

EIRINI I

A New Residential Address in Nea Ionia

A boutique 5-storey building offering elegant 1-bedroom apartments designed for modern city life in Athens



Boutique residential building



Private balcony for every unit



Storage included



Ideal for urban living





Eirini - the name Eirini comes from the Greek word for *peace*. In ancient mythology, Eirene was the goddess of peace and harmony, symbolizing *balance* and *prosperity* in everyday life. Inspired by this idea, Eirini I reflects a vision of calm, comfortable living within the vibrant rhythm of Athens.

Located in the established neighborhood of Nea Ionia, the project introduces a modern residential building designed for contemporary urban lifestyles. Rising across five floors, the development brings together thoughtful architecture, efficient layouts, and a residential atmosphere that feels both connected and tranquil.

The building offers seventeen one-bedroom apartments, each designed to maximize functionality and natural light. Private balconies extend the living space outdoors, while dedicated storage areas provide practical convenience for everyday life.

Eirini I is designed as a place where modern living meets a sense of balance, creating homes that offer comfort, simplicity, and a peaceful retreat within the city.



A VIBRANT ATHENIAN NEIGHBORHOOD

Located in the vibrant neighborhood of Nea Ionia, Eirini I is surrounded by a well-established urban environment known for its strong community atmosphere and everyday convenience. The area offers a wide range of local amenities, including shops, cafés, restaurants, markets, schools, and essential services, all within easy reach.

Nea Ionia is also well connected to the rest of Athens through public transportation and major road networks, providing convenient access to the city center and other key districts. Combining lively local streets with a comfortable residential character, the neighborhood offers an ideal setting for modern city living.



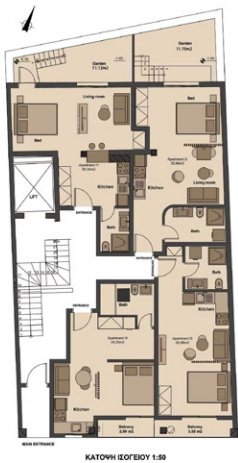


A LIFESTYLE OF CONVENIENCE

Life in Nea Ionia offers the authentic rhythm of Athens, where everyday living unfolds through lively streets, local cafés, and neighborhood markets. Residents enjoy a dynamic environment where daily conveniences are just moments away, creating a lifestyle that is both practical and enjoyable.

From morning coffee at nearby cafés to afternoon walks through the neighborhood's shopping streets, the area offers a vibrant yet comfortable atmosphere. Local restaurants, bakeries, and small boutiques add character to the district, while parks and public spaces provide opportunities to slow down and relax.

Nea Ionia combines the energy of city life with the warmth of a residential community, offering a balanced lifestyle where work, leisure, and daily routines naturally come together.



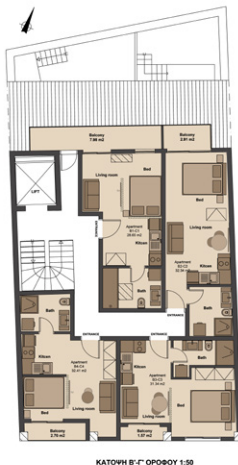
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EIRINI I RESIDENCES

Modern homes combining functional design with a comfortable urban lifestyle



1F



2F - 3F



4F



Project Type: Commercial-to-Residential Conversion



Total Units: 17 Apartments



Floors: 5-Storey Building



Unit Sizes: 28.65 - 41.78 m²



Energy Class: A



Price: Starting from €250,000

Unit	Internal SQM	Balcony	Semi Balcony	Storage	Storage SQM	Total SQM
I1	38.3m ²	11.12m ²	-	S1	6.63m ²	56.05m ²
I2	39.96m ²	11.70m ²	-	S2	4.52m ²	56.18m ²
I3	38.86m ²	-	3.55m ²	S3	4.72m ²	43.58m ²
I4	36.20m ²	-	2.59m ²	S4	3.99m ²	40.19m ²
A1	30.46m ²	0.6m ²	-	S5	4.58m ²	35.64m ²
A2	32.34m ²	1.48m ²	-	S6	5.48m ²	39.3m ²
A3	31.34m ²	-	1.57m ²	S7	3.74m ²	35.08m ²
A4	32.41m ²	-	2.7m ²	S8	4.67m ²	37.08m ²
B1	28.65m ²	7.98m ²	-	S9	4.35m ²	40.98m ²
B2	32.34m ²	2.91m ²	-	S10	4.99m ²	40.24m ²
B3	31.34m ²	1.56m ²	-	S11	4.36m ²	37.26m ²
B4	32.41m ²	2.7m ²	-	S12	4.67m ²	39.78m ²
C1	28.65m ²	7.98m ²	-	S13	4.64m ²	41.27m ²
C2	32.34m ²	2.91m ²	-	S14	6.43m ²	41.68m ²
C4	31.34m ²	1.56m ²	-	S15	6.31m ²	39.21m ²
C4	32.41m ²	2.7m ²	-	S16	6.21m ²	41.32m ²
D1	41.78m ²	111.53m ²	-	S17	6.72m ²	160.03m ²

APARTMENT LAYOUTS



I1 | 38.3 m²

1-bedroom,1-bathroom
Garden: 11.12 m²
Storage: 6.63 m²
Total area: 56.05 m²

I2 | 39.96 m²

1-bedroom,1-bathroom
Garden: 11.70 m²
Storage: 4.52 m²
Total area: 56.18 m²

I3 | 38.86 m²

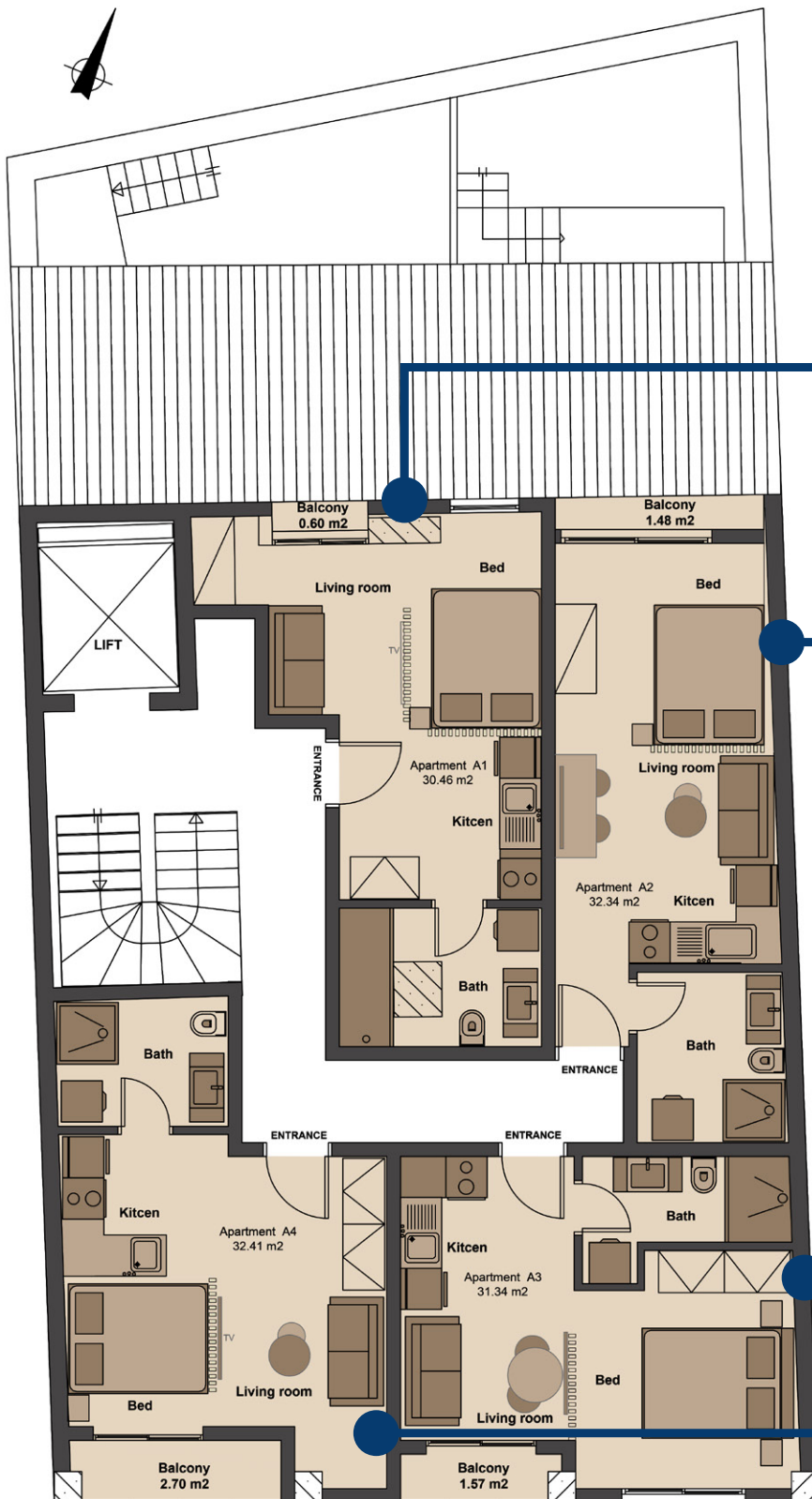
1-bedroom,1-bathroom
Semi-balcony included
Storage: 4.72 m²
Total area: 43.58 m²

I4 | 36.20 m²

1-bedroom,1-bathroom
Semi-balcony included
Storage: 3.99 m²
Total area: 40.19 m²

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APARTMENT LAYOUTS



A1 | 30.46 m²

1-bedroom,1-bathroom
Balcony: 0.6 m²
Storage: 4.58 m²
Total area: 35.64 m²

A2 | 32.34 m²

1-bedroom,1-bathroom
Balcony: 1.48 m²
Storage: 5.48 m²
Total area: 39.3 m²

A3 | 31.34 m²

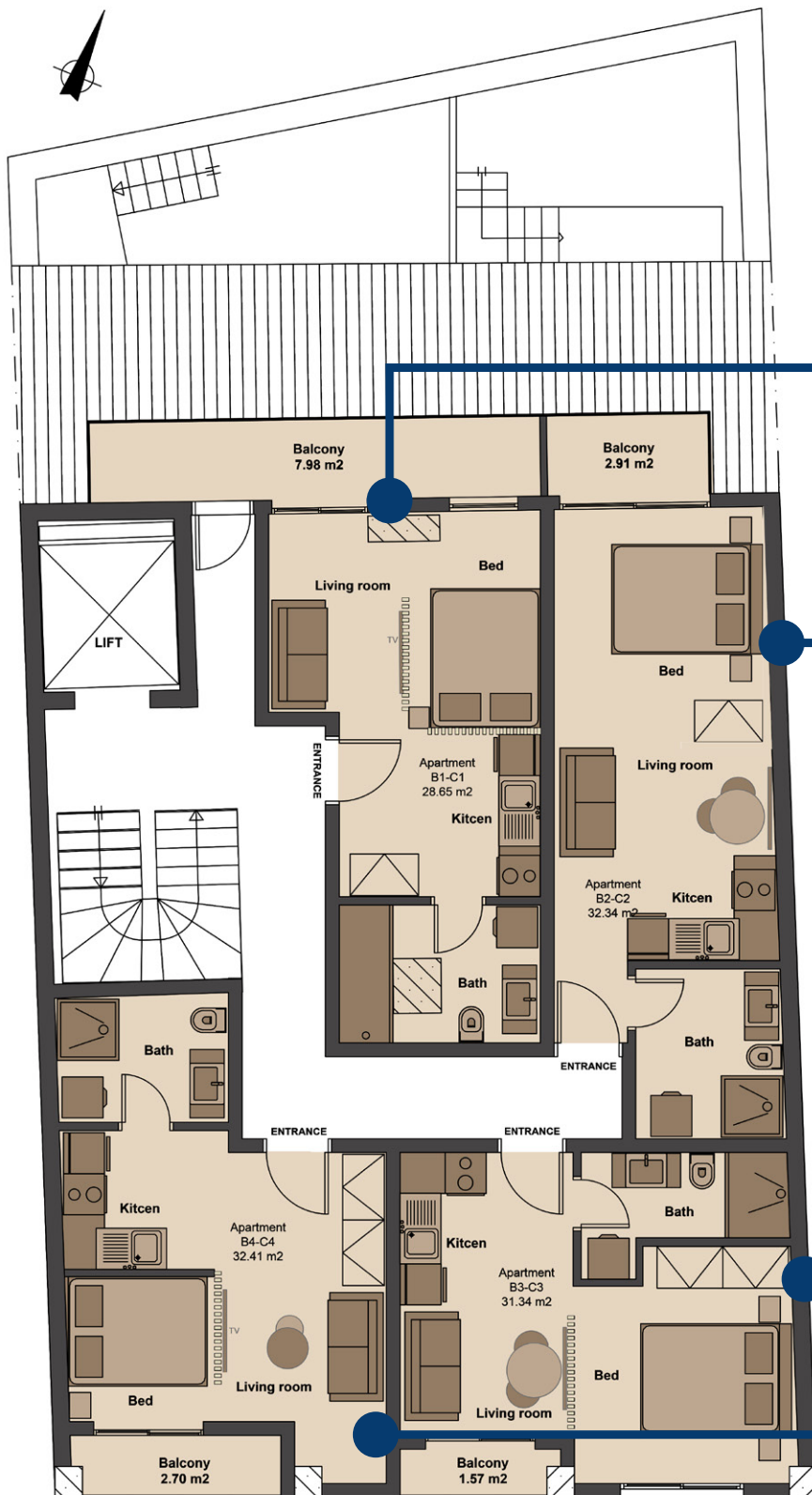
1-bedroom,1-bathroom
Semi-balcony included
Storage: 3.74 m²
Total area: 35.08 m²

A4 | 32.41 m²

1-bedroom,1-bathroom
Semi-balcony included
Storage: 4.67 m²
Total area: 37.08 m²

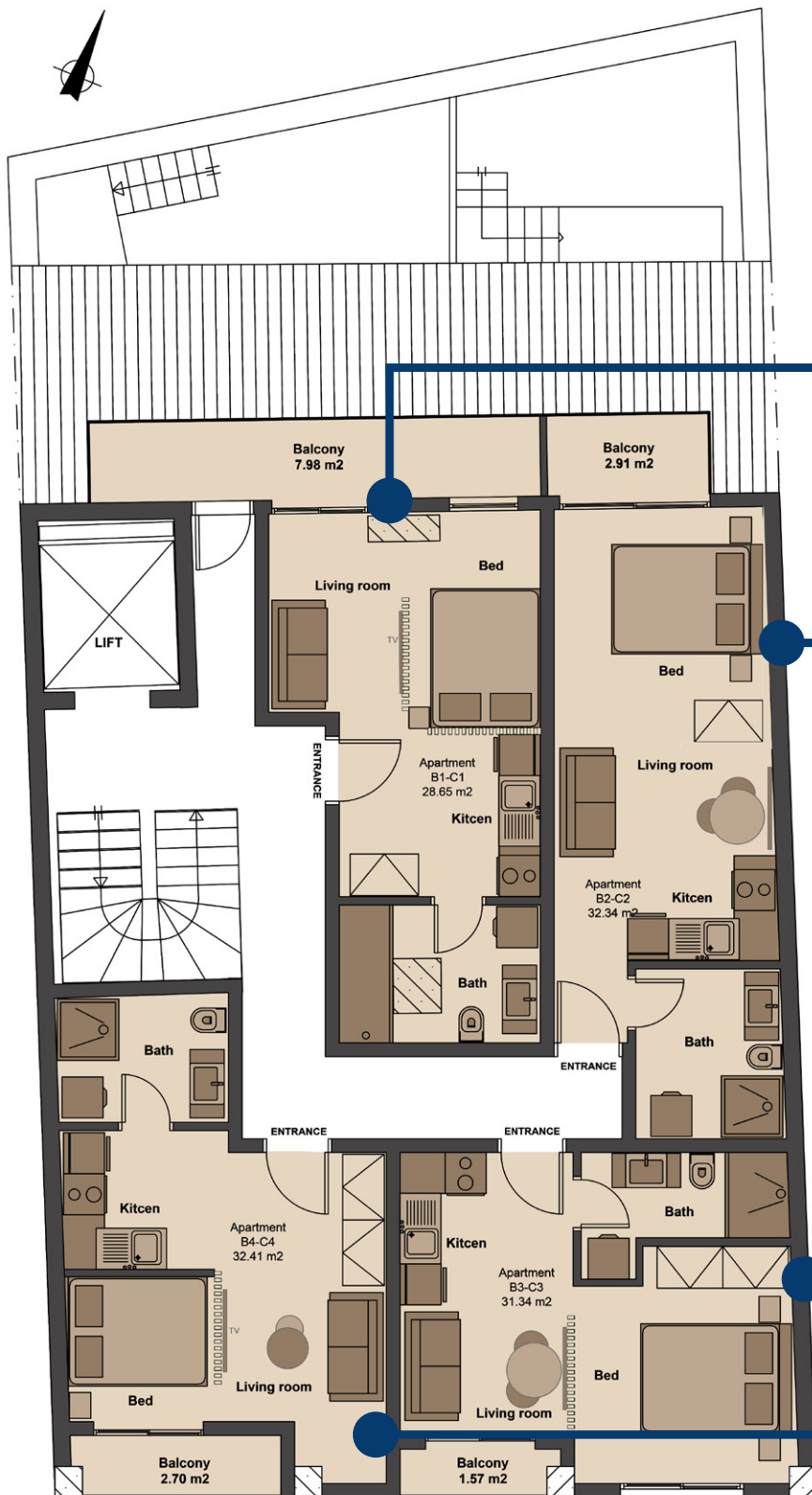
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APARTMENT LAYOUTS



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APARTMENT LAYOUTS



C1 | 28.65 m²

1-bedroom,1-bathroom
Balcony: 7.98 m²
Storage: 4.64 m²
Total area: 41.27 m²

C2 | 32.34 m²

1-bedroom,1-bathroom
Balcony: 2.91 m²
Storage: 6.43 m²
Total area: 41.68 m²

C3 | 31.34 m²

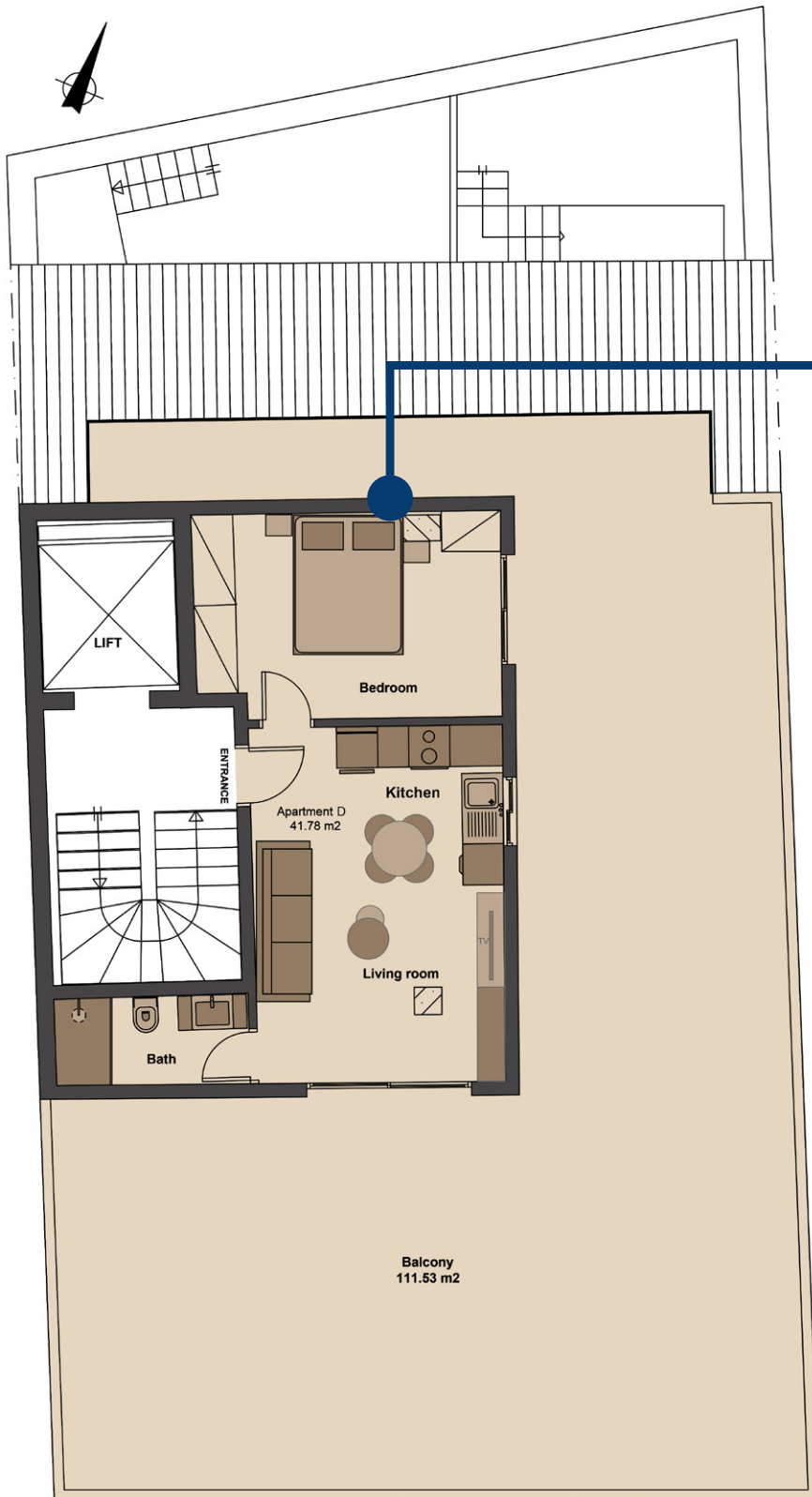
1-bedroom,1-bathroom
Balcony: 1.56 m²
Storage: 6.31 m²
Total area: 39.21 m²

C4 | 32.41 m²

1-bedroom,1-bathroom
Balcony: 2.7 m²
Storage: 6.21 m²
Total area: 41.32 m²

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APARTMENT LAYOUTS



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THE INTERIOR CONCEPT



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



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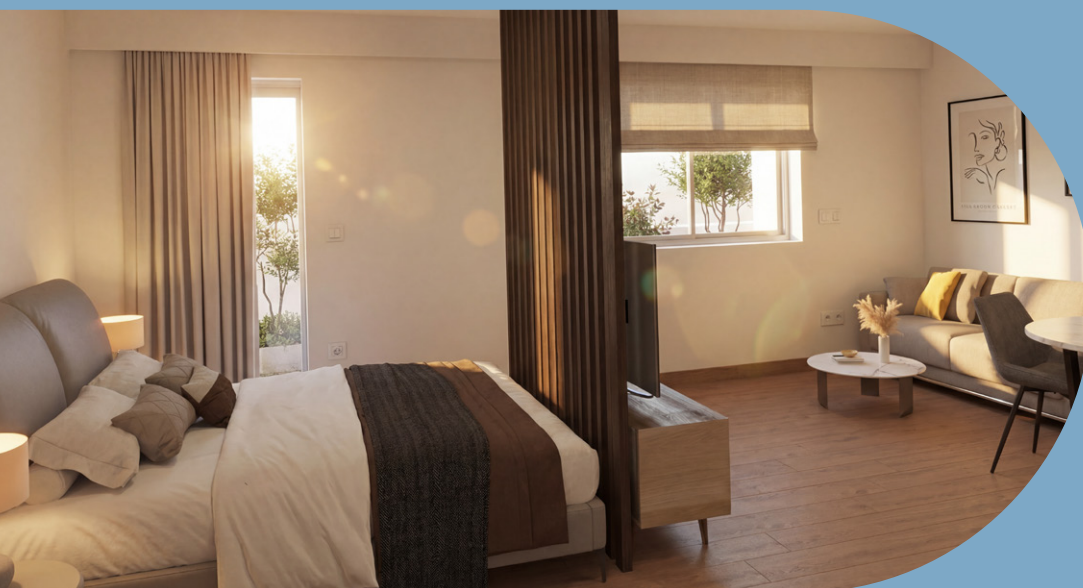
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COMPLETE FURNISHED PACKAGE

Furniture		Electrical Appliances		Extras	
Bed, Mattress	1	Fridge	1	Light	1 Set
Sofa	1	Induction Cooktop	1	Curtain	
Wardrobe	1	Cooker Hood	1	Decorations	1 Set
Dining Table	1	TV	1	/	
Chair	2	Oven	1	/	
Kitchen Cabinet	1	Air Condition	1 (D1:2)	/	
/		Washing Machine	1	/	
/		Water Heater	1	/	



INVEST IN THE FUTURE OF ATHENS

Athens continues to attract international interest as one of Europe's emerging real estate markets, offering a unique combination of lifestyle appeal and long-term investment potential. Within this dynamic environment, Nea Ionia stands out as a well-connected and active residential district with steady demand for modern urban housing.

Eirini I presents an attractive opportunity for investors seeking properties designed for contemporary

city living. The project's efficient apartment layouts, private outdoor spaces, and practical storage solutions respond to the needs of today's urban residents.

Supported by the stability of the Athenian residential market and the growing interest in quality apartments across the city, Eirini I represents a promising investment for those looking to combine reliable property value with the potential for future growth.







EIRINI I
Dream Beyond Limits

