



  
**SUMMIT**  
VENTURE PARTNERS  
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# WHY ATHENS, GREECE?

Athens is one of the most culturally rich cities in Europe, it's ancient ruins are steeped in Greek history, one of the oldest civilisations in history. However, it now functions as a young modern city, a fantastic family friendly environment with a thriving art and music scene.





## WHY KYPSELI?

### KYPSELI

Kypseli is a middle-upper middle class neighbourhood in central Athens, Greece. It occupies much of the 6<sup>th</sup> municipal department of the City of Athens, and has a population of around 50,000.

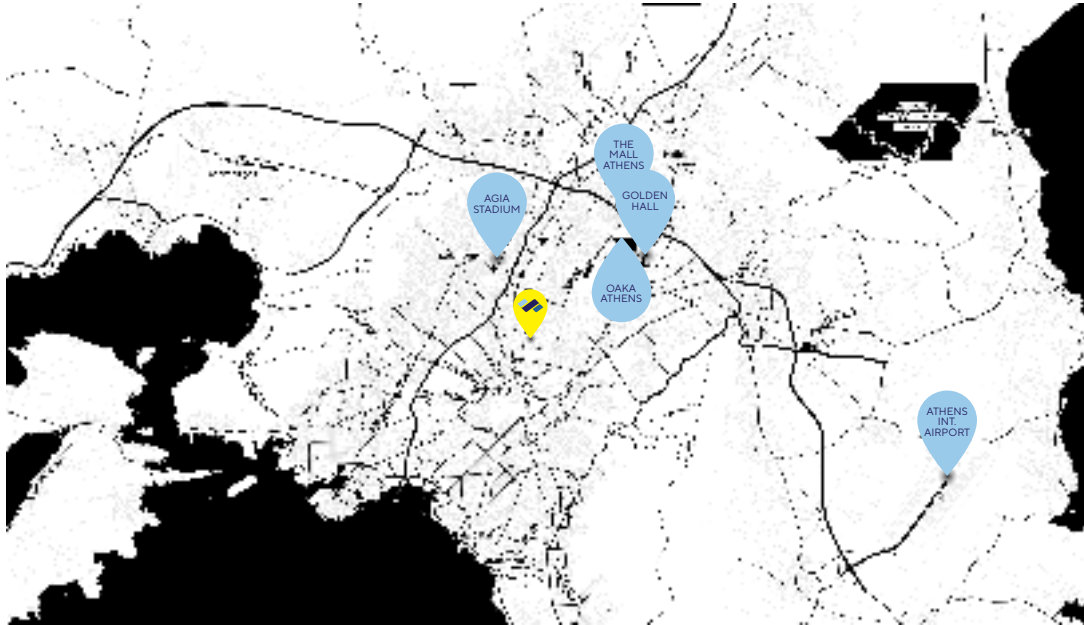
A clearly urban development of Kypseli began in the 1930s with the construction of family houses and the first modern apartment buildings in Athens. The development of apartment buildings was contemporary with Kolonaki and other central neighbourhoods.

Kypseli is alive and one of the most interesting places to live in Athens. Home to artists, musicians, poets, writers, chefs, actors, film makers and travel writers, even Rick Steves called it one of the best kept secrets in Athens.



‘Kypseli is one of the  
best kept secrets in Athens’

RICK STEVES, WRITER

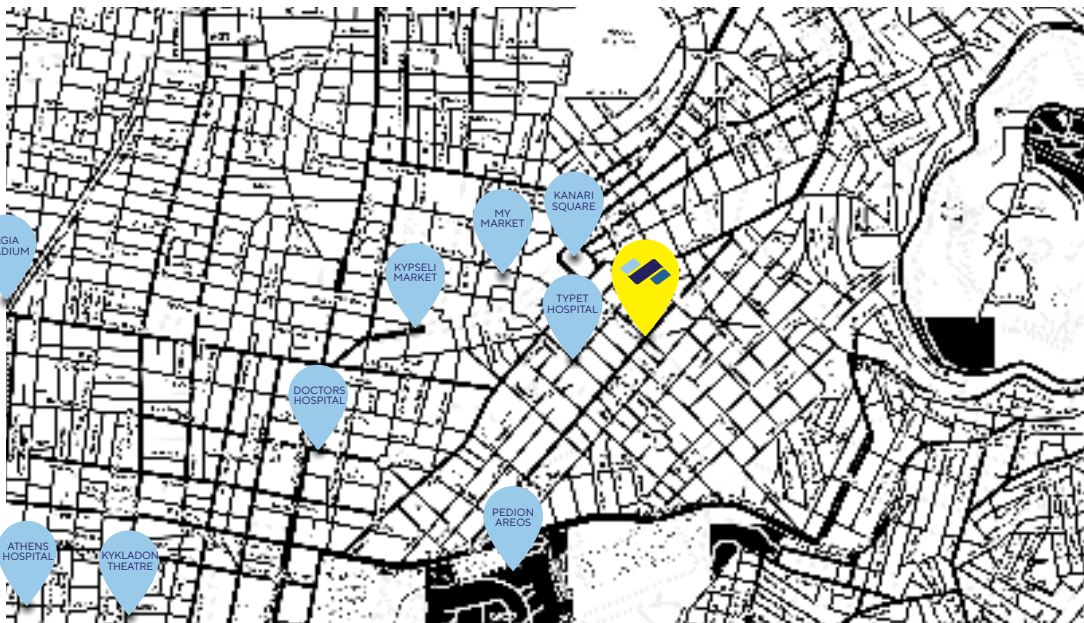


# SUMMIT VP

## DISTANCES TO IMPORTANT LOCATIONS

Generally x is an area from which you can reach any part of the city in **15-25 minutes** by car, train, or bus.

- **AIRPORT:**  
24 minutes by car.
- **THE MALL ATHENS (SHOPPING CENTER)** (the largest in Athens):  
13 minutes by public transport
- **GOLDEN HALL SHOPPING CENTER** (perhaps the most exclusive):  
10 minutes by public transport or car
- **AGIA SOFIA STADIUM** (under construction):  
Just a 5 minute walk
- **OAKA ATHENS, OLYMPIC ATHLETIC CENTER**  
(where, among other things, the 2004 Olympic games ceremonies were held):  
17-22 minutes by public transport
- **SYNTAGMA SQUARE**  
Less than 30 minutes by car or public transport
- **PARTHENON**  
Less than 30 minutes by car or public transport
- **TYPET HOSPITAL**  
Just a 5 minute walk
- **VARIOUS SCHOOLS**  
Within a 20 minute walk





## SPORTS

Kypseli is near to Nea Filadelfeia, which hosts the famous clubs AEK and Ionikos (Nea Filadelfeia).

AEK sports club was established in Nea Filadelfeia in 1924 and is one of the three most successful Athletic Clubs in Greece, with many domestic and European titles.

What is most important for the area is that construction of the New AEK Football and Athletic center has already begun, a huge investment that will provide the area with a lot of growth.

It's also within a 30 minute distance are the Agia Stadium and Oaka Stadium.





## EDUCATION

Kypseli has 9 primary schools, 4 secondary schools (one of the athletic type) and 3 high schools.

**+ ATHENS HAS 3 THREE INTERNATIONAL SCHOOLS NEARBY**



ST CATHERINES BRITISH SCHOOL ATHENS



INTERANTIONAL SCHOOL ATHENS



AMERICAN COLLEGE, ATHENS



  
**SUMMIT**  
VENTURE PARTNERS  
**HOSPITALS**

The apartments are located next to three of the finest hospitals in Athens



ATHENS HOSPITAL, ATHENS



DOCTORS HOSPITAL ATHENS



TYPET HOSPITAL, ATHENS





Less than 30 minutes by car or public transport



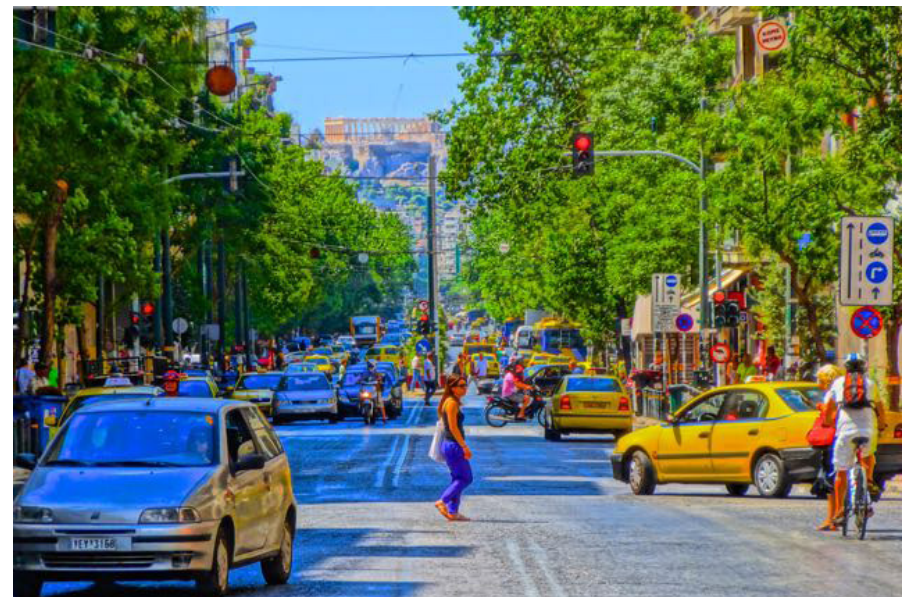


Less than 30 minutes by car or public transport



## ENJOY KYPSELI

Kypseli is bordered by **PEDION AREOS**, the largest park in Athens.





## 12 LIVING SPACES

### IN 43 SKOPELOU STREET (ATHENS)

The building on Skopelou & Kerkyras street is one of the most beautiful post-war building in Athens. The external total renovation was intended to preserve and promote the architecture of Athens at that time.

The location of the building is next to Kipseli square (away from the noise), and near to most historic and famous street, Fokionos Negri.

Today, Fokionos Negri is a pedestrian street surrounded by greenery trees, green water fountain, with plenty restaurants, coffee shops, general shops and markets.

The building will be completely renovated and modern. It consists of 12 apartments each with storage in the basement as well as a common storage space for bicycles etc.



## SUMMARY: 12 LIVING SPACES

All apartments include and open plan living space (kitchen-dinner), as well as their own storage space.



★ TAKE ADVANTAGE OF THE DISCOUNT IF YOU BUY BEFORE JUNE 30, 2020

FLOOR	SQM	TERRACE	PRICE	-10% DISCOUNT	BEDS.	BATHS.	WCS.	STORAGE ROOM
GF 1	71,50m <sup>2</sup>	-	€294.000,00	€264.000,00	2	1	-	2,90m <sup>2</sup>
GF 2	75,40m <sup>2</sup>	4,20m <sup>2</sup>	€301.000,00	€270.000,00	2	1	-	3,30m <sup>2</sup>
1 <sup>ST</sup> FLOOR 1	82,39m <sup>2</sup>	3,40m <sup>2</sup>	€320.000,00	€288.000,00	3	1	-	2,80m <sup>2</sup>
1 <sup>ST</sup> FLOOR 2	91,80m <sup>2</sup>	3,40m <sup>2</sup>	€331.000,00	€297.000,00	3	1	1	2,80m <sup>2</sup>
2 <sup>ND</sup> FLOOR 1	82,39m <sup>2</sup>	3,40m <sup>2</sup>	€322.000,00	€289.000,00	3	1	-	2,80m <sup>2</sup>
2 <sup>ND</sup> FLOOR 2	91,80m <sup>2</sup>	9,80m <sup>2</sup>	€333.000,00	€299.000,00	3	1	1	2,40m <sup>2</sup>
3 <sup>RD</sup> FLOOR 1	82,39m <sup>2</sup>	3,40m <sup>2</sup>	€324.000,00	€291.000,00	3	1	-	2,80m <sup>2</sup>
3 <sup>RD</sup> FLOOR 2	91,80m <sup>2</sup>	9,80m <sup>2</sup>	€333.000,00	€299.000,00	3	1	1	2,40m <sup>2</sup>
4 <sup>TH</sup> FLOOR 1	78,89m <sup>2</sup>	4,60m <sup>2</sup>	€317.000,00	€285.000,00	3	1	-	2,80m <sup>2</sup>
4 <sup>TH</sup> FLOOR 2	84,50m <sup>2</sup>	6,20m <sup>2</sup>	€321.000,00	€288.900,00	3	1	-	2,80m <sup>2</sup>
5 <sup>TH</sup> FLOOR 1	50m <sup>2</sup>	23m <sup>2</sup>	€302.000,00	€271.000,00	2	1	-	3,80m <sup>2</sup>
5 <sup>TH</sup> FLOOR 2	50m <sup>2</sup>	45m <sup>2</sup>	€304.000,00	€273.000,00	2	1	-	4,30m <sup>2</sup>

**FOR FREE: GOLDEN VISA + FURTNITURE + FINGER PRINT VISIT (2 DAYS)**









































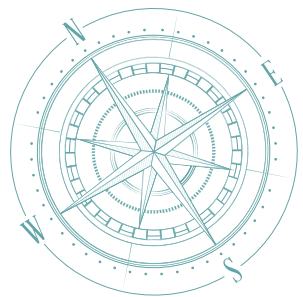


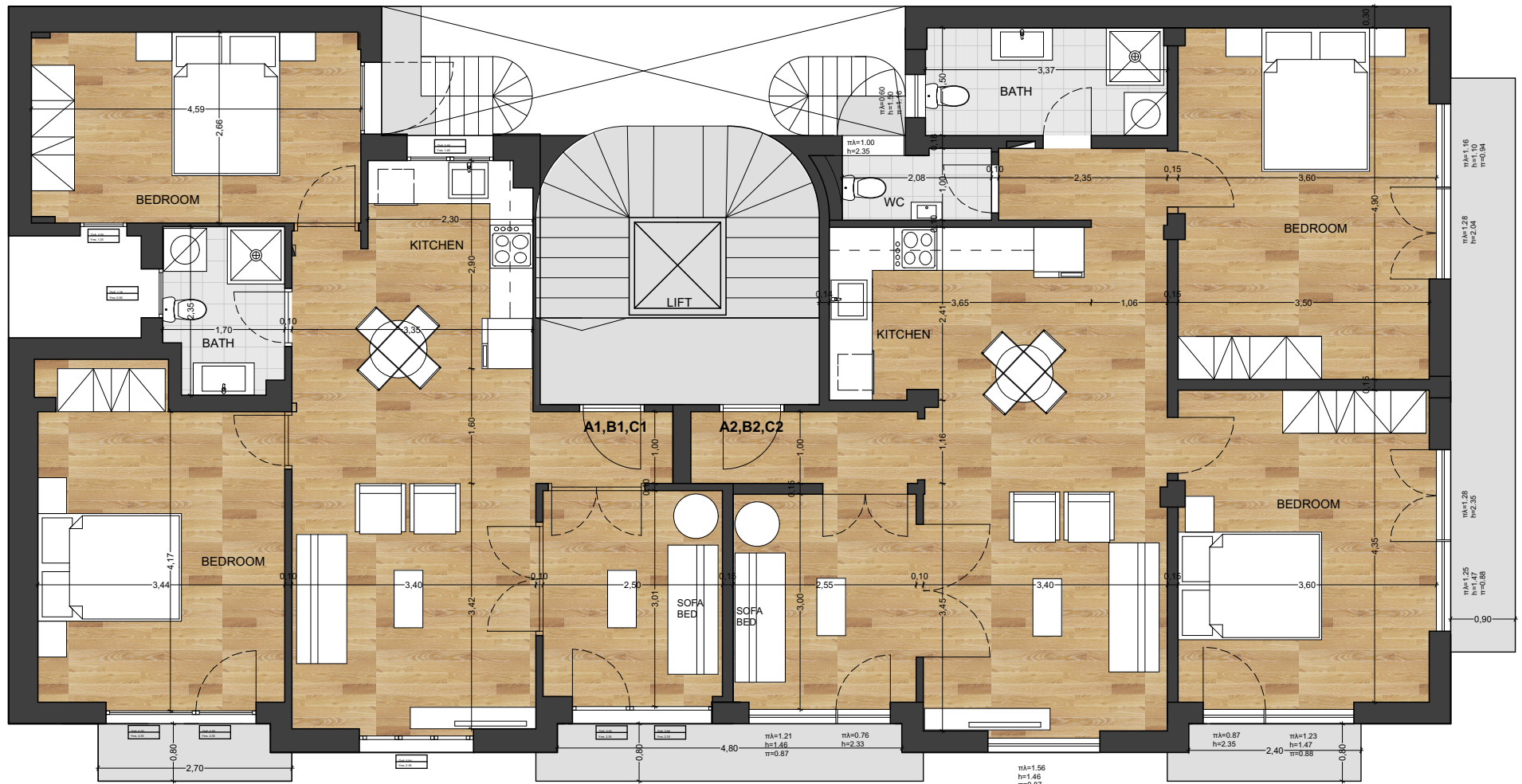




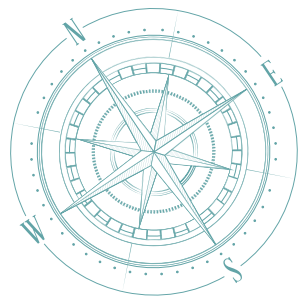


GROUND FLOOR



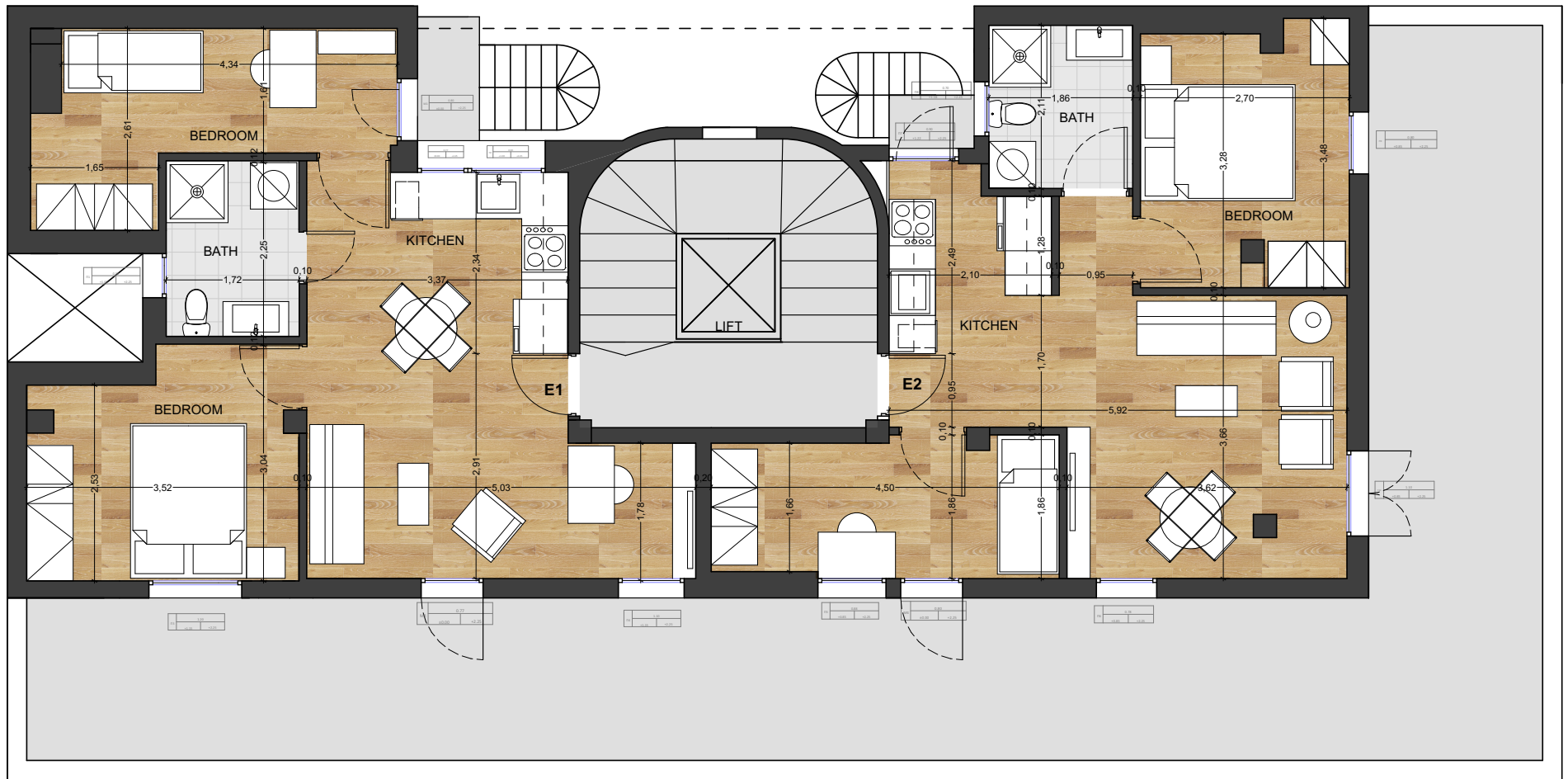


1ST 2ND 3RD FLOOR

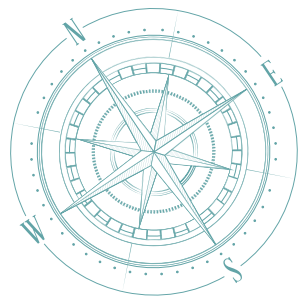




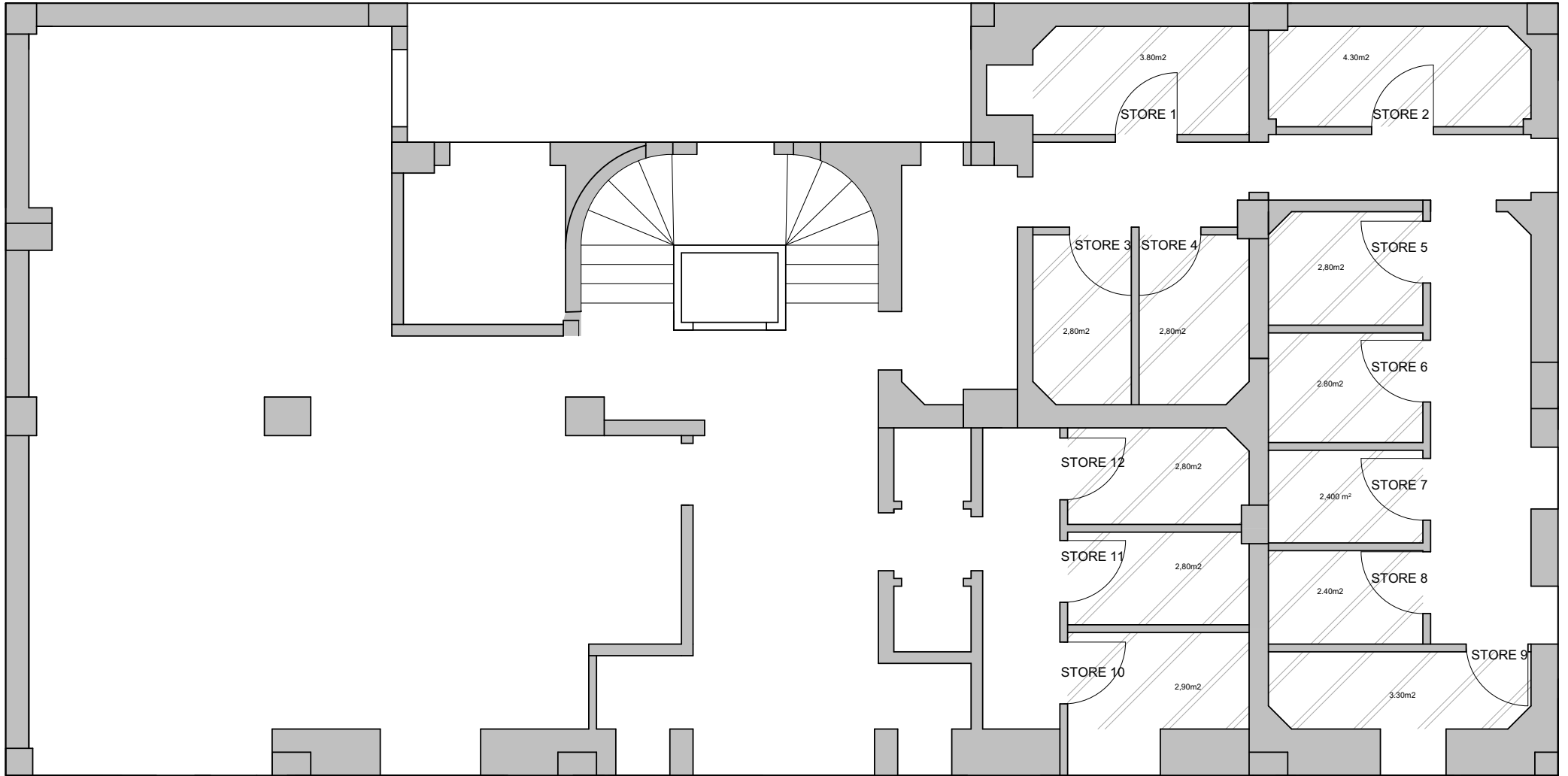




5TH FLOOR







basement



## PURCHASE CONDITIONS

Availability by agreement. The offer is subject to errors, price changes, omission and/or withdrawal from the market without prior notice. The expenses of property transfer, VAT, notary and registry fees are charged to the buyer.

The final purchase price includes the costs of a lawyer, administration and obtention of the visa through to renewal, which is not included. To make a reservation, 30% of the final purchase price will be requested. The remaining 70% will be paid 60 days after the reservation. Non-payment of the 70% will mean complete forfeiture of the reservation amount.

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BARCELONA

Pza urquinaona 6, 15ªA  
08010 BARCELONA (Spain)

ATHENS

Voulis Street 45-47.  
Region of Attica  
10557 ATHENS (Greece)

HONG KONG

12/F, Henley Building  
5 Queen's Road Central  
CENTRAL  
HONG KONG