



kw ATHENS CENTER
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Historic 1917 Neoclassical Residence

with Approved Modern Extension

openhouse in partnership with
Keller Williams Athens Center

Located within one of Athens's most culturally significant districts,

this early 20th-century Neoclassical residence presents an exceptional opportunity to restore a building of historic architectural value. Spanning two levels and supported by fully approved plans for renovation and a contemporary extension, the property offers a flexible framework suited for private living, boutique hospitality, or multi-unit adaptive reuse.

PROPERTY HIGHLIGHTS:

Location: Exarcheia, Athens Center

Property Type: Historic 1917 Neoclassical Residence

Built Area: 87 sqm existing structure

Plot Size: Approx. 137 sqm

Design Plans: Fully approved architectural & archaeological permits for a three-level modern extension

Bedrooms/Bathrooms: Flexible program per approved plans

Asking Price: €360.000

INVESTMENT NOTES:

- 1917 Neoclassical architecture with preserved historic character
- Complete renovation + contemporary extension plans already approved, significantly reducing development time
- 150m from upcoming Exarcheia Metro Station, ensuring strong future value
- Attractive potential for premium residential use or boutique hospitality
- Opportunity to expand with the adjacent lot also available for purchase

Inquiries:

Khania Curtis, LEED AP | Real Estate & Placemaking Consultant
k.curtis@kgreece.gr | +30 69 4915 1342 | openhouse.global

Connecting People, Places,
and Potential.

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LOCATION ADVANTAGE:

Set within Exarcheia's lively cultural district, the residence is steps from neighborhood cafés, bookshops, and landmark dining. Its position just 150m from the upcoming Metro station ensures excellent connectivity, while remaining close to Athens' museums, universities, and historic center.

