

ATHENS RESIDENTIAL ASSET

DOIRANIS 5

KYPSELI • ATHENS

Contemporary Urban Residence

📍 Athens 5 Doiranis Street, Kypseli - Athens, Greece

*A distinctive city address in one of
Athens' most established neighborhoods.*



ATHENS RESIDENTIAL ASSET

INVESTMENT THESIS

A distinct urban address in the heart of Kypseli



Inner-Athens location with
strong everyday convenience



Well-positioned for city-living
demand and rental resilience



Contemporary residential character
in a mature urban district



A refined asset with
long-term value potential

PROJECT ADDRESS



Athens 5 Doiranis Street,
Kypseli - Athens, Greece

Positioned for urban relevance.
Crafted for enduring value.



LOCATION ADVANTAGE

📍 Doiranis 5, Kypseli, Athina 113 62, Greece

Perfectly positioned in the heart of Kypseli,
with immediate access to the best of central Athens.



Central Kypseli setting



Strong access to central Athens



Surrounded by culture, cafés,
and daily amenities



Close to green space and
key city landmarks

CONNECTED TO WHAT MATTERS



PEDION TOU
AREOS PARK
4 min drive



NATIONAL
ARCHAEOLOGICAL
MUSEUM
8 min drive

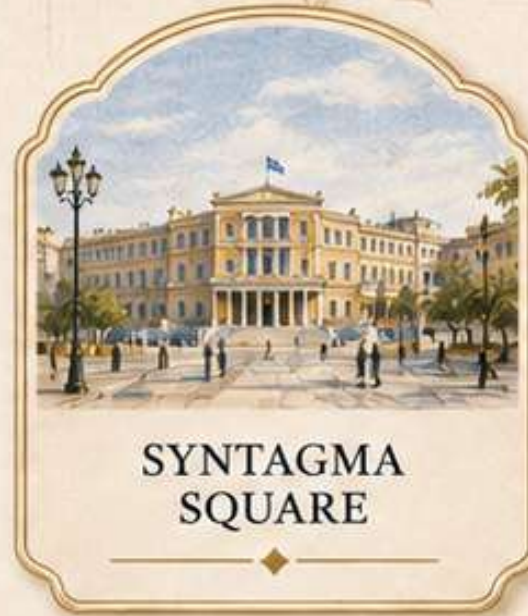


SYNTAGMA
SQUARE
14 min drive



MONASTIRAKI
SQUARE
16 min drive

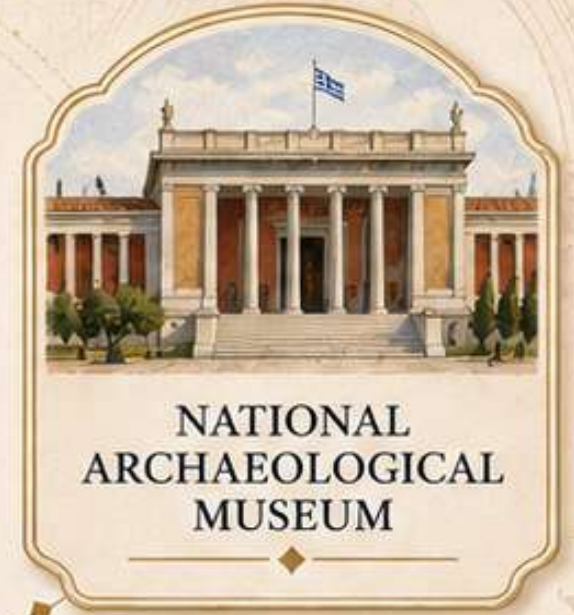
DRIVING TIMES
Estimated driving times



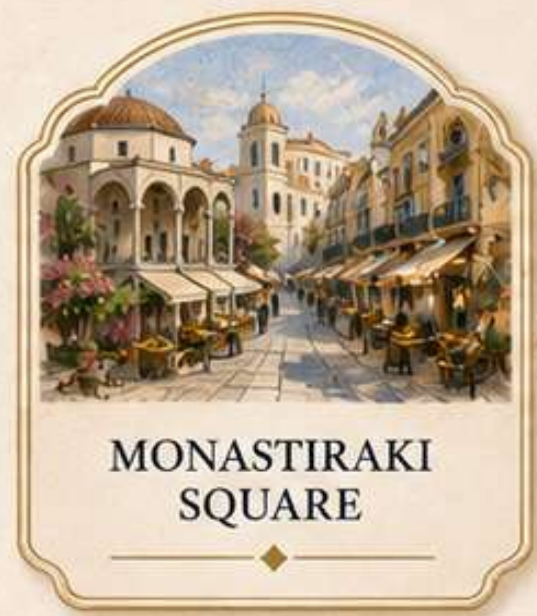
SYNTAGMA
SQUARE



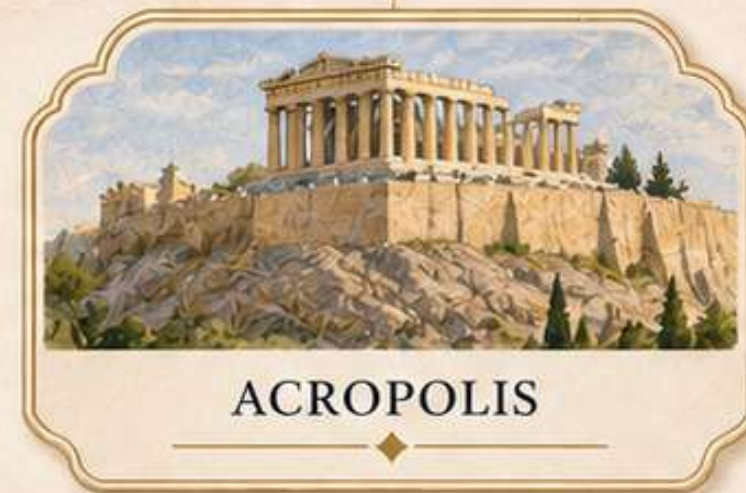
PEDION TOU
AREOS PARK



NATIONAL
ARCHAEOLOGICAL
MUSEUM



MONASTIRAKI
SQUARE



ACROPOLIS



ATHENS RESIDENTIAL ASSET

BUILDING COMPOSITION

Four duplex residences
across ground and first floor.

*Efficient layout,
vertical privacy,
refined urban living.*

K-1 — Ground - First floor — 57.72 m²

K-2 — Ground - First floor — 71.62 m²

K-3 — Ground - First floor — 54.34 m²

K-4 — Ground - First floor — 67.12 m²



INTERIOR COLLECTION

Refined Interior Living

A cohesive residential language shaped
by warmth, clarity, and everyday comfort.



Open-plan layout



Warm material palette



Quiet contemporary
detailing





INTERIOR EXPERIENCE

Primary Bedroom

Warm timber detailing, soft textures, and ambient lighting shape a restful private retreat.



Feature headboard



Integrated wardrobe



Quiet comfort



INTERIOR EXPERIENCE

Bathroom Craft

Stone-look surfaces, dark fixtures, and tailored joinery create a quietly premium bathing environment.



Walk-in shower



Illuminated mirror



Custom vanity



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INTERIOR EXPERIENCE

Secondary Bedroom

A compact yet refined room designed for comfort, flexibility, and everyday ease.



Clean-lined storage



Dressing corner



Soft neutral palette



GROUND FLOOR PLAN

Doiranis 5 · Kypseli · Athens



APARTMENT SUMMARY

- K-1 · 25.22 m²
- K-2 · 32.62 m²
- K-3 · 26.36 m²
- K-4 · 31.32 m²

DOIRANIS 5
n = 8.80 μ.



LOFT FLOOR PLAN

Doiranis 5 · Kypseli · Athens

- K-1P · 32.50 m²
- K-2P · 39.00 m²
- K-3P · 27.98 m²
- K-4P · 35.80 m²



KYPSELI LIVING. ATHENS INVESTMENT.

DOIRANIS 5 • KYPSELI • ATHENS

APARTMENT K1

Quiet Duplex Rhythm

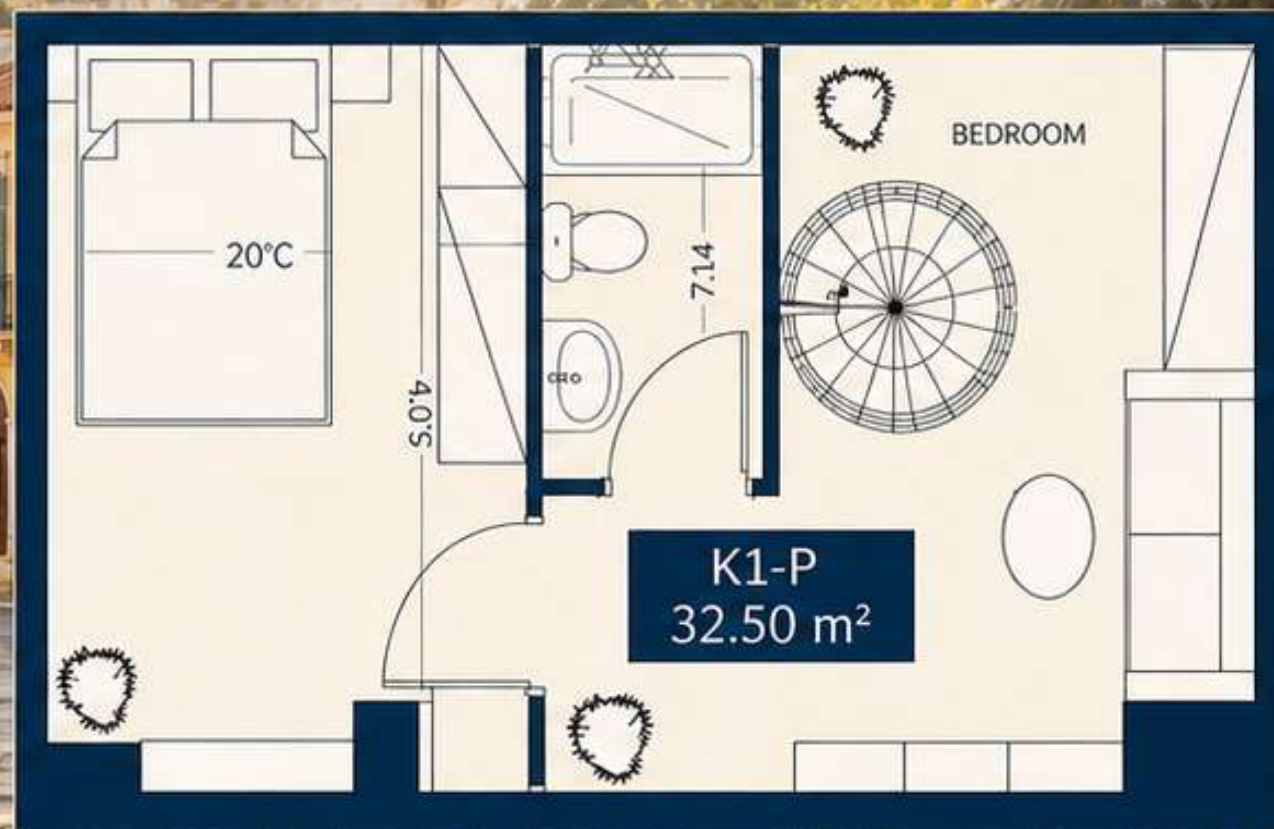


Ground + Loft Residence

57.72 m²

Measured calm. Vertical privacy. Urban ease.

25.22 m² + 32.50 m²



DOIRANIS 5 • KYPSELI • ATHENS

APARTMENT K2

Expansive Duplex Ease

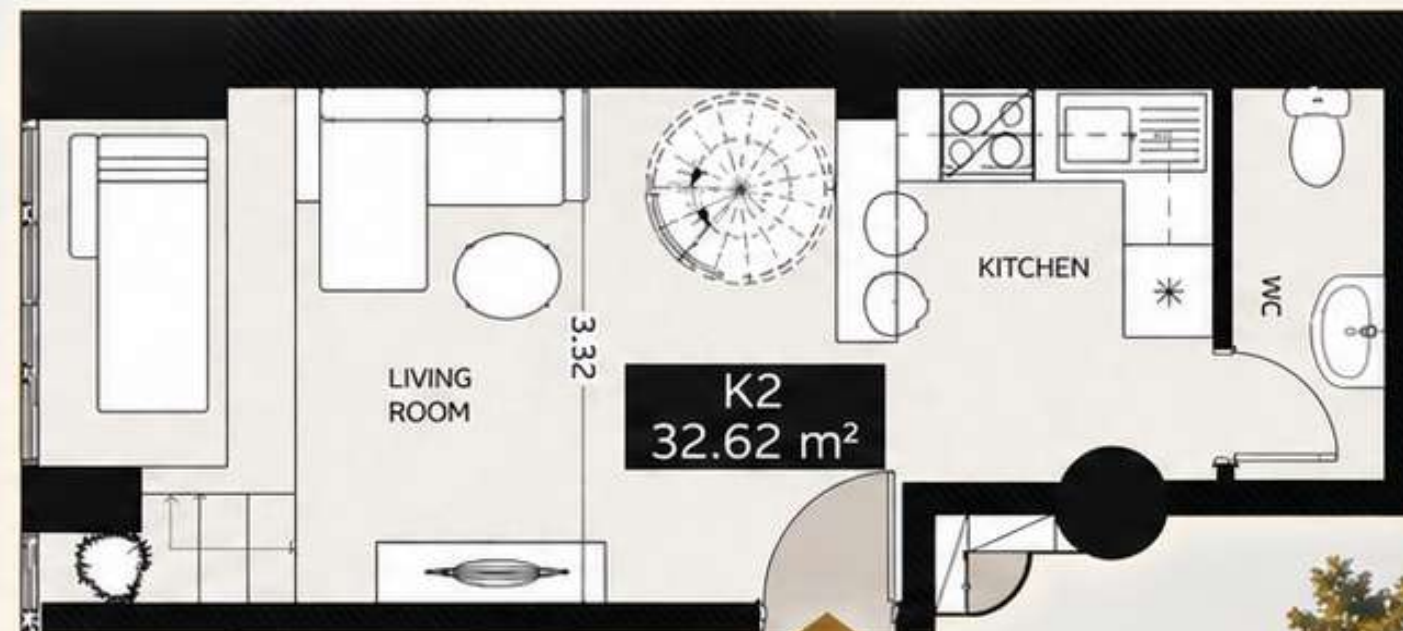


Ground + Loft Residence

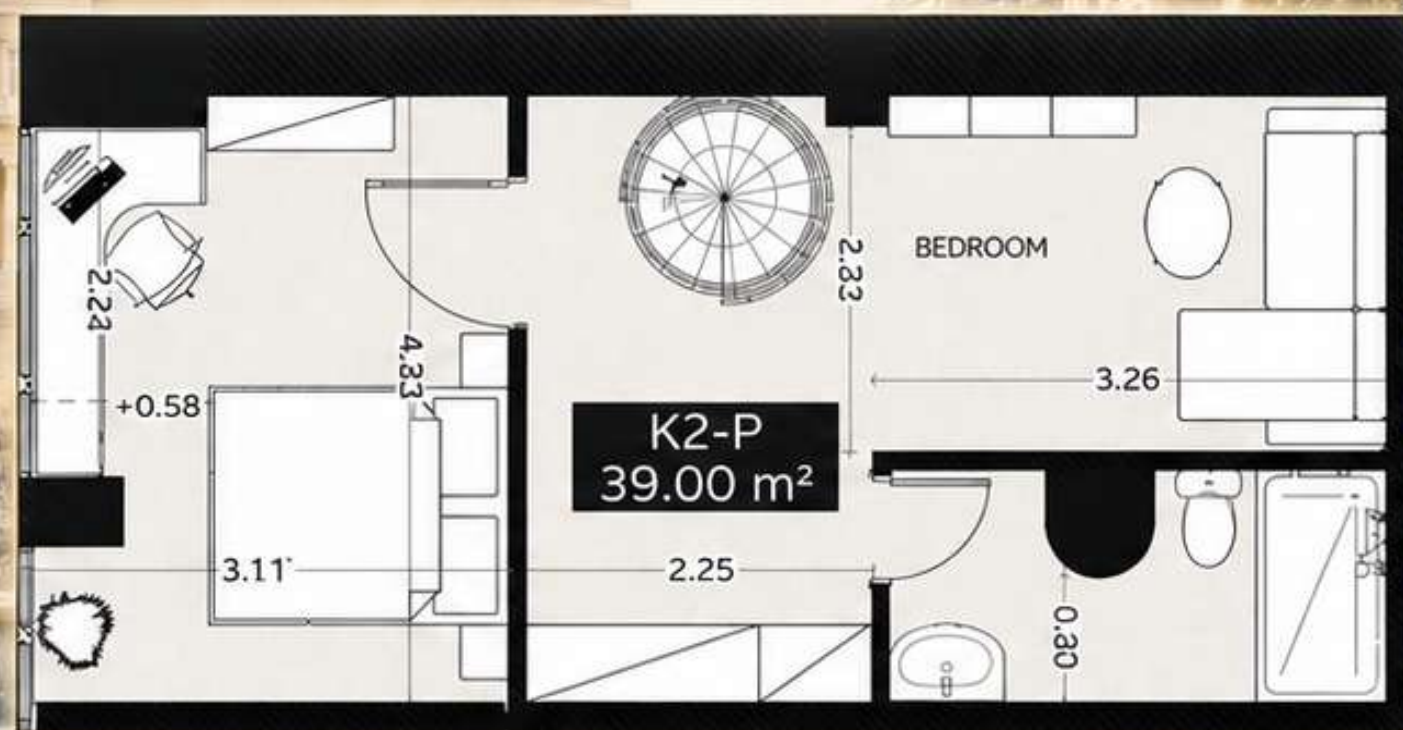
71.62 m²

Open flow. Elevated privacy. Greater breadth.

32.62 m² + 39.00 m²



K2
ENTRANCE



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APARTMENT K3

Compact Urban Precision



Ground + Loft Residence

54.34 m²

Efficient scale, Quiet clarity, City-edge living.

26.36 m² + 27.98 m²



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APARTMENT K4

Expansive Duplex Ease

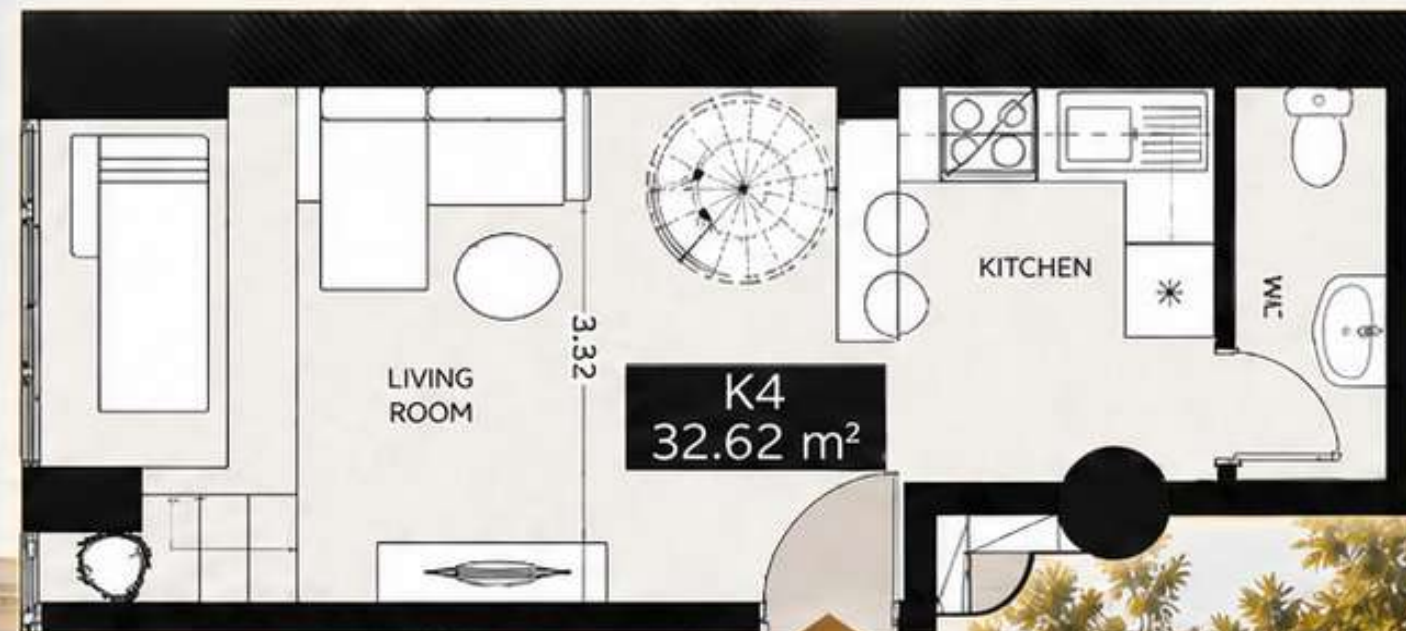


Ground + Loft Residence

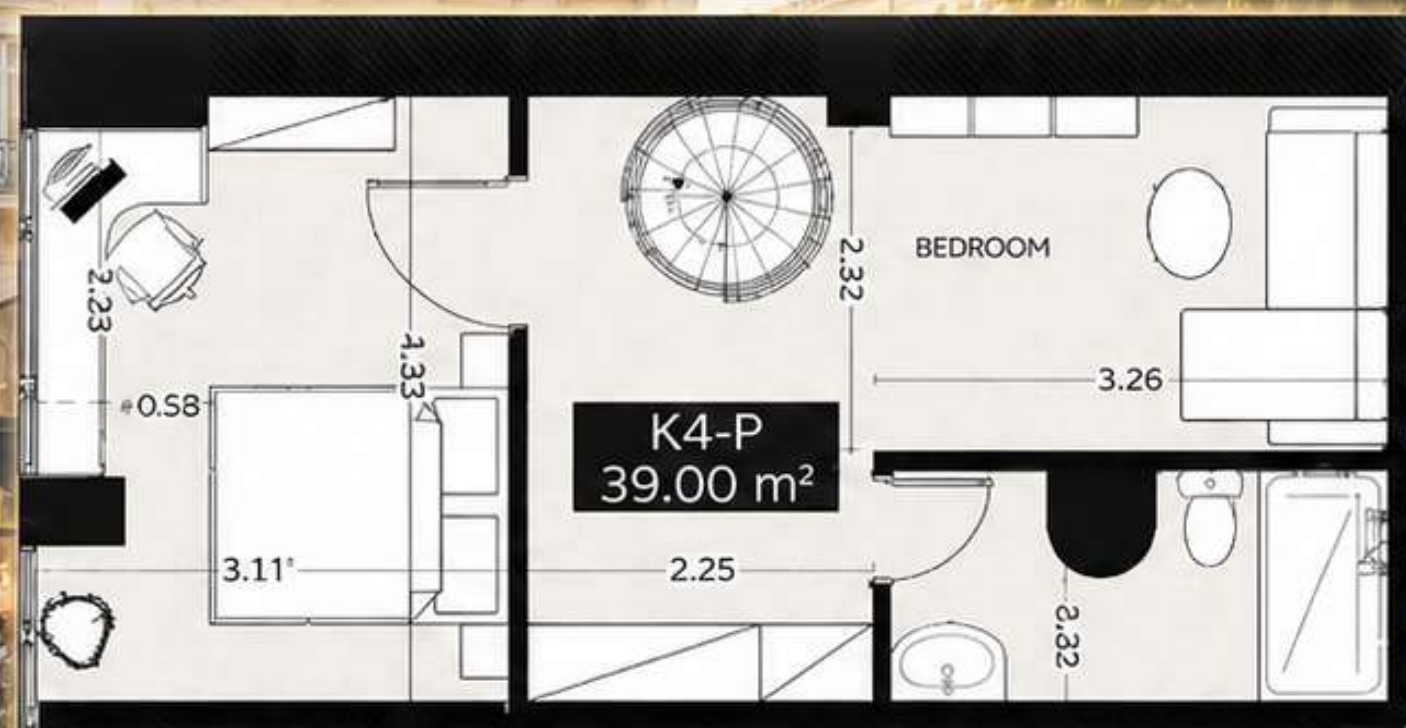
67.12 m²

Open flow. Elevated privacy. Greater breadth.

32.62 m² + 39.00 m²



K4
ENTRANCE



INVESTMENT MATRIX

Customer Positioning



PREMIUM
SPATIAL
VALUE

EFFICIENT
ENTRY

YIELD FOCUS

LIFESTYLE FOCUS

K3

54.34 m²
Urban Efficiency

K1

57.72 m²
Balanced Duplex

K2

71.62 m²
Expansive Upside

K4

67.12 m²
Corner Lifestyle



ASSET PORTFOLIO MATRIX

FOUR DUPLEX RESIDENCES.
ONE EXCEPTIONAL OPPORTUNITY.

	APARTMENT K1 Total 57.72 m ²	APARTMENT K2 Total 71.62 m ²	APARTMENT K3 Total 54.34 m ²	APARTMENT K4 Total 67.12 m ²
 TOTAL AREA	57.72 m ²	71.62 m ²	54.34 m ²	67.12 m ²
 LAYOUT	1 Bedroom 1.5 Bathrooms	1 Bedroom 1.5 Bathrooms	1 Bedroom 1.5 Bathrooms	1 Bedroom 1.5 Bathrooms
 KEY FEATURES	- Efficient duplex design - Spiral staircase - Vertical privacy	- Spacious open plan - Bright living area - Optimal flow	- Smart compact layout - Functional spaces - City-view potential	- Corner position - Generous loft level - Dual aspect & light
 IDEAL FOR	- Professionals - Couples	- Professionals - Small Families	- Investors - Short-term Rental	- Professionals - Small Families
 INVESTMENT HIGHLIGHT	- Strong rental yield - High demand	- Premium size - Long-term value	- Entry price advantage - High occupancy	- Corner unit premium - Resale potential



Prime Kypseli Location
Central Athens



Walking Distance
to Amenities & Transport



Modern Living
Meets Timeless Athens



Secure Investment
High Growth Area

DOIRANIS 5 • KYPSELI • ATHENS

SECURE YOUR ASSET

A RARE INVESTMENT.
AN ENDURING LEGACY.

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DELIVER DATE: **SEPTEMBER 2026**