

Mirka REAL ESTATE



PARAGON II
Hestia

Dream Beyond Limits



PARAGON II

GOLDEN VISA INVESTMENT IN GAZI, FEATURING CONTEMPORARY TWO-BEDROOM APARTMENTS IN ATHENS' DISTRICT OF ART, ENERGY, AND GROWTH



- CENTRAL LOCATION
- DIRECT TRANSPORTATION
- CREATIVE COMMUNITY
- STRONG INVESTMENT AREA



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PARAGON II

IS LOCATED IN THE HEART OF ONE OF ATHENS' MOST DYNAMIC NEIGHBORHOODS, OFFERING A RARE BALANCE BETWEEN EVERYDAY LIVING AND LONG-TERM GROWTH. WITH ITS CLEAN DESIGN, CENTRAL LOCATION, AND GOLDEN VISA ELIGIBILITY, IT BRINGS TOGETHER EVERYTHING THAT MAKES CITYLIFE REWARDING AND INVESTMENT MEANINGFUL.

NEIGHBORHOOD THAT KEEPS YOU CONNECTED TO ALL OF ATHENS

Paragon II offers a lifestyle that keeps you close to everything Athens has to offer. Located in Gazi, one of the city's most central and accessible neighborhoods, it allows you to move around with ease. The area is served by an extensive public transport network, including metro lines, buses, and main avenues that connect directly to every part of the city. From here, it takes only a few minutes to reach the historic center, Syntagma Square, or the Acropolis. The seaside districts of Faliro and Alimos are just a short drive away, while Athens International Airport and the port of Piraeus can be reached quickly via convenient routes. Whether for work, leisure, or travel, everything feels close and connected, making Gazi one of the most practical and desirable areas to live in Athens.

3.2 km
CITY CENTE





8.3 km
PIRAEUS PORT

42 km
AIRPORT



LOCATION AND TRANSPORT INFRASTRUCTURE

Consistent city upgrades and infrastructure improvements continue to enhance the quality of life in Gazi, strengthening its position as one of Athens' most promising urban districts. Reliable transport connections support this growth, ensuring easy movement throughout the city and beyond.

-  • **Kerameikos Station (M1, M3 Lines)**
-  • **Direct Airport access via Metro Line 3**
-  • **Easy connection to Athens' main port**
-  • **10+ Landmarks within a 10-minute walk**



YEAR-ROUND ART AND EVENTS

Life only 500 meters from Technopolis, at the center of Athens' creative economy and urban transformation.

Technopolis stands at the heart of Gazi, shaping the identity of the neighborhood and giving it its unique creative spirit. Once an old gas factory, it has been transformed into one of Athens' most vibrant cultural landmarks. Throughout the year, Technopolis hosts exhibitions, festivals, and performances that attract people from across Athens. The area around it is filled with life – cafés, studios, and open-air venues that give Gazi its vibrant and artistic atmosphere. Living near Technopolis means being surrounded by culture, inspiration, and the true creative spirit of the city.



NATURE AS PART OF THE URBAN EXPERIENCE

Surrounded by parks and historic landmarks that enhance both living comfort and long-term value.

Life at Paragon II keeps you close to some of Athens' most calming and beautiful corners. Just a short six-minute walk from home, the park near Kerameikos Metro Station is perfect for a quiet break in the middle of the city. A six-minute drive takes you to the Archaeological Park, where ancient ruins sit among open greenery and peaceful paths. Within ten minutes, you can reach Philopappos Hill, a 3.6-kilometer drive away, offering wide views of the Acropolis and the sea – an ideal spot for morning walks or evening sunsets. Surrounded by history and nature, Paragon II offers a calm balance to modern urban living.



A DISTRICT ALIVE WITH FLAVOR AND CULTURE

Endless choices for food, music, and art create a lifestyle that's both dynamic and deeply Athenian.

Gazi has become one of Athens' most exciting destinations for food and entertainment. The neighborhood is home to a wide selection of restaurants, from authentic Greek tavernas to contemporary international cuisine, all within walking distance. Its lively café culture blends seamlessly with an active theater scene, hosting performances, live music, and cultural events throughout the year. Living at Paragon II means having the best of the city's food scene and artistic culture right outside your door.



A NEIGHBORHOOD WITH REAL POTENTIAL

Athens' real estate market is growing steadily, and Gazi has become one of the city's most energetic and fast-developing areas. Paragon II gives investors a chance to be part of a neighborhood that blends culture, creativity, and long-term stability. With reliable infrastructure and strong rental demand, it stands out as a safe and promising investment in the heart of Athens.



High Growth Potential: A 47% rise in art institutions over the past five years has significantly boosted the area's commercial and cultural value.



Dual Metro Connectivity: Immediate access to Kerameikos Station (Lines M1 and M3) ensures seamless travel to the airport, port, and city center.



Cultural Core Advantage: Within walking distance of both the Acropolis and the Gazi Art District, offering unmatched cultural and tourism appeal.



Stable Rental Returns: The prime location supports consistent demand, minimal vacancy, and strong investment performance.



MODERN APARTMENTS WITH INVESTMENT VALUE

- 🏠 Project Type: Commercial-to-Residential Conversion
- 🏢 Floors: 6-Storey Building
- 🏠 Total Units: 11 Exclusive Apartments

- 📏 Unit Sizes: 32.6 – 50.9 m²
- 🌿 Energy Class: A
- 💰 Price: Starting from €250,000



Unit number	Floors	Internal area	Bedrooms	Bathrooms	Storage		Balcony / Garden	Total SQM	
					Units	Floors			
GF1	0	48	2	1	S1	-1	7.1	4.1	59.2
GF2	0	44.8	2	1	S2	-1	6.7	8.8	60.3
A1	1	48.5	2	1	S3	-1	6.7	2.6	57.8
A2	1	45.8	2	1	S4	-1	6.7	2.2	54.7
B1	2	50.9	2	1	S5	-1	7.2	11.2	69.3
B2	2	48.2	2	1	S6	-1	6.9	12.4	67.5
C1	3	48.8	2	1	S7	-1	6.1	3.9	58.8
C2	3	45.4	2	1	S8	-1	7.2	2.6	55.2
D1	4	33.9	1	1	S9	-1	9.1	9.5	52.5
D2	4	32.6	1	1	S10	-1	8.1	20.7	61.4
E1	5	48.66	2	1	S11	-1	7.7	15.6	71.96

APARTMENT LAYOUTS

GF1 | 48m²

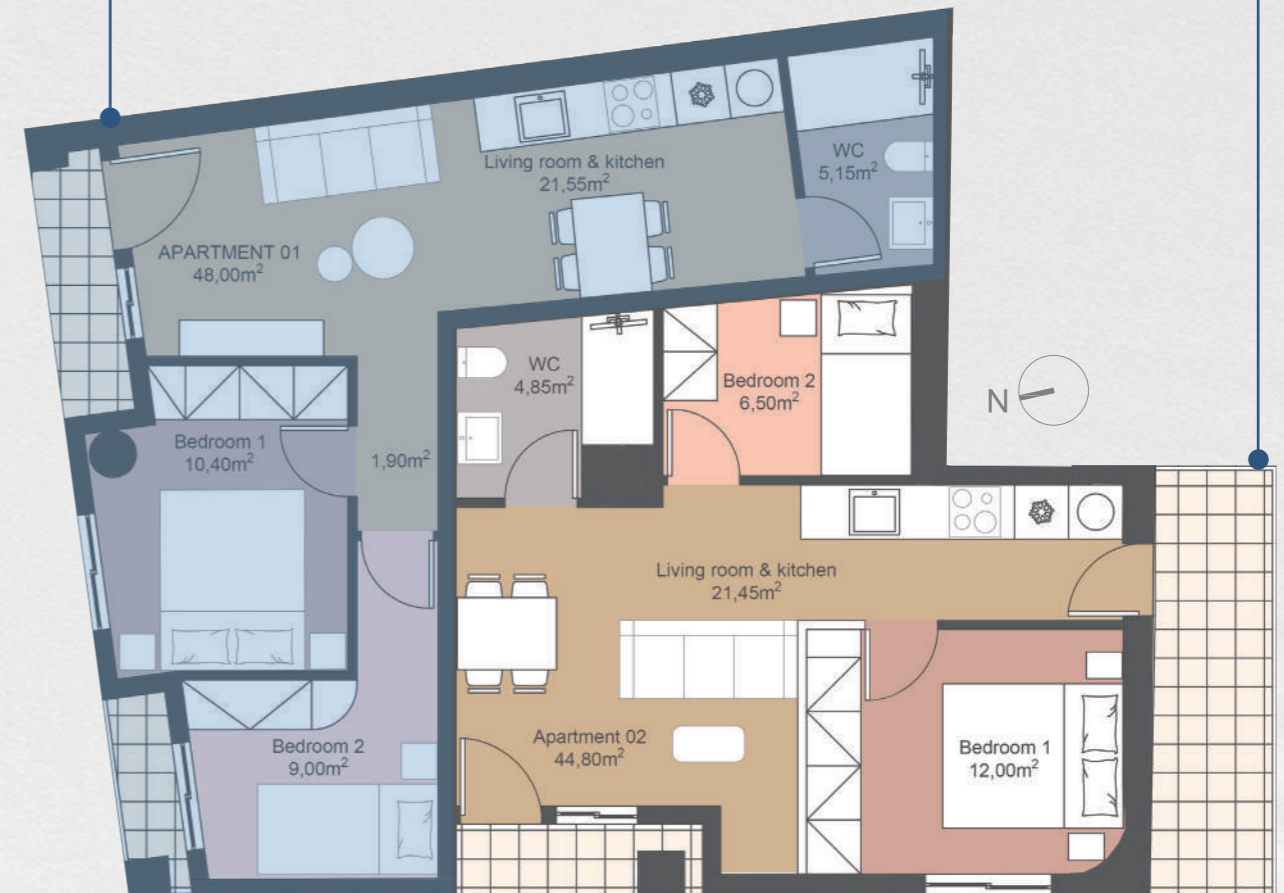
TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 4.1 m² | Storage: 7.1 m²)

- Open-Plan LDK Area
- Well-Equipped Secondary Bedroom
- Spacious Master Bedroom Bathed in Sunlight
- Minimalist & Modern Bathroom

GF2 | 44.8m²

TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 8.8 m² | Storage: 6.7 m²)

- Integrated LDK Area
- Well-Proportioned Master Bedroom
- Secondary Bedroom with Ample Storage
- Spacious Balcony



APARTMENT LAYOUTS

APARTMENT LAYOUTS

A1 | 48.5m²

TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 2.6 m² | Storage: 6.7 m²)

- Open-Plan LDK Design
- Well-Proportioned Secondary Bedroom
- South-Facing Master Bedroom
- Clear Zoning of Active and Quiet Areas

A2 | 45.8m²

TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 2.2 m² | Storage: 6.7 m²)

- Integrated LDKB Design
- Versatile Living Room Layout
- Well-Proportioned Secondary Bedroom
- Spacious Balcony

B1 | 50.9m²

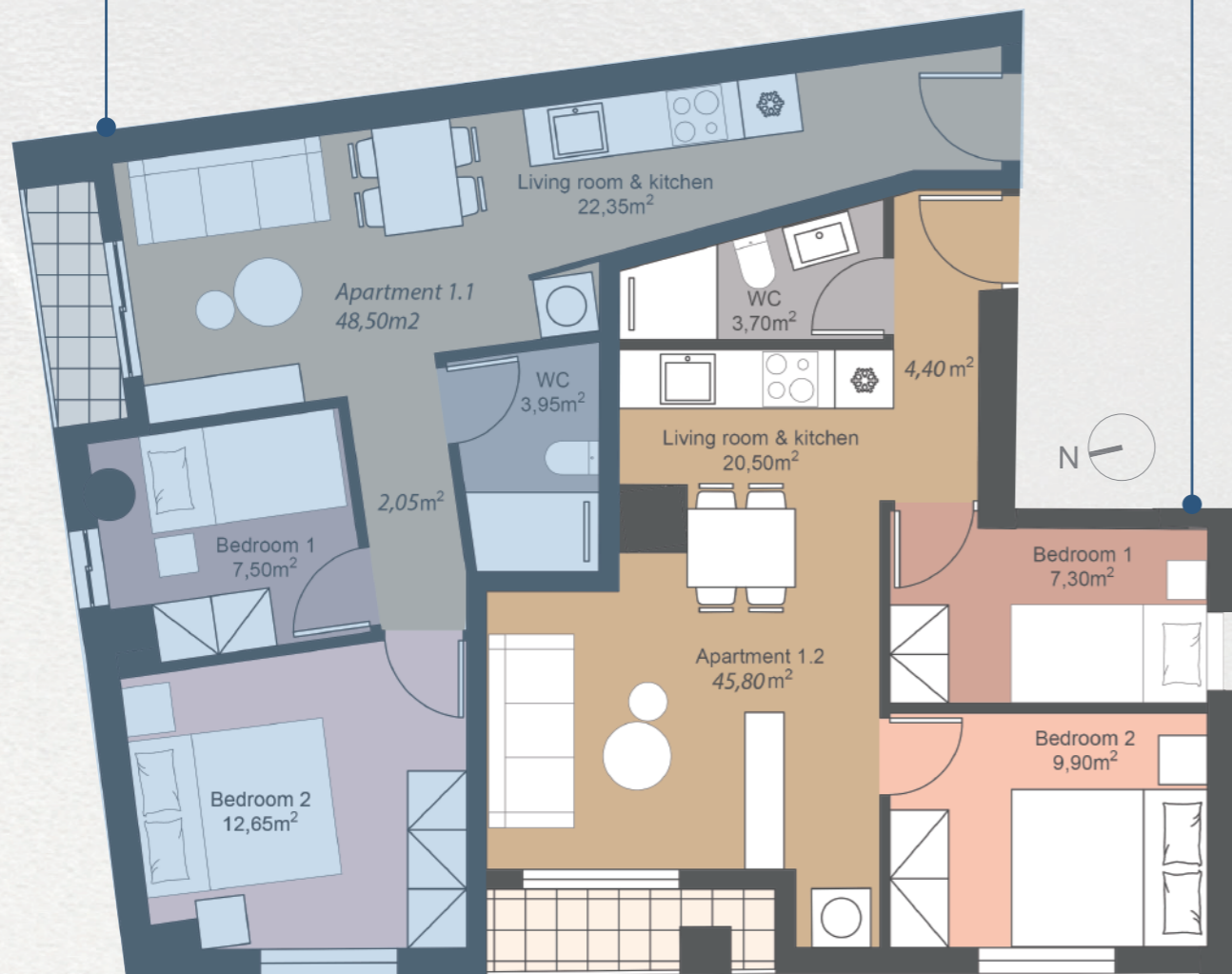
TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 11.2 m² | Storage: 7.2 m²)

- Open-Plan LDKB Design
- Spacious Master Bedroom
- Well-Proportioned Secondary Bedroom
- Wrap-Around Balcony

B2 | 48.2m²

TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 12.4 m² | Storage: 6.9 m²)

- Integrated LDKB Layout
- Versatile Living Room Design
- Well-Proportioned Dual-Aspect Bedrooms
- 270° L-Shaped View Balcony



APARTMENT LAYOUTS

C1 | 48.8m²

TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 3.9 m² | Storage: 6.1 m²)

- Integrated LDKB Design
- Spacious Master Bedroom
- Sun-Flooded Secondary Bedroom
- Panoramic View Balcony

C2 | 45.4m²

TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 2.6 m² | Storage: 7.2 m²)

- Integrated LDKB Design
- Versatile Living Room Layout
- Well-Proportioned Dual-Aspect Bedroom
- Spacious Panoramic View Balcony

APARTMENT LAYOUTS

D1 | 33.9m²

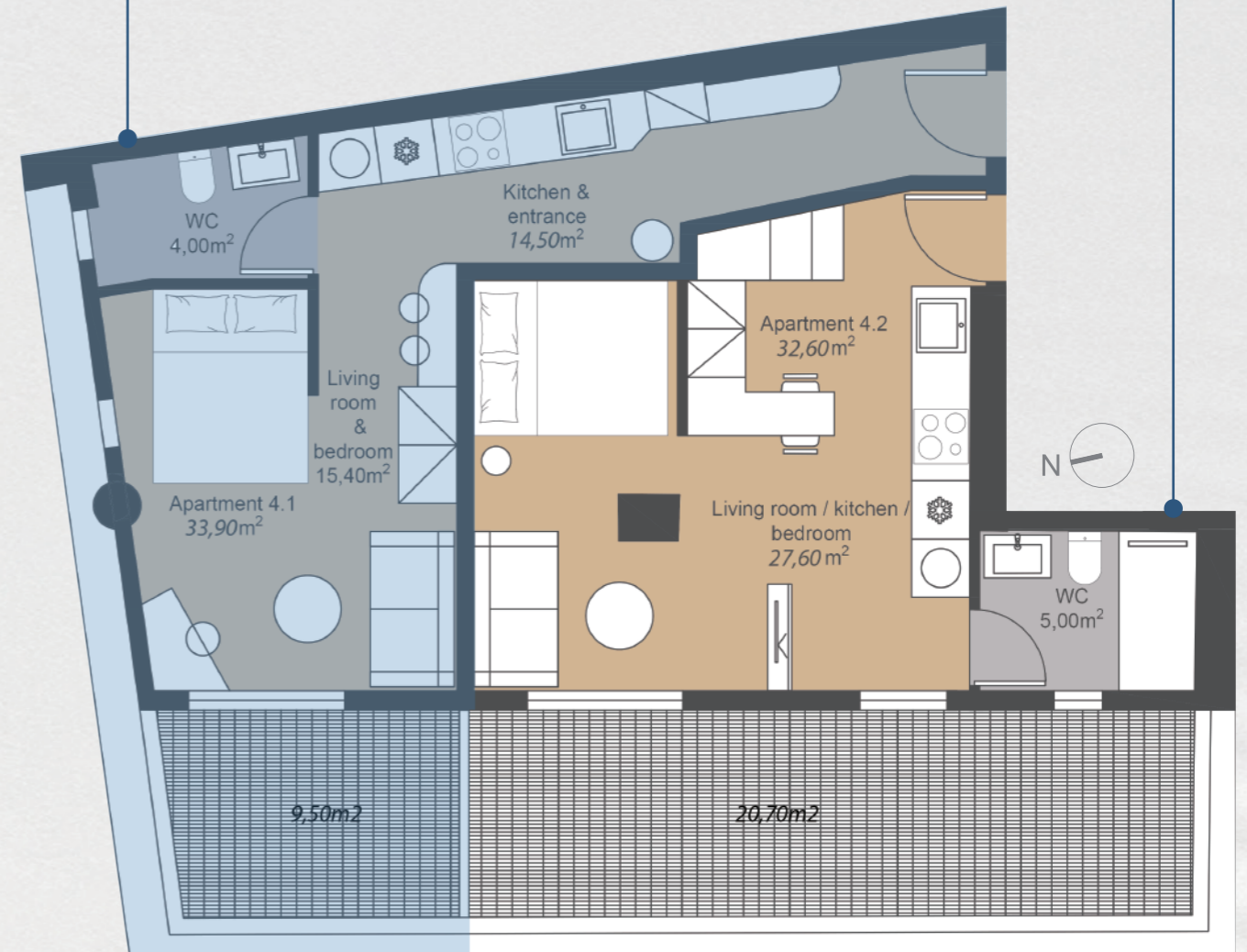
ONE-BEDROOM, ONE-LIVING-ROOM
(Balcony: 9.5 m² | Storage: 9.1 m²)

- Straight-Line Kitchen Design
- Bright Living-Dining Space
- Minimalist and Well-Lit Bathroom
- Sunny Terrace

D2 | 32.6m²

ONE-BEDROOM, ONE-LIVING-ROOM
(Balcony: 20.7 m² | Storage: 8.1 m²)

- Sunlit Living-Dining Space
- Well-Proportioned Master Bedroom
- Spacious Sun Terrace
- Private Bathroom Design

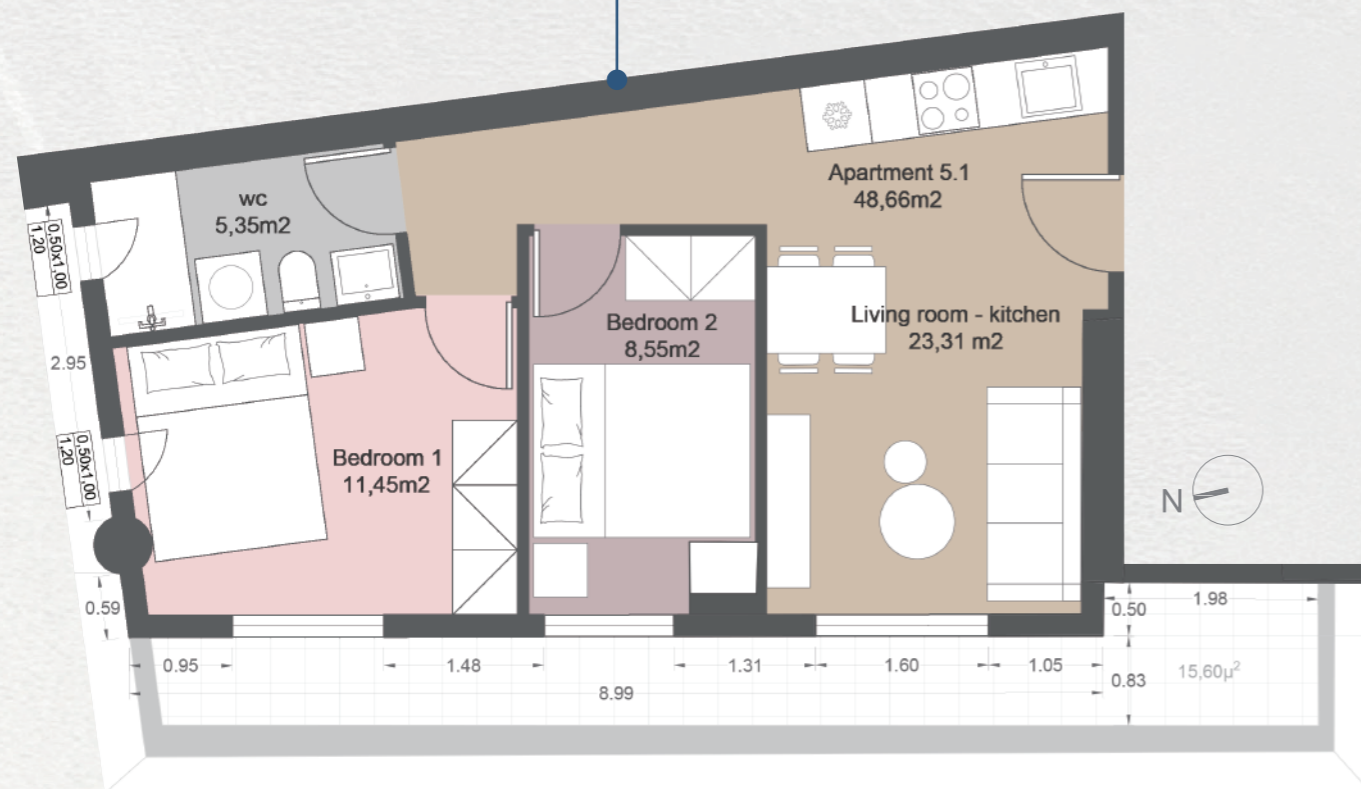


APARTMENT LAYOUTS

E1 | 48.66m²

TWO-BEDROOM, ONE-LIVING-ROOM
(Balcony: 15.6 m² | Storage: 7.7 m²)

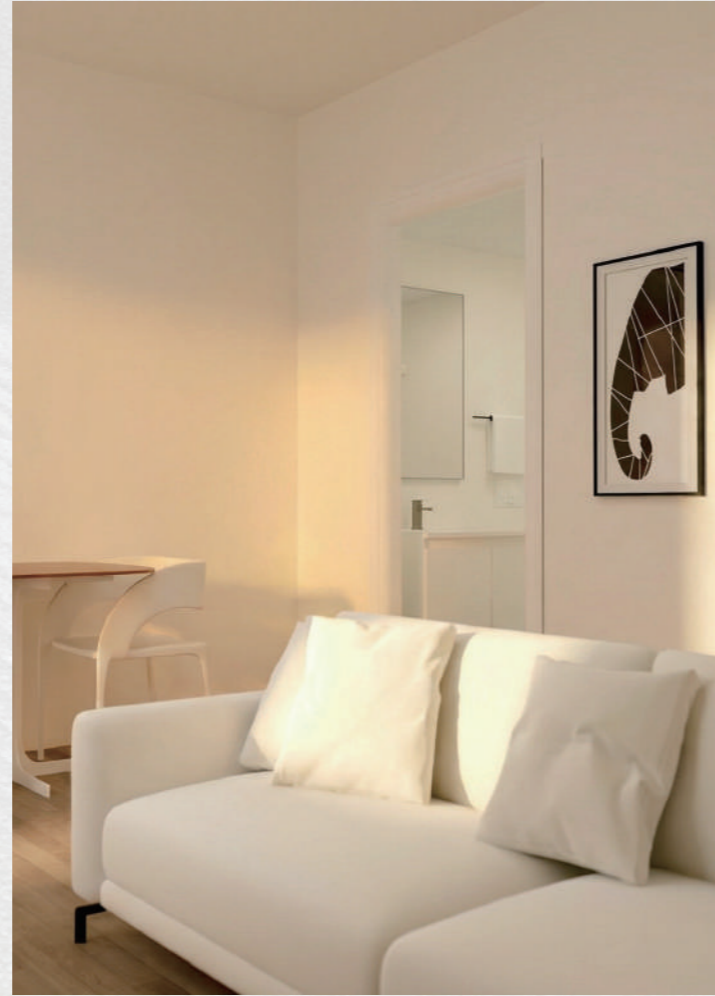
- Integrated LDKB Design
- Spacious Master Bedroom
 - Sun-Filled Terrace
- Bright Wet-Dry Separate Bathroom



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COMPLETE FURNISHED PACKAGE



Furniture
Bed,Mattress
Bed Side Table
Sofa
Wardrobe
Dining Table
Chair
Kitchen Cabinet
Coffee Table

Electrical Appliances
Fridge
Two-burner induction cooktop
Sofa
Wardrobe
Dining Table
Chair
Kitchen Cabinet
Coffee Table

Extras
Light
Curtain
Decorations
/
/
/
/
/



PARAGON II IS YOUR PLACE IN ATHENS TO LIVE BEAUTIFULLY,
INVEST CONFIDENTLY, AND SECURE
THE GOLDEN VISA THROUGH SPACIOUS
TWO-BEDROOM RESIDENCES