

【Type: Commercial-to-Residential】 · 【Location:Exarcheia】 · 【Units: 16】

【Total Floors: 8】 · 【Area: 34m² – 48m²】 · 【Price: From €250,000】



Vesta II

A Millennium-Old Heritage Corridor,
A Lifeline of the Modern City

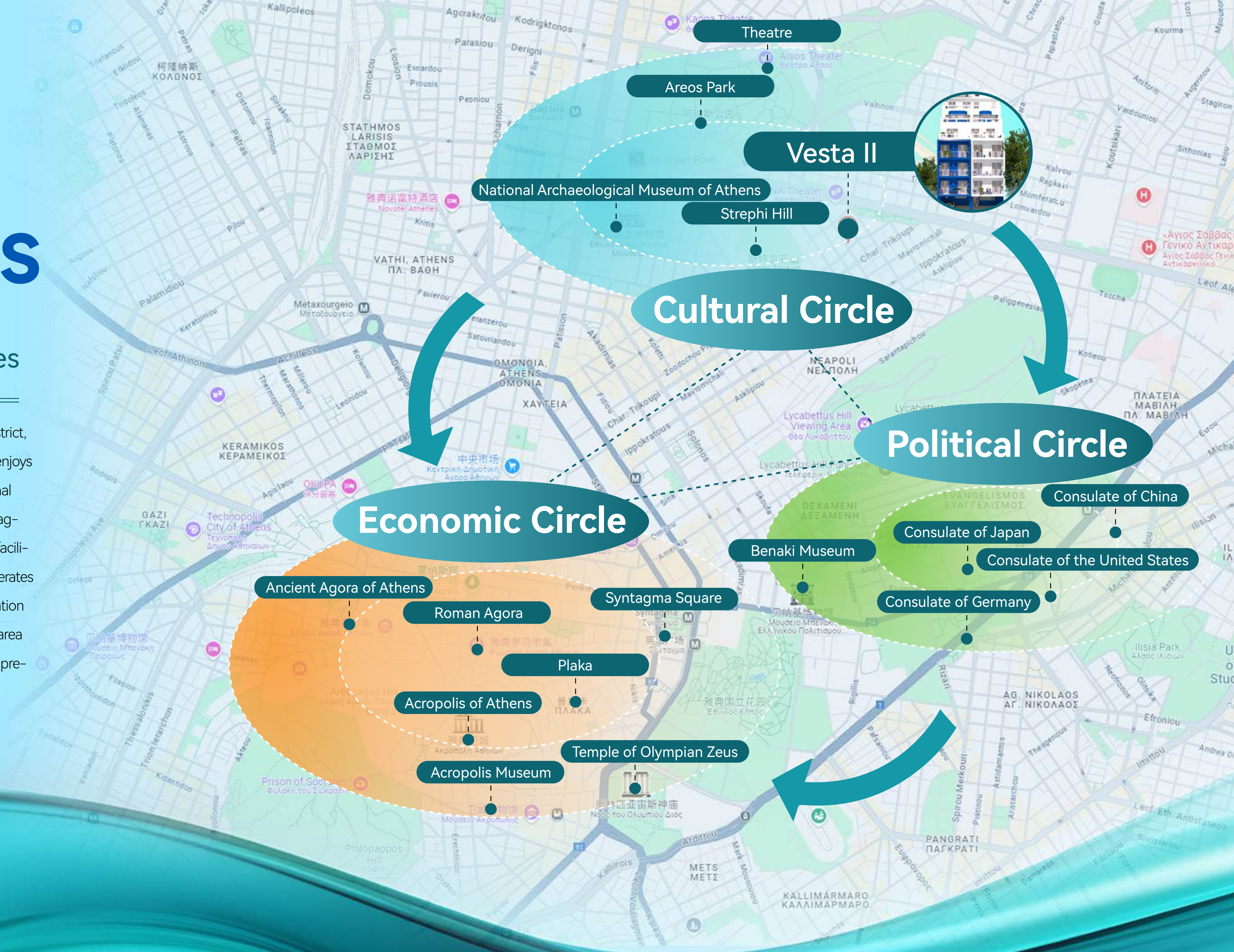
Acropolis Hub / Wealth Core



LOCATION ADVANTAGES

Athens Strategic Hub,
Fostering Unlimited Opportunities

Vesta II is situated in the heart of Athens, in the historic Exarcheia district, at the crossroads of Greece's political, economic, and cultural life. It enjoys close access to key landmarks such as Syntagma Square, the National Archaeological Museum, and Lycabettus Hill. Within a 1km radius, flagship commercial centers, international universities, and top medical facilities create a comprehensive modern urban lifestyle. As Athens accelerates its urban renewal — with metro expansion and commercial revitalization — coupled with thriving tourism and the Golden Visa program, this area attracts global capital, offering both strong potential for property appreciation and stable rental returns



^{No. 1} GROWTH POTENTIAL

Center of Civilization, Lasting Tourism Growth

Vesta II occupies a prime position in the cultural heart of Athens, just a 3-minute drive to ancient Pedion tou Areos Park and a 5-minute drive to the scenic summit of Lycabettus Hill. This prime location offers immediate access to both natural beauty and cultural heritage, all within minutes. Located within a 2km radius of world-renowned landmarks such as the Acropolis and key museums, it attracts high-net-worth global visitors year-round. This unique positioning ensures strong long-term property value and sustained tourism-driven demand.

Hotel Investment

The former Athens' Hilton is being upgraded into Greece's first ultra-luxury Conrad Hotel. It will be paired with Waldorf Residences, creating a new premier urban landmark.

Greece's first Hilton Garden Inn will open on Syngrou Avenue in December 2025, featuring a rooftop pool and a restaurant with views of the Acropolis. Brands such as Canopy and Tapestry are accelerating their expansion across key tourist areas.

Hilton Garden Inn

Canopy by Hilton

Lycabettus Hill

Vesta II

Areos Park

1200m / 5-min

800m / 3-min

No.2 GROWTH POTENTIAL

Academic Institutions in Proximity, Sustained Rental Demand Growth

Vesta II is located within one of Athens' top academic clusters, close to the Agricultural University, NKUA, and Athens University of Economics, and several international schools. This concentration of academic institutions drives steady rental demand from both students and faculty. The units are thoughtfully designed to meet their needs, providing investors with reliable rental returns.

Vesta II	 1.4KM 4 Min	Athens University of Economics and Business
Vesta II	 1.7KM 5 Min	Agricultural University of Athens
Vesta II	 5.5KM 10 Min	National Technical University of Athens
Vesta II	 4.5KM 12 Min	National and Kapodistrian University of Athens



No.3 GROWTH POTENTIAL

Diplomatic Core Zone,
Gateway to Global Opportunity

Located within a diplomatic enclave that hosts numerous embassies, including those of Serbia, U.S., U.K., Austria, Belgium, Portugal, Italy, and Germany, this area consistently attracts elite expatriate communities known for their high living standards and income levels. The combination of robust security infrastructure and a concentration of high-net-worth residents supports a rental market marked by low vacancy rates (below the Athens average) and long-term tenancies, and superior safety standards. These advantages firmly establish the area as a preferred residential choice for high-net-worth families.



TRAFFIC ADVANTAGES

200m to the Golden Artery,
Athens Axial Hub

Vesta II is located just 200 meters from Alexandras Avenue — Athens' key transportation artery. This major north-south corridor links the political heartbeat of Syntagma Square with the cultural and natural beauty of the National Gardens. More than just a traffic artery, Alexandras Avenue converges Athens' political, economic, and cultural energy, offering residents exceptional access to the city's most vital zones.

Strategically positioned at Europe's pivotal land-sea intersection, the project lies just 18 minutes from the Port of Piraeus, one of Europe's top ten harbors, commanding a central role in the Belt and Road Initiative's dual maritime and overland corridors. The area is where global logistics networks and Athens' urban infrastructure converge. With direct access to Metro Line 1 at Victoria Station and efficient connectivity to Athens International Airport, Vatazi 40 delivers both global accessibility and long-term investment value.



No. 1 LIFESTYLE FACILITIES

Art All Around, Life on Theater Stage

Vesta II thrives in the artistic heart of Athens' open-air museum landscape.

Classic drama echoes just 500m away at the historic Lampeti Theatre, while the avant-garde spirit of Fournos Theater awaits only 290m from your doorstep. Ancient Greek legacies whisper through your windows, while every stroll through the neighborhood immerses you in the pulse of contemporary creativity. Here, life unfolds like an eternal artistic script — center stage in a theater with no curtain.



LAMPETI THEATRE
(3MIN 500M)



"FOURNOS" THEATER
(2MIN 290M)



LIFESTYLE FACILITIES

Life is a Runway,
Fashion never fades

Within a 1km radius of the core area, essential amenities — retail, education, and healthcare — are seamlessly integrated. Fashion boutiques and department stores are just a 10-minute walk away, while supermarkets, cafés, pharmacies, and banks are densely clustered to support everyday needs and enhance social convenience around the clock.



1.5km radius →
60+ restaurants



2.5km radius →
5 hypermarkets



4.7km to Acropolis
(13-minute drive)



LIFESTYLE ^{No.3} FACILITIES

Renowned Doctors Next Door, Wellness Always Within Reach

Situated in Athens' core medical district, the project is surrounded by numerous 24-hour pharmacies and specialist clinics, forming a well-rounded healthcare ecosystem. Its central urban location ensures seamless access to medical services, commercial amenities, and public transit — enhancing both investment value and quality of life.

Within 3km diameter →

6 well-known hospitals

Nearest hospital →

2.8km away (10-minute direct drive)

Within 1.5km diameter →

12 large-scale pharmacies



PROTECT THE ENVIRONMENT AND PUBLIC HEALTH

**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.**

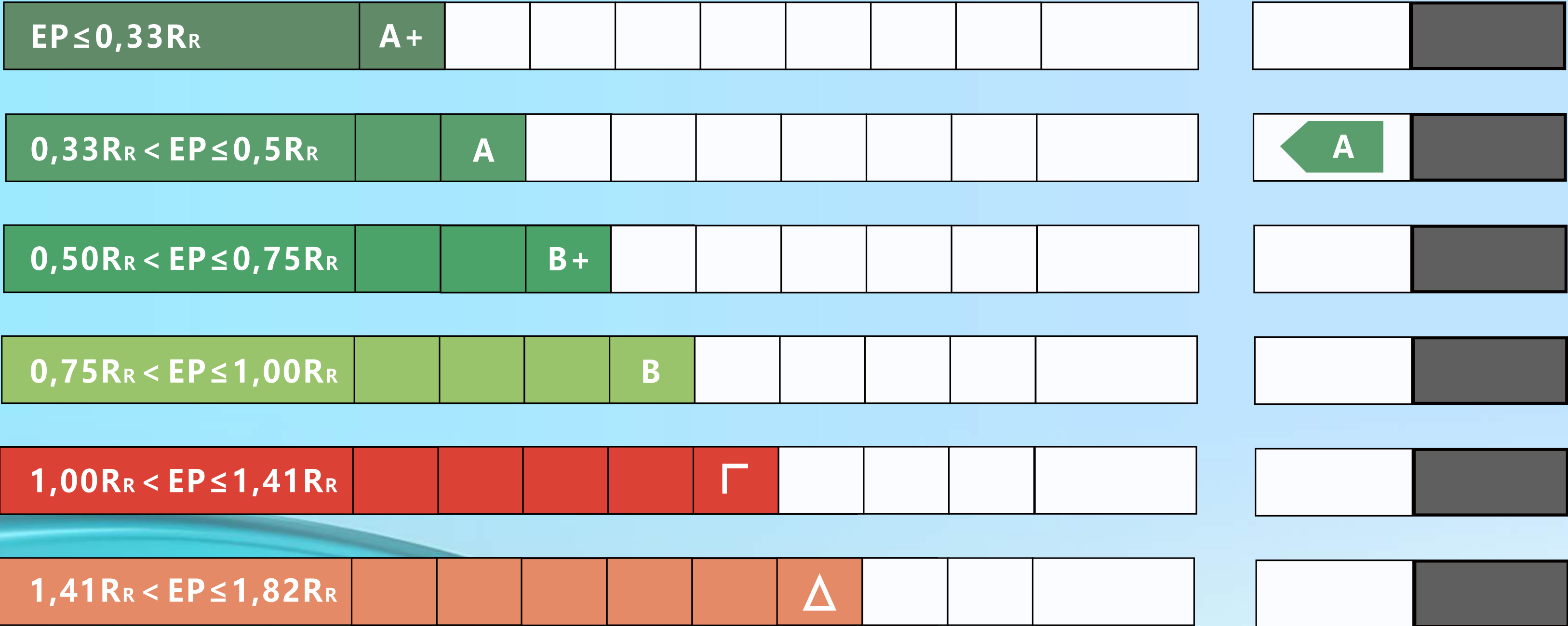


**Aluminium Frames with
thermal
Transmittance
 $u < 2.2 \text{ W/uk}$
break-quotient
of Thermal**



INGENUITY

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



Energy Efficiency Delivery Standard: Class A

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DESIGN EFFECT



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Vesta II

>>> *Acropolis Hub / Wealth Core*

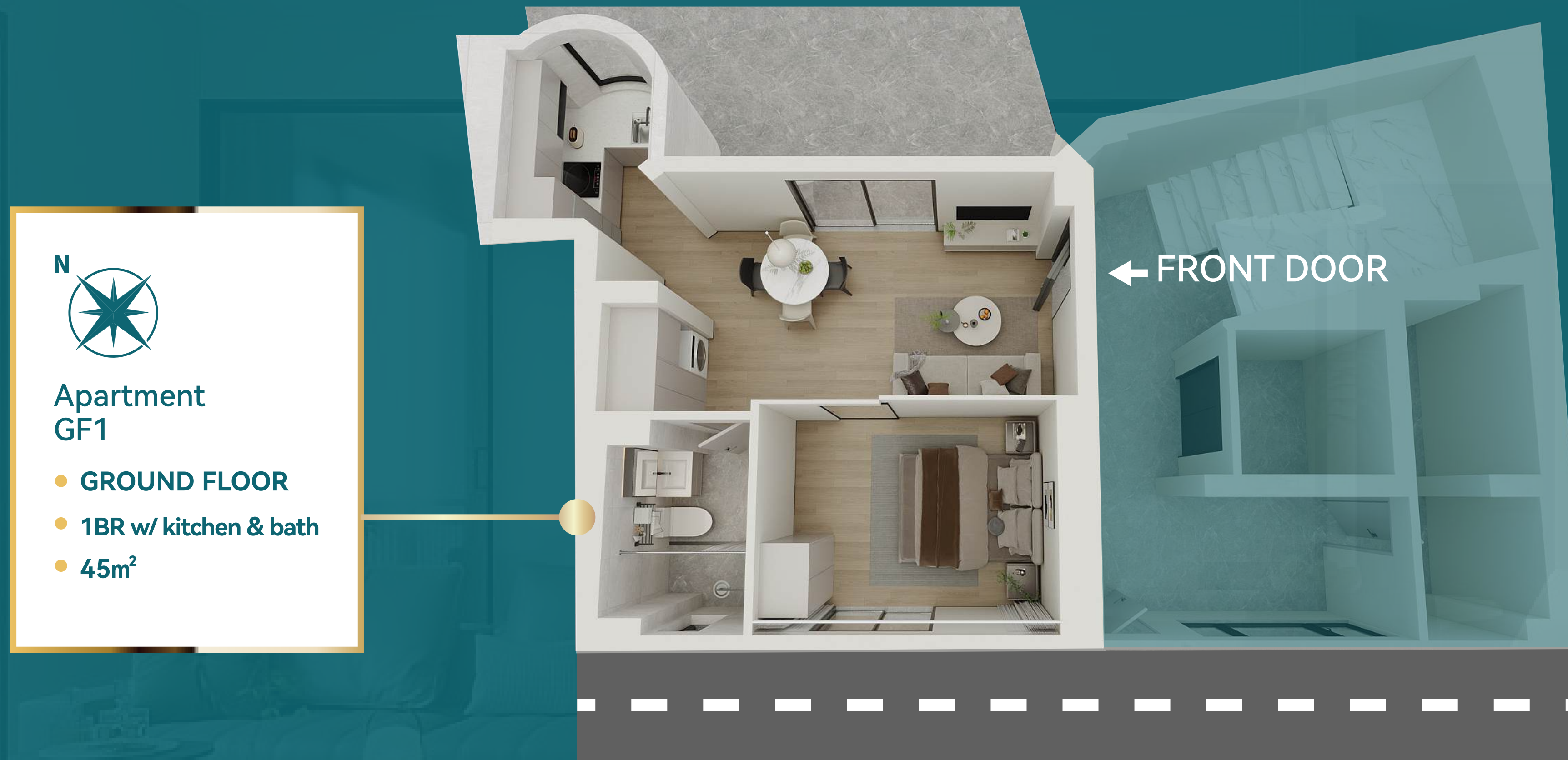
Unit number	Floors	Internal area	Bedrooms	Bathrooms	Storage			Parking	Gifted Area	Total SQM
					Units	Floors	SQM			
GF1	0	44.10	1	1	S1	-1	9.9		70.65	124.65
A1	1	39.00	1	1	S2	-1	7.3			46.30
A2	1	38.00	1	1	S3	-1	7.4		4.71	50.11
A3	1	39.00	1	1	S4	-1	7.5		4.78	51.28
B1	2	39.00	1	1	S5	-1	7.6			46.60
B2	2	38.00	1	1	S6	-1	7.2		4.71	49.91
B3	2	39.00	1	1	S7	-1	7.1		4.78	50.88
C1	3	39.00	1	1	S8	-1	7.2			46.20
C2	3	38.00	1	1	S9	-1	7.1		4.71	49.81
C3	3	39.00	1	1	S10	-1	7.2		4.78	50.98
D1-E1	4-5	48.00	1	1	S11	-1	7.1			55.10
D2	4	39.20	1	1	S12	-1	7.3		8.52	55.02
D3	4	35.40	1	1	S13	-1	7.3	1	9.17	51.87
E2	5	45.60	1	1	S14	0	8.75	1	22.6	76.95
F1	6	37.60	1	1	S15	6	5.8		21.27	64.67
G1	7	34.00	1	1	S16	7	13.6	1	5.87	53.47

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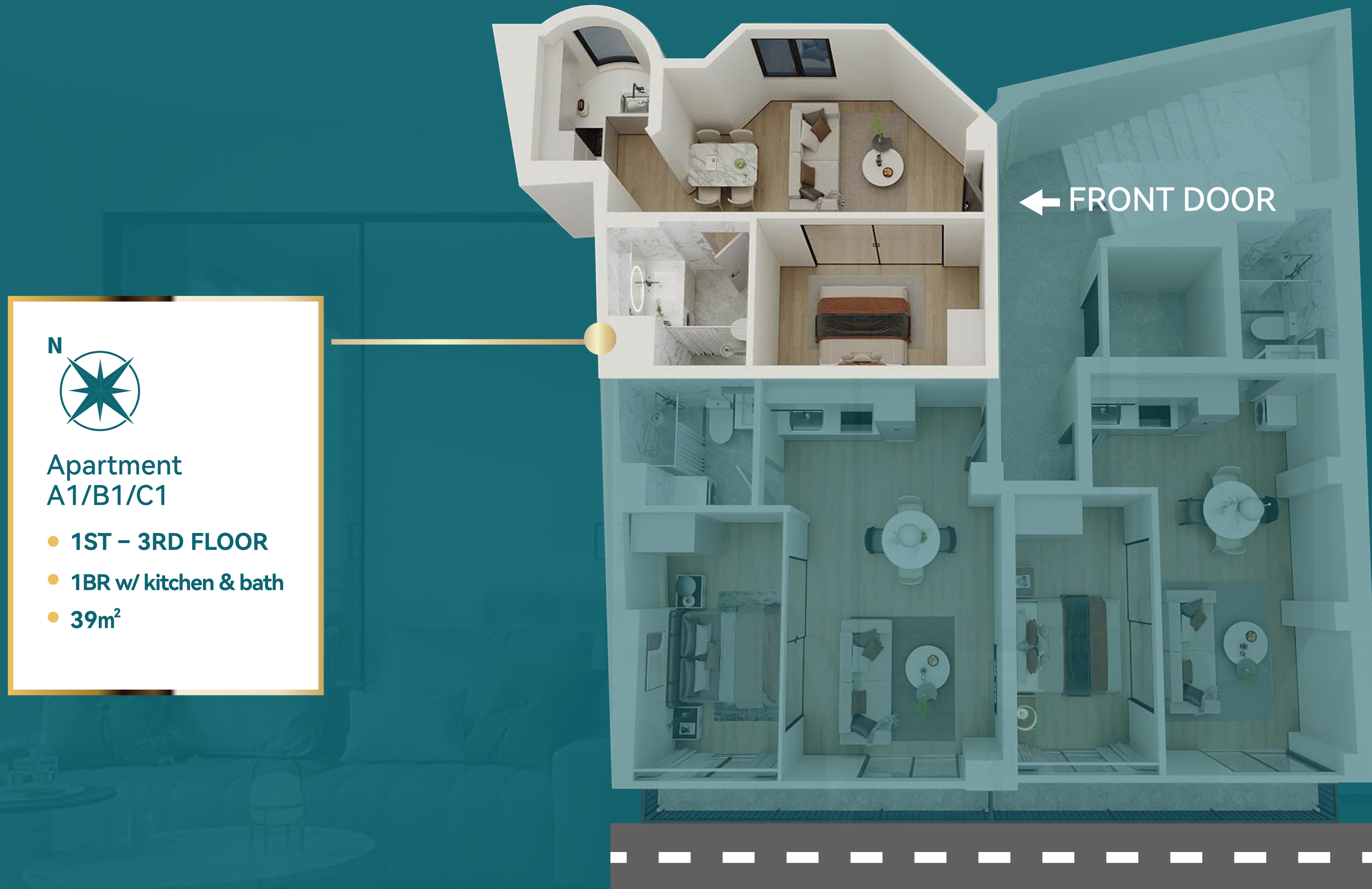
FLOOR PLAN

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



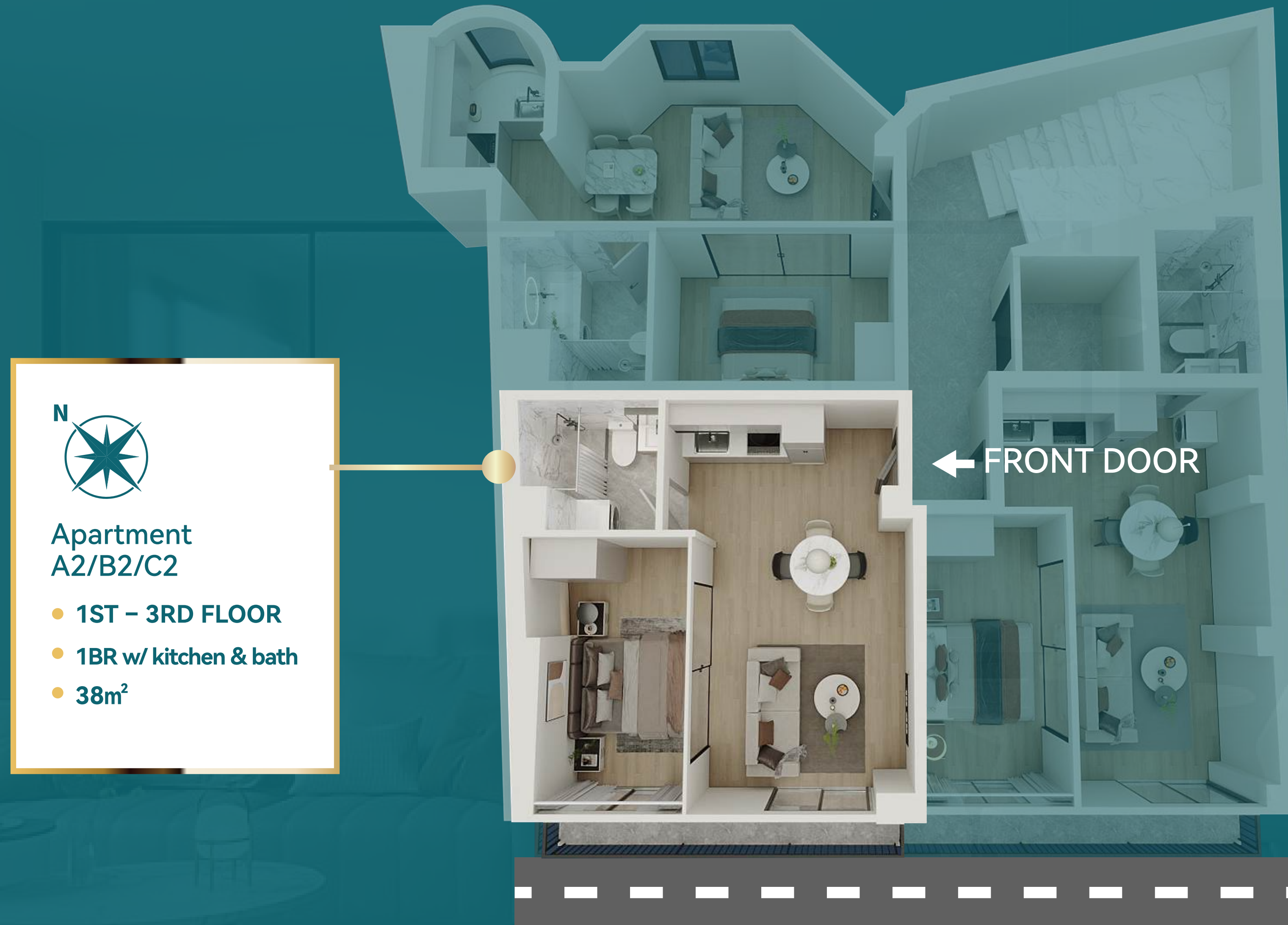
I FLOOR PLAN

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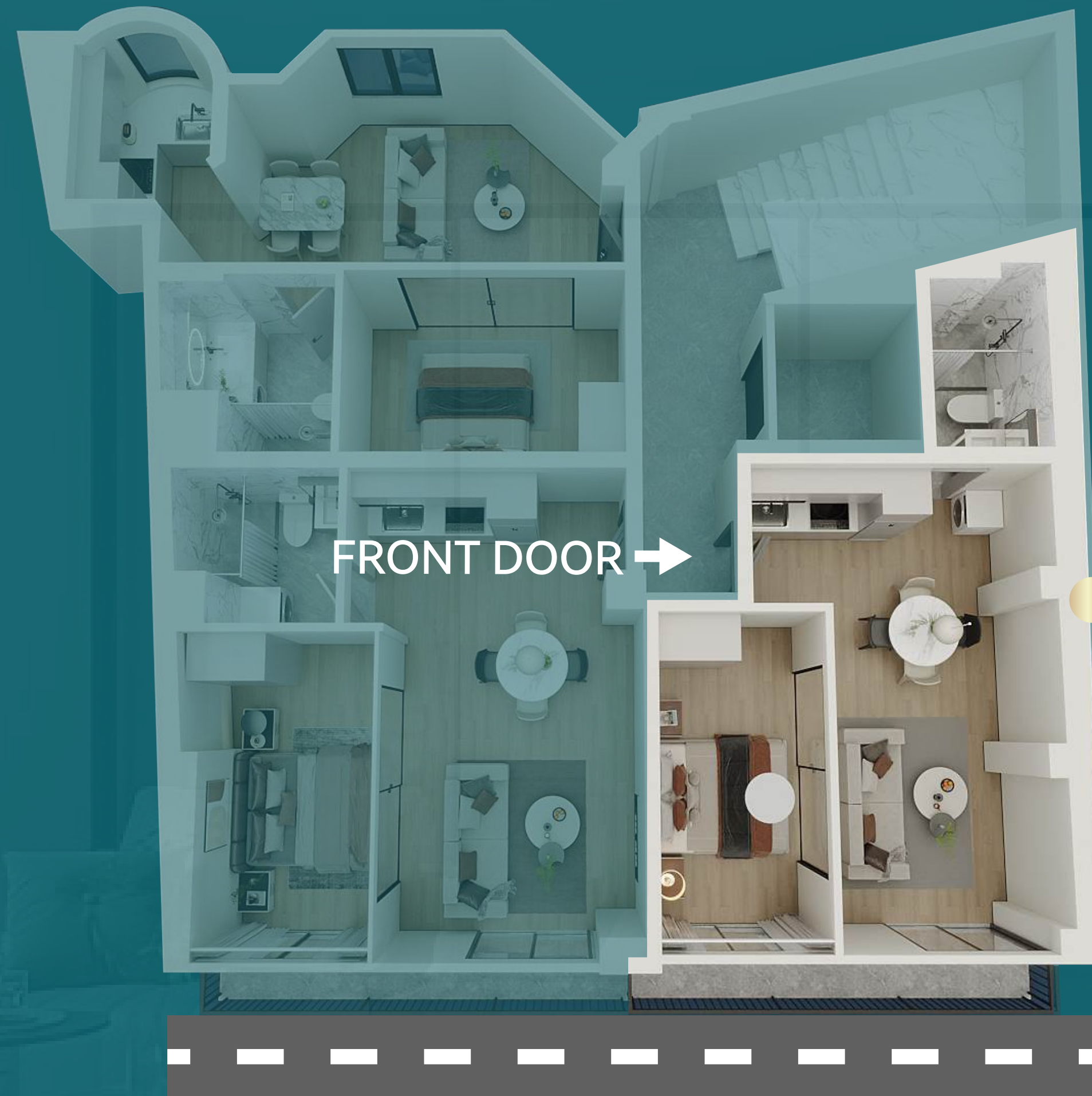
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I FLOOR PLAN

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Apartment
A3/B3/C3

- 1ST – 3RD FLOOR
- 1BR w/ kitchen & bath
- 39m²

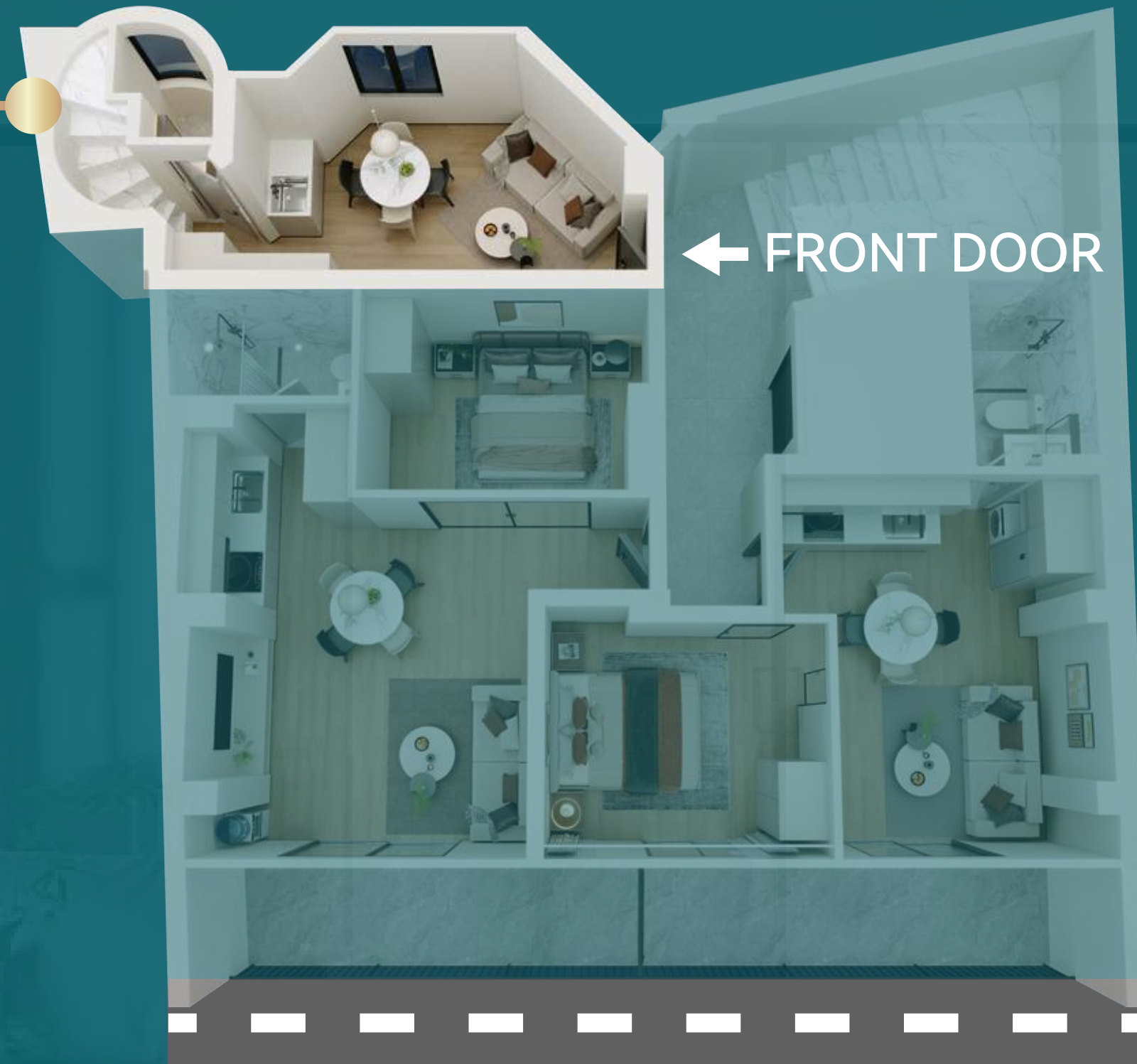
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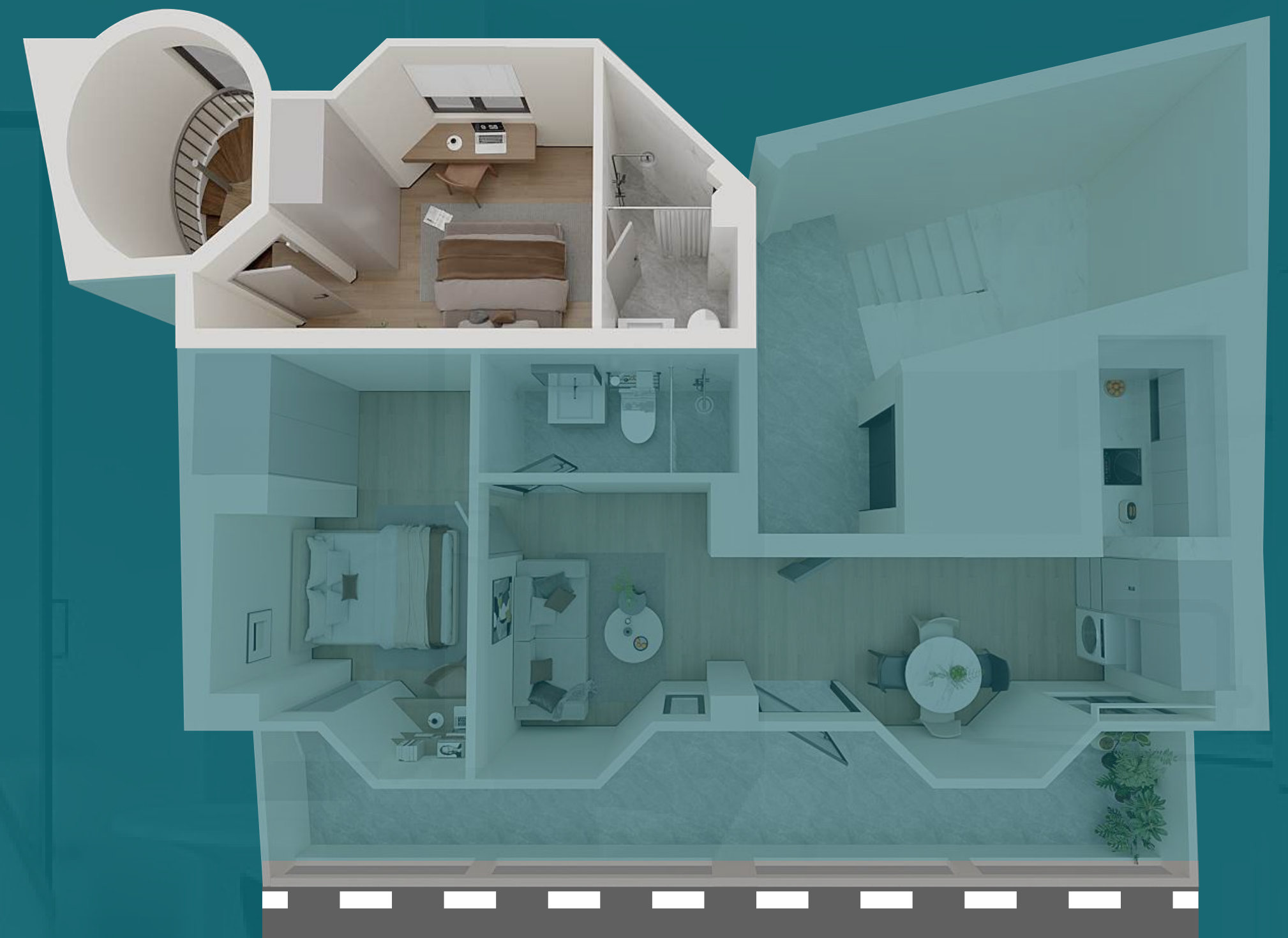


Apartment
D1-E1

- 4TH-5TH FLOOR
- 1BR w/ kitchen & bath
- 48m²



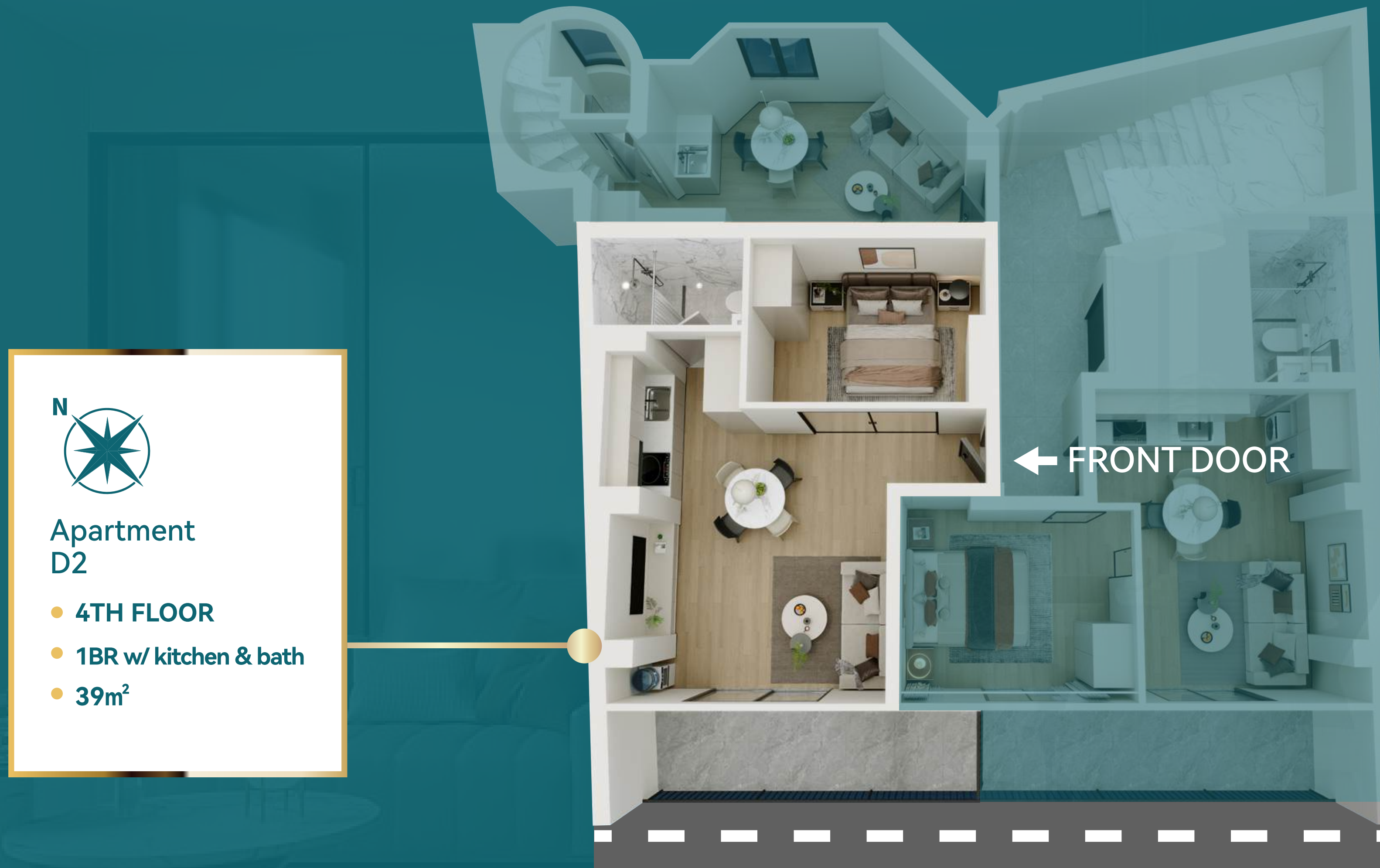
- Upper floor -



- Lower floor -

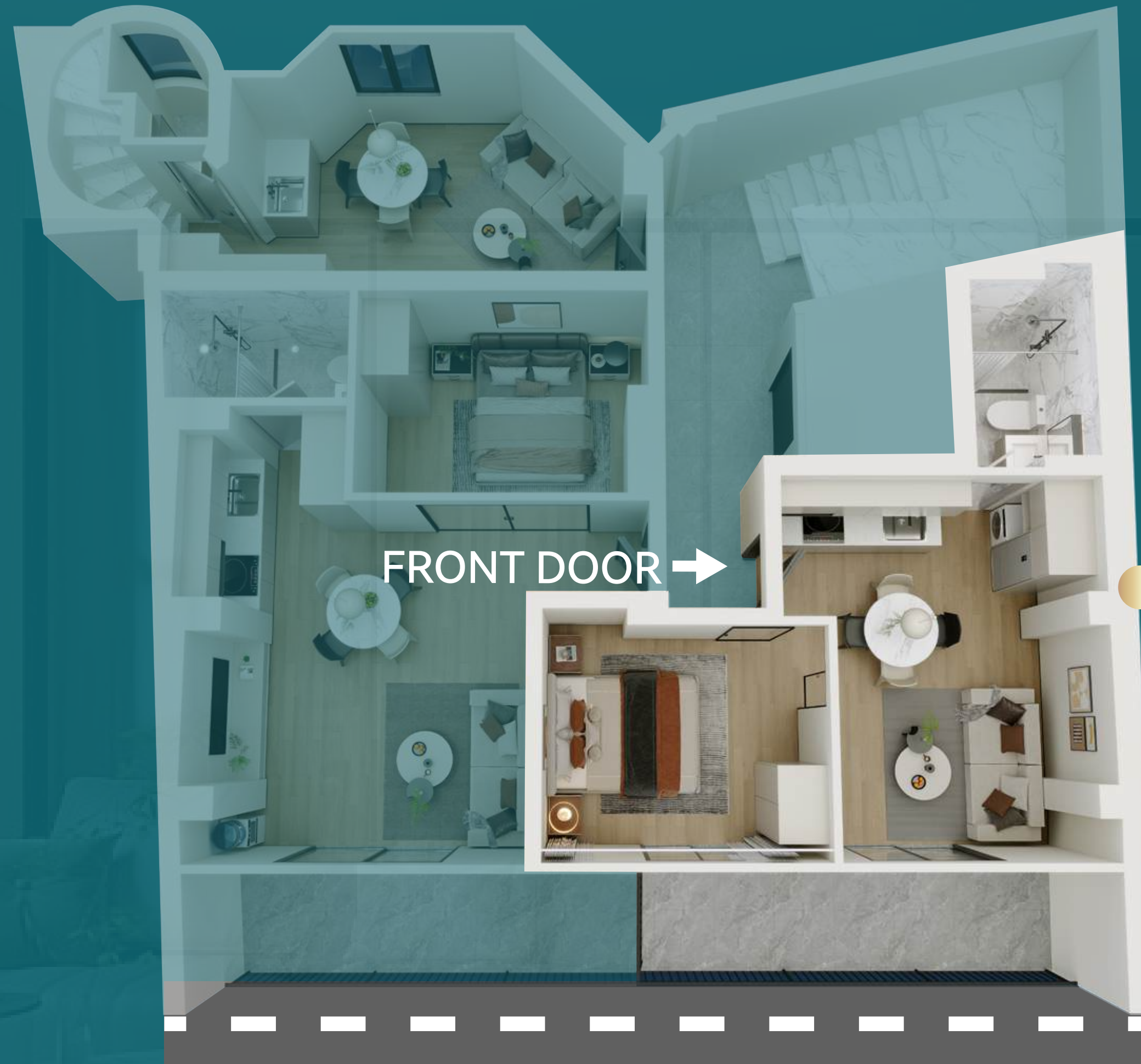
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FLOOR PLAN

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FRONT DOOR →



Apartment
D3

- 4TH FLOOR
- 1BR w/ kitchen & bath
- 35m²

FLOOR PLAN

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Apartment
E2

- 5TH FLOOR
- 1BR w/ kitchen & bath
- 46m²

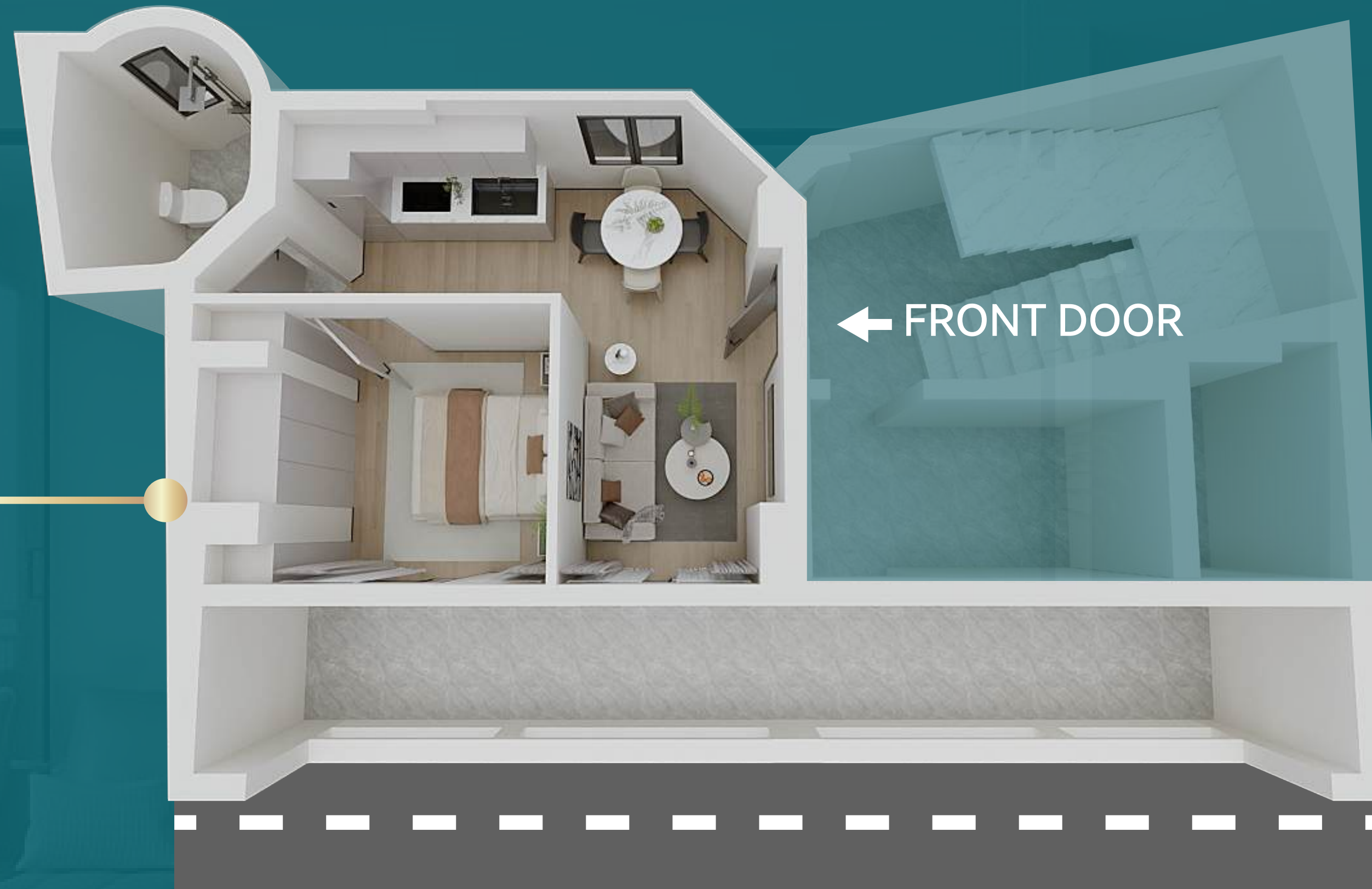
FLOOR PLAN

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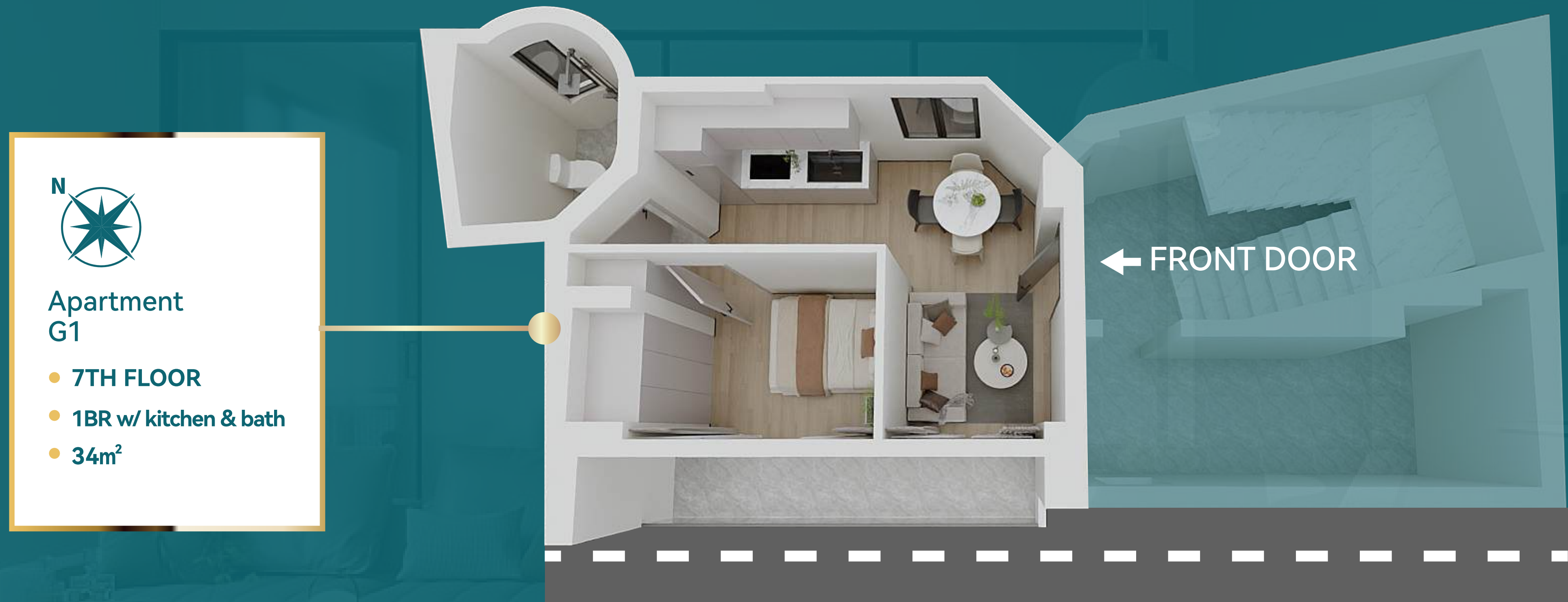
Apartment
F1

- 6TH FLOOR
- 1BR w/ kitchen & bath
- 38m²



FLOOR PLAN

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Vesta I



Vesta II



Vesta III



Paragon I



**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