

DOIRANIS APARTMENTS PRESENTATION



Golden Visa Investment Opportunity in the Heart of Athens 5 Doiranis Street,
Kypseli - Athens, Greece

Kypseli is one of Athens' most historic and character-filled districts. Developed in the early 20th century as an elegant residential quarter, it remains renowned for its neoclassical architecture, leafy avenues, and cosmopolitan spirit. Over the decades, the area has evolved into one of the city's most dynamic neighborhoods, attracting artists, professionals, students, and international residents who value its unique blend of tradition and modern urban life.

Strategically located, 5 Doiranis Street provides excellent connectivity to the heart of Athens. The property is only minutes from the city center, with easy access to Omonia, Syntagma Square, Monastiraki, and the Acropolis area. Public transportation options are abundant, including bus and trolley routes, while nearby metro stations and major road arteries ensure seamless travel across the city and to Athens International Airport. This level of accessibility makes the location ideal for both permanent residence and rental demand.

For international buyers seeking residency through real estate acquisition, this property represents more than a home - it is a gateway to Europe. Greece's Golden Visa program grants eligible investors and their families residency rights within the European Union, offering mobility, security, and access to a strategic Mediterranean base.

Location Presentation



Technical drawing of a rectangular plate. The drawing includes a top view and a side view. The top view is a rectangle with a width of 1.29 and a height of 5.02. The side view shows the thickness of the plate, which is 0.20. The material is specified as DOIRANIS with a thickness of 8.80 μ.

Apartment K4 : 31.32 m² + K4P : 35.80 m² = 67.12 m²



LOFT

Apartment K1 : 25.22 m² + K1P : 32.50 m² = 57.72 m²

Apartment K2 : 32.62 m² + K2P : 39.00 m² = 71.62 m²

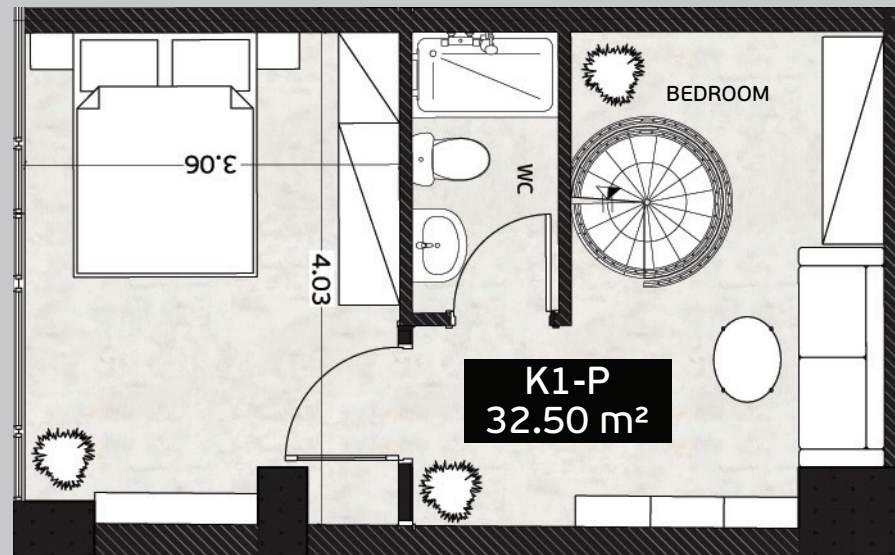
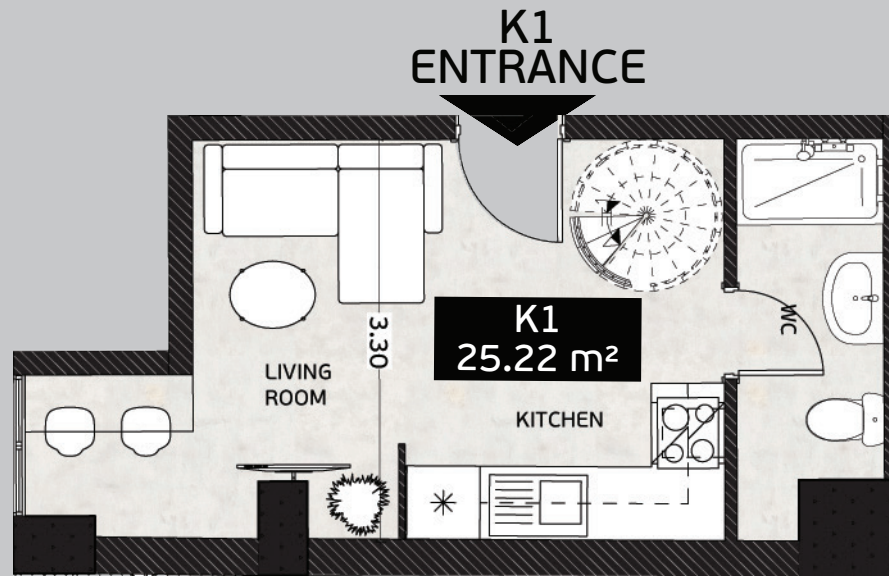
Apartment K3 : 26.36 m² + K3P : 27.98 m² = 54.34 m²

Apartment K4 : 31.32 m² + K4P : 35.80 m² = 67.12 m²



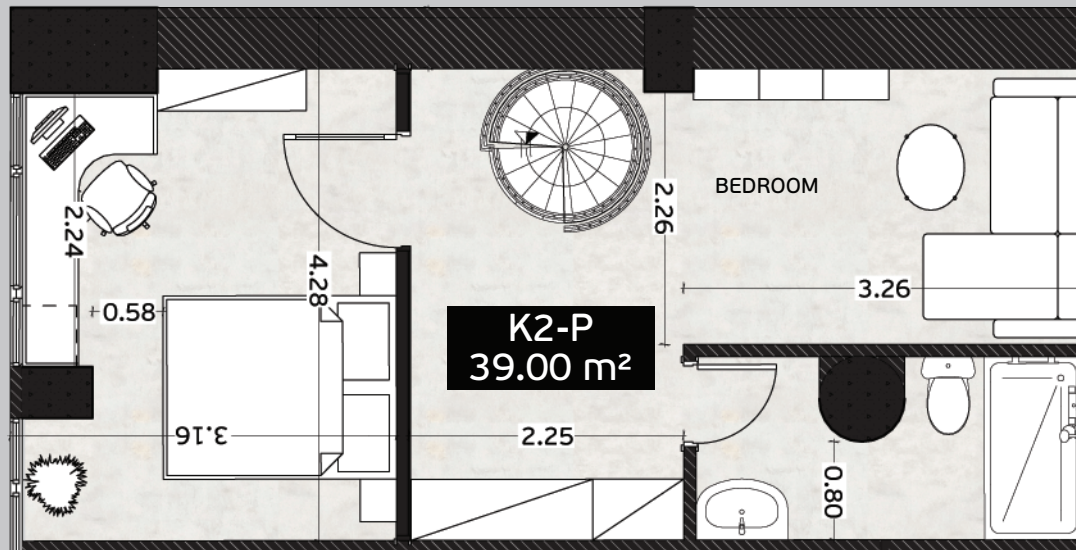
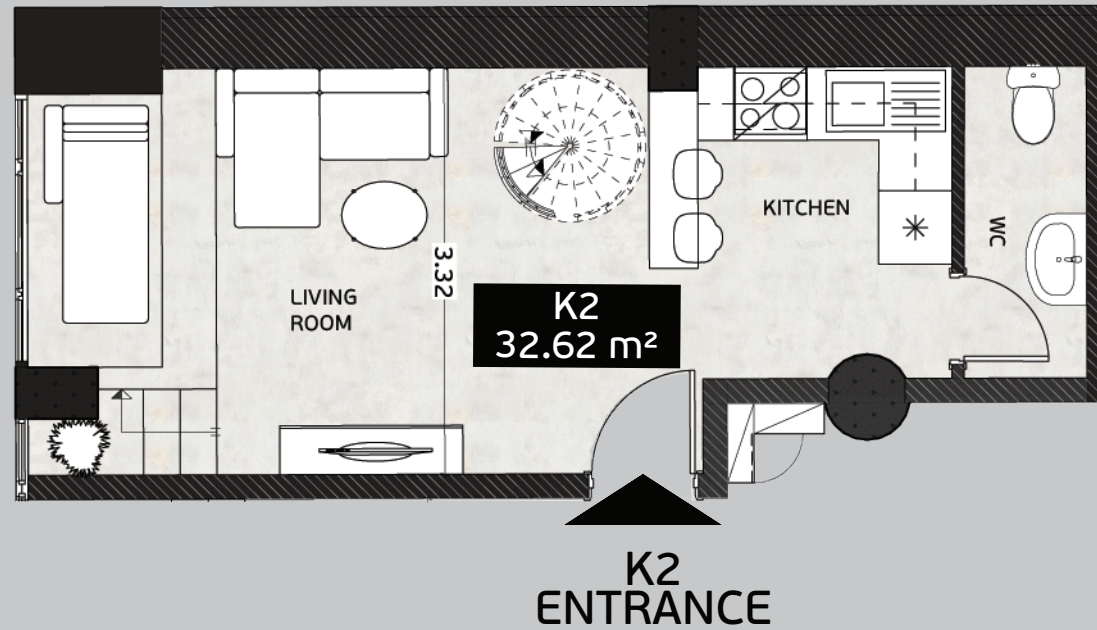
APARTMENT K1

$$35.22 \text{ m}^2 + 32.50 \text{ m}^2 = 57.72 \text{ m}^2$$



APARTMENT K2

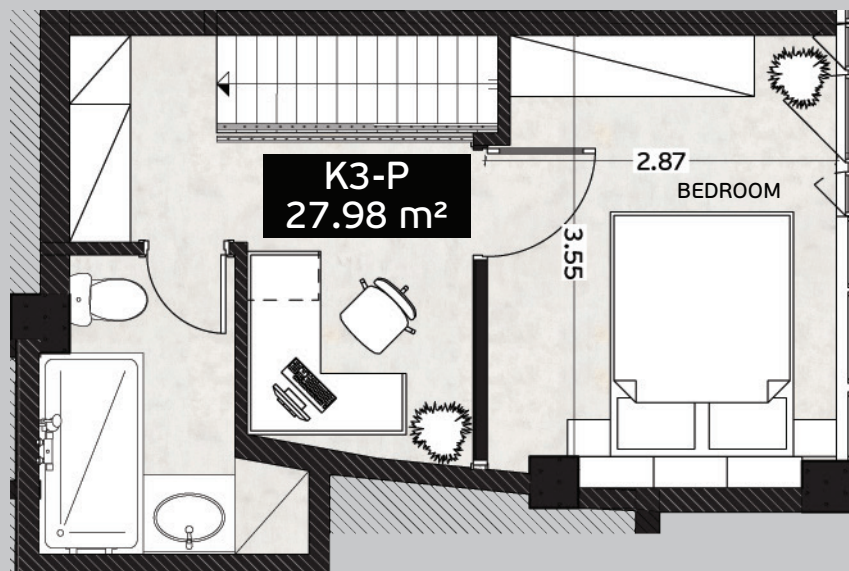
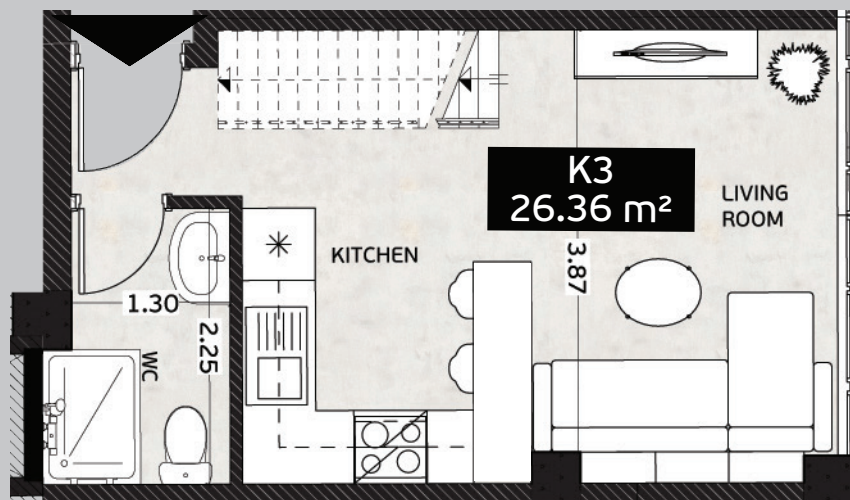
$$32.62 \text{ m}^2 + 39.00 \text{ m}^2 = 71.62 \text{ m}^2$$



APARTMENT K3

$26.36 \text{ m}^2 + 27.98 \text{ m}^2 = 54.34 \text{ m}^2$

K3
ENTRANCE



APARTMENT K4

$$31.32 \text{ m}^2 + 35.80 \text{ m}^2 = 67.12 \text{ m}^2$$

