

# PARAGON I

Mirka TRAVEL

·Property Type: Commercial-to-Residential Conversion ·Location: Peiraios 110, Athina 118 54 Greece

·Units Available: 20 Apartments ·Building Structure: 8-storey Modern Complex

·Unit Sizes: 39m<sup>2</sup> - 54m<sup>2</sup> (Private Terraces Included) ·Price Point: From €250,000



# KEY HIGHLIGHTS:

**5-min walk to metro** – seamless city access

**Between Gazi & Thiseio** – prime central location

**Arts, tech & nightlife hotspot** – high rental demand

**Tourist & business growth** – 19% annual commercial rise

**Acropolis adjacency** – enduring prestige & value


Invest in a limited-edition piece of Athens' future.





## No.2

## DEVELOPMENT PROSPECTS


As a privileged neighbor of the Acropolis, Gazi attracts 30% of Athens' 5.2M annual cultural visitors, fueling 19% commercial growth. With strong demand from tourists, young professionals, and investors, this area blends heritage charm with economic momentum—making it a rare, high-value opportunity in central Athens.

Paragon I  (1.3km) 5 min NATIONAL OBSERVATORY OF ATHENS


Paragon I  (1.3km) 3 min THE TEMPLE OF HEPHAETUS


Paragon I  (1.7km) 5 min MONASTIRAKI SQUARE

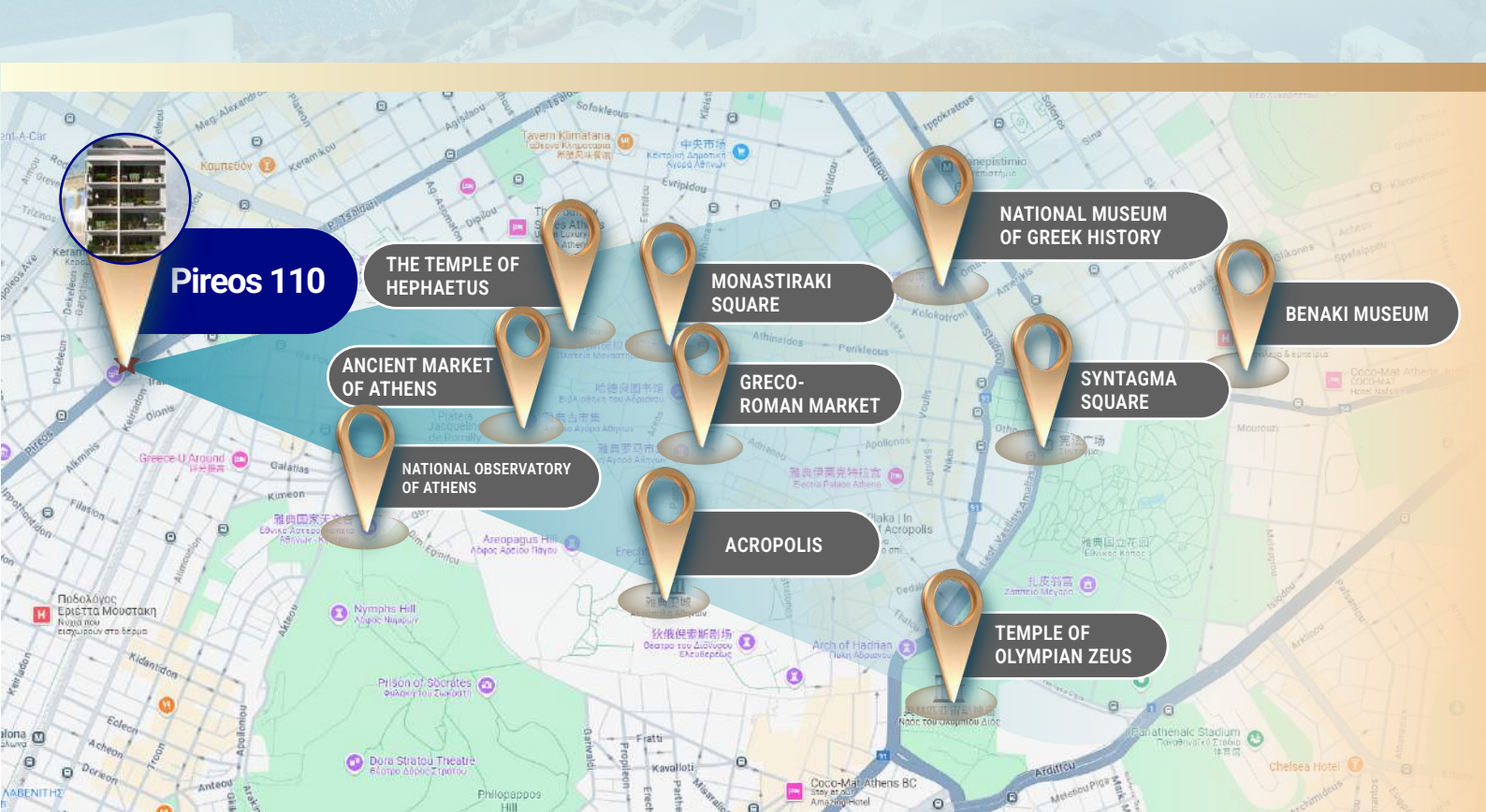
Paragon I  (1.5km) 6 min ACROPOLIS

Paragon I  (4.0km) 12 min GRECO-ROMAN MARKET

Paragon I  (3.7km) 10 min TEMPLE OF OLYMPIAN ZEUS

Paragon I  (1.0km) 3 min ANCIENT MARKET OF ATHENS

Paragon I  (2.6km) 7 min NATIONAL MUSEUM OF GREEK HISTORY



## No.3

## TRAFFIC ADVANTAGES

## Seamless Connectivity, Vibrant Living Redefined Pireos

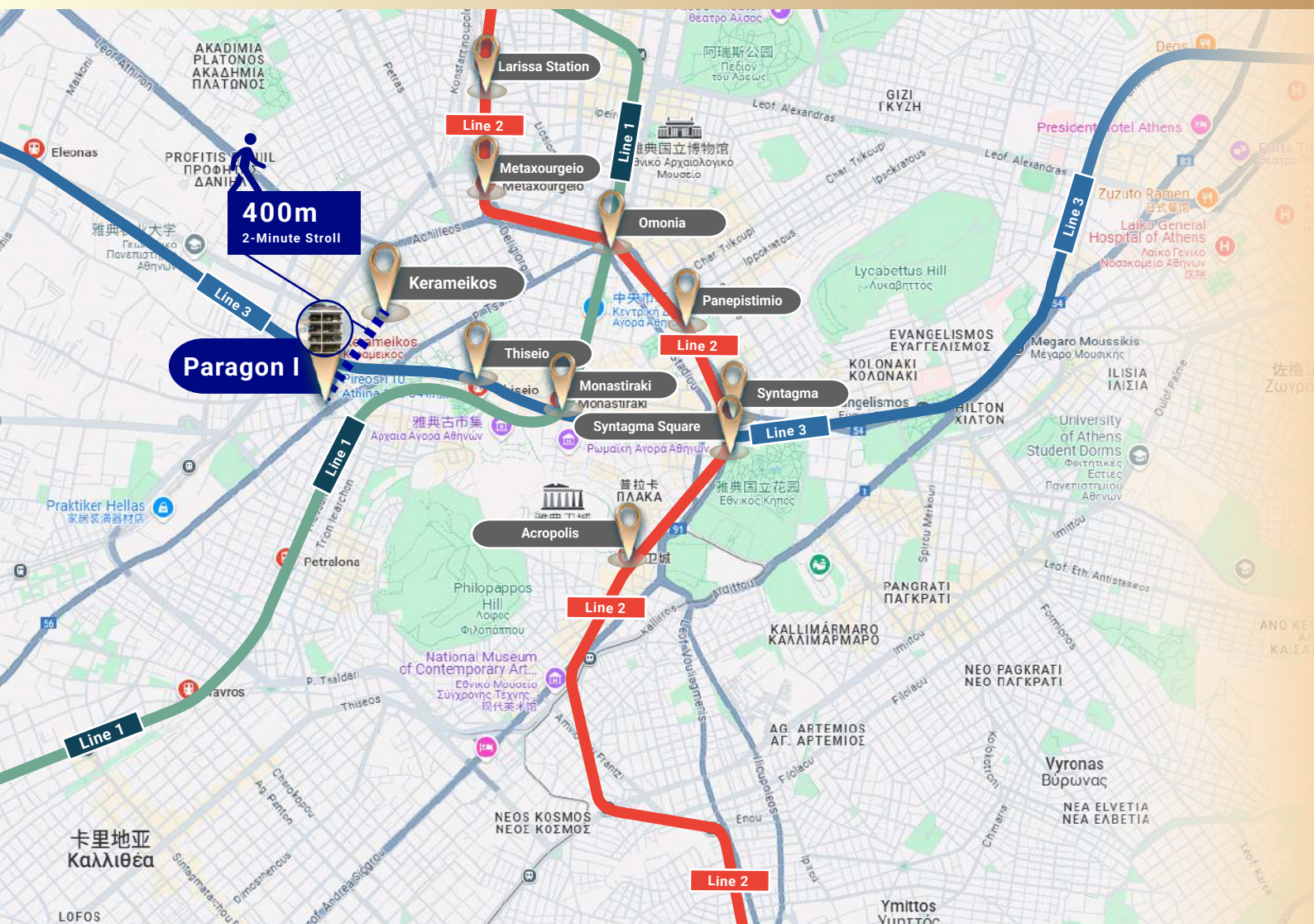
Boulevard: The Arterial Nexus of Attica Where metropolitan pulse converges. As the keystone of Athens' transport matrix, this 10-kilometer thoroughfare (designated E056) forms a vital conduit between the historic city core and Piraeus' global seaport.



**Kerameikos Station: 400m | 2-Minute Stroll**

**Rouf Train station :750m | 10-Minute Stroll**

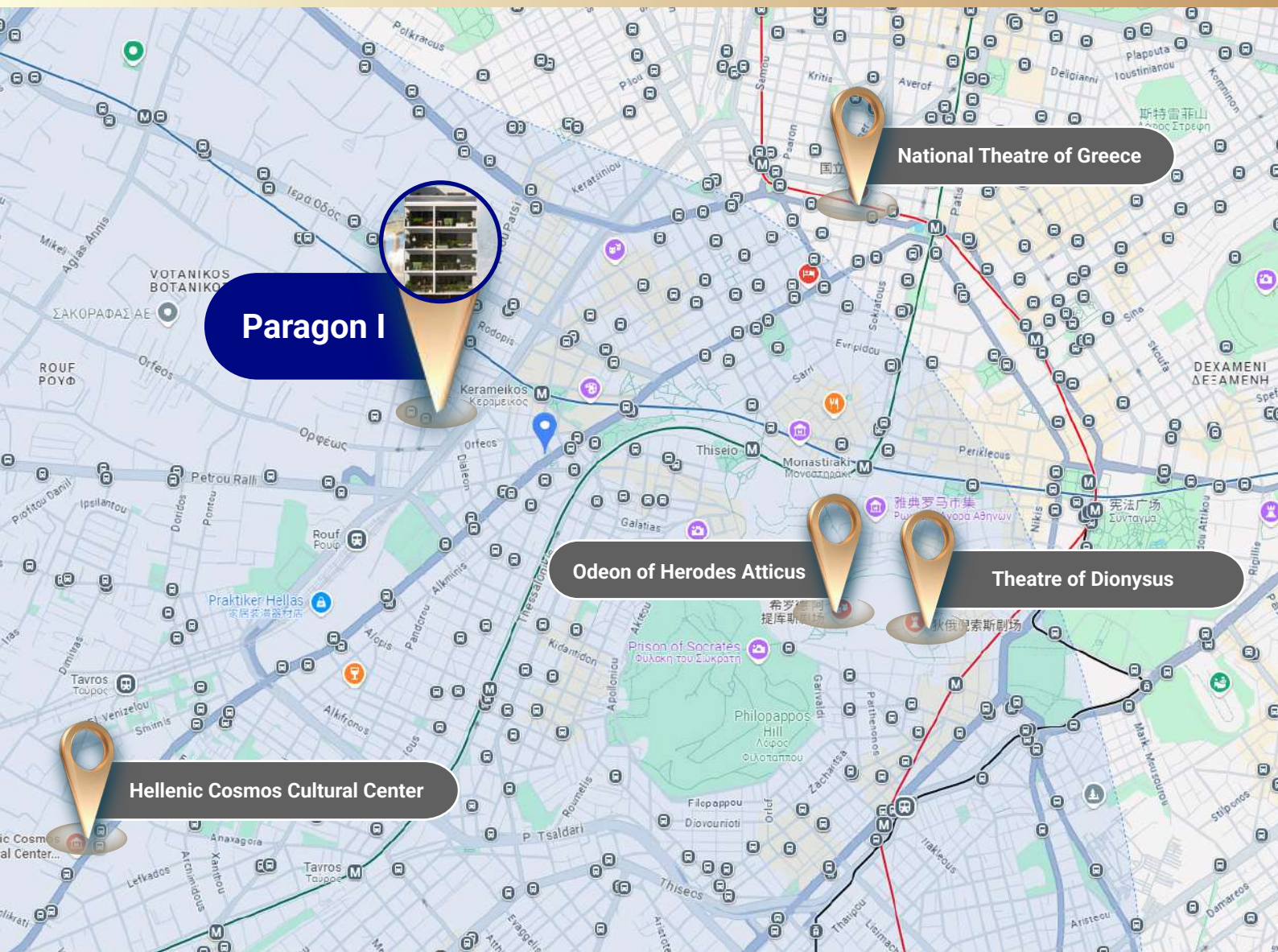
**Petalona Station:1.1km | 15-Minute Stroll**



No.4

# CONVENIENCE IN DAILY LIFE

The project is located in the golden veins of this "open-air art museum", and is within easy reach of the ancient Greek theaters, modern opera houses and avant-garde art Spaces scattered throughout the city. Open the window and have a dialogue with the drama master from a thousand years ago across the distance; While strolling, one is greeted by the inspiration of contemporary artists at every corner. Here, life itself is a never-ending drama.



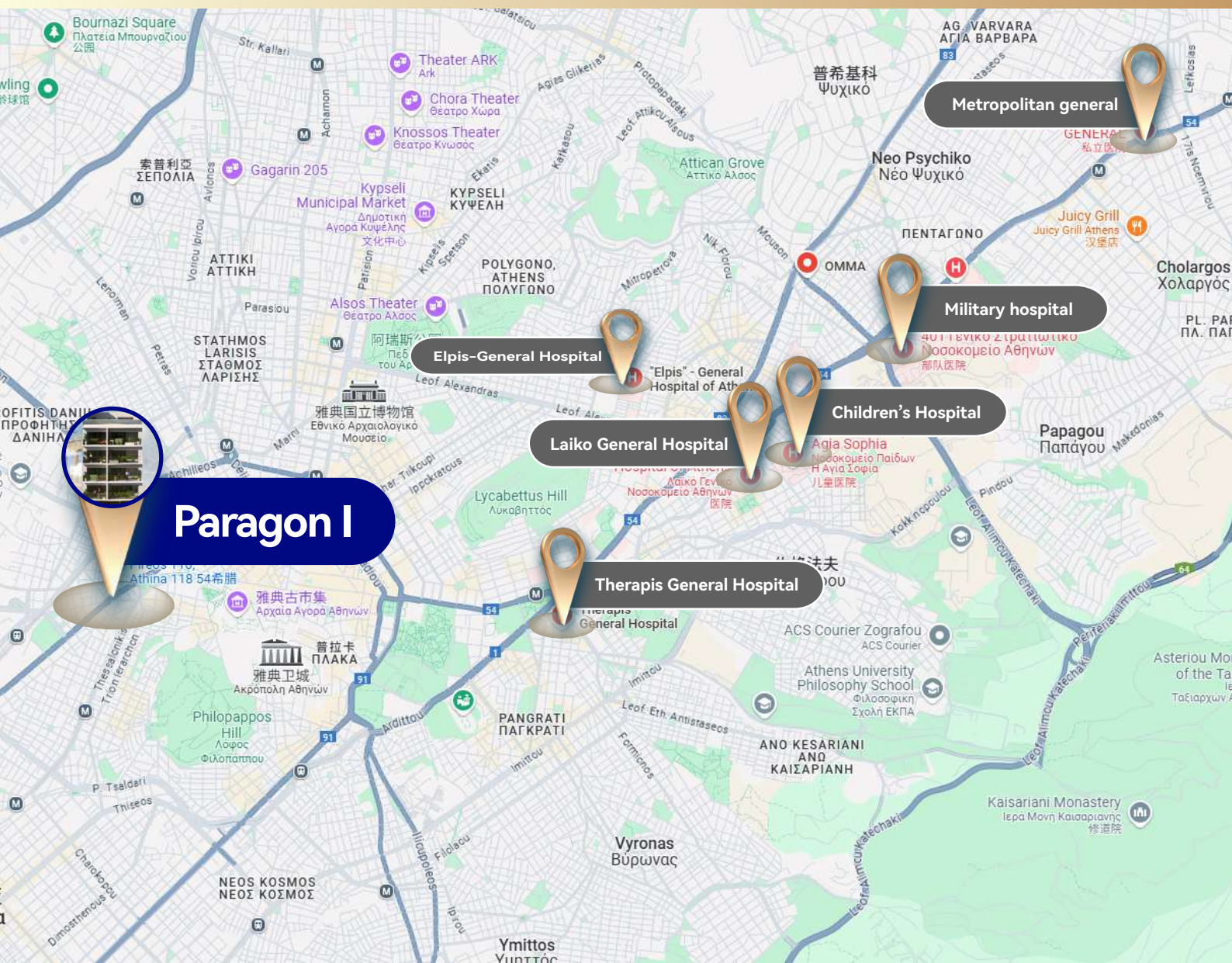
# SYCHRONO THEATRO

*Dream Beyond Limits*



# PRECISION HEALTHCARE NEXUS

Steps from Athens' leading medical institutions, including general hospitals, specialized clinics, and emergency care centers, ensuring residents receive high-quality, timely medical support in any situation.



# RESTAURANTS

There are many high-end restaurants in the area, providing exquisite food experiences to meet your pursuit of quality life.



# PHILOPAPPOS HILL

Just 1.5km from Philopappos Hill This iconic landmark in the heart of Athens offers a unique blend of historic pilgrimage and modern serenity.

A lush green sanctuary attracting history enthusiasts, global travelers, and romantics alike, it fuels demand for both short-term rentals and lifestyle-driven investments in its vicinity.



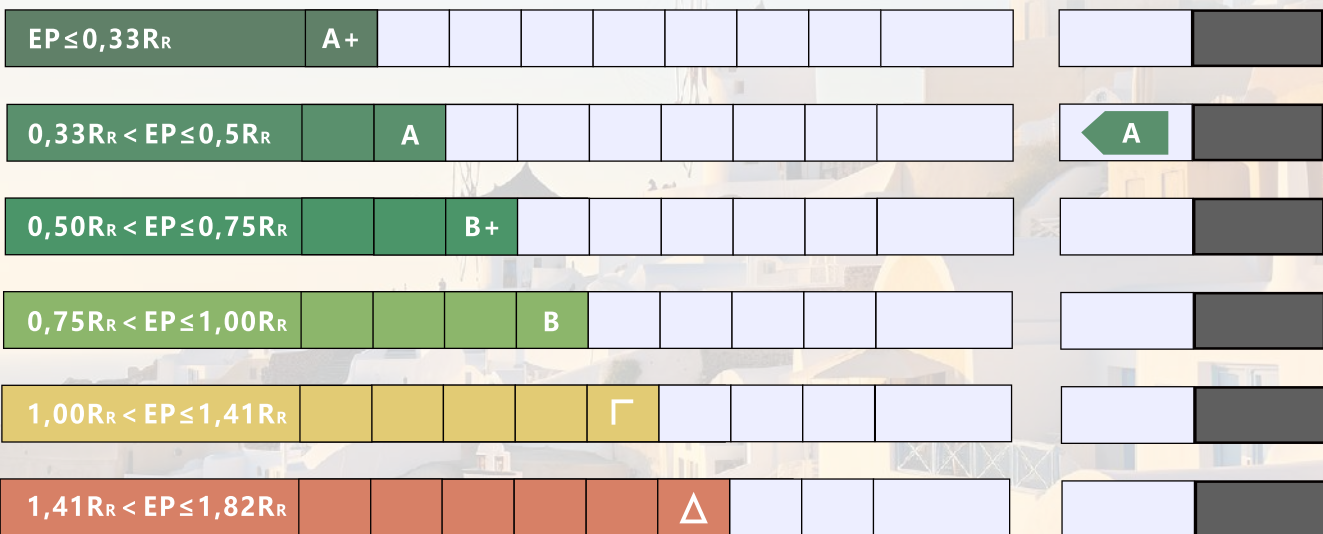
*Dream Beyond Limits*

# DESIGN CONCEPT

## PROTECT THE ENVIRONMENT AND PUBLIC HEALTH



# INGENUITY



**Energy Efficiency Delivery Standard: Class A**

# UNITS OVERVIEW



Unit number	Floors	Internal area	Bedrooms	Bathrooms	Balcony /Garden	Total SQM
U1-G1	-1	44	1	2	6.5	50.5
U2	-1	51	1	1	9.5	60.5
G2	0	39	1	1		39
G3-A3	0-1	54	1	2		54
G4-A4	0-1	55	1	2		55
A1-B1	1-2	44	1	2	2.2	46.2
A2	1	39	1	1	3.8	42.8
B2	2	49	1	1	8.5	57.5
B3	2	41	1	1	4.5	45.5
B4	2	39	1	1	3.5	42.5
C1	3	39	1	1	4.3	43.3
C2	3	38	1	1	4.5	42.5
C3	3	39	1	1	3.5	42.5
D1	4	39	1	1	4.3	43.3
D2	4	38	1	1	4.5	42.5
D3	4	39	1	1	3.5	42.5
E1	5	39	1	1	4.3	43.3
E2	5	38	1	1	4.5	42.5
E3	5	39	1	1	3.5	42.5
F	6	41	1	1	88	129

# No.5

## DESIGN EFFECT



# No.5

## DESIGN EFFECT



# No.5 DESIGN EFFECT



# No.5 DESIGN EFFECT



# No.5

## DESIGN EFFECT



# FLOOR PLAN



## Maisonette U1-G1

- Underground-1+1FLOOR
- 44 m<sup>2</sup>



-Lower level -



-Upper level -

THE RENDERINGS ARE FOR REFERENCE ONLY,  
AND THE ACTUAL RESULTS SHALL PREVAIL.

# FLOOR PLAN



## Apartment U2

- Underground-1FLOOR
- 51 m<sup>2</sup>



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# FLOOR PLAN



## Apartment G2

- GROUND FLOOR
- 39 m<sup>2</sup>



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# FLOOR PLAN



**Maisonette G3-A3**

- GROUND +1 FLOOR
- 54 m<sup>2</sup>



-Lower level -



-Upper level -

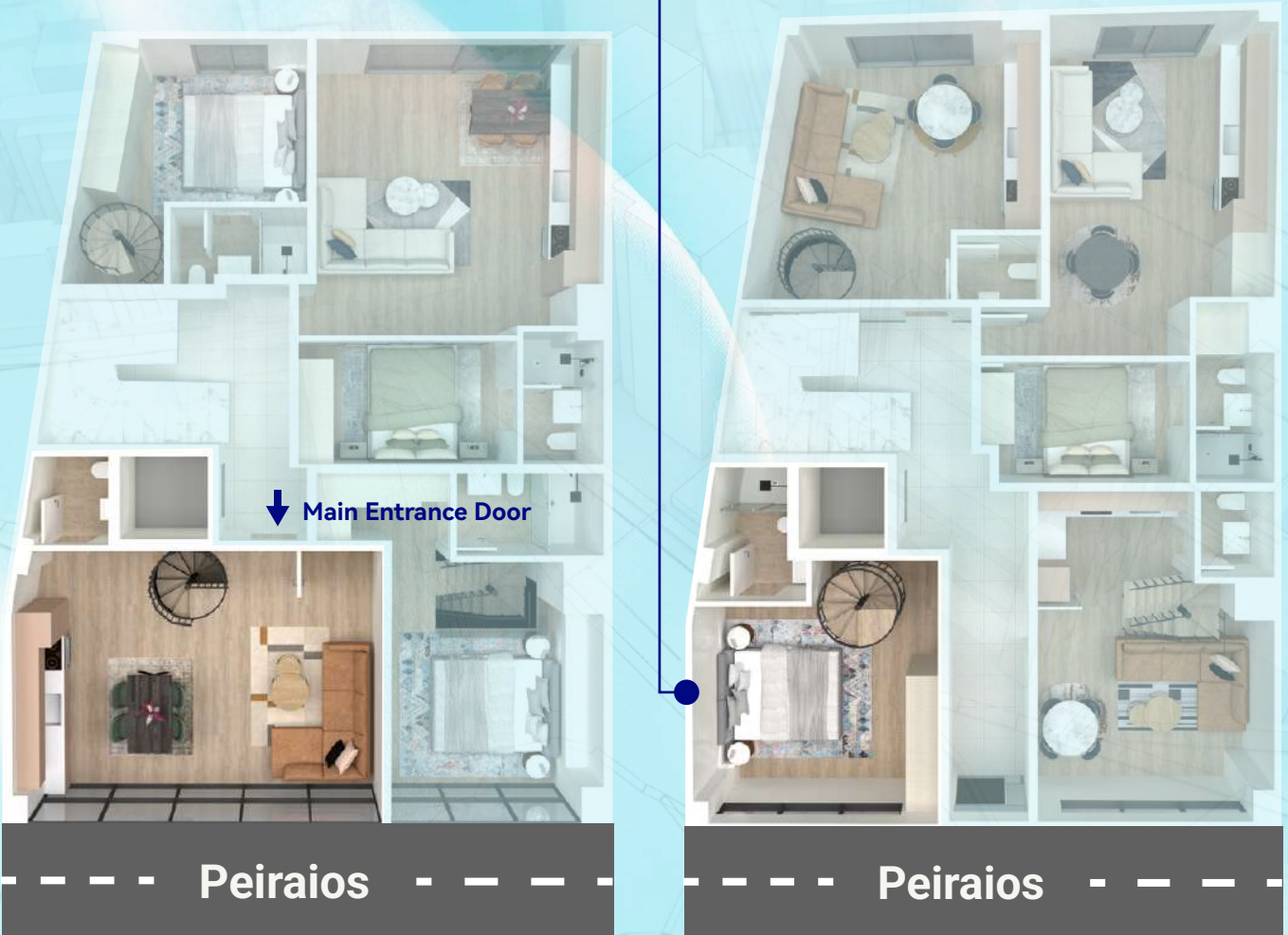
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# FLOOR PLAN



## Maisonette G4-A4

- GROUND +1 FLOOR
- 55 m<sup>2</sup>



-Upper level -

-Lower level -

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# FLOOR PLAN



## Apartment A2

- 2ND FLOOR
- 39 m<sup>2</sup>



Main Entrance Door →

Peiraios

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# FLOOR PLAN



## Maisonette A1-B1

- 2ND + 3RD FLOOR
- 44 m<sup>2</sup>



-Upper level -



-Lower level -

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# FLOOR PLAN



## Apartment B2

- 3RD FLOOR
- 49 m<sup>2</sup>



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# FLOOR PLAN



## FRONT FACADE DESIGN RENDERING



### Apartment B3

- 3RD FLOOR
- 41 m<sup>2</sup>



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# FLOOR PLAN



FRONT FACADE DESIGN RENDERING



## Apartment B4

- 3RD FLOOR
- 39 m<sup>2</sup>



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# FLOOR PLAN



REAR FACADE DESIGN RENDERING

## Apartment C1 (D1, E1)

- 4TH-6TH FLOOR
- 39 m<sup>2</sup>



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# FLOOR PLAN



## Apartment C2 (D2, E2)

- 4TH-6TH FLOOR
- 38 m<sup>2</sup>

FRONT FACADE DESIGN RENDERING



6TH (C2.D2.E2) *180°* Acropolis View



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# FLOOR PLAN



FRONT FACADE DESIGN RENDERING



## Apartment C3 (D3, E3)

- 4TH-6TH FLOOR
- 39 m<sup>2</sup>

## 6TH (C3.D3.E3) 180° Acropolis View



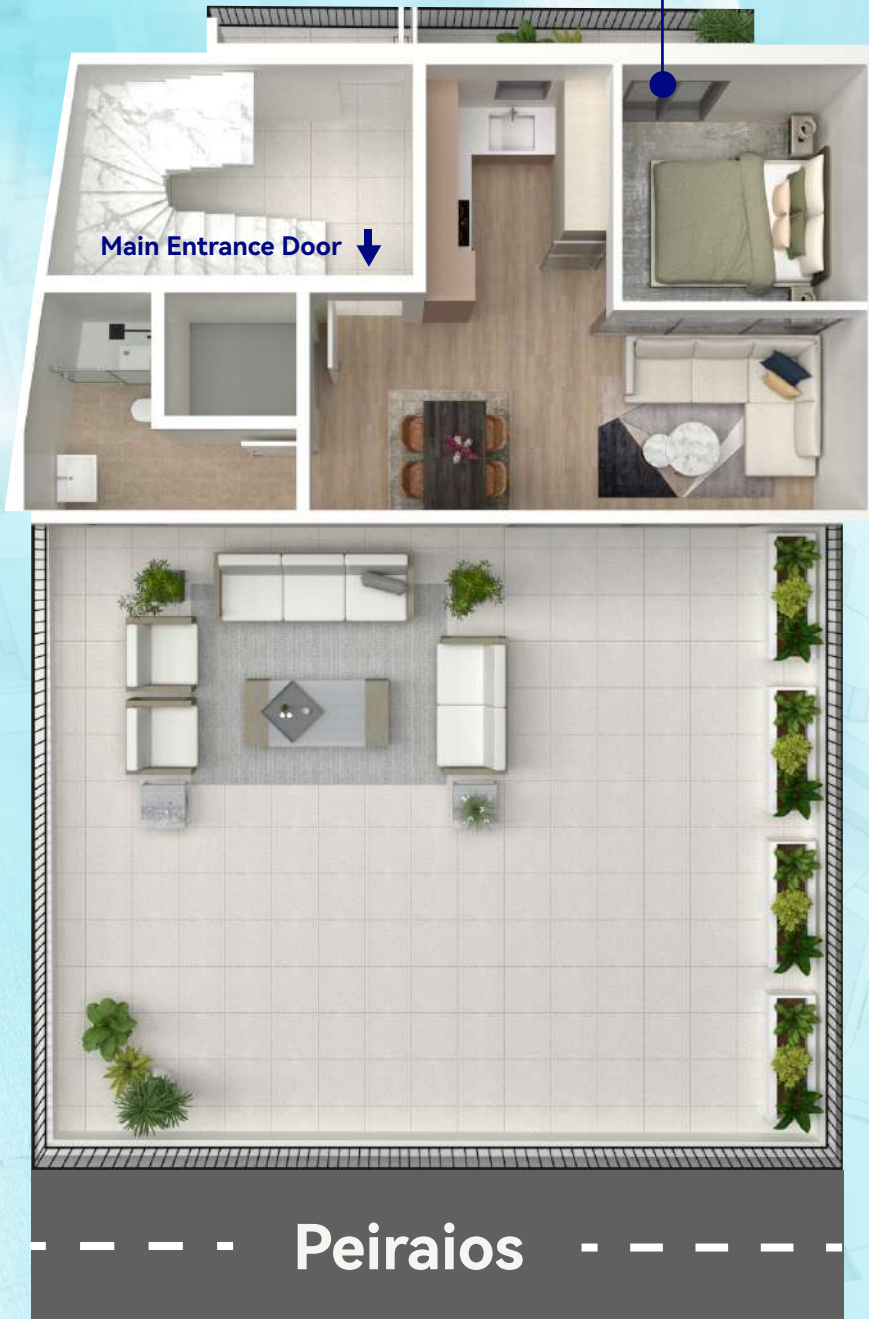
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# FLOOR PLAN



## Apartment F

- 7TH FLOOR
- 41m<sup>2</sup>



*180°* Acropolis View

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Vesta I



Vesta II



Vesta III



Paragon I



Paragon II



**LOCK IN THE PERMANENT PROPERTY RIGHTS OF GREECE, ENJOY RENTAL INCOME,  
AND HAVE WORRY-FREE FULL-PROCESS MANAGEMENT.**

DEEP LOCAL EXPERTISE | PREMIUM PROPERTY PORTFOLIO | ELITE SPECIALIST TEAM | STRATEGIC TAX OPTIMIZATION | PROACTIVE RISK MITIGATION | ONGOING SUPPORT & SERVICE