

VESTA III

Your Investment Advantage
In The Heart Of The City



VESTA III

PRESENTS

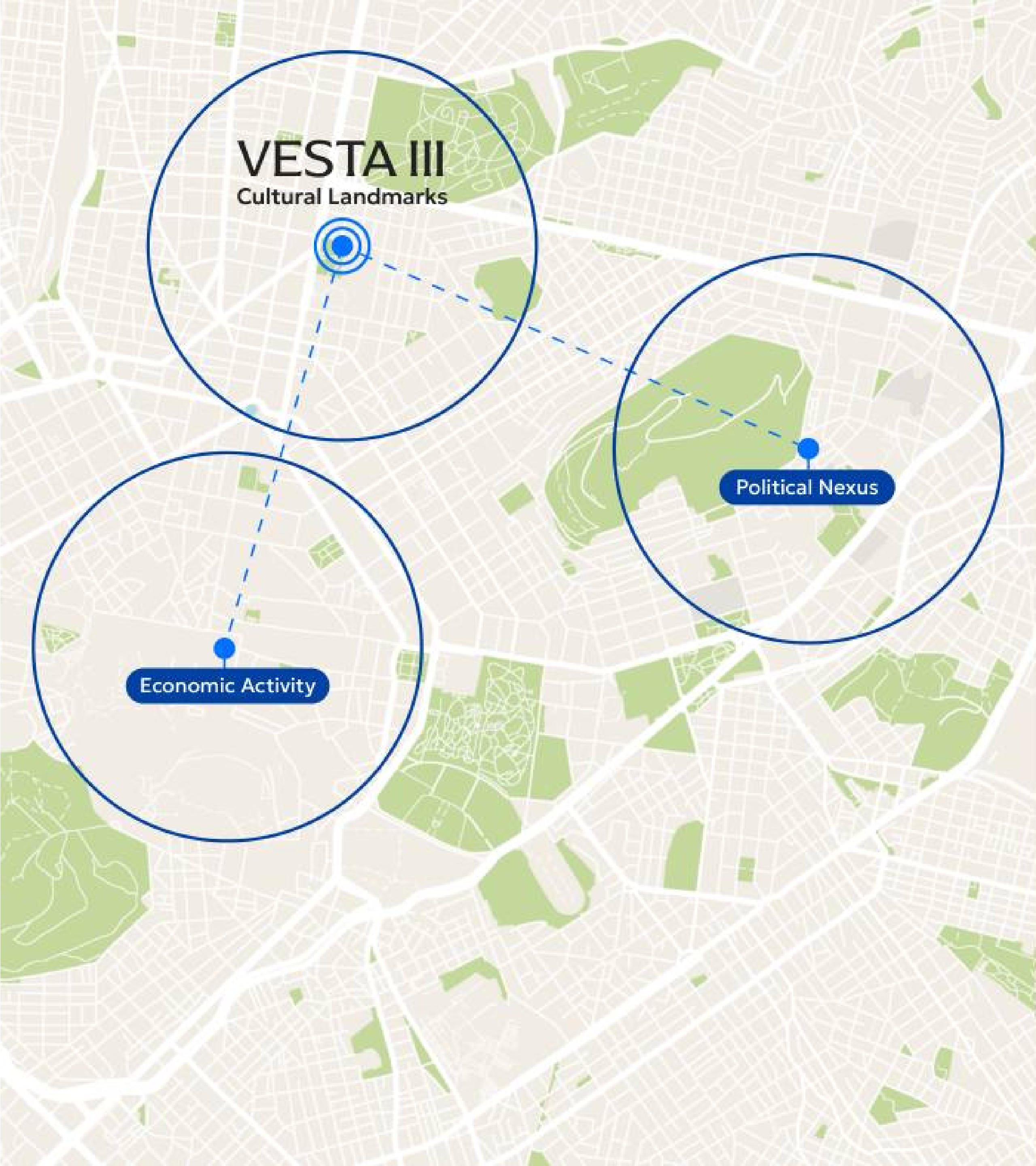
TYPE:
COMMERCIAL TO RESIDENTIAL CONVERSION

NUMBER OF UNITS:
36 TOTAL AREA: 34M2 - 42M2

LOCATION:
CENTRAL ATHENS - EXARCHEIA

PRICE:
STARTING FROM 250,000€





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 "golden triangle," 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 Landmarks
- 8' min.  → Economic Activity
- 9' min.  → Political Nexus

DEVELOPMENT PROSPECTS

CULTURAL EPICENTER, UNLOCKING TOURISM POTENTIAL

Positioned at the heart of Athens' cultural heritage, Vesta III 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.

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.



Acropolis

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



EDUCATION

ACADEMIC DISTRICT, HIGH RENTAL DEMAND

Vesta III 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.



2 min - 400m

Athens University of
Economics and Business



6 min - 1.1km

National Technical
University of Athens



10 min - 3.5km

Agricultural University
of Athens



13 min - 3.7km

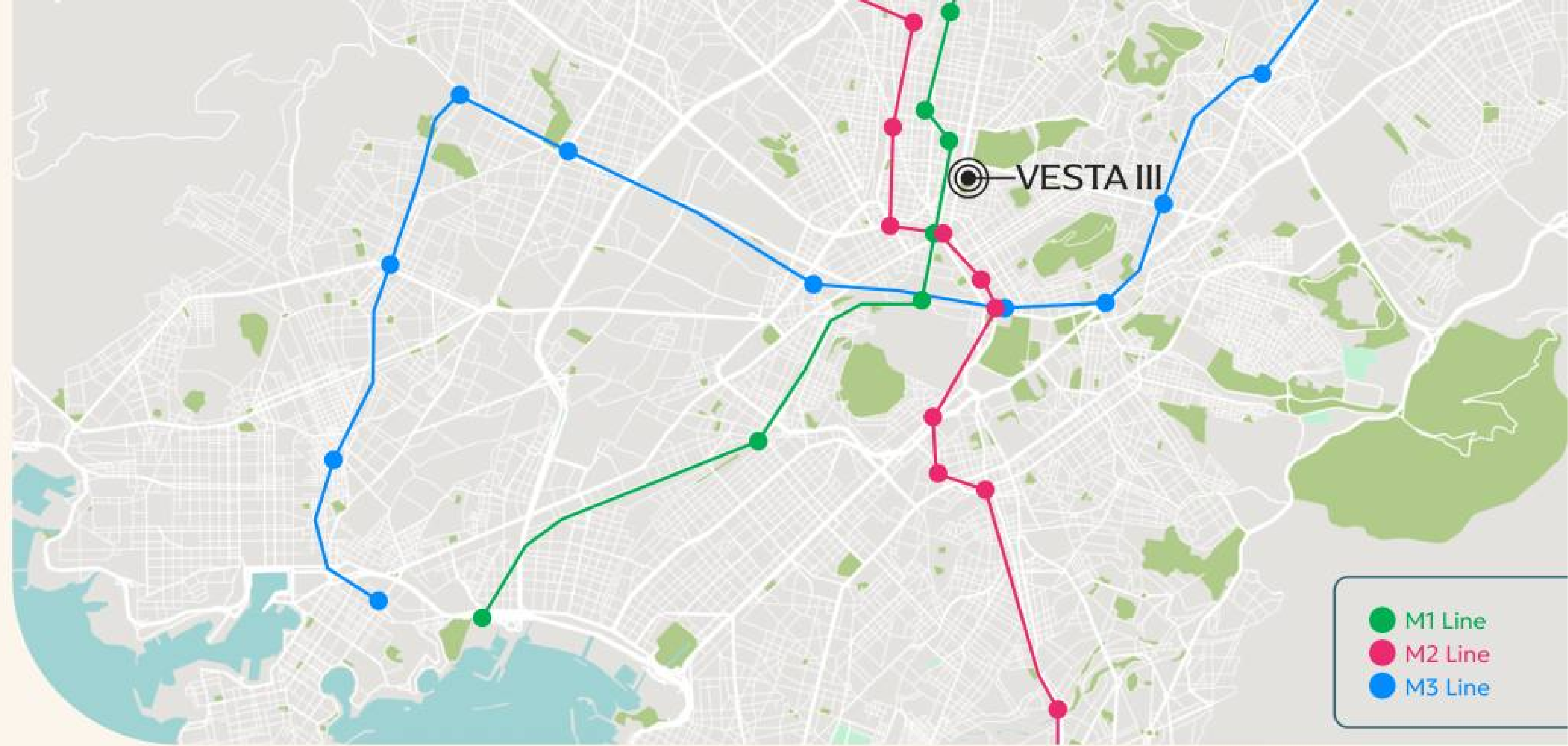
National and Kapodistrian
University of Athens

TRAFFIC ADVANTAGES

GATEWAY TO PIRAEUS, COMMANDING EURASIA'S TRADE LIFELINES

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.

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.



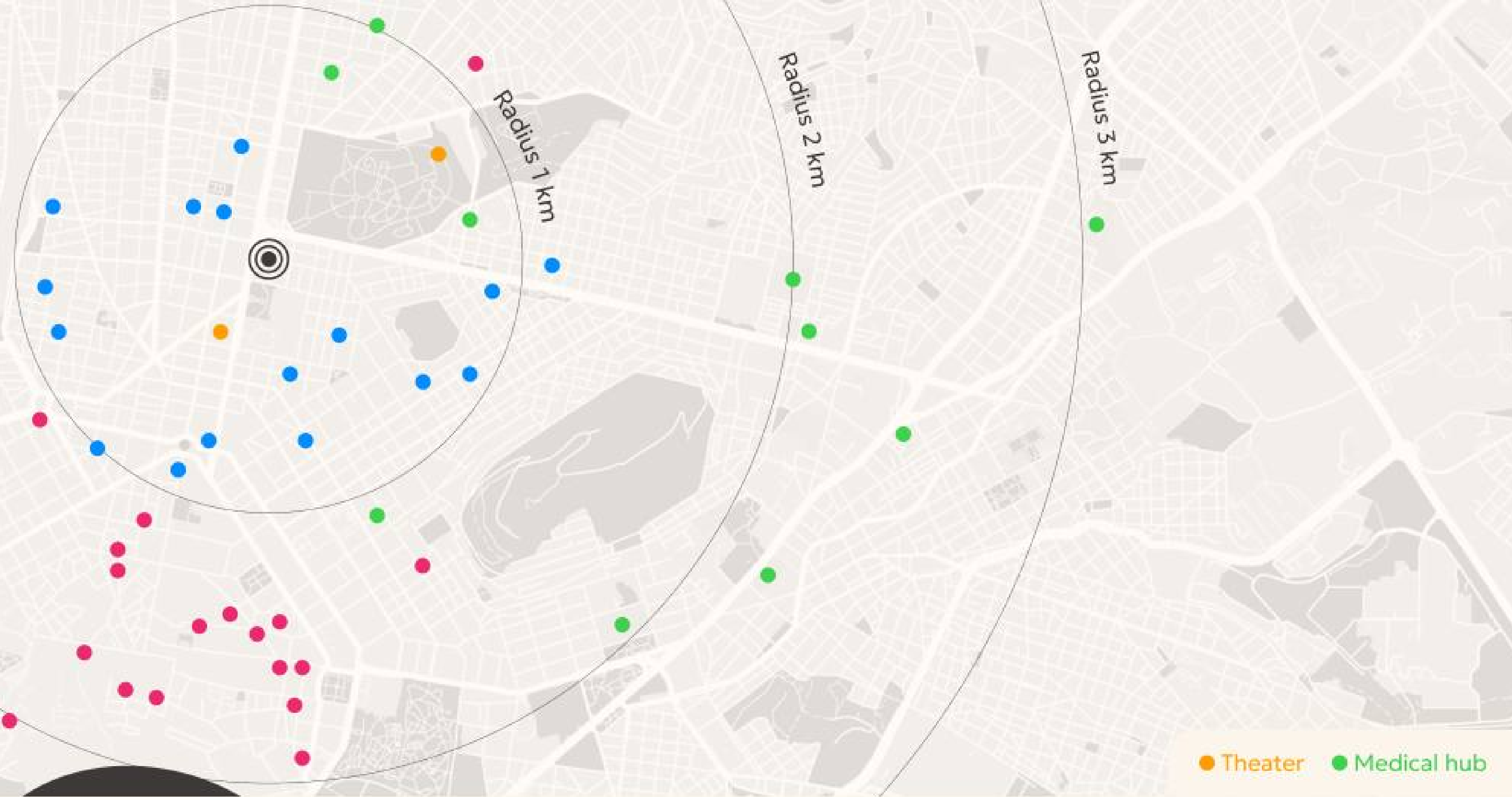
350m
to nearest metro

12' Min
to Syntagma Square

2 Stops
to Monastiraki

LOCAL MAP

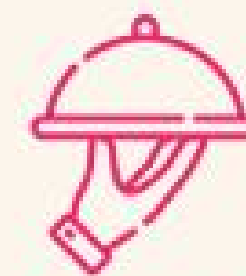
GATEWAY TO PIRAEUS,
COMMANDING EURASIA'S
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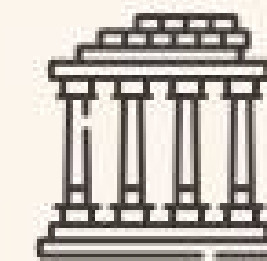
Within a 1-kilometer core radius, the area offers a full range of comprehensive resources such as commercial, educational and medical facilities. It takes only 5 minutes on foot to reach the fashionable shopping street and department store center. Supermarkets, cafes, pharmacies, and banks are all conveniently clustered to support daily life and make social interaction more effortless.



Abundant Shopping
5 major supermarkets
within 2.5km diameter



Gastronomic Hub
69 restaurants within
1.5km diameter



Acropolis Views
5.5km to the Acropolis |
13-minute direct access

UNITS OVERVIEW



UNIT NUMBER	LEVEL	INTERNAL AREA	BEDROOMS	BALCONY OR GARDEN	PARKING	BATHROOMS	TOTAL SQM
G1	0	38	1	13	0	1	51
G2	0	38	1	15	0	1	53
G3	0	42	1	12+16	0	1	70
G4	0	38	1	24+20	0	1	82

GROUND FLOOR



GROUND FLOOR

UNITS OVERVIEW

1ST – 4TH FLOOR

UNIT NUMBER	LEVEL	INTERNAL AREA	BEDROOMS	BALCONY OR GARDEN	PARKING	BATHROOMS	TOTAL SQM
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



UNITS OVERVIEW

1ST – 4TH FLOOR

UNIT NUMBER	LEVEL	INTERNAL AREA	BEDROOMS	BALCONY OR GARDEN	PARKING	BATHROOMS	TOTAL SQM
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

2st FLOOR



UNITS OVERVIEW

1ST – 4TH FLOOR

UNIT NUMBER	LEVEL	INTERNAL AREA	BEDROOMS	BALCONY OR GARDEN	PARKING	BATHROOMS	TOTAL SQM
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



3st FLOOR

UNITS OVERVIEW

1ST – 4TH FLOOR

UNIT NUMBER	LEVEL	INTERNAL AREA	BEDROOMS	BALCONY OR GARDEN	PARKING	BATHROOMS	TOTAL SQM
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



4st FLOOR

DESIGN EFFECT

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

VESTA III











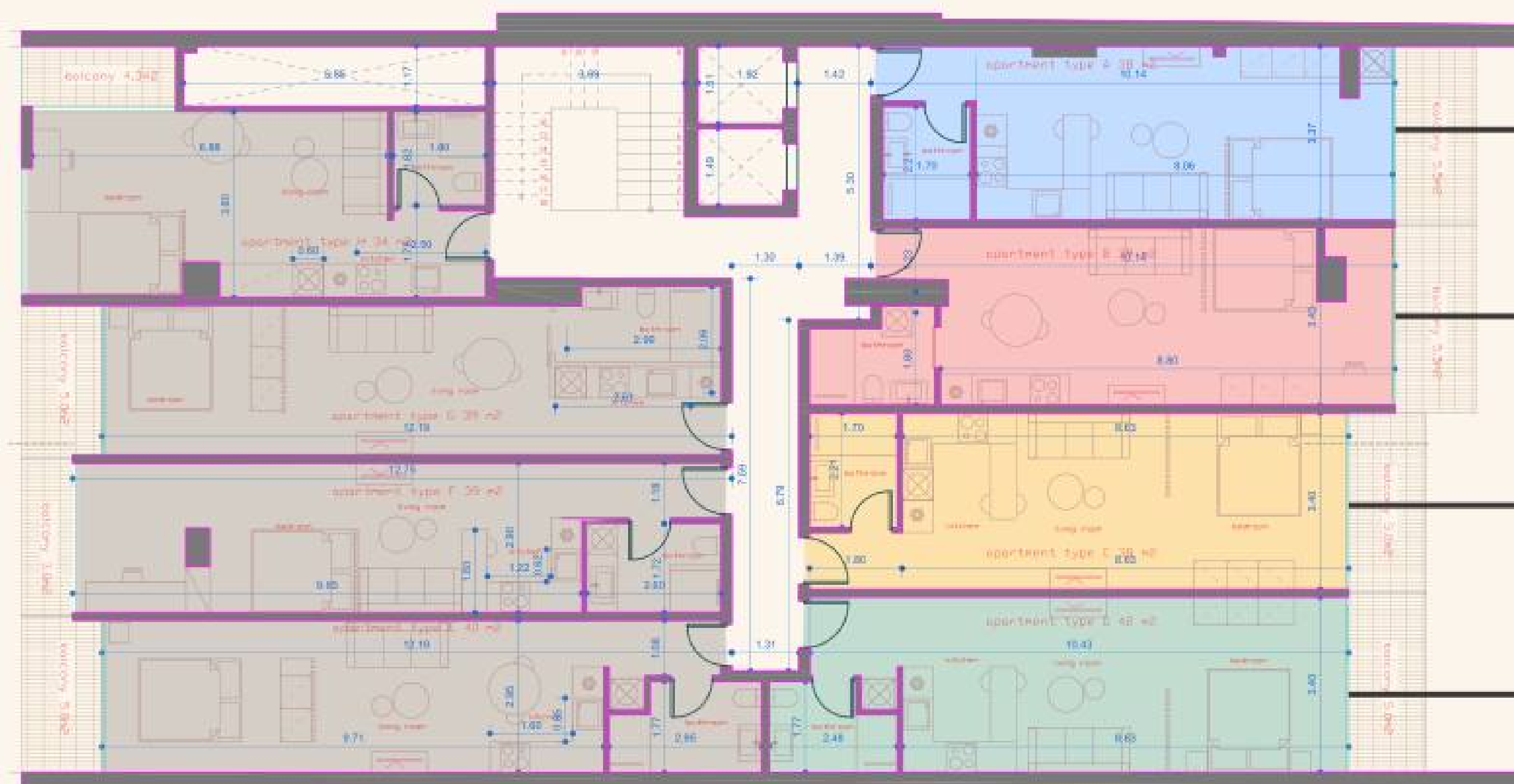
VESTA III APARTMENTS



GROUND FLOOR



APARTMENTS



A1-B1-C1-D1 | 38 m²

1 Bedroom
1 Bathroom
Parking Space **P**

A2-B2-C2-D2 | 39 m²

1 Bedroom
1 Bathroom
Parking Space **P**

A3-B3-C3-D3 | 38 m²

1 Bedroom
1 Bathroom
Parking Space **P**

A4-B4-C4-D4 | 42 m²

1 Bedroom
1 Bathroom
Parking Space **P**

1ST - 4TH FLOOR



APARTMENTS

A8-B8-C8-D8 | 39 m²

1 Bedroom
1 Bathroom
Parking Space **P**

A7-B7-C7-D7 | 34 m²

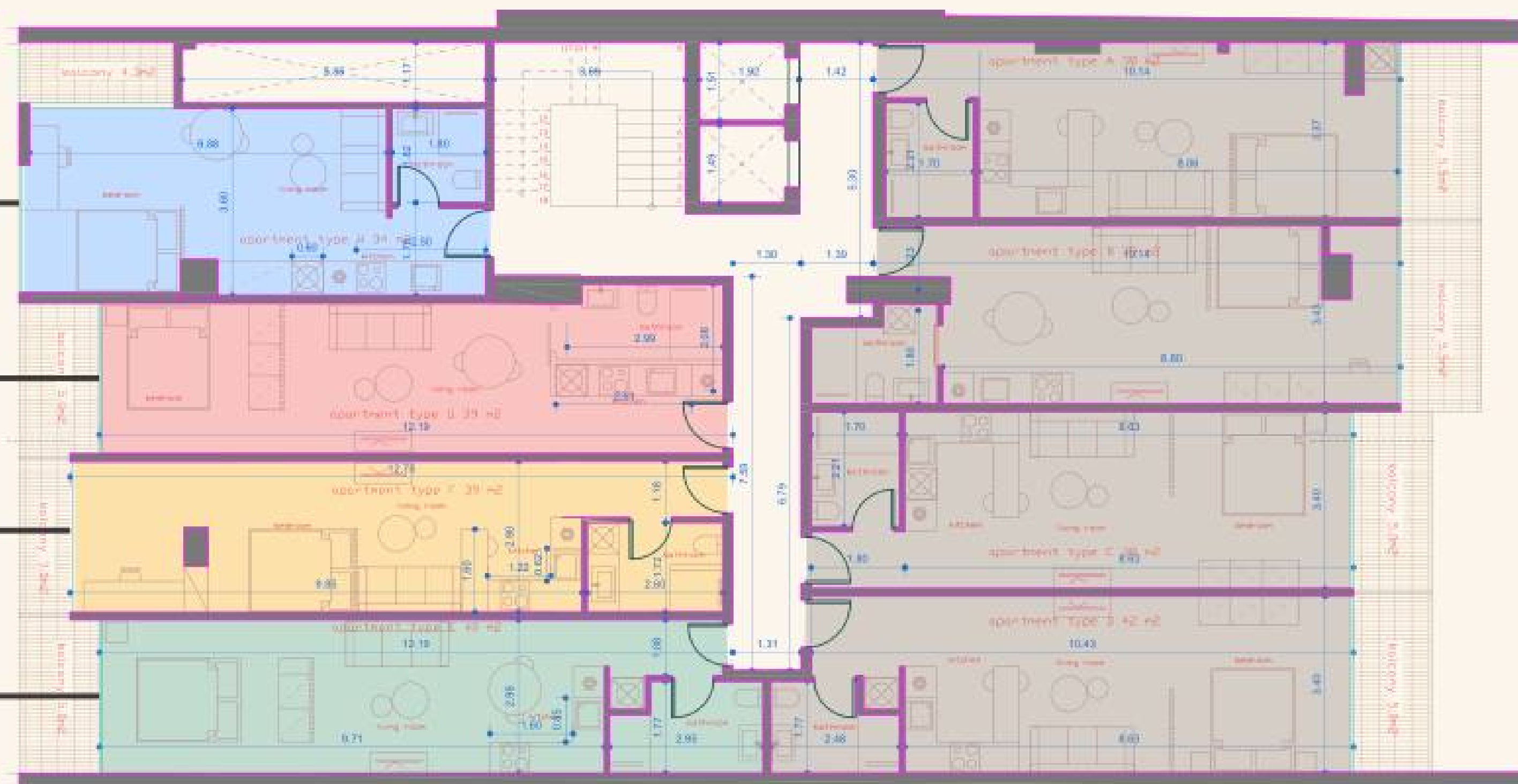
1 Bedroom
1 Bathroom
Parking Space **P**

A6-B6-C6-D6 | 39 m²

1 Bedroom
1 Bathroom
Parking Space **P**

A5-B5-C5-D5 | 40 m²

1 Bedroom
1 Bathroom
Parking Space **P**



1ST - 4TH FLOOR

Dream Beyond Limits

VESTA III