

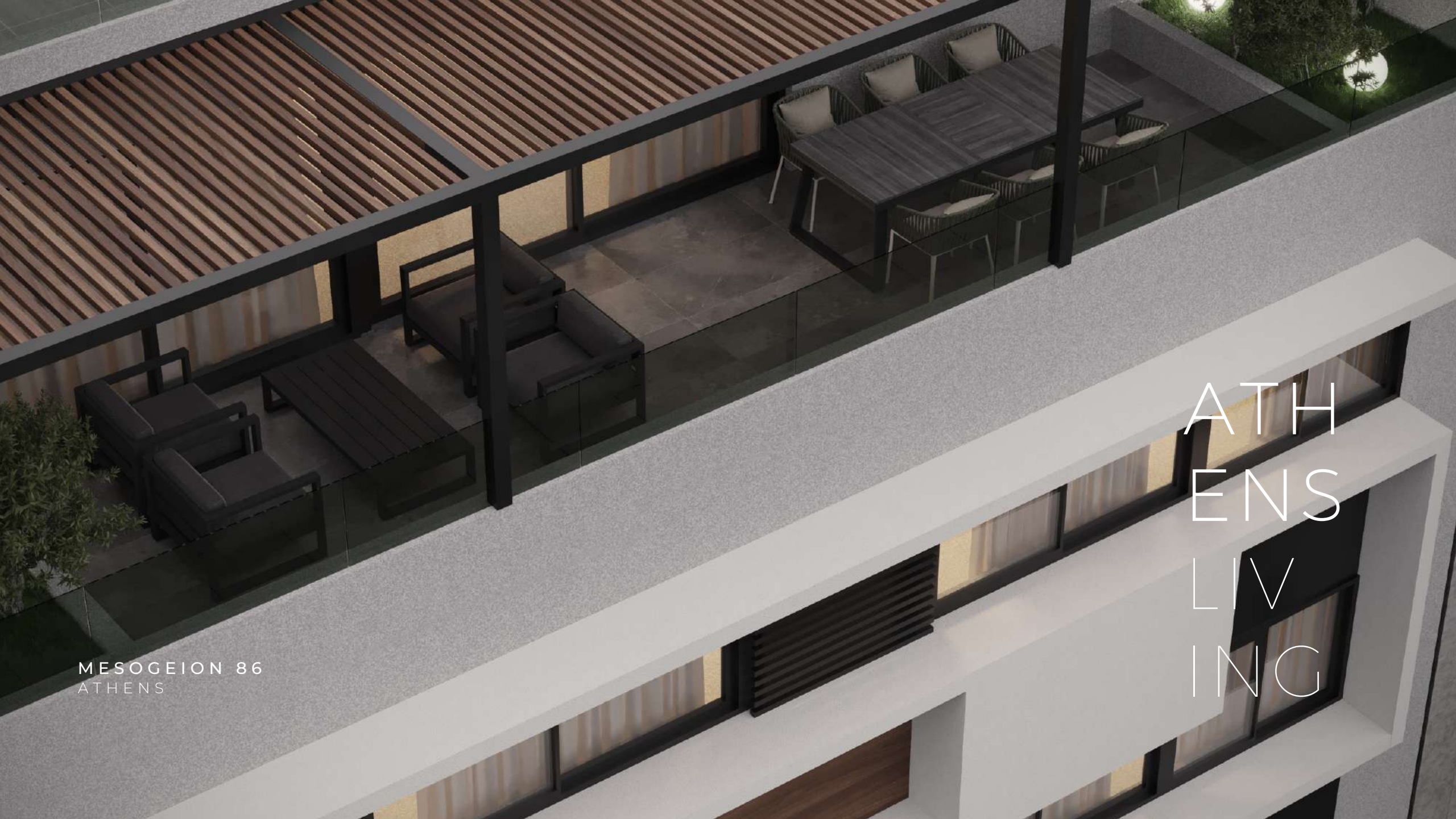


ESTIA
YOUR TRUSTED DEVELOPER

URBAN

86

ATHENS LIVING



MESOGGEION 86
ATHENS

ATH
ENS
LIV
ING

URBAN
86
ATHENS LIVING

**Urban
Living,
Redefined**
in the
Heart of
Athens.

Urban86 introduces a new standard of contemporary living in Athens. This exclusive residential development comprises 20 bespoke apartments across five elegant floors, thoughtfully designed to combine functionality, comfort, and timeless style.

With sizes ranging from 40 to 72 sqm, each apartment maximizes space and natural light, offering a variety of layouts to suit different lifestyles:

- ✓ 1-bedroom residences with 1 bathroom and 1 WC or studios with 1 bathroom, ideal for modern professionals or couples.
- ✓ 2-bedroom residences with options of 1 bathroom plus WC, or 2 full bathrooms, designed for families and those seeking added convenience.

Every detail has been carefully considered to ensure a high-quality living experience in one of Athens' most dynamic locations.



THE DEVELOPMENT

PREMIUM DEVELOPMENT

RESIDENTIAL PROJECT

PAYMENT FACILITIES

CONSTRUCTION DETAILS

CONTEMPORARY ARCHITECTURE

ORGANIC LIVING

- 5 FLOORS
- 20 UNITS
- 40-72 m² SIZES
- 1-2 BEDROOMS
- 1 SHOP





THE NEIGHBORHOOD



Discover an area that balances the rhythm of the city with the ease of daily life, a location designed for both living and investing.

KEY ADVANTAGES OF THE AREA

*10' away from anything
you desire in Athens*

Situated at 86 Mesogeion Avenue, Urban86 enjoys a prime address in the heart of Athens, minutes away from Kolonaki, and 2Km from the Conrad Hotel (Hilton Athens), the most expensive building of the center.

The location is a vibrant, well-connected district that combines residential comfort with direct access to the city's business, medical, and cultural hubs.

This sought-after neighborhood offers the perfect balance of urban convenience, lifestyle amenities, and long-term value.

- ✓ **Central Location**
Minutes from the Athens city center, yet with a calm, residential feel.
- ✓ **Excellent Connectivity**
Direct access to Mesogeion Avenue, the Attiki Odos, direct to the Athens Airport, bus station right in front and 3 metro stations (Ambelokipi, Panormou, Katehaki).
- ✓ **Proximity to Healthcare & Education**
Close to major hospitals (Dynaon, Alexandra, Ippokrateio, Laiko) and the National and Kapodistrian University of Athens campus.
- ✓ **Green Spaces**
Easy access to Goudi Park, one of the city's largest open green areas.
- ✓ **Lifestyle Amenities**
Surrounded by shops, cafes, gyms, and local markets, offering daily comfort and convenience.
- ✓ **Investment Value**
A sought-after area with strong rental demand, appealing to both professionals and families.



6 COMPETITIVE ADVANTAGES OF INVESTING IN GREECE WITH THE €250K GOLDEN VISA

Lifestyle & Strategic Benefits

- 1. EU & Schengen Access**
Seamless travel and residence rights across Europe, with the option to extend to the whole family.
- 2. No Residency Obligation**
Investors retain flexibility, with the freedom to live in Greece full-time or maintain residence elsewhere.
- 3. Pathway to Citizenship – Long-term presence**
can evolve into full EU citizenship, unlocking all associated rights and opportunities.

Investment-Oriented Benefits

- 1. High Rental Demand**
Athens and other prime areas offer strong tenant demand, ensuring steady occupancy for both long-term and short-term rentals.
- 2. Capital Growth Potential** – Greek real estate markets continue to expand, with properties in central and coastal locations gaining value over time.
- 3. Liquidity & Resale Prospects** – Properties that qualify for the Golden Visa remain in high demand, making them easier to resell and preserving investment value.

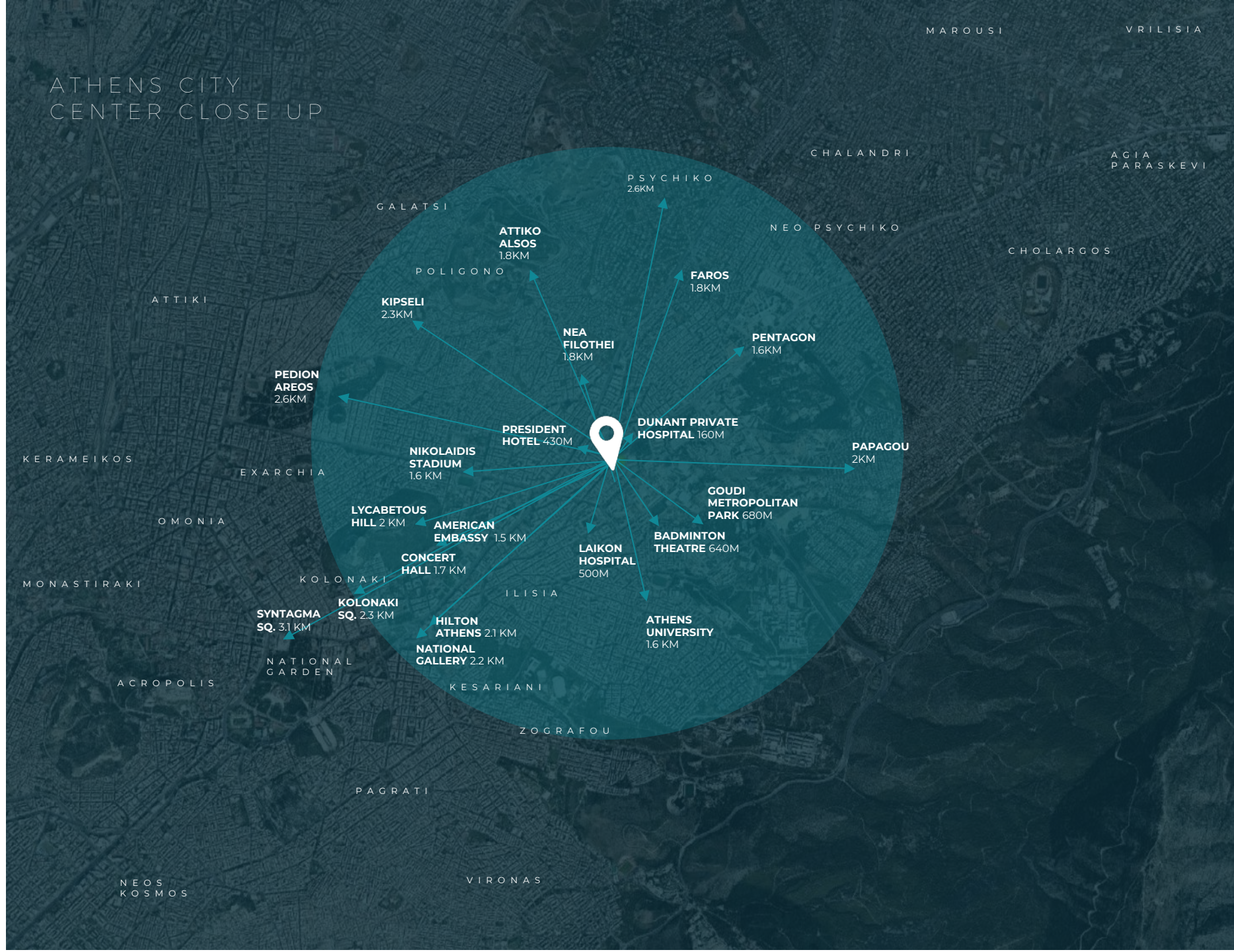


MORE THAN A STRATEGIC LOCATION

THE 2.5KM PERIMETER

DISTANCE CONCEPT

No matter the direction you take, the city unfolds around you, from vibrant cafés and leafy parks to the timeless landmarks that shape Athens' unique rhythm.



INTERIORS
THAT INSPIRE



Relax,
Live,
Enjoy!









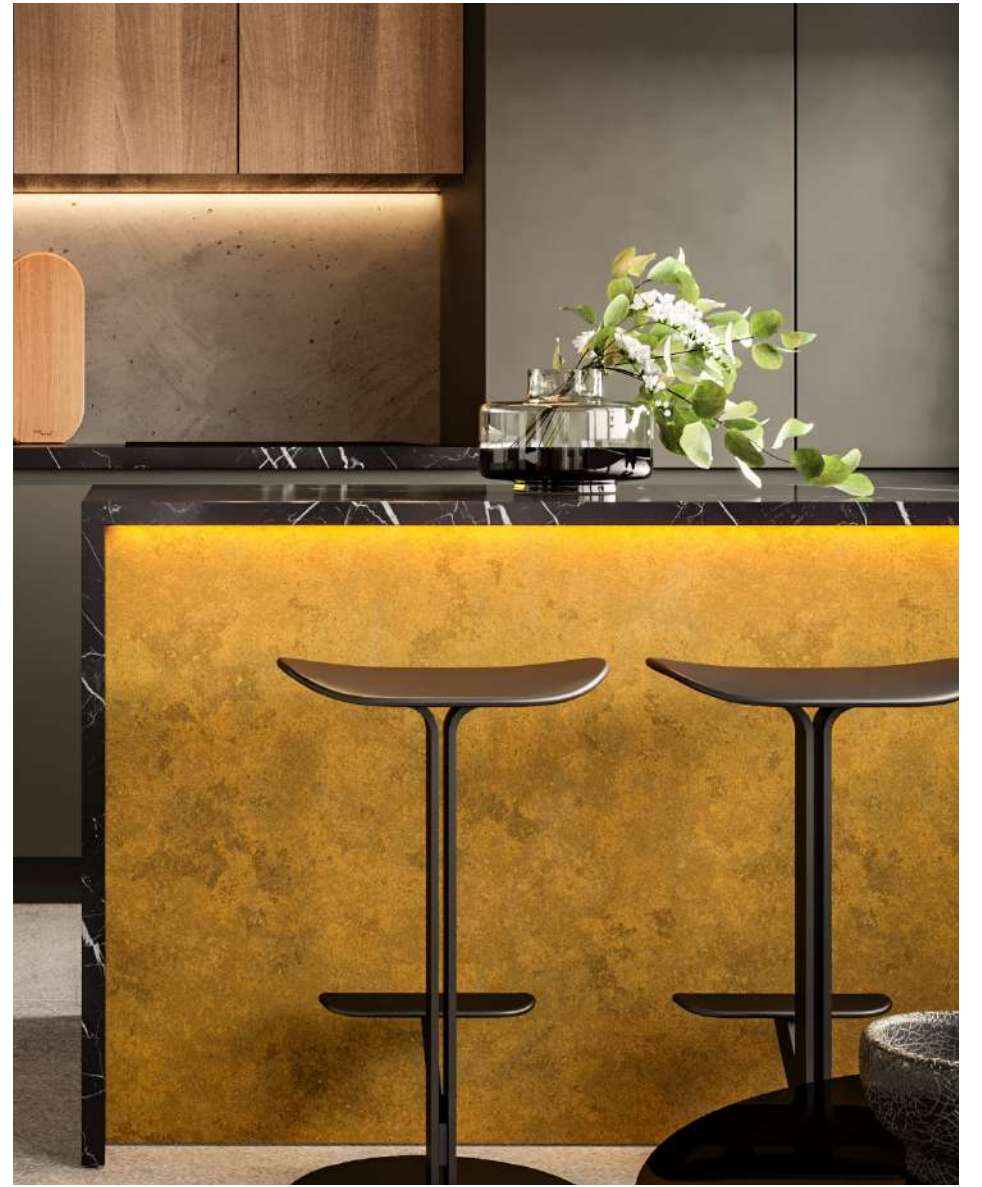


















FLOORPLANS

1A



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
1A	1 ST	40	40	1	1	-	-



FLOORPLANS

1B



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
1B	1 ST	42	42	1	1	-	-

FLOORPLANS

1C



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
1C	1 ST	41	41	1	1	-	4

FLOORPLANS

1D



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
1D	1 ST	41	41	1	1	-	5

FLOORPLANS

1E



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
1E	1 ST	40	40	1	1	-	-



FLOORPLANS

1F



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
1F	1 ST	41	41	1	1	-	-



FLOORPLANS

2A



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
2A	2 ND	49	49	1	1	1	-

FLOORPLANS

2B



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
2B	2 ND	55	55	1	1	1	-



FLOORPLANS

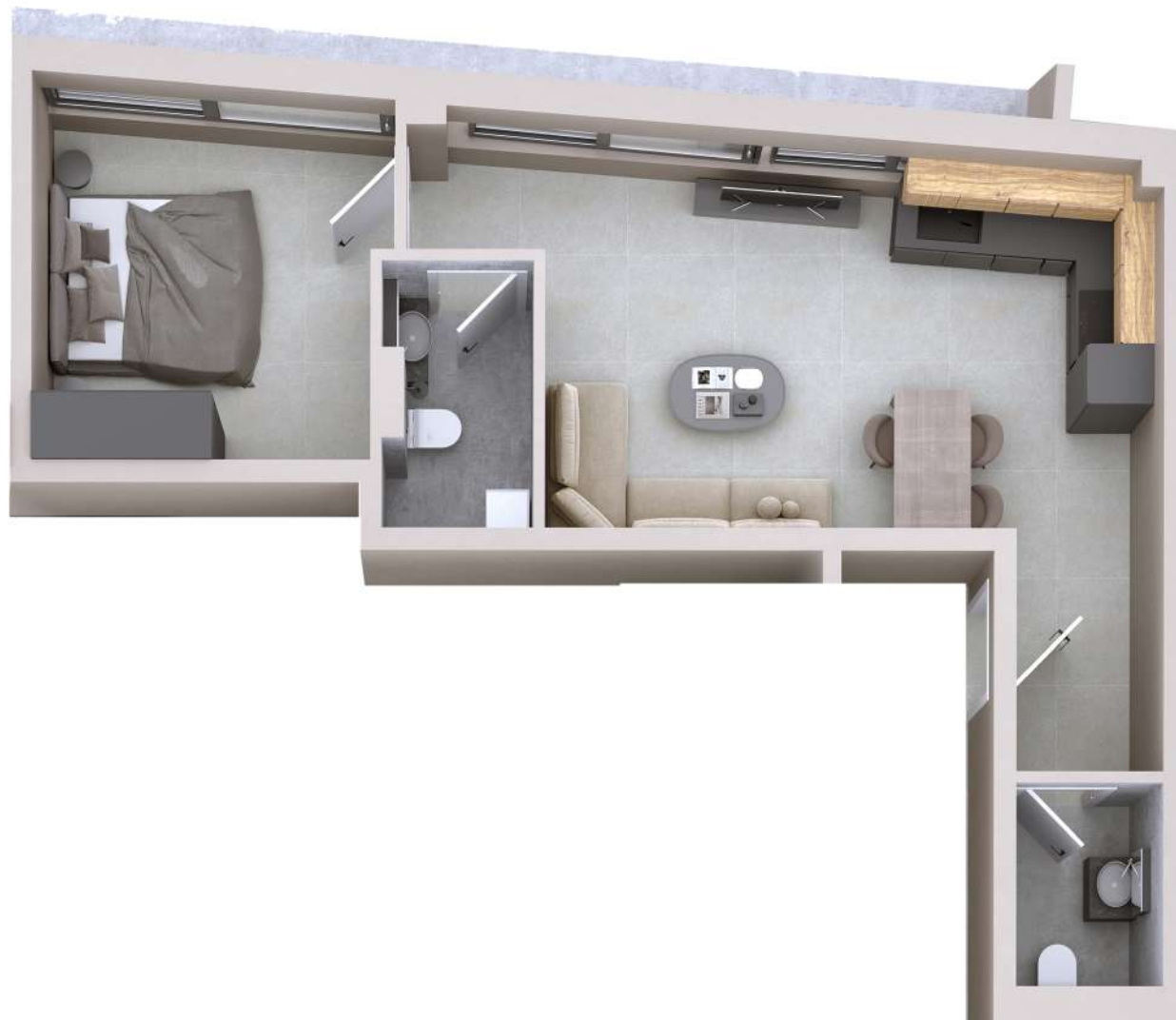
2C



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
2C	2 ND	52	52	1	1	1	-

FLOORPLANS

2D



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
2D	2 ND	48	48	1	1	1	-

FLOORPLANS

3A



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
3A	3 RD	49	49	1	1	1	-

FLOORPLANS

3B



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
3B	3 RD	55	55	1	1	1	-



FLOORPLANS

3C

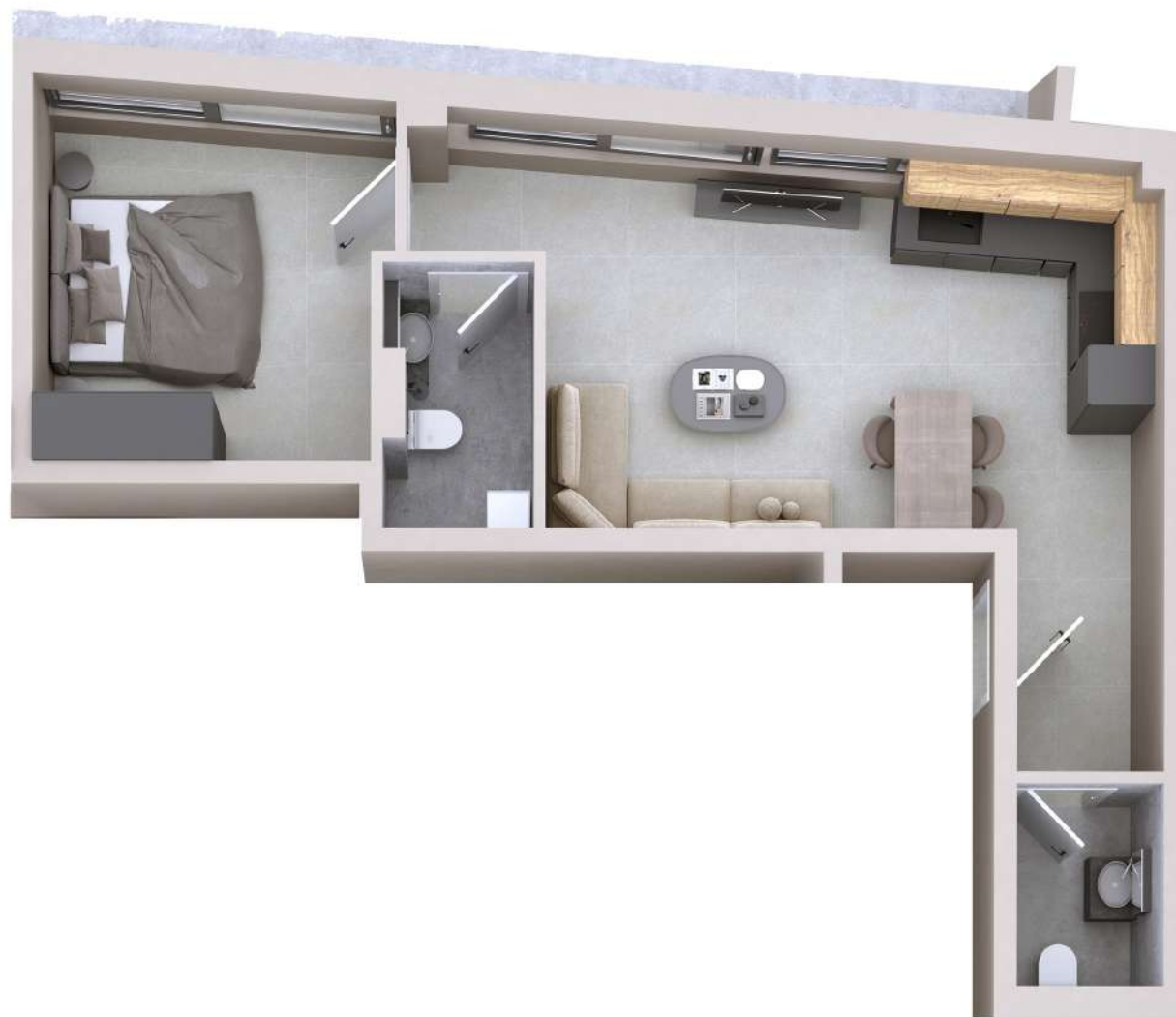


CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
3C	3 RD	52	52	1	1	1	-



FLOORPLANS

3D



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
3D	3 RD	48	48	1	1	1	-

FLOORPLANS

4A



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
4A	4 TH	49	49	1	1	1	-

FLOORPLANS

4B



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
4B	4 TH	55	55	1	1	1	-



FLOORPLANS

4C

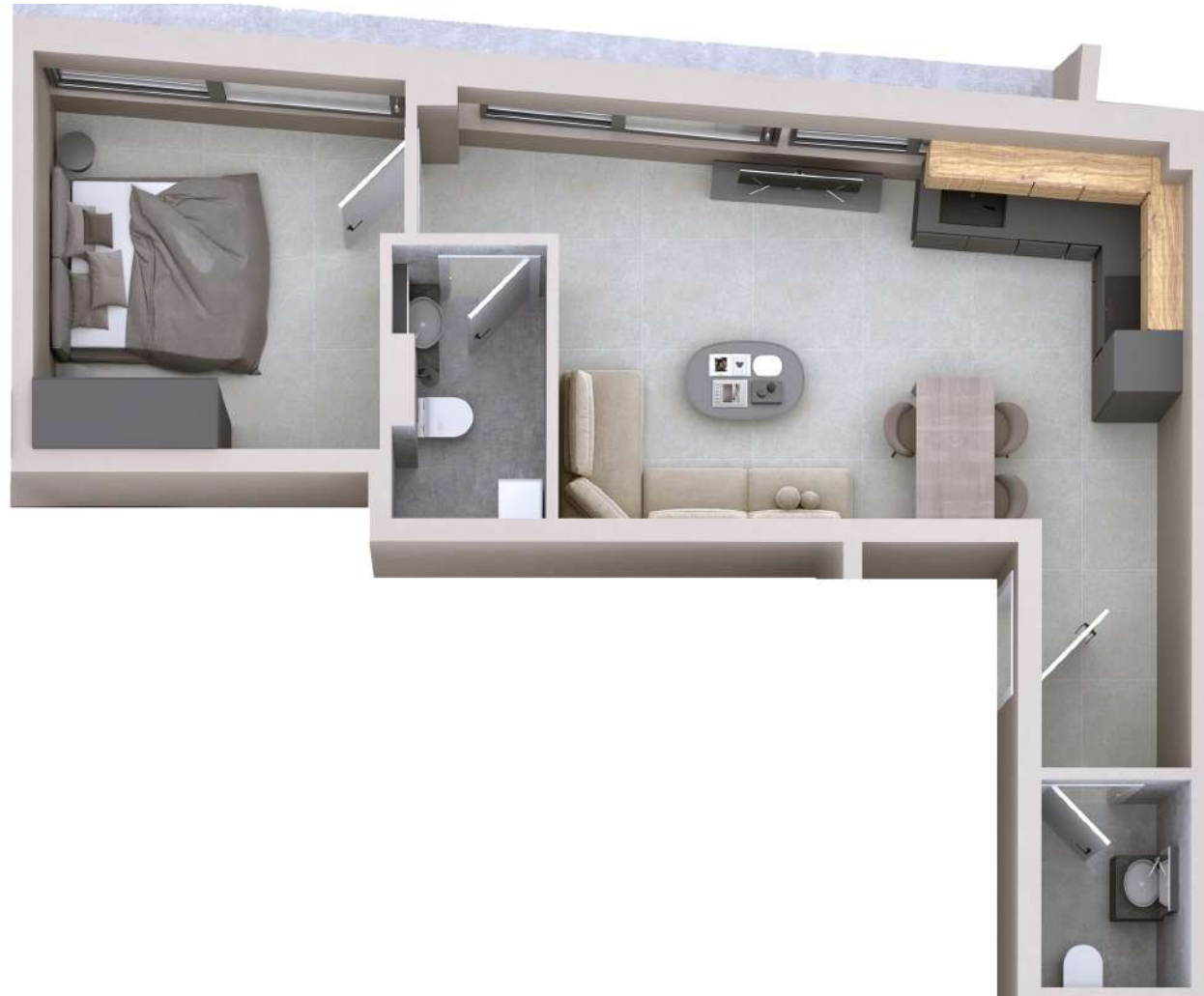


CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
4C	4 TH	52	52	1	1	1	-



FLOORPLANS

4D



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
4D	4 TH	48	48	1	1	1	-

FLOORPLANS

5A



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
5A	5 TH	70	70	2	2	-	34

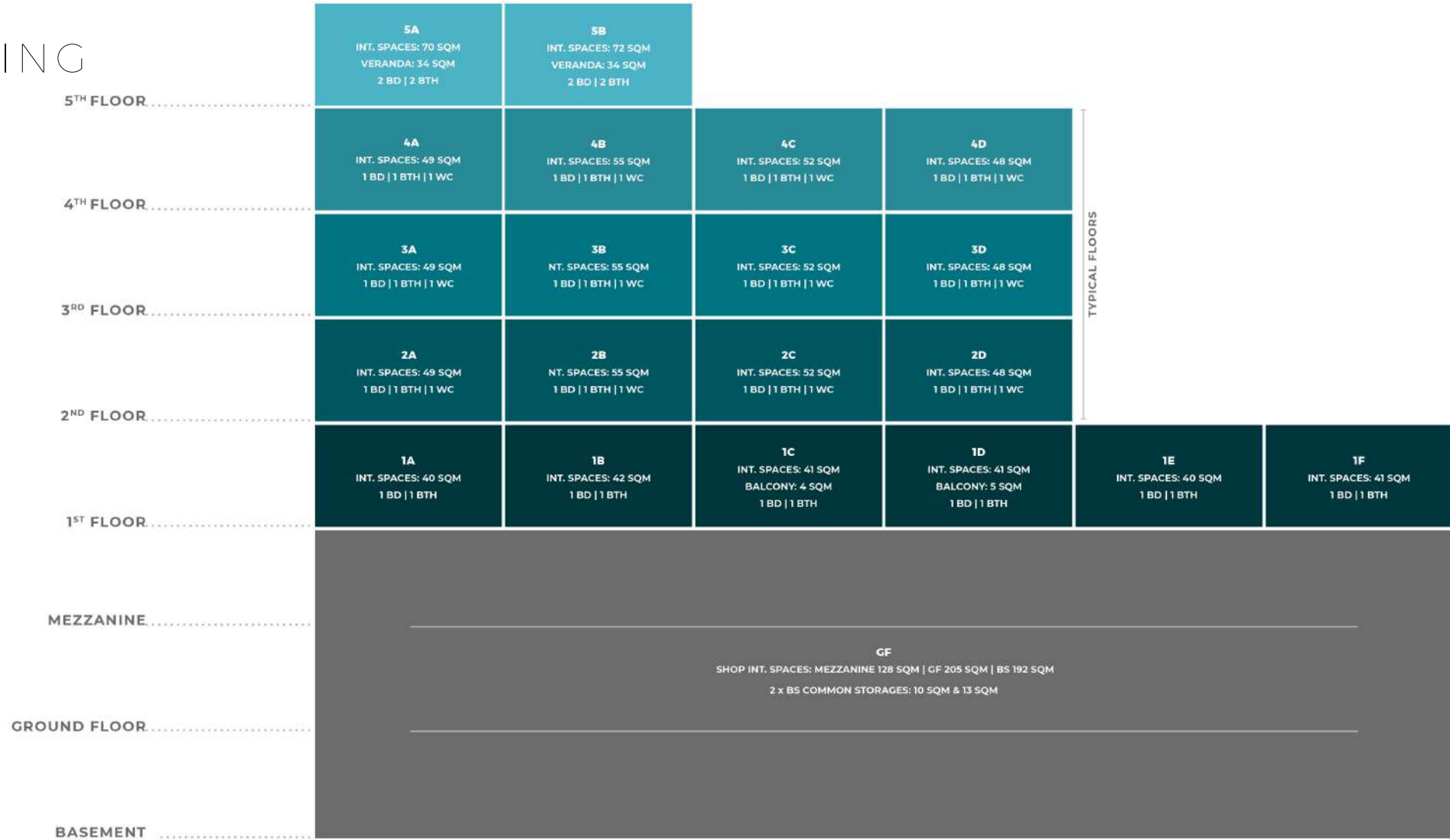
FLOORPLANS

5B



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
5B	5 TH	72	72	2	2	-	34

THE BUILDING



URBAN

86

ATHENS LIVING

INVENTORY TABLE

CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	BEDROOMS	BATHROOMS	WC	VERANDAS (m ²)
1A	1 ST	40	40	1	1	-	-
1B	1 ST	42	42	1	1	-	-
1C	1 ST	41	41	1	1	-	4
1D	1 ST	41	41	1	1	-	5
1E	1 ST	40	40	1	1	-	-
1F	1 ST	41	41	1	1	-	-
2A	2 ND	49	49	1	1	1	-
2B	2 ND	55	55	1	1	1	-
2C	2 ND	52	52	1	1	1	-
2D	2 ND	48	48	1	1	1	-
3A	3 RD	49	49	1	1	1	-
3B	3 RD	55	55	1	1	1	-
3C	3 RD	52	52	1	1	1	-
3D	3 RD	48	48	1	1	1	-
4A	4 TH	49	49	1	1	1	-
4B	4 TH	55	55	1	1	1	-
4C	4 TH	52	52	1	1	1	-
4D	4 TH	48	48	1	1	1	-
5A	5 TH	70	70	2	2	-	34
5B	5 TH	72	72	2	2	-	34



ESTIA DEVELOPMENTS

COMPANY PROFILE

BUILDING MODERN GREECE

Estia Developments is a prime real estate developer that creates design-led residential properties of the highest quality for families or individuals in search of homes matching their modern lifestyles.

With a diverse portfolio spanning high-end properties and urban residences, Estia Developments is well-positioned to cater to any lifestyle, whether you prefer the vivid streets of Athens Center or The South Athens Riviera.



ESTIA DEVELOPMENTS

OUR ETHOS



EXPAND

Estia Developments has widely expanded over the past year with offices in Greece, Lebanon, China 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.



CONTACT US

CONTACT YOUR AGENT AT +30 211 411 2112

OR VISIT estiadevelopments.com

7 SPEFSIPPOU, 106 75 | ATHENS, GREECE
info@estiadevelopments.com

