

# MAROUSI COMPLEX



**PROJECT 75**

# Marousi | Athens

“Let Us Introduce You to the Real Athens!”

A prestigious lifestyle in the northern part of Athens.

The Mall Athens, Avenue Mall – a true living hub for families... Outstanding international schools, gourmet restaurants, countless cafés, the Olympic Sports Center, and much more right at your doorstep.

## Strategic Investment Location

Marousi, located in the northern part of Athens, is a prestigious district that stands out as one of the city’s most important business, financial, and commercial hubs. Thanks to its position along the Kifisias Avenue axis, the area benefits from strong transportation connections and high commercial activity.

With multinational company headquarters, large office complexes, and major shopping centers, Marousi offers sustainable rental potential for investors. Landmarks such as The Mall Athens and the Athens Olympic Stadium enhance the district’s brand value, while metro access and main arterial roads ensure continuous residential demand from both working professionals and upper-income groups.

With its high living standards, corporate density, and strong infrastructure, Marousi is positioned as one of the most strategic locations in Athens for both short- and long-term real estate investments.



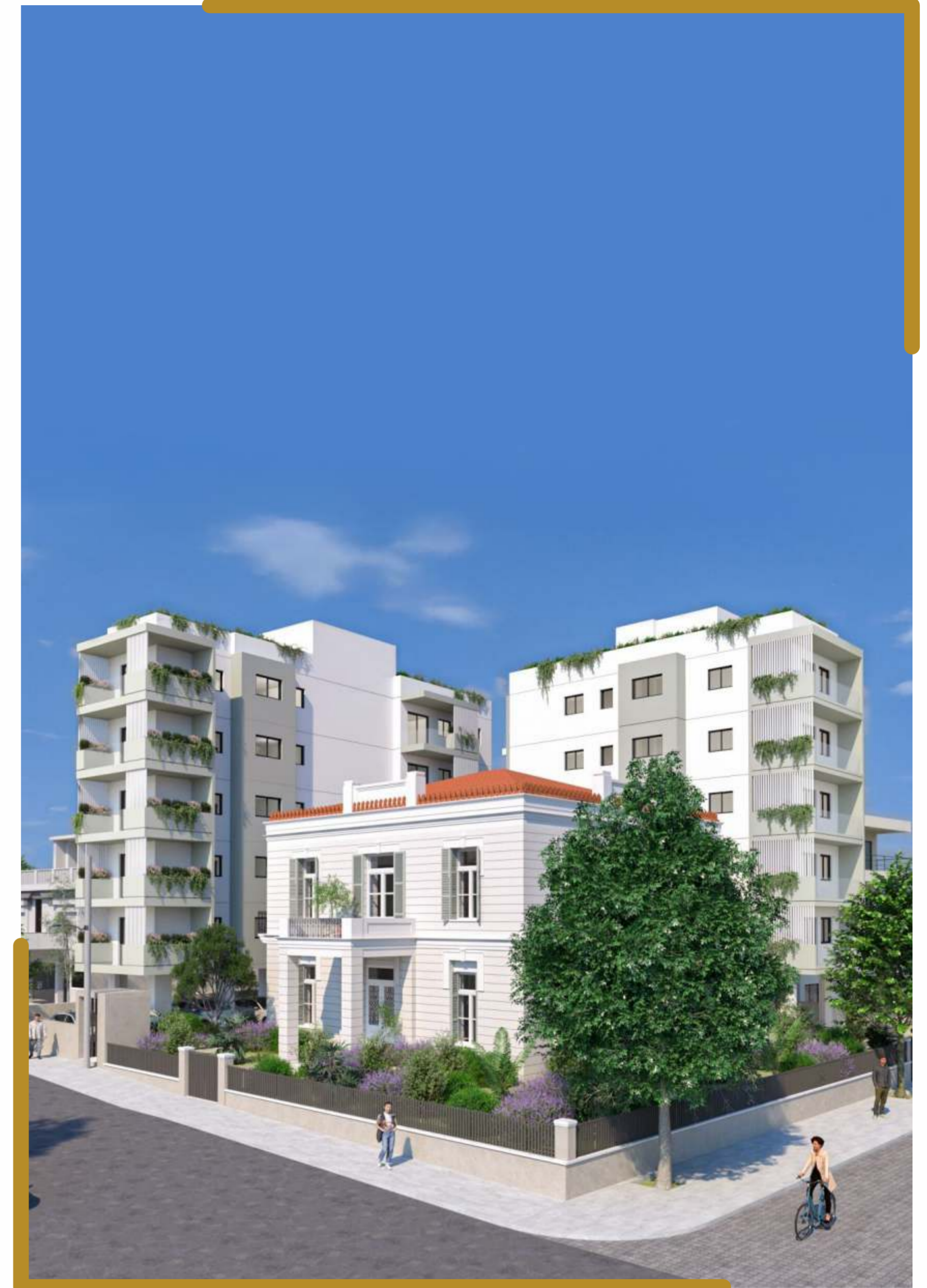
# PROJECT

Located at the intersection of Perikleous and Rodou Streets in Marousi, this contemporary residential development sets a new benchmark for modern urban living in one of Athens' most dynamic northern districts. Designed to combine elegance, comfort, and functionality, it offers an exceptional lifestyle just minutes from the city's key destinations.

The project benefits from a highly privileged location, positioned only 130 meters from the Metro Station and 50 meters from Marousi's main shopping area, ensuring seamless connectivity and everyday convenience. It is also 2 km from St. Catherine's British School and 1 km from the Agricultural University of Athens, providing direct access to top-tier education, culture, and urban life.

The development comprises three buildings, including a preserved listed residence that has been carefully restored to showcase its architectural heritage. The two newly constructed buildings complement the historic structure through modern architectural lines, functional layouts, and premium materials, creating a refined dialogue between classic and contemporary design.

Whether intended for owner-occupation or investment, this project represents a rare opportunity to achieve the ideal balance between urban vibrancy and residential tranquility—right in the heart of Marousi.



# Project Details

Energy Certificate	A
Heating & Cooling	Not Yet Determined
Building Electricity Production	Not Yet Determined
Electric Vehicle Charging Unit	No
Parking Area	No
Storage Area	No
View	City View
Ideal For	Investment
Delivery	2028 / 2nd Quarter
Construction Status	Will Begin
Golden Visa Eligibility	May 2026
Property Management	No
Rental Service	Yes
Contract Compliance	May 2026



# Property Details



Floor Image



Floor Plan

B-1/1

1 Living Room + Kitchen – 1 Bedroom – 1 Bathroom

Balcony 8,5 m<sup>2</sup> - Total Area 48,5 m<sup>2</sup>

Starting From 272.000€

# B-1/1 Apt. Images



# Property Details



Floor Image



Floor Plan

B-2/2

1 Living Room + Kitchen – 1 Bedroom – 1 Bathroom

Balcony 4,5 m<sup>2</sup> - Total Area 44,5 m<sup>2</sup>

Starting From 272.000€

# B-2/2 Apt. Images



# Property Details



Floor Image



Floor Plan

C-1/2

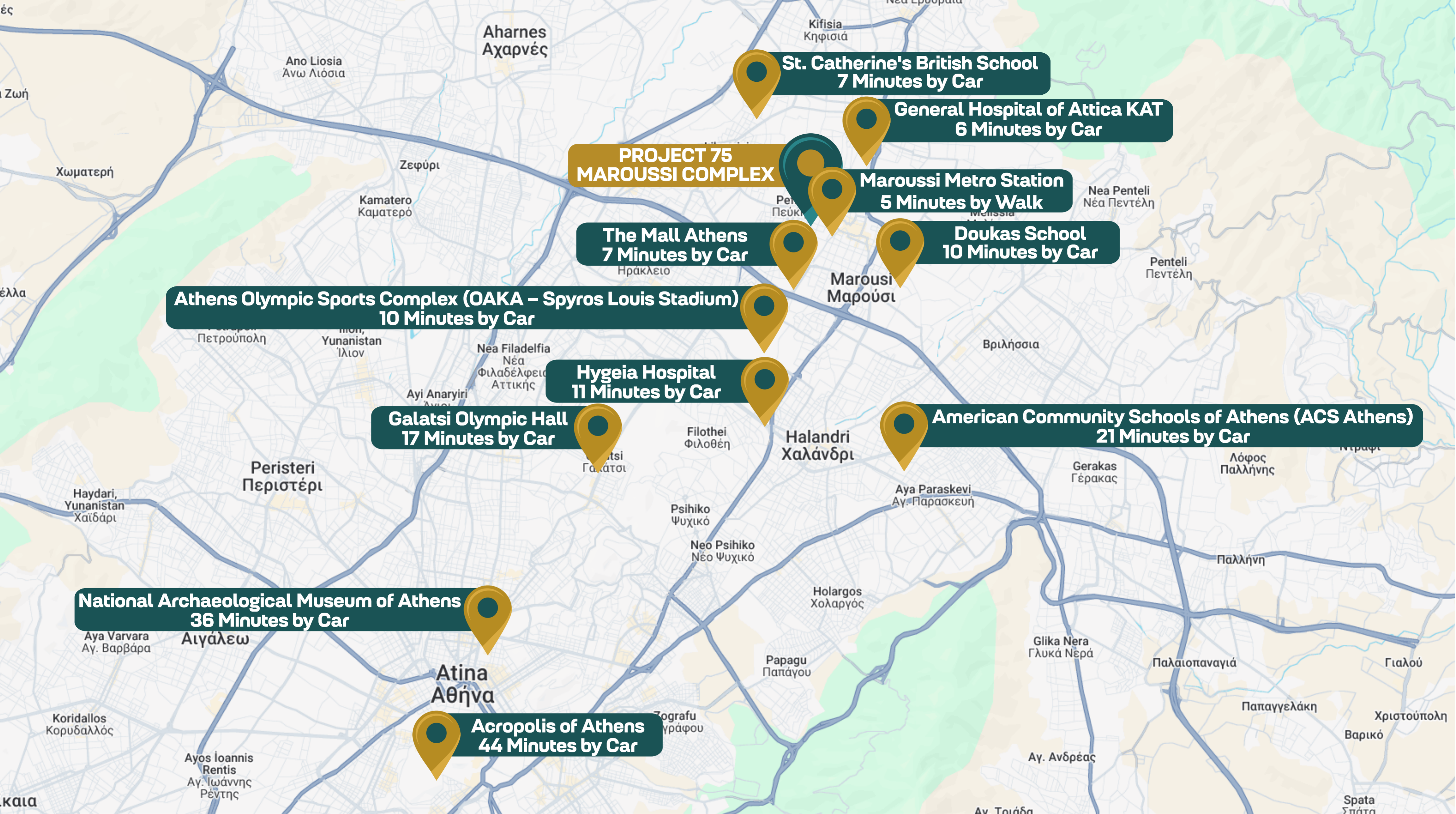
1 Living Room + Kitchen – 1 Bedroom – 1 Bathroom

Balcony 10,5 m<sup>2</sup> - Total Area 50,5 m<sup>2</sup>

Starting From 272.000€

# C-1/2 Apt. Images





# DISTANCES

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