

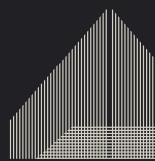
COSMO I

A five-storey residential building with 1 & 2 bedroom apartments, located in *Neos Kosmos*, Athens



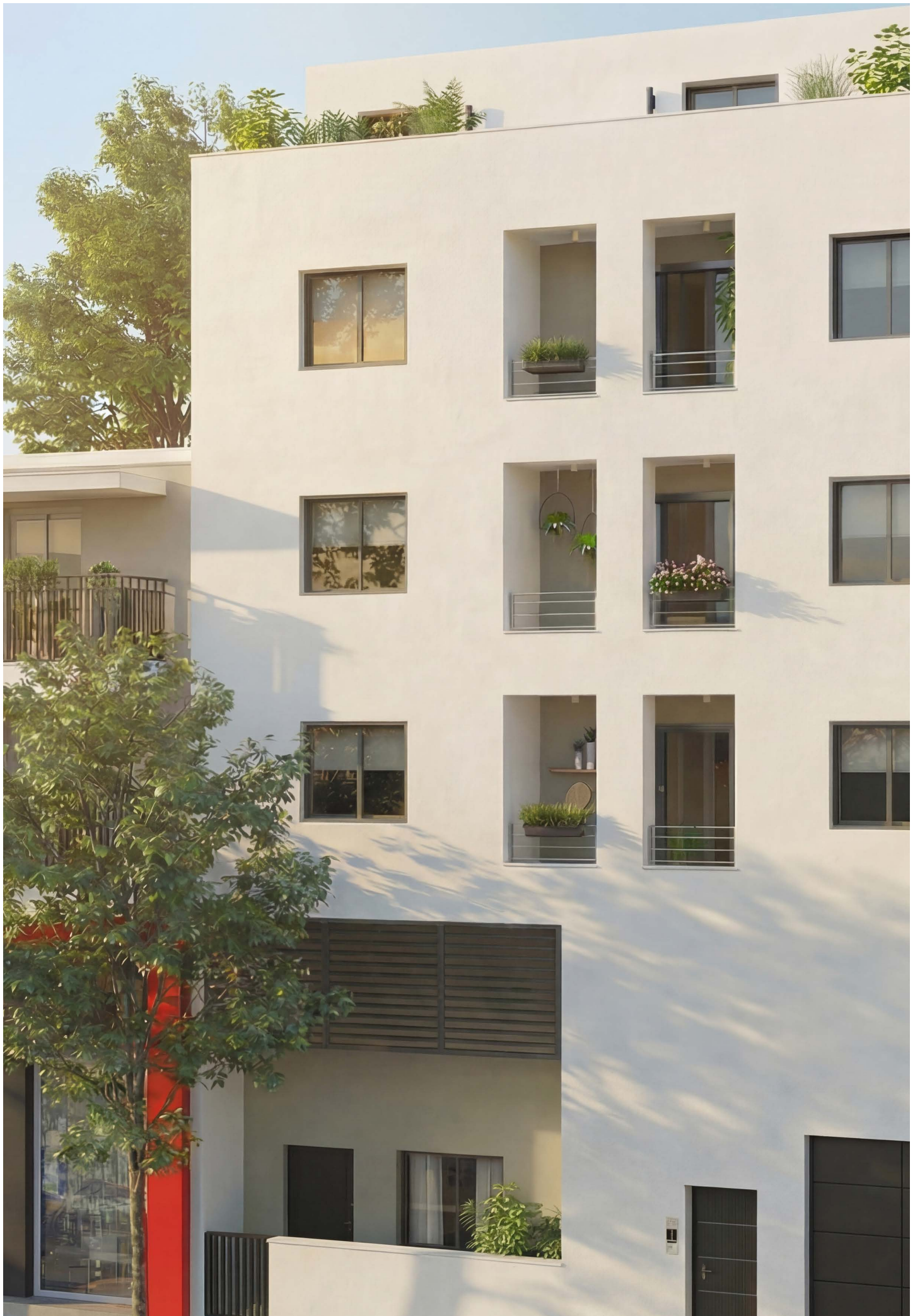
Mirka REAL ESTATE

- 300-400m range to public transport connections
- 3 metro stations within the wider Neos Kosmos area
- 5-10min walk to everyday services and local dining
- 2 distinct urban directions: city center and coastline



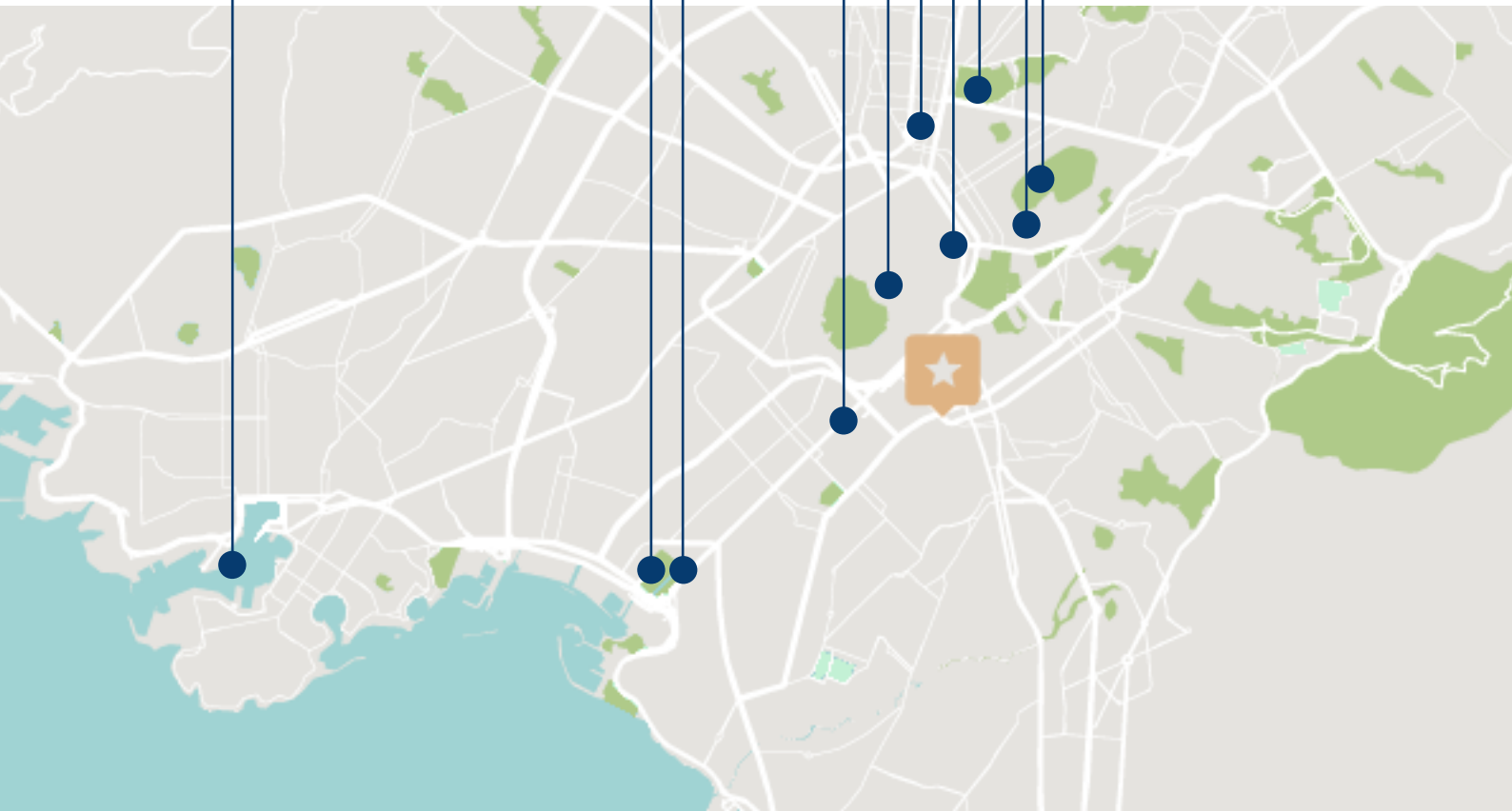
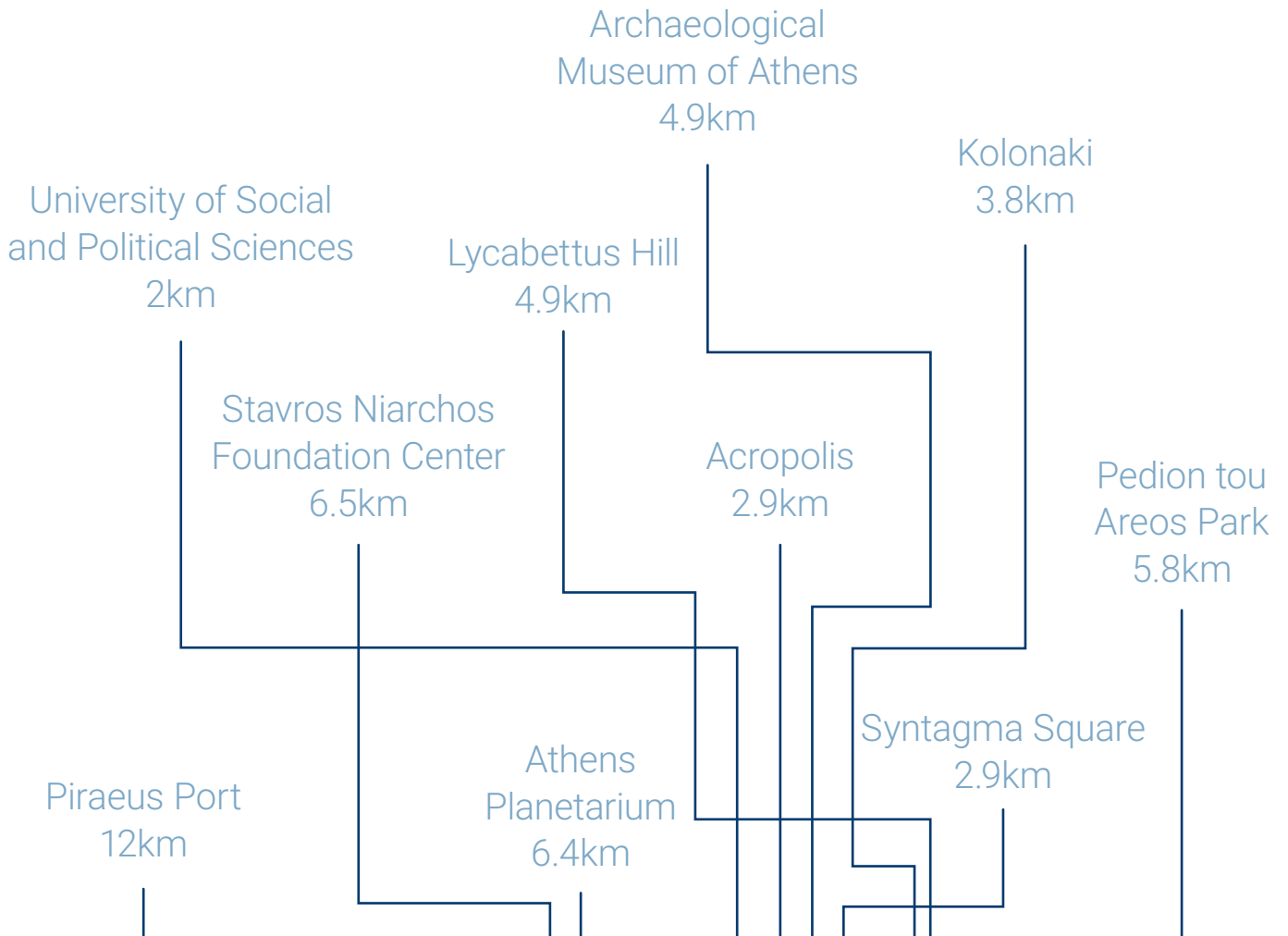
COSMO I
Dream beyond limits

Dream Beyond Limits



COSMO I

Between the city and the sea



NEOS KOSMOS

A residential district of modern Athens

Neos Kosmos is a long-standing residential district of Athens, developed during the city's modern expansion of the 20th century. Over time, it has evolved into a stable neighborhood shaped by everyday life rather than short-term trends.

Located between the historic city center and the Athenian Riviera, Neos Kosmos holds a practical position within the urban landscape. This location allows easy access both to central Athens and to the southern coastal areas, placing work, culture, and leisure within reasonable reach.

The area is defined by a residential character supported by local commerce. Small shops, cafés, services, and daily amenities are spread throughout the neighborhood, creating a sense of continuity and routine. Streets are active without being dominated by tourism, giving Neos Kosmos a lived-in and authentic atmosphere.

Cultural venues and public spaces nearby reflect the district's connection to both older and contemporary Athens. At the same time, the neighborhood maintains a steady pace, making it suitable for long-term living rather than short stays.

Neos Kosmos remains practical, grounded, and connected to the city's past and present. It is an area defined by location, continuity, and function-serving as a natural midpoint between Athens' historic heart and its coastal future.



GETTING AROUND

Metro, tram, and everyday routes nearby

Cosmo I is located in a part of Neos Kosmos with direct access to public transport. The area is served by Neos Kosmos Metro Station on Line 2, with Agios Ioannis Metro Station and Syngrou–Fix Metro Station also within close reach, allowing direct movement toward the city center and the southern districts. Tram stops along the Neos Kosmos corridor connect the neighborhood with Syntagma, Faliro, and the coastal areas, while multiple bus routes run through nearby main roads. This mix of metro, tram, and bus lines makes everyday movement across Athens practical and predictable, without reliance on a car.

Neos Kosmos
Metro Station
270m

Agios Ioannis
Metro Station
350m

Syngrou-Fix
Metro Station:
1.1km

DINING IN THE AREA

Traditional, casual, and international options



The area around Cosmo I offers a wide range of everyday dining options shaped by both local habits and multicultural influence. Traditional Greek tavernas and grills serve familiar dishes such as souvlaki, grilled meats, cooked meals, and fresh salads, while nearby bakeries and cafés

cover daily needs for breakfast and coffee. Neos Kosmos is also known for its Middle Eastern and Armenian food presence. In addition, the area includes Asian restaurants, vegan and vegetarian kitchens, and small casual eateries suited for quick lunches or relaxed dinners.

DESIGNED FOR DAILY LIVING

Metro, tram, and everyday routes nearby



Project Type: Commercial-to-Residential Conversion



Total Units: 10 Apartments



Floors: 5-Storey Building



Unit Sizes: 31.75 - 53.50 m²



Energy Class: A



Price: Starting from €250,000



GF



MEZANINE



1F - 3F



4F

Unit Number	Floors	Square Meters	Bedrooms	Bathrooms	Storage	Balcony /Garden
I1	2	53,17m ²	2	1	no storage	6,03m ²
I2	1	37,10m ²	1	1	no storage	3,76m ²
I3	1	35,70m ²	1 (open plan)	1	no storage	2,90m ²
A1	1	35,60m ²	1	1	no storage	1m ²
A2	1	31m ²	1	1	no storage	2,90m ²
B1	1	35,60m ²	1	1	no storage	1m ²
B2	1	31m ²	1	1	no storage	2,90m ²
Γ1	1	35,60m ²	1	1	no storage	1m ²
Γ2	1	31m ²	1	1	no storage	2,90m ²
Δ1	1	37m ²	1	1	no storage	30,90m ²

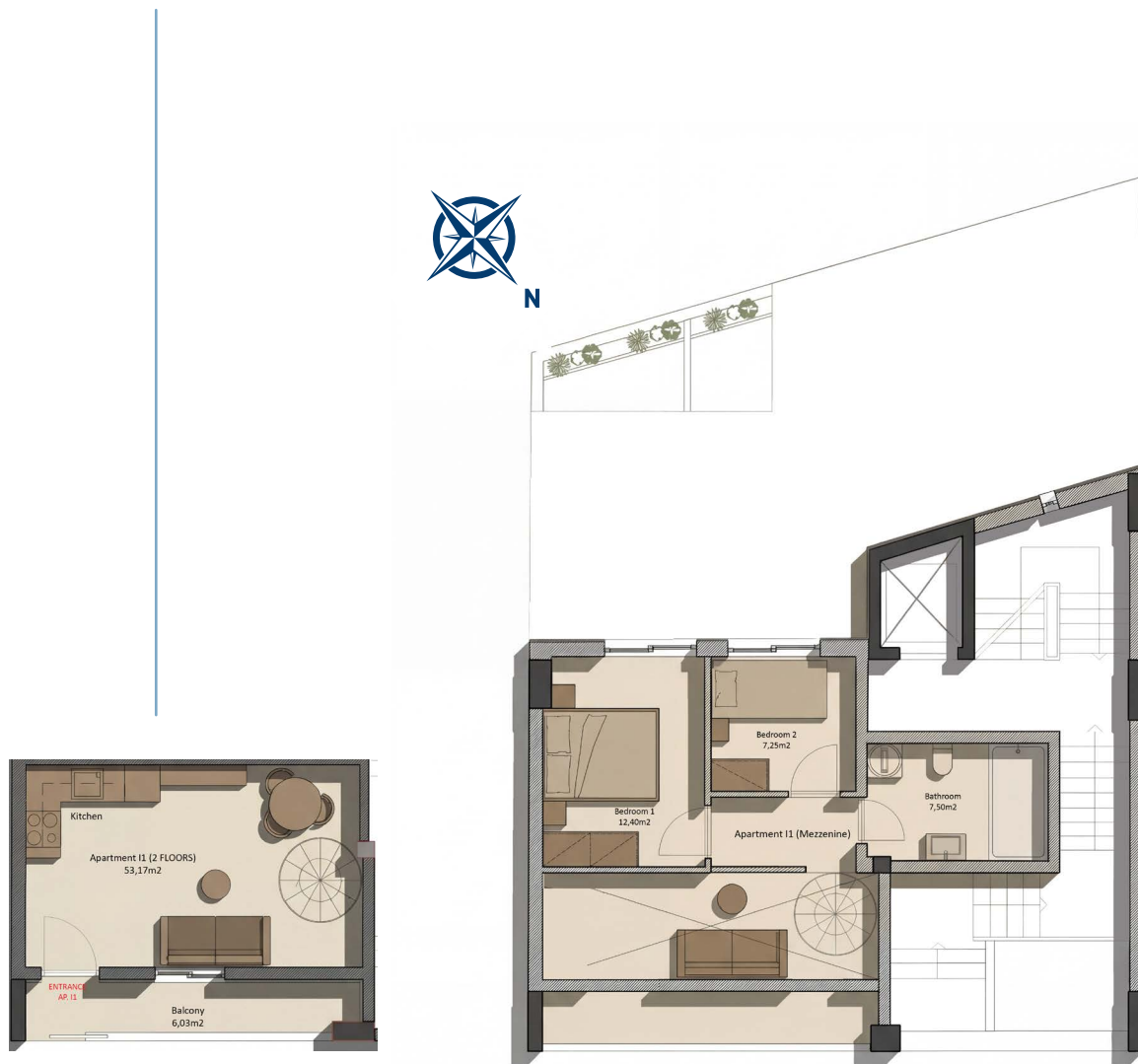
APARTMENT LAYOUTS

Unit I1 | 53.17 m²

2-Bedrooms, 1-Bathroom

Semi-Balcony: 6.03 m²

Total area: 59.20 m²



APARTMENT LAYOUTS

Unit I2 | 37.10m²

1-Bedroom, 1-Bathroom

Garden: 3.76 m²

Total area: 40.86 m²

Unit I3 | 35.7m²

1-Bedroom, 1-Bathroom

Garden: 2.90 m²

Total area: 38.60 m²



APARTMENT LAYOUTS

Units A1, B1, Γ1 | 35,60m²

1-Bedroom, 1-Bathroom

Balcony: 1 m²

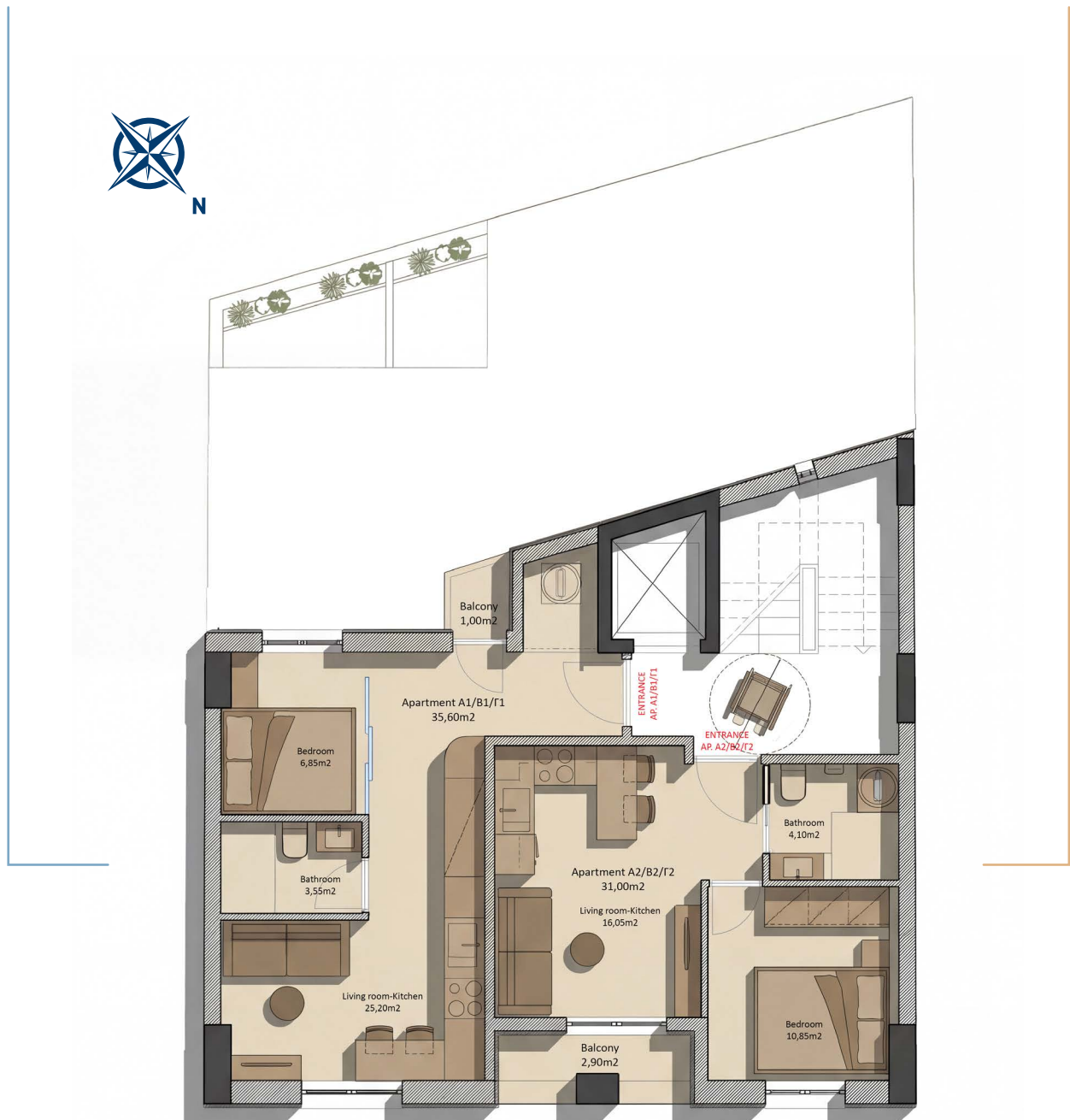
Total area: 36.60 m²

Units A2, B2, Γ2 | 31m²

1-Bedroom, 1-Bathroom

Semi-Balcony: 2.90 m²

Total area: 33.90 m²



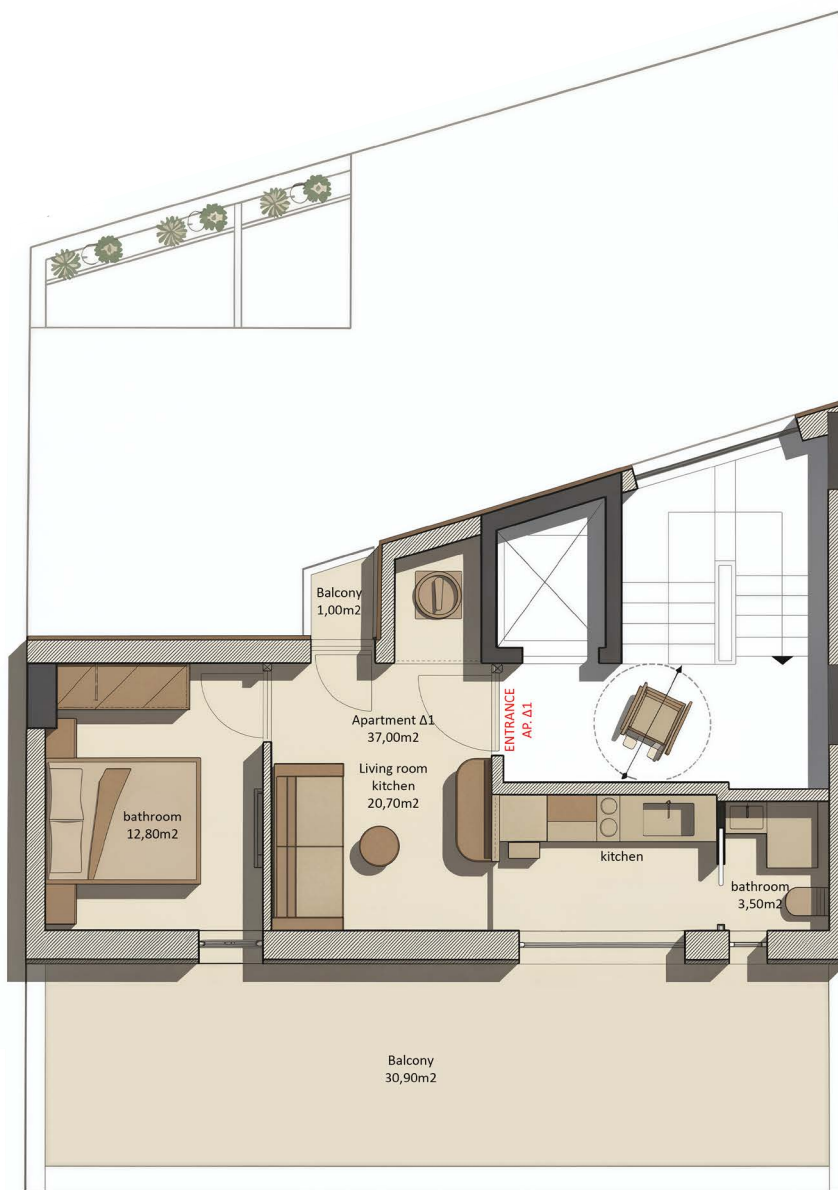
APARTMENT LAYOUTS

Unit Δ1 | 37m²

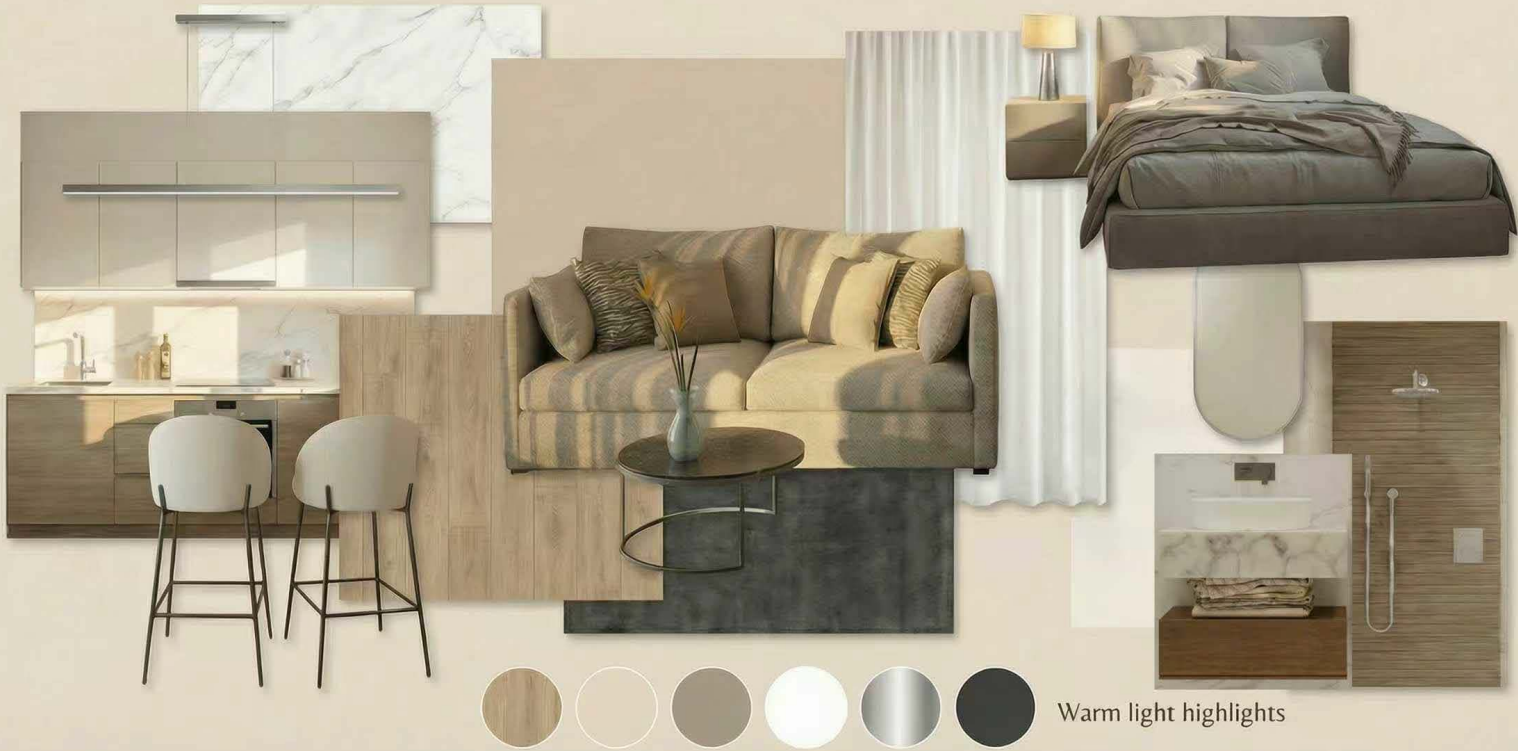
1-Bedroom, 1-Bathroom

Balcony: 30.90 m²

Total area: 67.90 m²



APARTMENT MOODBOARD

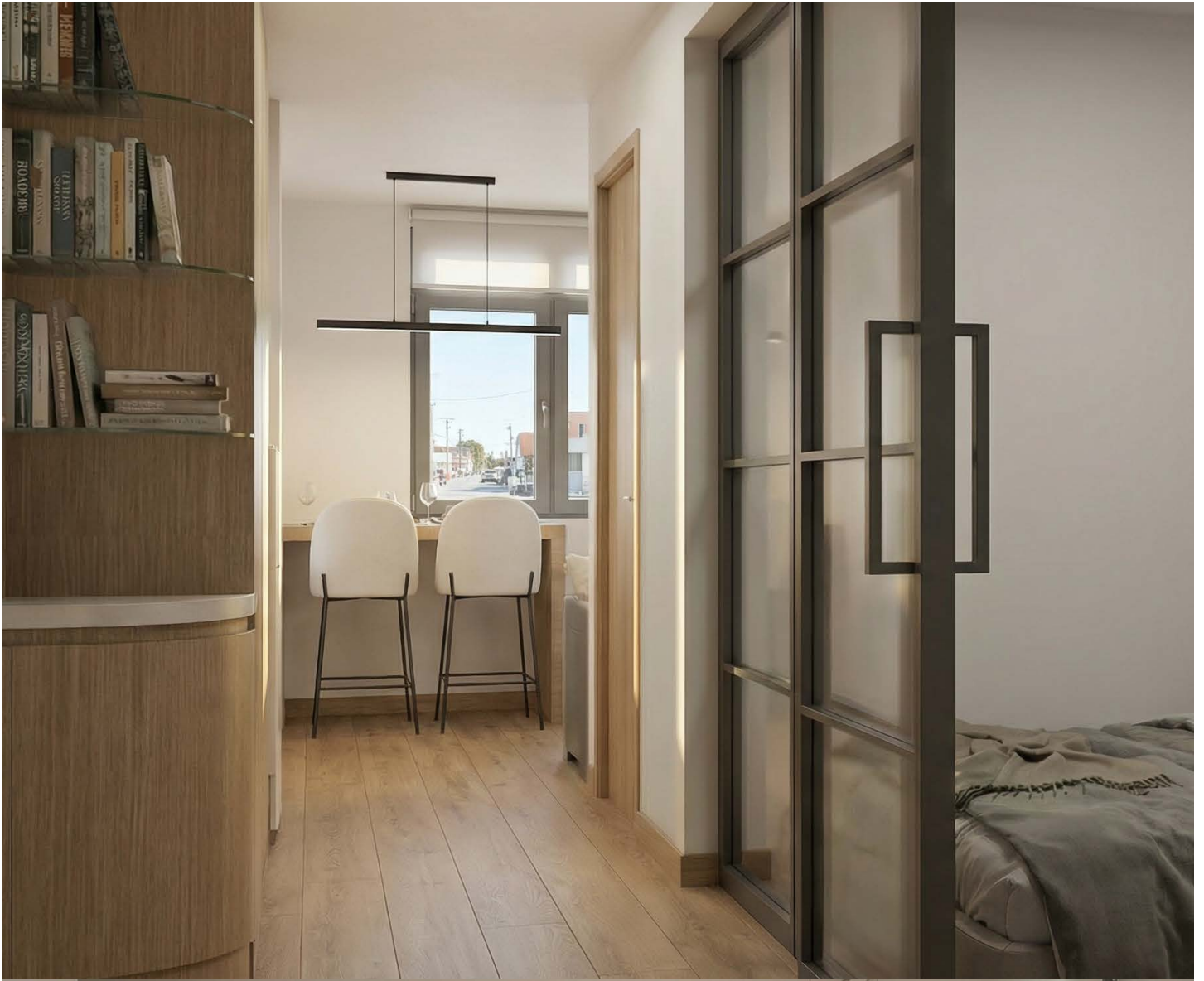


AN INTERIOR APPROACH
THROUGH MATERIALS,
TEXTURES, AND OBJECTS



THE INTERIOR CONCEPT

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.

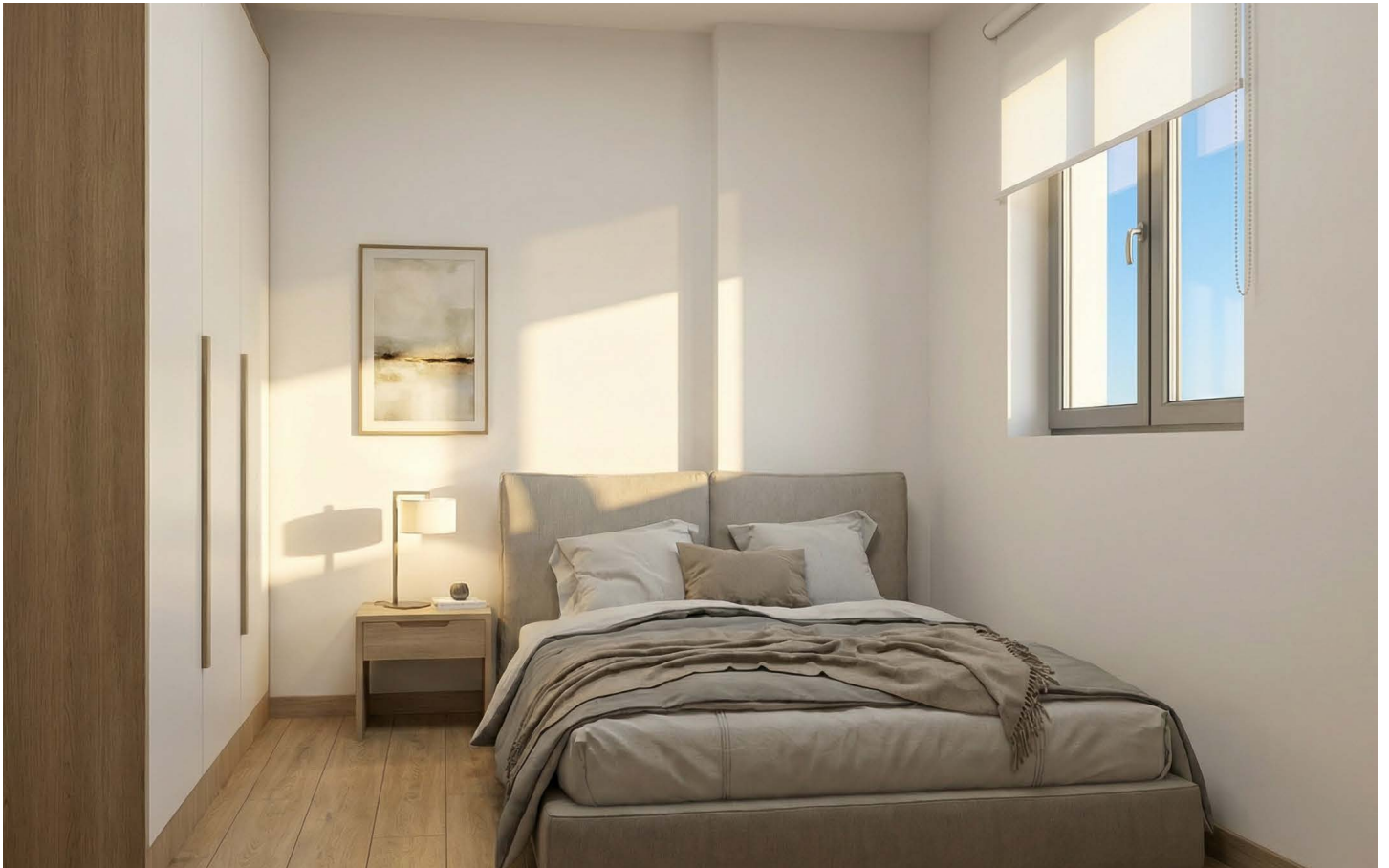


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Complete

FURNISHED PACKAGE

Regular Apartment



Furniture	
Bed, Mattress	1
Sofa	1
Wardrobe	1
Dining Table	1
Chair	2
Kitchen Cabinet	1
Coffee Table	1
/	

Electrical Appliances	
Fridge	1
Induction Cooktop	1
Cooker Hood	1
TV	1
Oven	1
Air Condition	2
Washing Machine	1
Water Heater	1

Extras	
Light	1 Set
Curtain	1
Decorations	1 Set
/	
/	
/	
/	
/	

Complete

FURNISHED PACKAGE

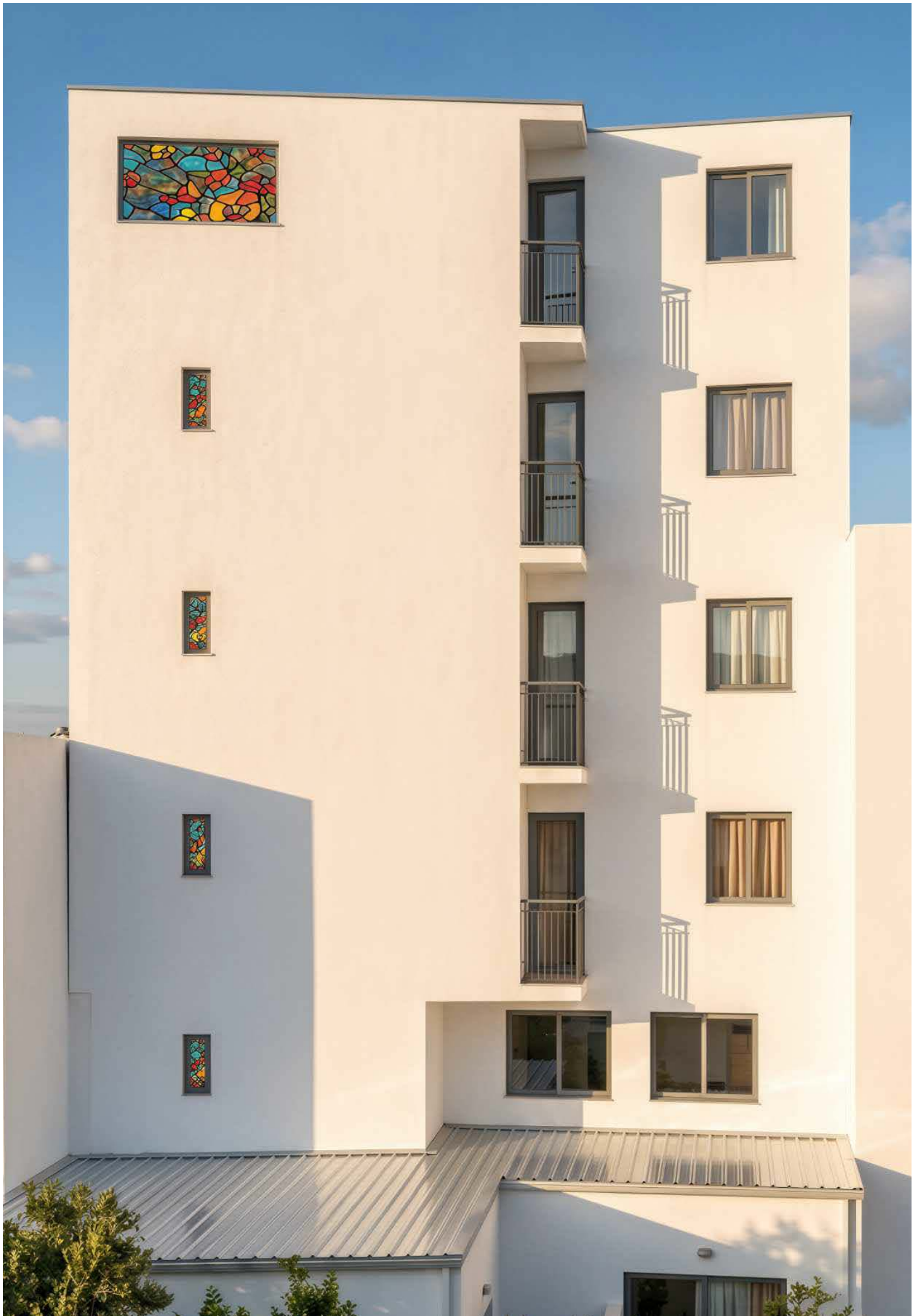
G1 Mezanine / Loft

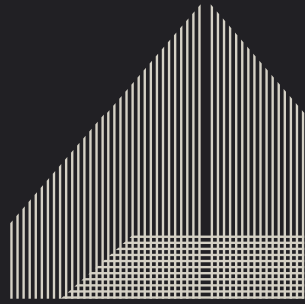


Furniture	
Bed, Mattress	2
Sofa	1
Wardrobe	2
Dining Table	1
Chair	2
Kitchen Cabinet	1
Coffee Table	1
/	

Electrical Appliances	
Fridge	1
Induction Cooktop	1
Cooker Hood	1
TV	1
Oven	1
Air Condition	3
Washing Machine	1
Water Heater	1

Extras	
Light	1 Set
Curtain	1
Decorations	1 Set
/	
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