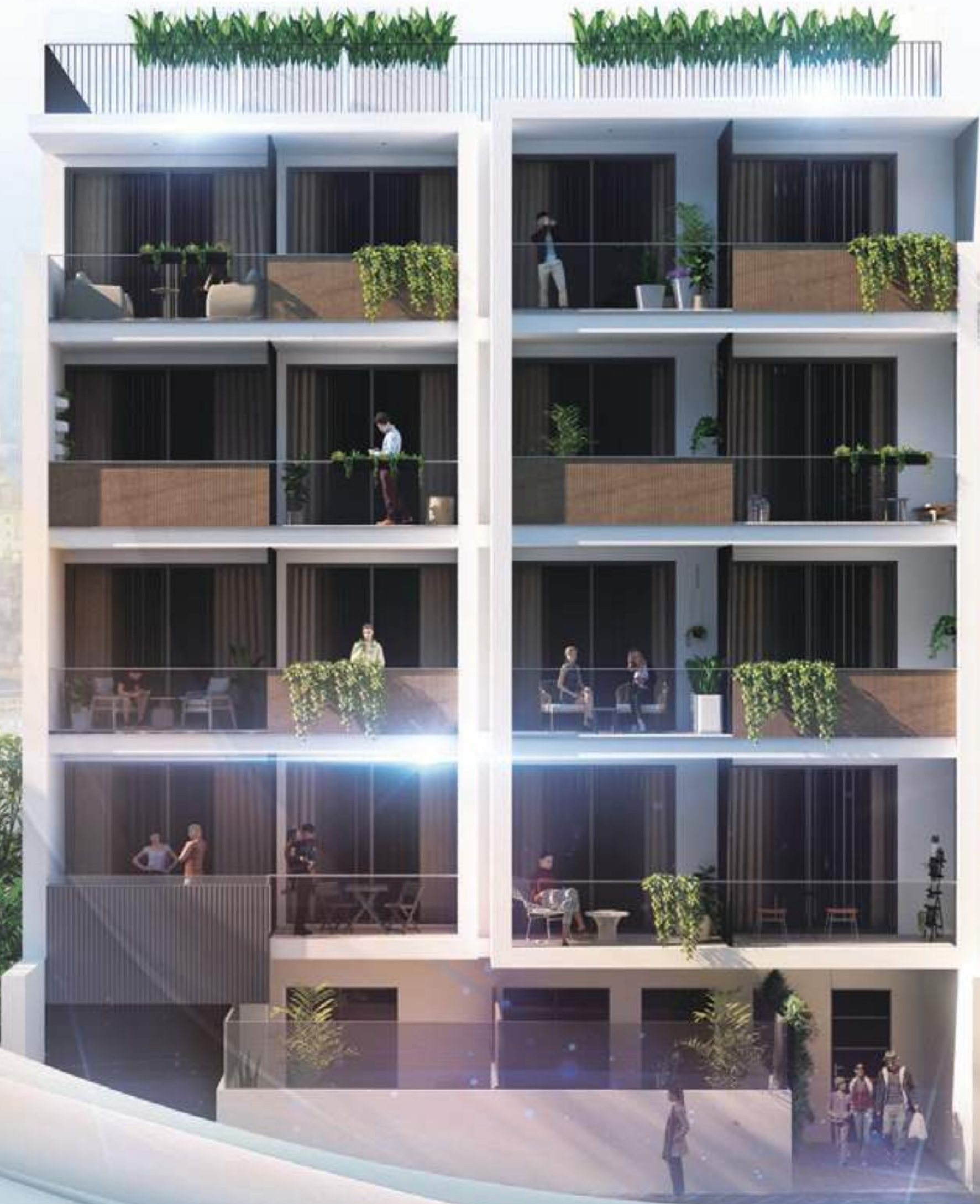


【Type: Commercial to Residential Conversion】 · 【Location: Central Athens - Exarcheia】 · 【Number of Units: 36】 · 【Total Floors: 5】 · 【Total Area: 34m² - 42m²】 · 【Price: Starting from 250,000€】



Mirka REAL ESTATE

VESTA III

Prime Central Location: Steps from Metro Station & Backed by High Occupancy Rates- Your Investment Advantage in the Heart of the City.

REGIONAL ADVANTAGES

Prime Location, Boundless Economic Prospects

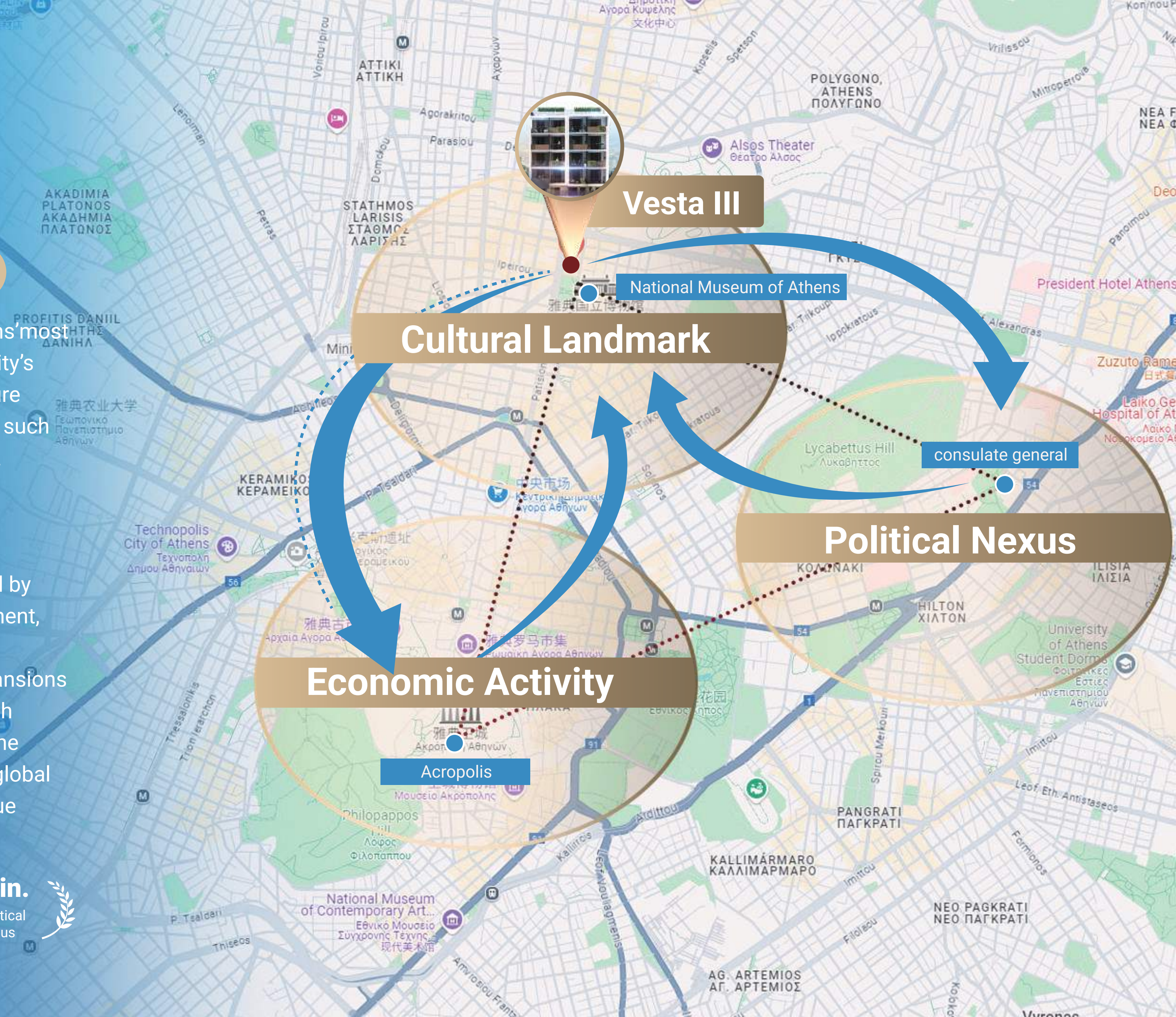
Vesta III is located in the heart of Exarcheia, one of Athens' most central and dynamic districts. It is positioned within the city's "goldentriangle," where Greek politics, economy, and culture intersect. It sits just minutes away from major landmarks such as Syntagma Square and the Acropolis Museum. Within a 1-kilometer radius, the area offers a well-rounded mix of commercial, educational, and medical facilities.

As Athens continues its steady economic recovery, fueled by strong tourism and growing interest in real estate investment, the government is actively implementing urban renewal initiatives in the city center. These include metro line expansions and the revitalization of key pedestrian streets, all of which contribute to the growing appeal and long-term value of the area. Greece's Golden Visa program continues to attract global investors, offering strong prospects for both property value appreciation and high rental returns.

3 min.
Cultural Landmark

8 min.
Economic Activity

9 min.
Political Nexus



Vesta III

National Museum of Athens

Cultural Landmark

consulate general

Political Nexus

Economic Activity

Acropolis

DEVELOPMENT PROSPECTS

Cultural Epicenter, Unlocking Tourism Potential

Positioned at the heart of Athens' cultural heritage, METSOVOU 4 forms a golden triangle of classical heritage alongside the Acropolis and Parthenon. Surrounded by the Byzantine Museum and the Historical Museum, the location is steeped in over 3,000 years of urban legacy, offering unmatched potential for tourism-driven value.

Acropolis:

Just a 15-minutes walk to this UNESCO World Heritage, where ancient Greek grandeur becomes part of your everyday surroundings.

Areos Park:

Only 500 meters away (a 6-minute stroll) to Athens' largest green space, offering a peaceful escape in the heart of the city.

Plaka Historic District:

"Just steps from Plaka, Athens' most romantic district, lined with cafés, artisan shops, and traditional tavernas"



HOTEL INVESTMENT (ISRAEL)

Academic District, High Rental Demand

METSOVOU 4 is surrounded by leading academic institutions within a 1-kilometer radius, including the Agricultural University of Athens, the National and Kapodistrian University of Athens, and the Athens University of Economics and Business. The area also has international language schools and private K-12 campuses. With a constant flow of students, faculty, and researchers, the demand for rental housing remains strong and stable.

Purposely designed to meet academic living needs, the residences maintain over 95% occupancy rates year-round, making them a smart, reliable choice for investment-focused buyers.

- Vesta III**  2 Min **Athens University of Economics and Business • 400M**
- Vesta III**  6 Min **National Technical University of Athens • 1.1KM**
- Vesta III**  10 Min **Agricultural University of Athens • 3.5KM**
- Vesta III**  13 Min **National and Kapodistrian University of Athens • 3.7KM**



Diplomatic Address, Global Advantage

Vesta III is located near several key embassies, including those of Serbia, the United States, the United Kingdom, Austria, Belgium, Portugal, Italy, and Germany. These diplomatic zones have higher demands for the quality of life, and their qualities and income levels far exceed those of other regions. They also have high security standards and a high-quality social circle. The rental market is primarily dominated by long-term rentals. Vacancy rates remain well below the city average, while the neighborhood consistently ranks in the top 5% for safety across Athens, attracting high-net-worth families to settle down.

Vesta III - 2.8KM 🚗 7Min - U.S. Embassy

Vesta III - 3.0KM 🚗 8Min - German Embassy

Vesta III - 3.9KM 🚗 9Min - Consulate of Japan

Vesta III - 3.9KM 🚗 10Min - Argentina Embassy

Vesta III - 6.0KM 🚗 11Min - Consulate-General of China in Greece



TRAFFIC ADVANTAGES

Gateway to Piraeus, Commanding Eurasia's Trade Lifelines

Metro Vesta III is just 15 minutes from Piraeus, Europe's 10th largest port and a key hub of the Belt & Road's pivotal Mediterranean hub. This prime location offers direct access to international logistics routes while staying fully connected to the city via Metro Line 2 (Panepistimio Station) and express routes to Athens International Airport. The combination of maritime connectivity and efficient urban transit creates strong potential for both capital growth and modern city living.

road Vesta III overlooks Patision Avenue, Athens' golden artery pulsating with political, economic, and cultural vitality. This dynamic boulevard isn't merely a thoroughfare, but the city's living synapse connecting every essential node.

350m to nearest metro

12 Minutes to Syntagma Square

2 Stops to Monastiraki

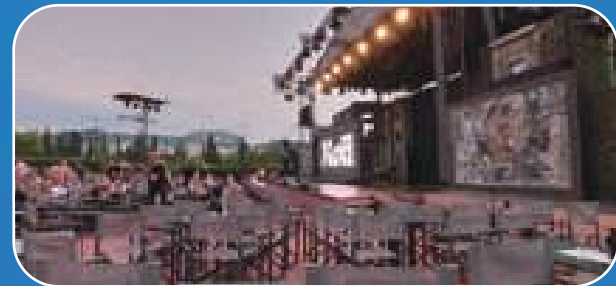
Piraeus Port



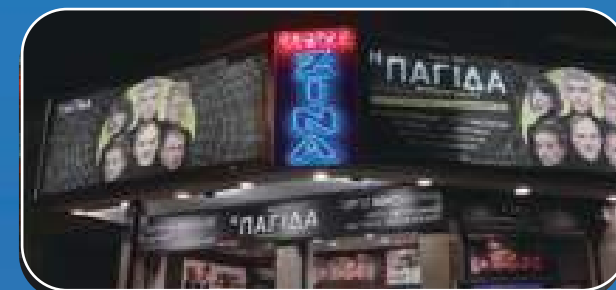
LIFE SUPPORTING

Curtain Call to Culture: Athens' Living Stage at METSOVOU 4

The project is located in the golden veins of this "open-air art museum", offering effortless access to ancient Greek theater, modern opera houses, and contemporary art spaces scattered throughout the city. Open your window and feel as if you're in dialogue with the drama master from a thousand years ago. Step outside, and you are greeted by the inspiration of contemporary artists at every corner. Here, life itself becomes a never-ending performance.



→ **Alsos Theater (4 Min 1.1KM)** —●



→ **Alhambra Art Theater (4 Min 900m)** —●



Life's Stage, 24/7 Style Act

Within a 1-kilometer core radius, the area offers a full range of comprehensive resources such as commercial, educational and medical facilities.

It takes only 5 minutes on foot to reach the fashionable shopping street and department store center.

Supermarkets, cafes, pharmacies, and banks are all conveniently clustered to support daily life and make social interaction more effortless.



Abundant Shopping

5 major supermarkets within 2.5km diameter



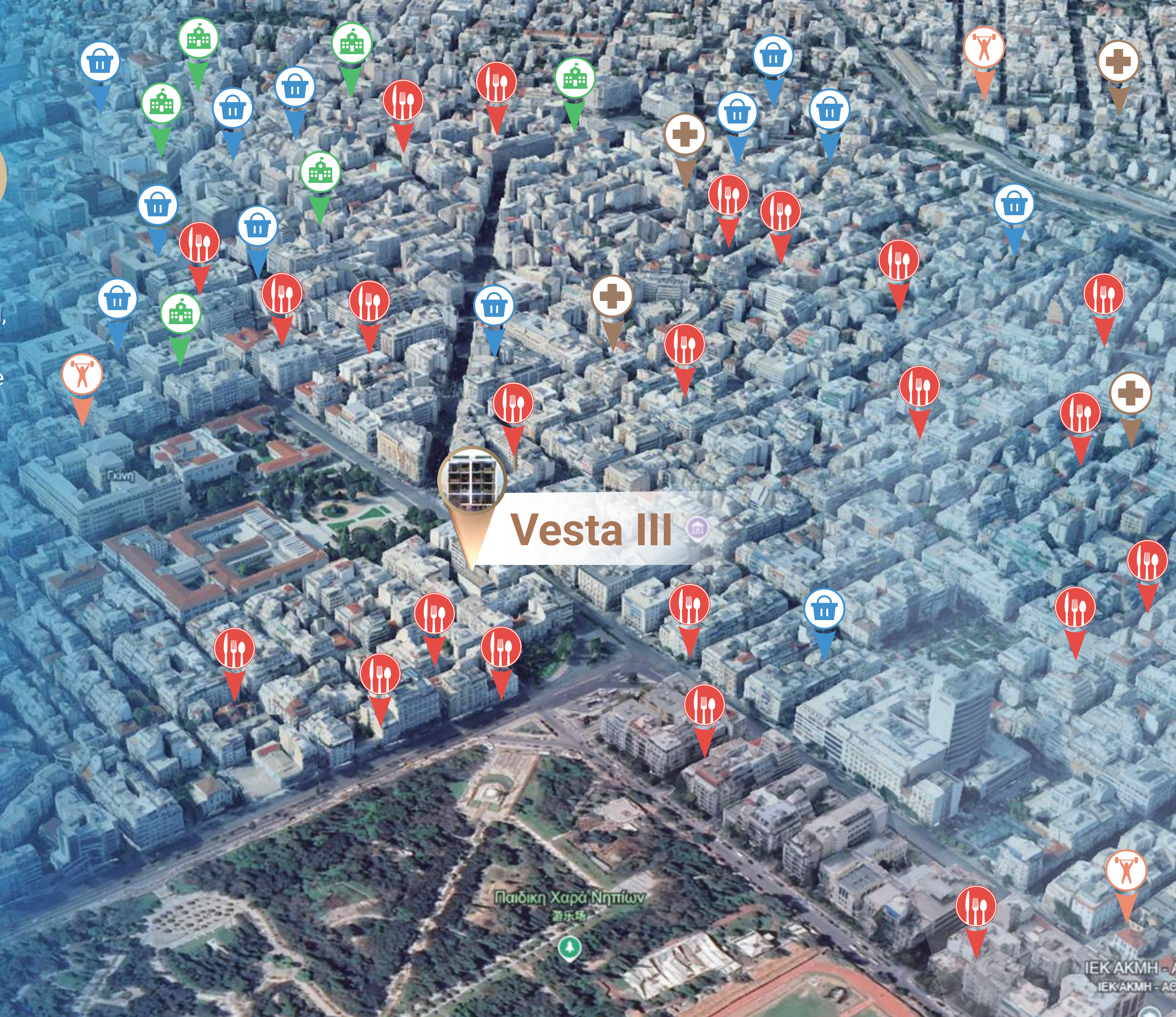
Acropolis Views

5.5km to the Acropolis | 13-minute direct access



Gastronomic Hub

69 restaurants within 1.5km diameter



Vesta III

Παιδική Χαρά Νηπίων
游乐场

IEK AKMH - A
IEK AKMH - AG

Wellness Woven into Urban Life

The neighborhood serves as Athens' medical hub, with the National General Hospital and Hygeia International Hospital both within walking distance. The area is also well-supported by 24-hour pharmacies and specialized clinics, creating a well-rounded healthcare network. Combining top-tier medical services with metro access and high-quality grocery options, this central location offers dual value: supporting both long-term investment growth and everyday wellbeing through exceptional urban conveniences.

Within **2.5km** Diameter

6 reputable hospitals

Nearest Hospital: **2.5km**

5-Minute Direct Access

Within **1.5km** Diameter

11 large pharmacies



PROTECT THE ENVIRONMENT AND PUBLIC HEALTH

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



Thermal Insulation
thickness 10 cm



$u_g < 1.1 \text{ W/mk}$

Efficiency Windows with
quotient $u_g < 1.1 \text{ w/m}$



Photovoltaic Panels
for producing
electricity 30-40m



Cooling with
multiple units
with a SEER
greater than 6.1.



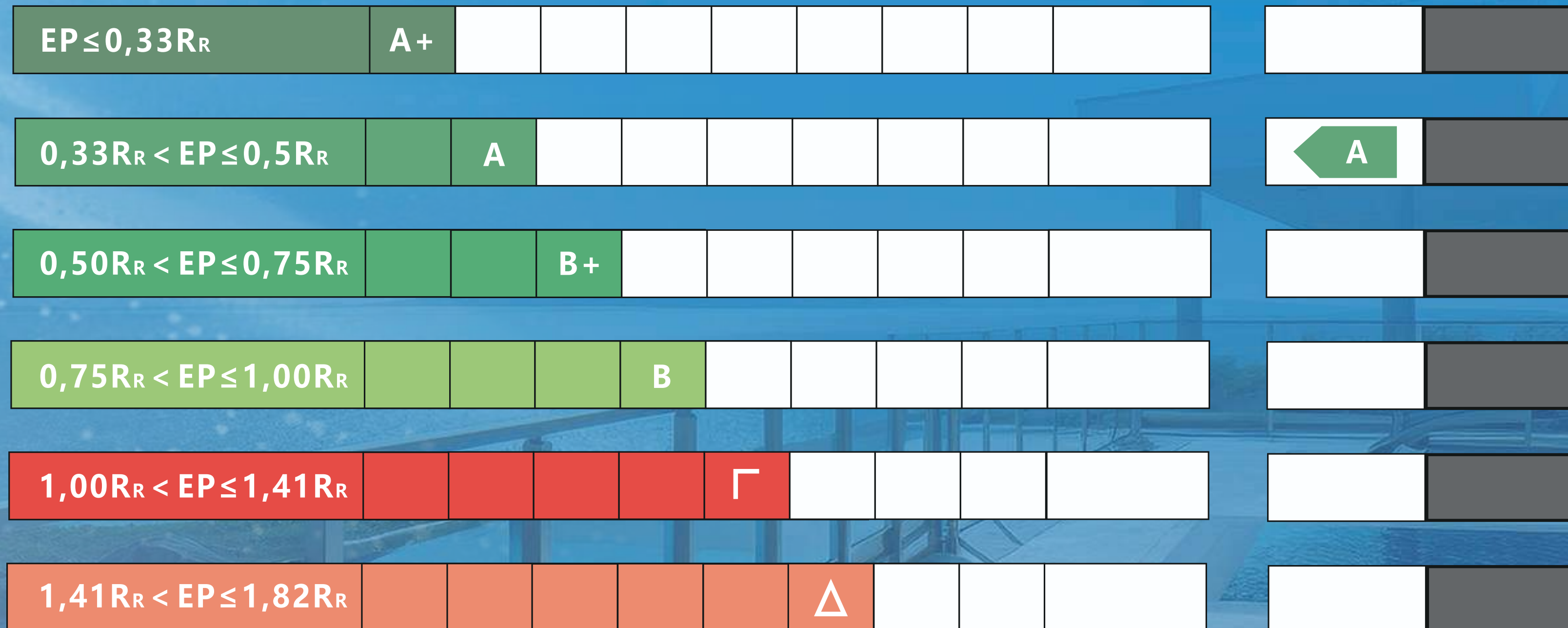
Heating with control of
the temperature of each
space in the apartment,
including temperature
compensation.



Aluminium Frames with
thermal Transmittance $u < 2.2 \text{ W/uk break}$
-quotient of Thermal

INGENUITY

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



Energy Efficiency Delivery Standard: Class A

DESIGN EFFECT



DESIGN EFFECT



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

DESIGN EFFECT



DESIGN EFFECT

SIEMENS



DESIGN EFFECT



UNITS OVERVIEW



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

Unit number	Level	Internal area	Bedrooms	Balcony/Garden	Parking	Bathrooms	Total SQM
G1	0	38	1	13		1	51
G2	0	38	1	15		1	53
G3	0	42	1	12 +16		1	70
G4	0	38	1	24 +20		1	82
A1	1	38	1	5.5	1	1	43.5
A2	1	39	1	5.5	1	1	44.5
A3	1	38	1	5	1	1	43
A4	1	42	1	5	1	1	47
A5	1	40	1	5	1	1	45
A6	1	39	1	3	1	1	42
A7	1	39	1	5	1	1	44
A8	1	34	1	4.3	1	1	38.3
B1	2	38	1	5.5	1	1	43.5
B2	2	39	1	5.5	1	1	44.5
B3	2	38	1	5	1	1	43
B4	2	42	1	5	1	1	47
B5	2	40	1	5	1	1	45
B6	2	39	1	3	1	1	42
B7	2	39	1	5	1	1	44
B8	2	34	1	4.3	1	1	38.3
C1	3	38	1	5.5	1	1	43.5
C2	3	39	1	5.5	1	1	44.5
C3	3	38	1	5	1	1	43
C4	3	42	1	5	1	1	47
C5	3	40	1	5	1	1	45
C6	3	39	1	3	1	1	42
C7	3	39	1	5	1	1	44
C8	3	34	1	4.3	1	1	38.3
D1	4	38	1	5.5	1	1	43.5
D2	4	39	1	5.5	1	1	44.5
D3	4	38	1	5	1	1	43
D4	4	42	1	5	1	1	47
D5	4	40	1	5	1	1	45
D6	4	39	1	3	1	1	42
D7	4	39	1	5	1	1	44
D8	4	34	1	4.3	1	1	38.3

FRONT DOOR →



Apartment G1

- GROUND FLOOR
- 1BR w/ kitchen & bath
- 38 m²



Metsovou

FLOOR PLAN

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



Apartment G2

- GROUND FLOOR
- 1BR w/ kitchen & bath
- 38 m²

FRONT DOOR →

Metsovou

FLOOR PLAN

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



Apartment G3

- GROUND FLOOR
- 1BR w/ kitchen & bath
- 42 m²



FRONT DOOR

Metsovou

FLOOR PLAN

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



Apartment G4

- GROUND FLOOR
- 1BR w/ kitchen & bath
- 38 m²



FRONT DOOR

Metsovou

FLOOR PLAN

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



**Apartment
A1/B1/C1/D1**

- 1ST - 4TH FLOOR
- 1BR w/ kitchen & bath
- 38 m²
- parking space

FRONT DOOR



Metsovou

FLOOR PLAN

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



**Apartment
A2/B2/C2/D2**

- 1ST - 4TH FLOOR
- 1BR w/ kitchen & bath
- 39 m²
- 1 parking space

FRONT DOOR →

Metsovou

FLOOR PLAN

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



**Apartment
A3/B3/C3/D3**

- 1ST – 4TH FLOOR
- 1BR w/ kitchen & bath
- 38 m²
- parking space

FRONT DOOR →

Metsovou

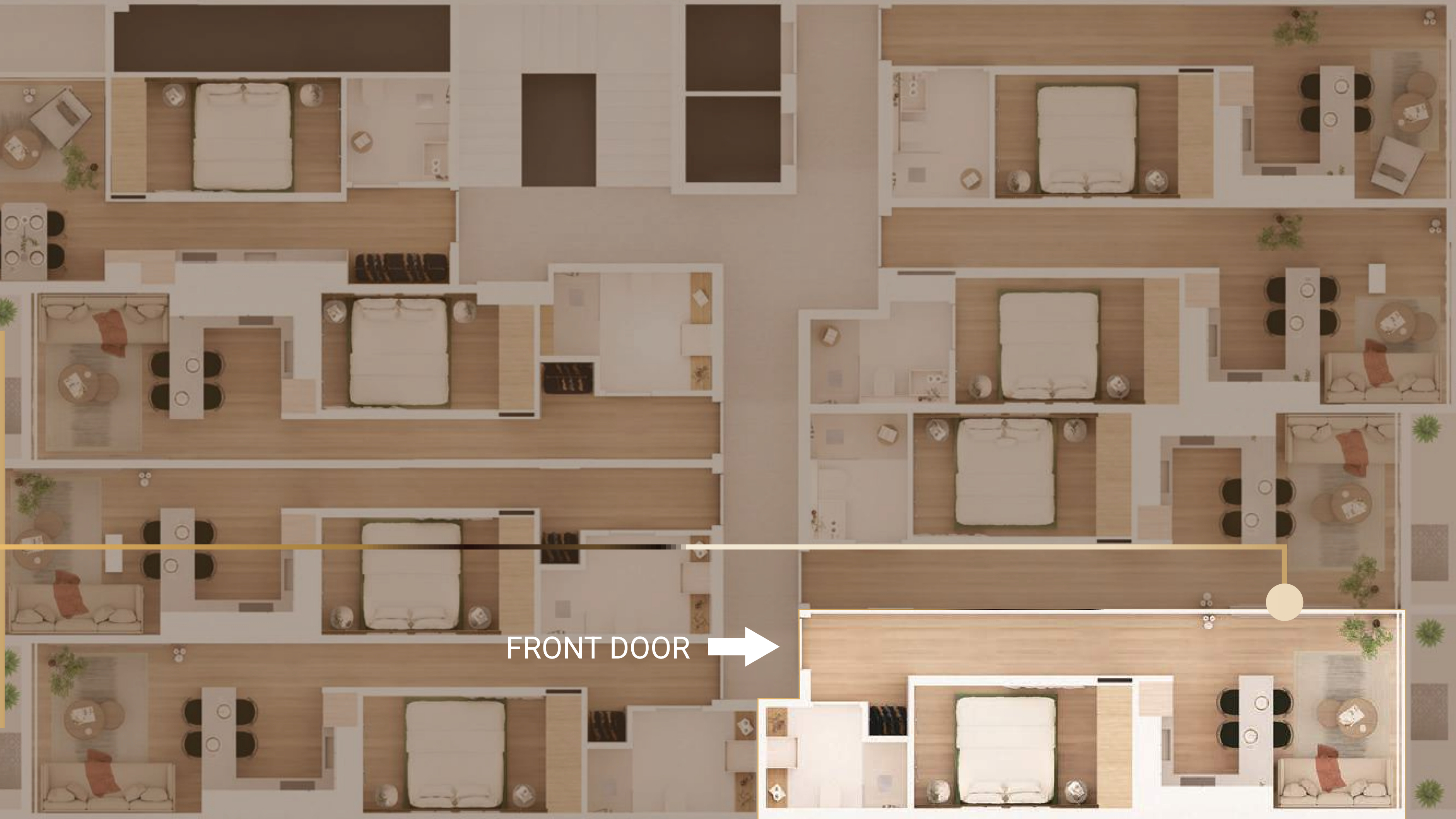
FLOOR PLAN

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



**Apartment
A4/B4/C4/D4**

- 1ST – 4TH FLOOR
- 1BR w/ kitchen & bath
- 42 m²
- parking space



FRONT DOOR →

Metsovou

FLOOR PLAN

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



**Apartment
A5/B5/C5/D5**

- 1ST - 4TH FLOOR
- 1BR w/ kitchen & bath
- 40 m²
- parking space



Metsovou



FLOOR PLAN

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



**Apartment
A6/B6/C6/D6**

- 1ST - 4TH FLOOR
- 1BR w/ kitchen & bath
- 39 m²
- parking space



FRONT DOOR

Metsovou

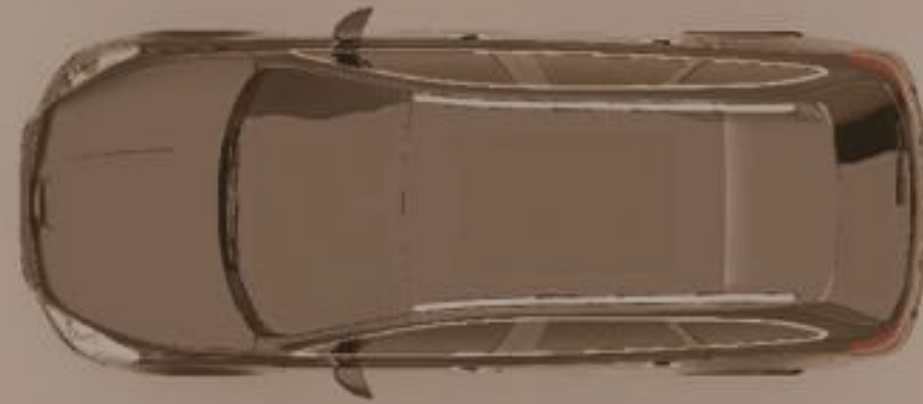
FLOOR PLAN

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



**Apartment
A7/B7/C7/D7**

- 1ST – 4TH FLOOR
- 1BR w/ kitchen & bath
- 39 m²
- parking space



Metsovou

FLOOR PLAN

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



**Apartment
A8/B8/C8/D8**

- 1ST - 4TH FLOOR
- 1BR w/ kitchen & bath
- 34 m²
- parking space

← FRONT DOOR

Metsovou

FLOOR PLAN

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

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