




ESTIA  
YOUR TRUSTED DEVELOPER

ORFEO 43

GAZI CITY APARTMENTS



“ We have designed the apartments by applying ample aesthetics, functionality and ergonomics, in order to fulfill your modern urban lifestyle's needs. ”

ESTIA DEVELOPMENTS - DESIGN TEAM



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## ORFEOS 43

*A residential tale  
told on a vertical line.*

Orfeos 43 Residential Development is an eight-story, translucent, vertical building featuring seven immaculate apartments.

This residential excellency considers ceiling height as the key element to its charming allure, the apartments' layouts expand into smart levels, idolizing impressive high ceilings, that allow silk sunshine to shower the entire space.

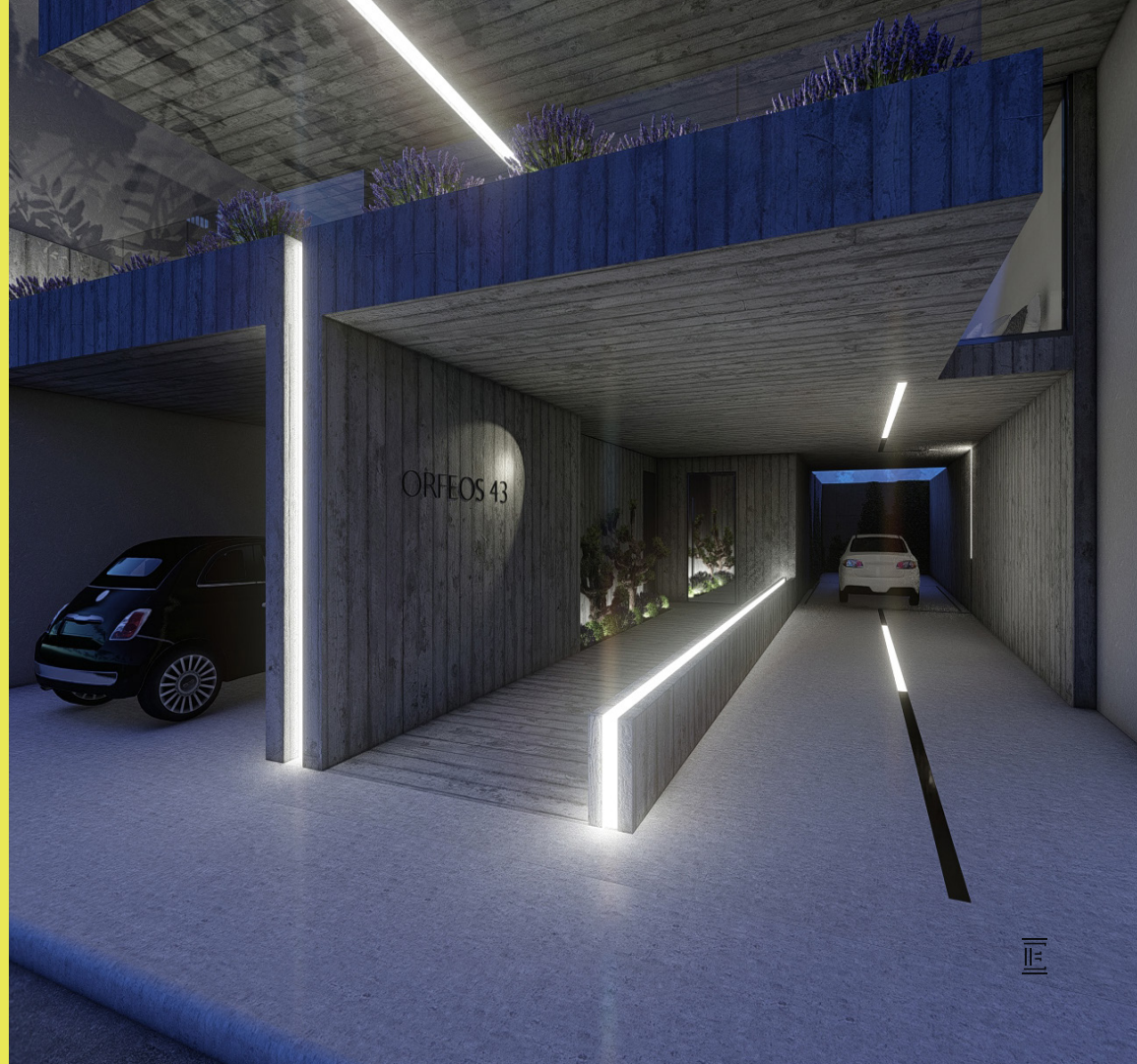
A clever blend of glass and concrete provides an urban and stylish façade that is completely compatible with the area's new architectural style, which has been implemented in Gazi District the last years, making it timeless and entirely organic.



# WELCOME HOME



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## ORFEOS 43

### THE PENTHOUSE

The opulent penthouse is brilliantly divided over three levels, totaling 161 SQM and including luminous living areas, two bedrooms, two bathrooms, and two WCs for the guests.

The city balances its pleasant noise with the quality aesthetics of the development's top with 105 SQM of verandas and outdoor areas, including a 6 SQM pool.

### THE TYPICAL APARTMENTS

Five two-level apartments of 75-153 SQM, one with a 44 SQM private rear yard, and one of a single level of 57 SQM are nestled on the typical levels of the development.

The clever division of the floors, combined with extra level additions, creates an ambience of luxury and airy places for the residents to relax in.

The large façade windows with their wide verandas contribute to a well-planned apartment layout, providing tenants with an unparalleled sense of space and comfort in the center of the city.

The wise use of glass and leveling provides open-plan areas while maintaining space for furniture and appliances to settle in comfortably.

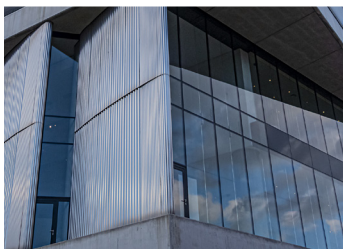


## 6,000 YEARS OF HISTORY

During the era of the Ancient Greeks, Athens was considered the center of power, art, science and philosophy- it was the cradle of civilization. Today, 3400 years later, traces of its internationally renowned heritage are to be found at every corner around the city. Ruins, Byzantine monuments, the 1930's architectural modernism and more, all merge together to create a unique center of diverse things and places. Athens is a city that resembles no other with its breathing heritage and the manifestations of its vibrant and ingenious soul.



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## LIVE LIKE A REAL ATHENIAN!

Greece is a popular tourism destination for millions of people. People come from all over the world to rest and unwind on its beautiful beaches, historical museums, engaging cultural attractions, and breathtaking landscapes. Why not hold on to this sensation indefinitely by purchasing a forever home in Greece?





## GAZI: THE HIP DISTRICT IN THE HEART OF ATHENS

Gazi is being developed into a major residential area in the centre of Athens, with an industrial chic and cultural ambiance.

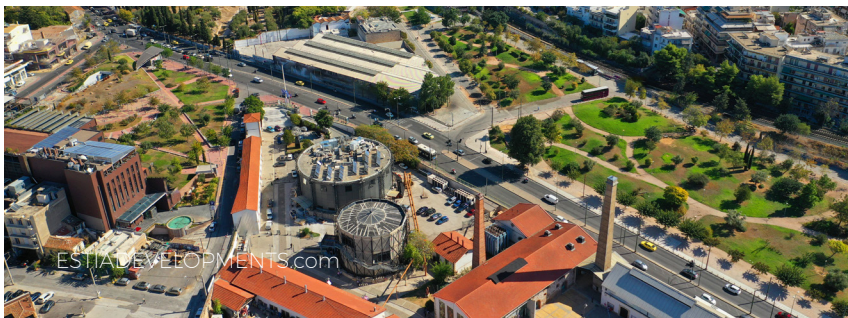


The Gazi district in central Athens is the new ideal living spot, with restaurants, cafes, bars, and art spaces adjacent to the ancient city gas factory, which now serves as a museum and festival venue. It is certainly a lively place to move to.

Syntagma Square is about 10 minutes distant by vehicle, while the closest marina is only eight kilometres away!

The area is great for city lovers and those who work in Athens' central business district. We have discovered some of the most popular short-term rental properties that are emerging in the area during the recent years.

The Acropolis, as well as the popular neighbourhoods of Thiseio and Monastiraki, are a 15 to 30-minute walk away from Gazi's main square.



### PROXIMITIES



**BAKERY** 90M

**METRO STATION** 240M

**RESTAURANT** 270M

**SUPER MARKET** 350M

**PHARMACY** 550M

**BANK** 650M

**ACROPOLIS** 1.8KM

**PLAKA** 2.2KM

**SYNTAGMA SQ.** 2.5KM

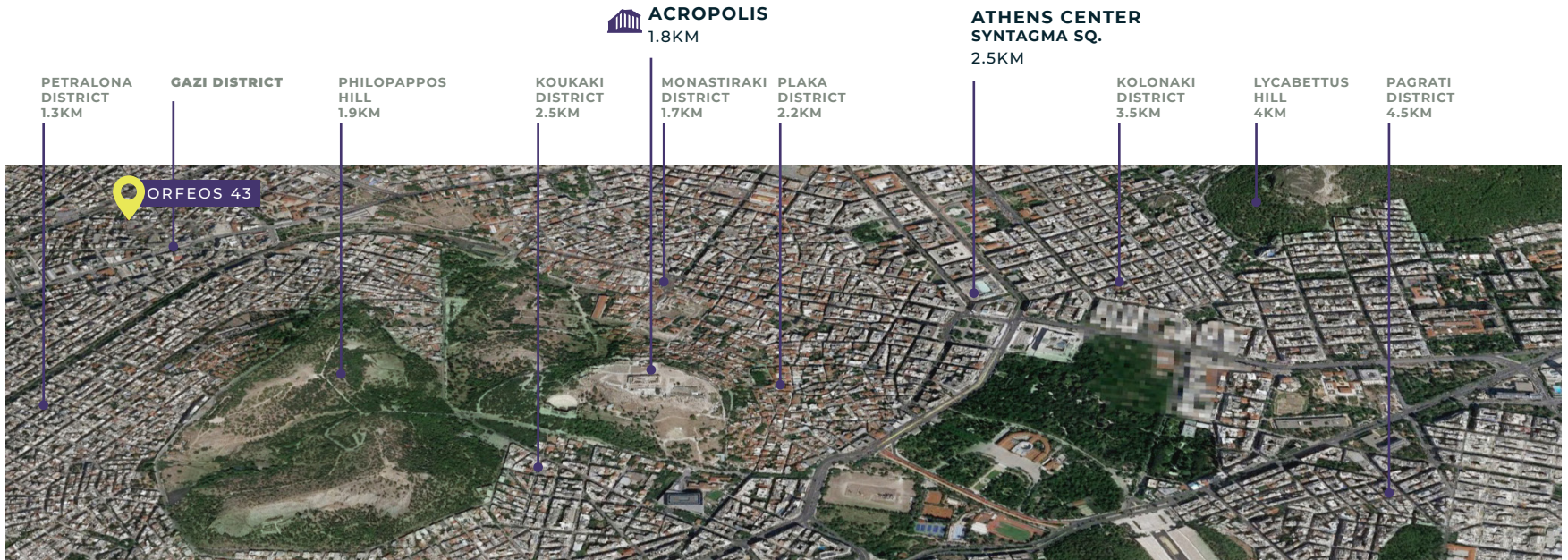
**PIRAEUS PORT** 10.5KM

**AIRPORT** 44KM

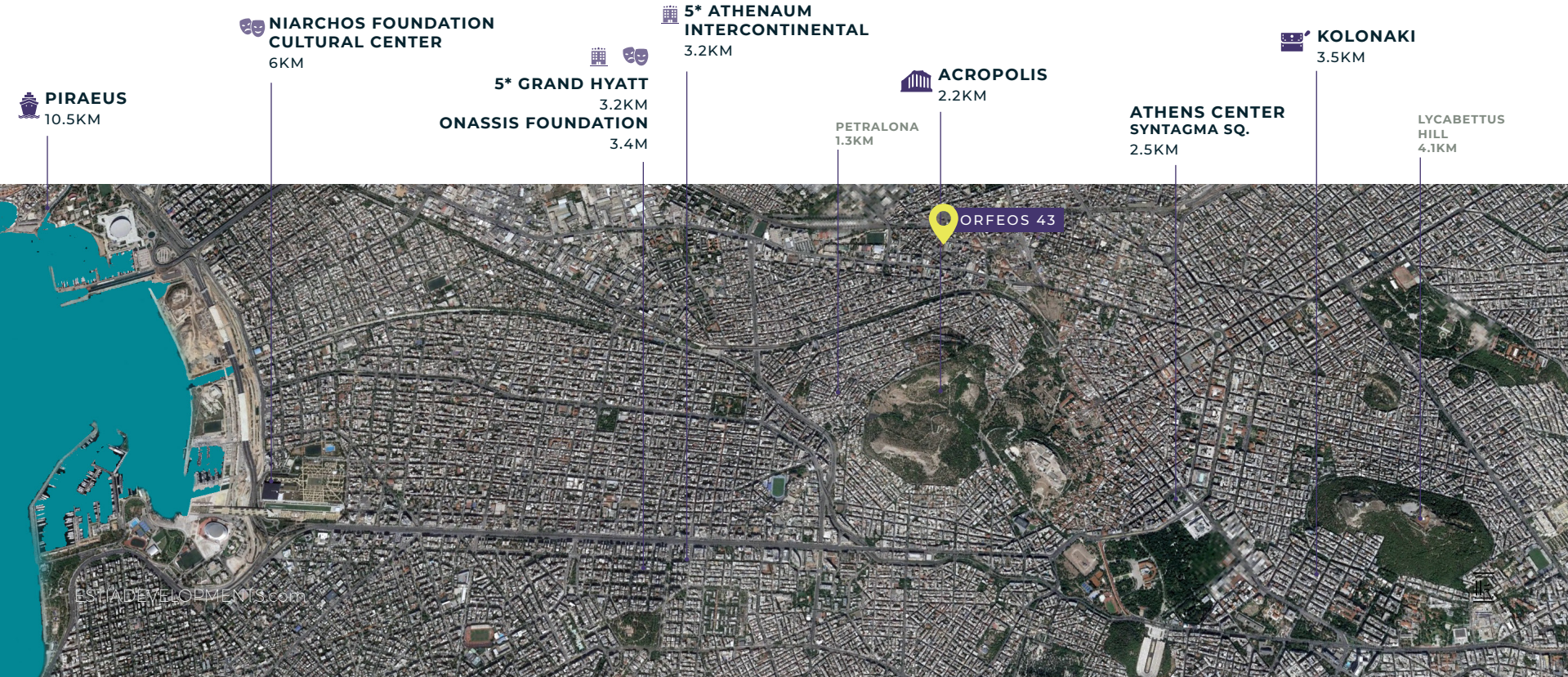




# ORFEOS 43 IN THE CITY CENTER



# ORFEOS 43 AND THE CITY



# ORFEOS 43

## THE DEVELOPMENT

### AT A GLANCE

#### THE DEVELOPMENT



ESTIA PREMIUM  
COLLECTION



NEW  
CONSTRUCTION



ESTIMATED  
DELIVERY  
2025



PAYMENT  
FACILITIES

#### THE UNITS



8 FLOORS



7 APARTMENTS



58-160 SQM



2 BEDROOMS

#### KEY FEATURES



GAS  
HEATING



LARGE  
WINDOWS



SPACIOUS  
BALCONIES



HIGH  
LUMINOSITY

#### AMENITIES



PRIVATE  
POOL



PRIVATE  
GARDEN



CAR ELEVATOR  
SYSTEM



PARKING  
SPACES

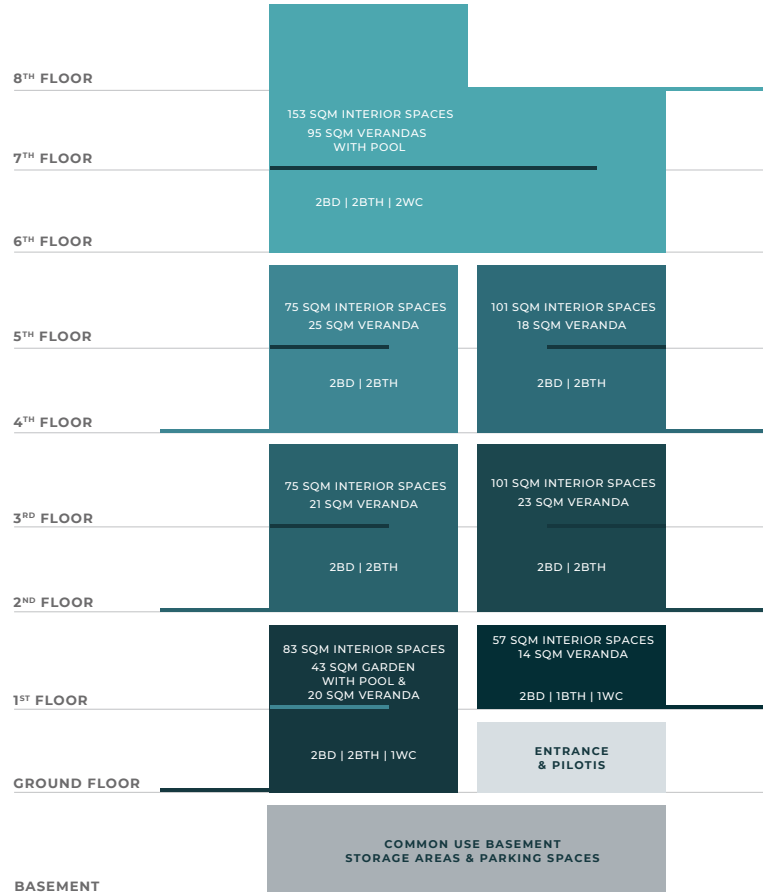


STORAGE  
ROOMS

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# THE DEVELOPMENT ANALYSIS



# THE PENTHOUSE

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# THE PENTHOUSE

## TOPVIEWS

<b>ID</b>	RESIDENCE 6A
<b>FLOORS</b>	6 <sup>TH</sup> , 7 <sup>TH</sup> , 8 <sup>TH</sup> [THREE LEVELS]
<b>SQM</b>	153 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	2
<b>GUEST WC</b>	
<b>Jacuzzi</b>	6 SQM
<b>OUTDOOR / VERANDAS</b>	VERANDAS 95 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 5 SQM



FLOOR 8



# THE PENTHOUSE

## TOPVIEWS

<b>ID</b>	RESIDENCE 6A
<b>FLOORS</b>	6 <sup>TH</sup> , 7 <sup>TH</sup> , 8 <sup>TH</sup> [THREE LEVELS]
<b>SQM</b>	153 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	2
<b>GUEST WC</b>	
<b>JACUZZI</b>	5.7 SQM
<b>OUTDOOR / VERANDAS</b>	VERANDAS 95 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 5 SQM



FLOOR 7



# THE PENTHOUSE

## TOPVIEWS

<b>ID</b>	RESIDENCE 6A
<b>FLOORS</b>	6 <sup>TH</sup> , 7 <sup>TH</sup> , 8 <sup>TH</sup> [THREE LEVELS]
<b>SQM</b>	153 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	2
<b>GUEST WC</b>	
<b>JACUZZI</b>	6 SQM
<b>OUTDOOR / VERANDAS</b>	VERANDAS 95 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 5 SQM



FLOOR 6



# TYPICAL FLOORS



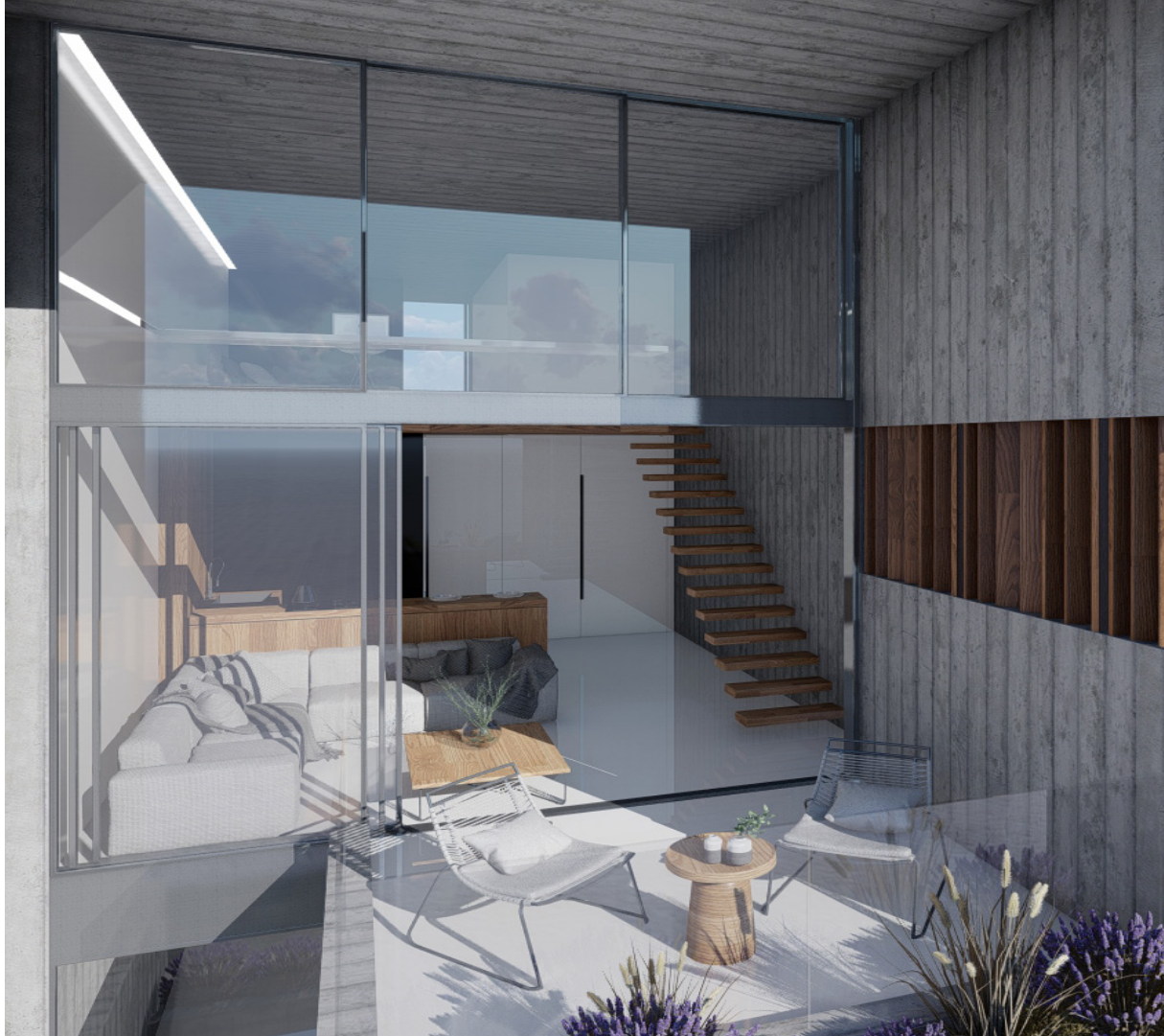
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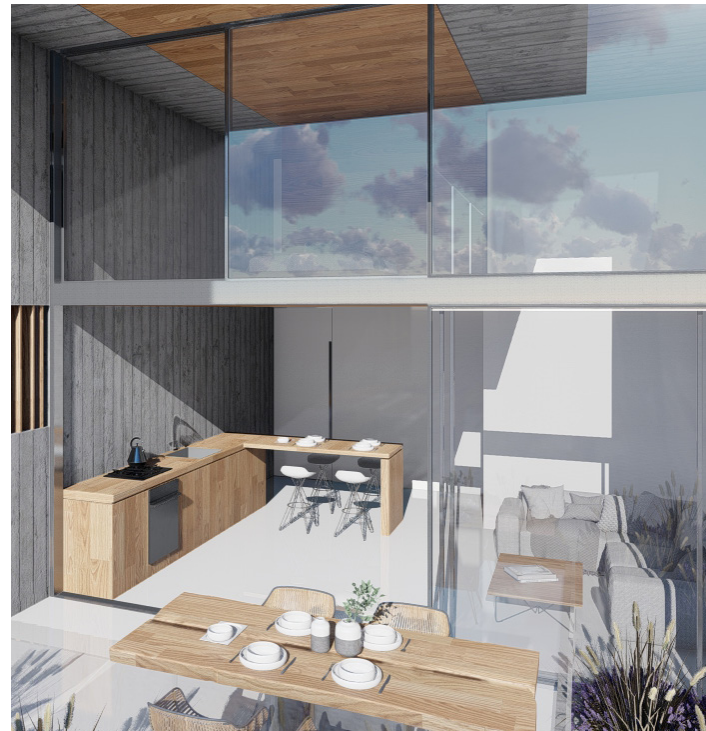






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# TYPICAL FLOORS

## TOPVIEWS

<b>ID</b>	RESIDENCE 4A
<b>FLOORS</b>	4 <sup>TH</sup> & 5 <sup>TH</sup> [TWO LEVELS]
<b>SQM</b>	75 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	-
<b>GUEST WC</b>	-
<b>PRIVATE POOL</b>	-
<b>OUTDOOR / VERANDAS</b>	VERANDAS 25 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 5 SQM





# TYPICAL FLOORS

## TOPVIEWS

<b>ID</b>	RESIDENCE 4A
<b>FLOORS</b>	4 <sup>TH</sup> & 5 <sup>TH</sup> [TWO LEVELS]
<b>SQM</b>	75 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	-
<b>GUEST WC</b>	-
<b>PRIVATE POOL</b>	-
<b>VERANDAS</b>	VERANDAS
<b>OUTDOOR / VERANDAS</b>	25 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 5 SQM



# TYPICAL FLOORS

## TOPVIEWS

<b>ID</b>	RESIDENCE 4B
<b>FLOORS</b>	4 <sup>TH</sup> & 5 <sup>TH</sup> [TWO LEVELS]
<b>SQM</b>	101 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	-
<b>GUEST WC</b>	-
<b>PRIVATE POOL</b>	-
<b>VERANDAS OUTDOOR / VERANDAS</b>	VERANDAS 18 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 5 SQM



# TYPICAL FLOORS

## TOPVIEWS

<b>ID</b>	RESIDENCE 4B
<b>FLOORS</b>	4 <sup>TH</sup> & 5 <sup>TH</sup> [TWO LEVELS]
<b>SQM</b>	101 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	-
<b>GUEST WC</b>	-
<b>PRIVATE POOL</b>	-
<b>VERANDAS OUTDOOR / VERANDAS</b>	VERANDAS 18 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 5 SQM



# TYPICAL FLOORS TOPVIEWS

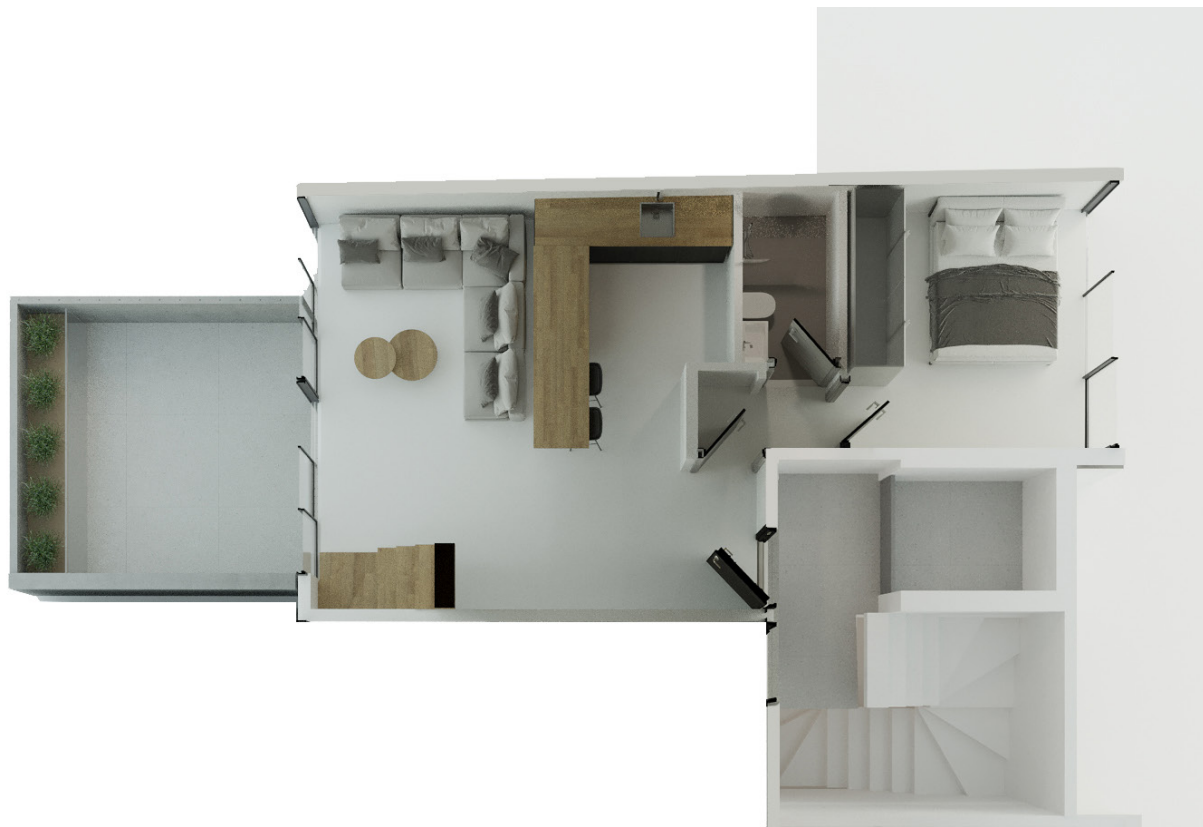
<b>ID</b>	RESIDENCE 2A
<b>FLOORS</b>	2 <sup>ND</sup> & 3 <sup>RD</sup> [TWO LEVELS]
<b>SQM</b>	75 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	-
<b>GUEST WC</b>	-
<b>PRIVATE POOL</b>	-
<b>VERANDAS OUTDOOR / VERANDAS</b>	VERANDAS 21 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 2 SQM



# TYPICAL FLOORS

## TOPVIEWS

<b>ID</b>	RESIDENCE 2A
<b>FLOORS</b>	2 <sup>ND</sup> & 3 <sup>RD</sup> [TWO LEVELS]
<b>SQM</b>	75 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	-
<b>GUEST WC</b>	-
<b>PRIVATE POOL</b>	-
<b>VERANDAS OUTDOOR / VERANDAS</b>	VERANDAS 21 SQM
<b>INDOOR PARKINGS</b>	1
<b>EXTRAS</b>	STORAGE 2 SQM



# TYPICAL FLOORS

## TOPVIEWS

<b>ID</b>	RESIDENCE 2B
<b>FLOORS</b>	2 <sup>ND</sup> & 3 <sup>RD</sup> [TWO LEVELS]
<b>SQM</b>	101 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	-
<b>GUEST WC</b>	-
<b>PRIVATE POOL</b>	-
<b>VERANDAS OUTDOOR / VERANDAS</b>	VERANDAS 23 SQM
<b>INDOOR PARKINGS</b>	-
<b>EXTRAS</b>	STORAGE 2 SQM



# TYPICAL FLOORS

## TOPVIEWS

<b>ID</b>	RESIDENCE 2B
<b>FLOORS</b>	2 <sup>ND</sup> & 3 <sup>RD</sup> [TWO LEVELS]
<b>SQM</b>	101 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	-
<b>GUEST WC</b>	-
<b>PRIVATE POOL</b>	-
<b>VERANDAS OUTDOOR / VERANDAS</b>	VERANDAS 23 SQM
<b>INDOOR PARKINGS</b>	-
<b>EXTRAS</b>	STORAGE 2 SQM



1<sup>ST</sup> FLOOR & GF

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# 1<sup>ST</sup> FLOOR TOPVIEWS

<b>ID</b>	RESIDENCE 1A
 <b>FLOORS</b>	1 <sup>ST</sup> [ONE LEVEL]
 <b>SQM</b>	57 SQM
 <b>BEDROOMS</b>	2
 <b>BATHROOMS</b>	1
<b>WC</b>	1
 <b>GUEST WC</b>	
 <b>PRIVATE POOL</b>	-
 <b>VERANDAS</b>	14 SQM
 <b>OUTDOOR / VERANDAS</b>	
 <b>INDOOR PARKINGS</b>	-
<b>EXTRAS</b>	STORAGE 2 SQM










# 1<sup>ST</sup> FLOOR TOPVIEWS

<b>ID</b>	RESIDENCE CFA
 FLOORS	GF & 1 <sup>ST</sup> [TWO LEVELS]
 SQM	83 SQM
 BEDROOMS	2
 BATHROOMS	2
<b>WC</b> GUEST WC	1
 PRIVATE POOL	9 SQM
 OUTDOOR / VERANDAS	VERANDAS 20 SQM GARDEN 43 SQM
 INDOOR PARKINGS	1
EXTRAS	STORAGE 5 SQM

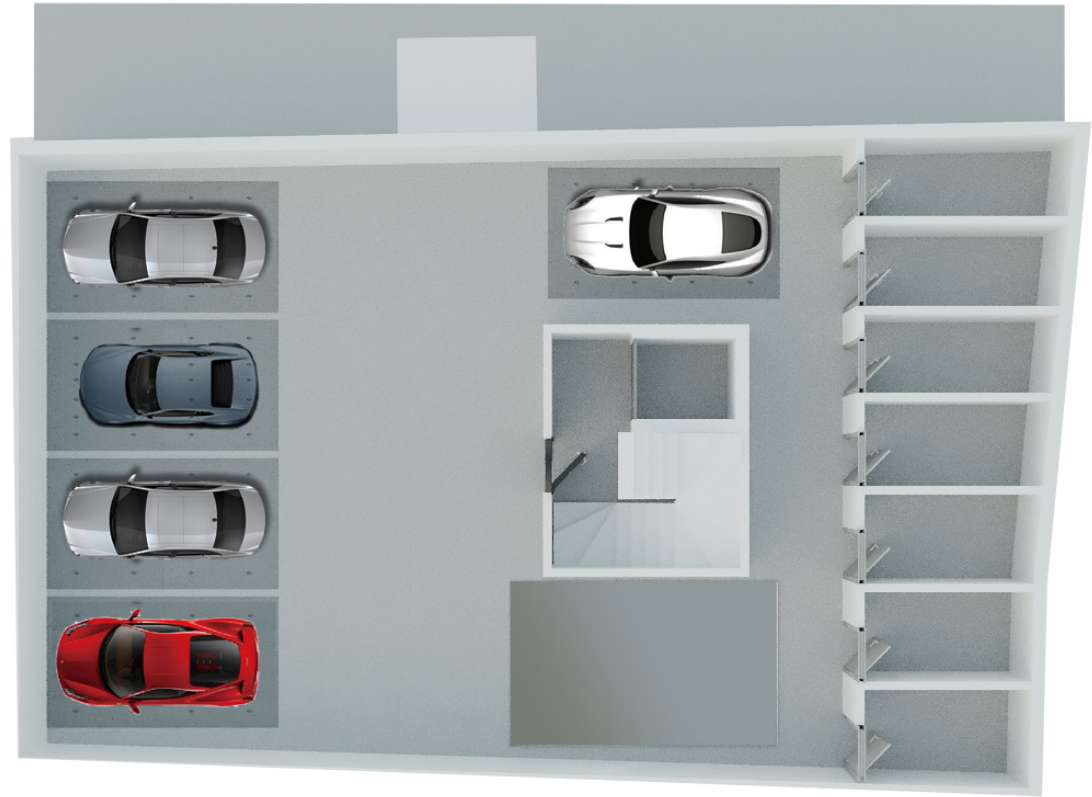


# GROUND FLOOR TOPVIEWS

<b>ID</b>	RESIDENCE CFA
 FLOORS	GF & 1 <sup>ST</sup> [TWO LEVELS]
 SQM	83 SQM
 BEDROOMS	2
 BATHROOMS	2
<b>WC</b> GUEST WC	1
 PRIVATE POOL	9 SQM
 OUTDOOR / VERANDAS	VERANDAS 20 SQM
	GARDEN 43 SQM
 INDOOR PARKINGS	1
<b>EXTRAS</b>	STORAGE 5 SQM

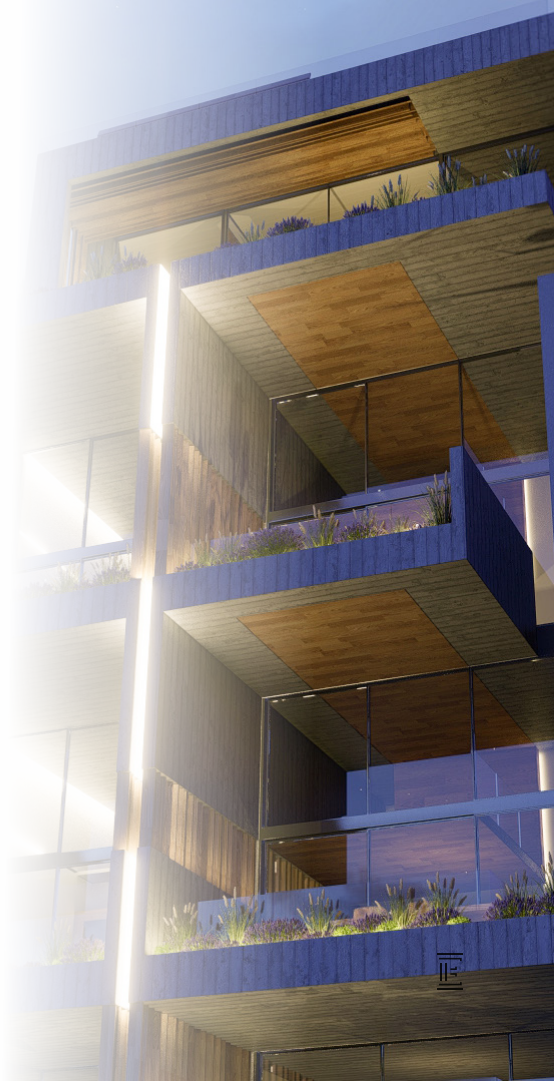


BASEMENT  
TOPVIEWS



# THE DEVELOPMENT INVENTORY

ID	RESIDENCE	FLOORS	LEVELS	SQM	BED-	BATH-	WC GUEST WC	PRIVATE POOL	OUTDOOR / VERANDAS	INDOOR PARKINGS	EXTRAS
APARTMENT CFA		GF & 1 <sup>ST</sup>	2	83	2	2	1	9 SQM	PRIVATE GARDEN 43 SQM VERANDAS 20 SQM	1	STORAGE 5 SQM PRIVATE ENTRANCE
APARTMENT IA		1 <sup>ST</sup>	1	57	2	1	1	-	VERANDAS 14 SQM	-	STORAGE 2 SQM
APARTMENT 2A		2 <sup>ND</sup> & 3 <sup>RD</sup>	2	75	2	2	-	-	VERANDAS 21 SQM	1	STORAGE 2 SQM
APARTMENT 2B		2 <sup>ND</sup> & 3 <sup>RD</sup>	2	101	2	2	-	-	VERANDAS 23 SQM	-	STORAGE 2 SQM
APARTMENT 4A		4 <sup>TH</sup> & 5 <sup>TH</sup>	2	75	2	2	-	-	VERANDAS 25 SQM	1	STORAGE 5 SQM
APARTMENT 4B		4 <sup>TH</sup> & 5 <sup>TH</sup>	2	101	2	2	-	-	VERANDAS 18 SQM	1	STORAGE 5 SQM
APARTMENT 6A		6 <sup>TH</sup> - 8 <sup>TH</sup>	3	153	2	2	2	6 SQM	VERANDAS 95 SQM	1	STORAGE 5 SQM



# BUILDING MODERN GREECE

## ESTIA DEVELOPMENTS COMPANY PROFILE

ESTIA DEVELOPMENTS is a pioneering real estate developer in Greece, Portugal and Spain specializing in high quality properties and known for its outstanding architecture. Whether you choose the city center, the suburbs for residential or commercial purpose, 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, Portugal, Lebanon, China, Spain and Hong Kong. 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 Golden Visas.

### TRANCEND

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



**ESTIA**

YOUR TRUSTED DEVELOPER

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