

# KAFKASOU 20

  
**ESTIA**  
YOUR TRUSTED DEVELOPER







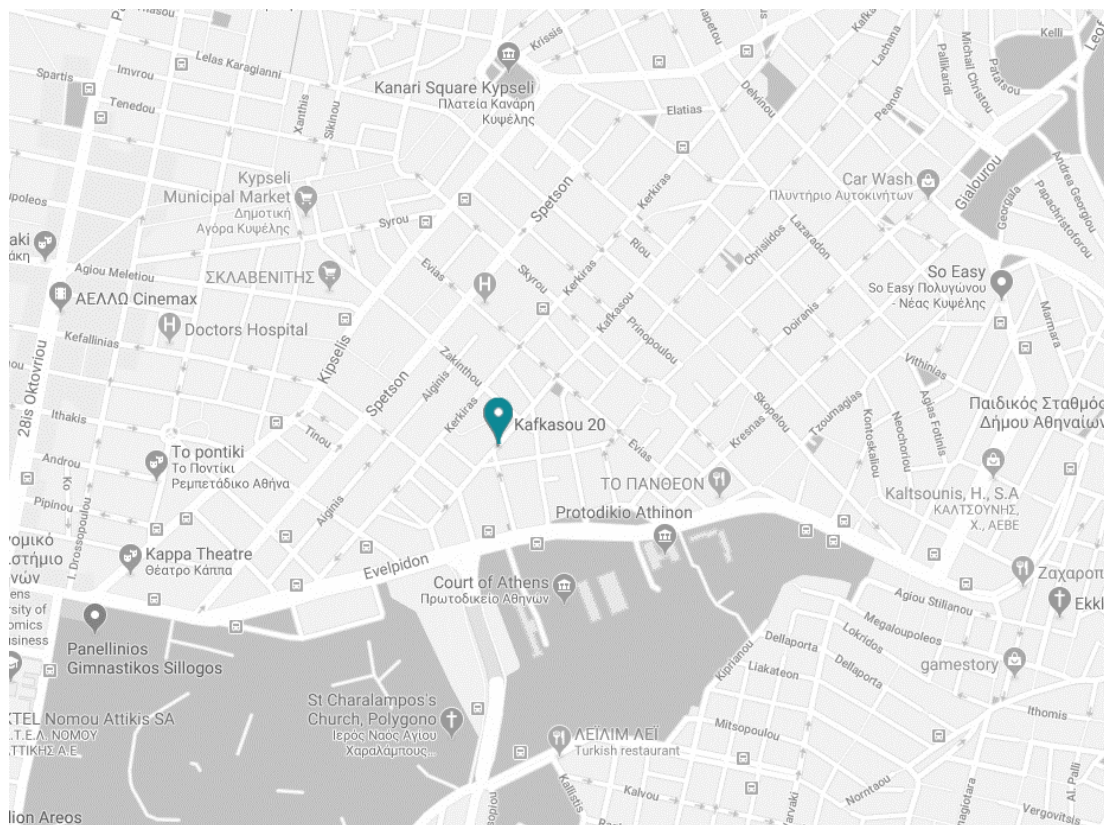
URBAN  
ELEGANCE

# ATHENS PREMIUM LOCATION

**Kafkasou 20** building is located in Kipseli neighborhood, in the north side of the historic center of Athens. The area consists of residential and commercial buildings due to its proximity to central avenue Patision.

Kipseli area is surrounded by Pedion Areos, the biggest green parks of Attiki, Amerikis Square and Syntagma. Nearby landmarks include the National Archaeological museum, Hellenic Motor museum, and Omonia square. Moreover, Attiki metro station and Victoria train station are within walking distance from the building.

**1.4KM METRO**  
**3.2KM SINTAGMA SQUARE**  
**4KM ACROPOLIS**  
**13KM PIREUS PORT**  
**28.9KM ATHENS AIRPORT**





# PROJECT AMENITIES



ELEVATOR

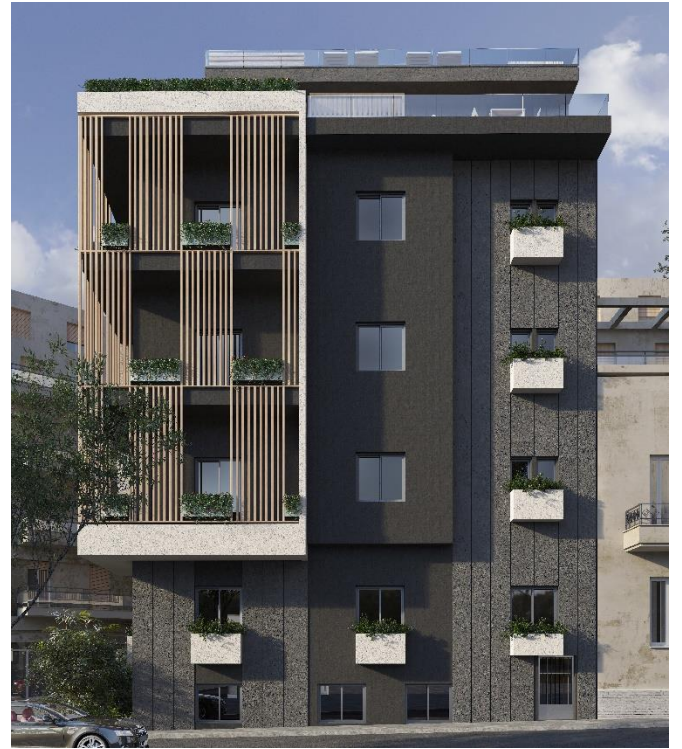


GAS  
HEATING

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ATHEN'S  
URBAN  
UPSCALE







## ATTENTION TO DETAILS

Every detail is optimally curated in order to maximize functionality in every aspect.

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## ELEGANCE & COMFORT

All apartments are elegantly designed to create comfortable living to suit the needs of every family.





RECREATION  
& RELAXATION

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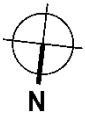
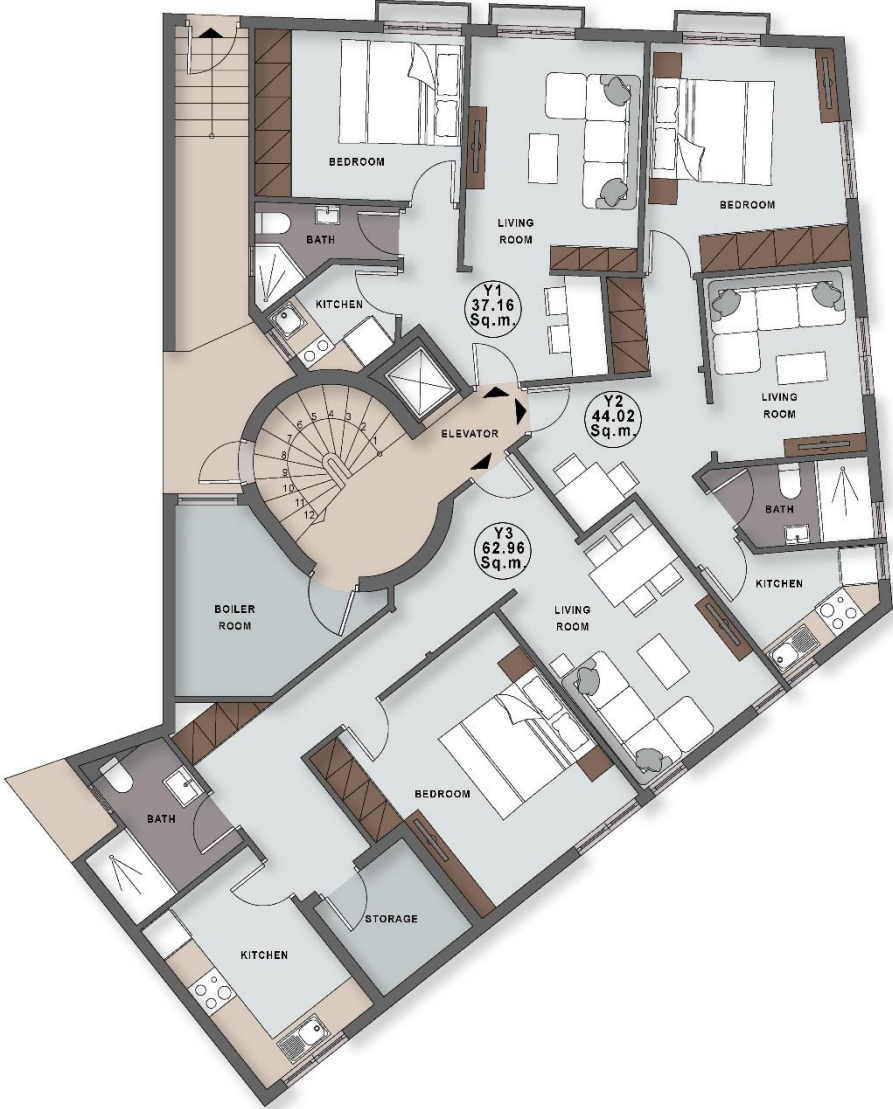






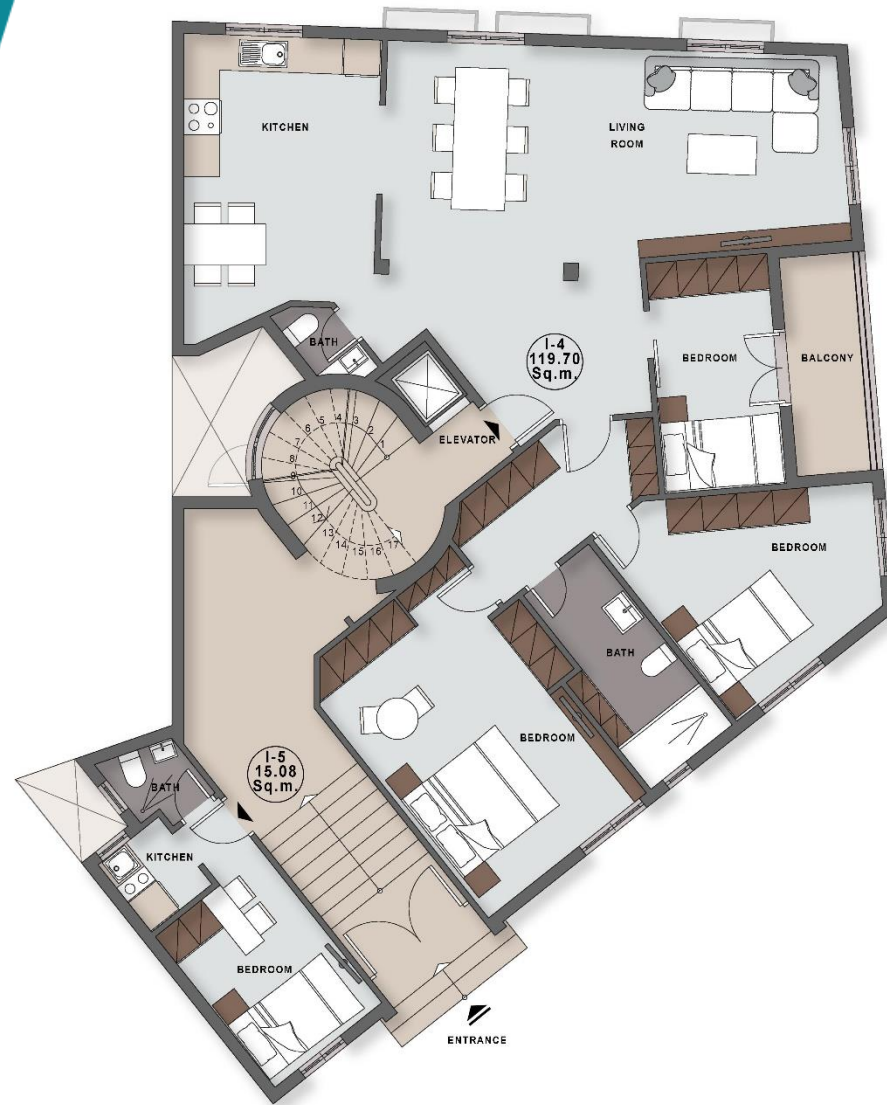


FLOOR PLAN  
**BASEMENT**

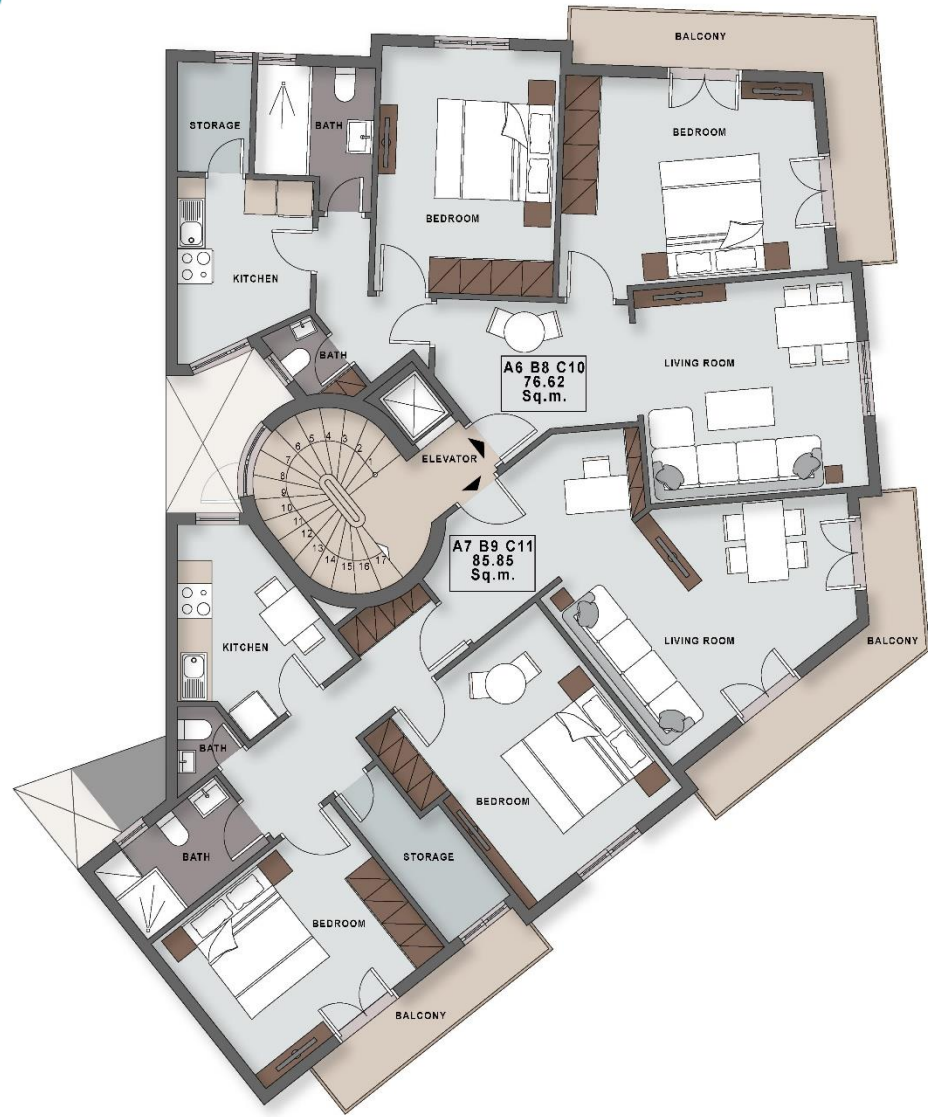




FLOOR PLAN  
**GROUND  
FLOOR**

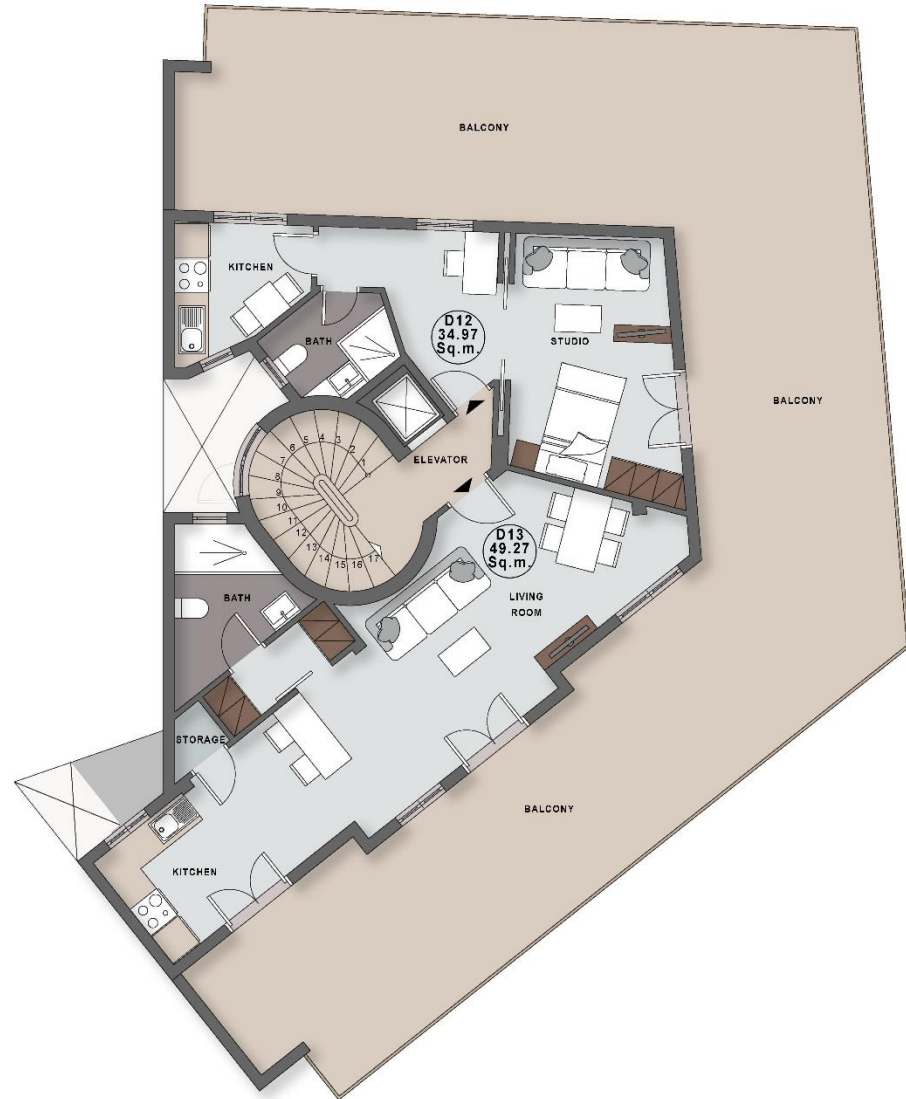


FLOOR PLAN  
**1-3 FLOORS**

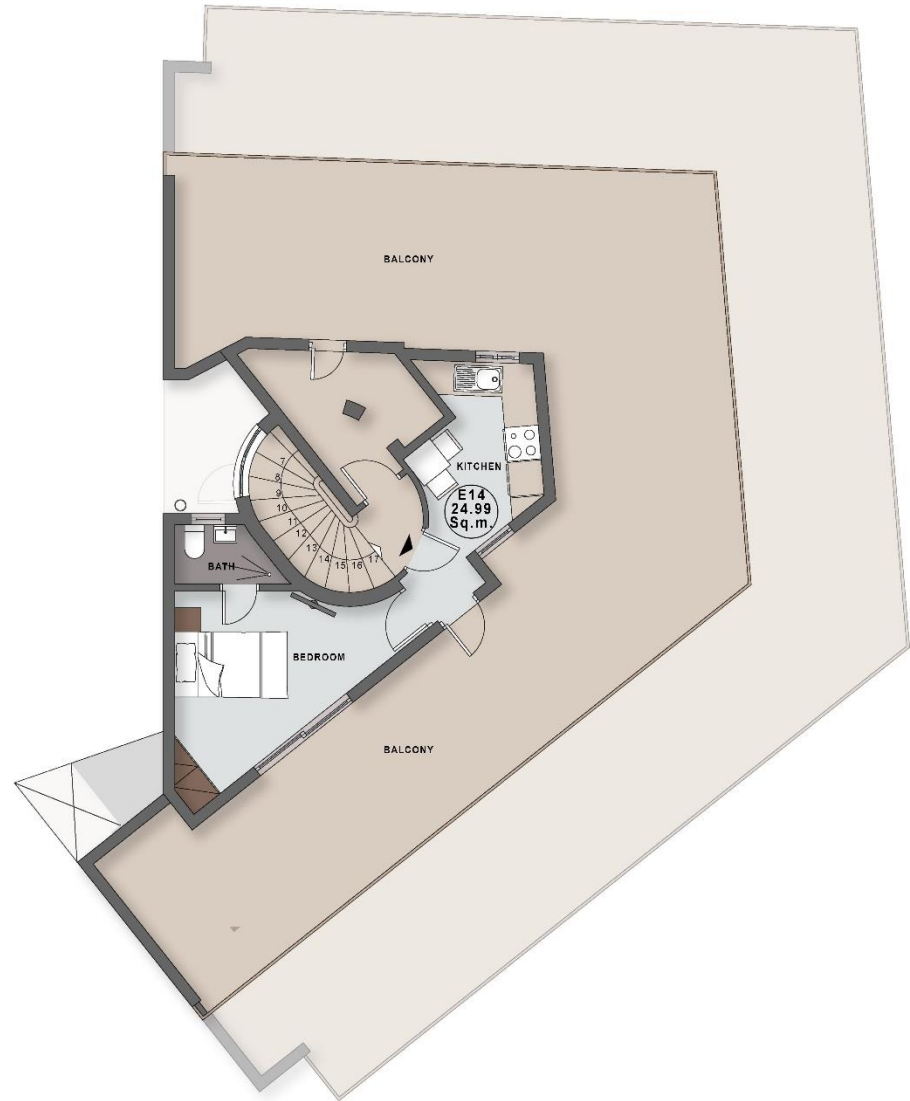




FLOOR PLAN  
**4<sup>TH</sup> FLOOR**



# FLOOR PLAN TERRACE





PROJECT

# DESCRIPTION

Coming Soon

Sizes Available

37 sqm – 86 sqm

Orientation

NW

Number of apartments

14

[6 AVAILABLE]

5 floors

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ESTIA DEVELOPMENTS

# COMPANY PROFILE

**Estia** is a pioneering real estate developer in Greece specializing in high quality properties and known for its outstanding architecture. Whether you choose downtown Athens, the northern suburbs or the Athenian Riviera, our hand-picked projects offer a wide array of modern lifestyles, shaped with comfortable and innovative designs.



ESTIA DEVELOPMENTS

# OUR ETHOS

## EXPAND

Estia Developments has widely expanded over the past year with offices in Greece, Lebanon, Hong Kong, China, Spain and Portugal. Our extensive portfolio covers a wide range of properties to cater for all your needs.

## SHAPE

Shaping lifestyles every day, Estia Developments has helped over 2000 people from around the world in making their first move into a profitable investment and has provided more than 600 Greek Golden Visas.

## TRANSCEND

Estia's unique projects, innovative architecture and transcending design aim to redefine the realty scene in Greece and taking the urban landscape to the next level.





## LUXURY BY APPOINTMENT

Contact us at +30 6932391111  
or visit [estiadevelopments.com](http://estiadevelopments.com)

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