



Kypseli Living

33 ANAFIS STR.

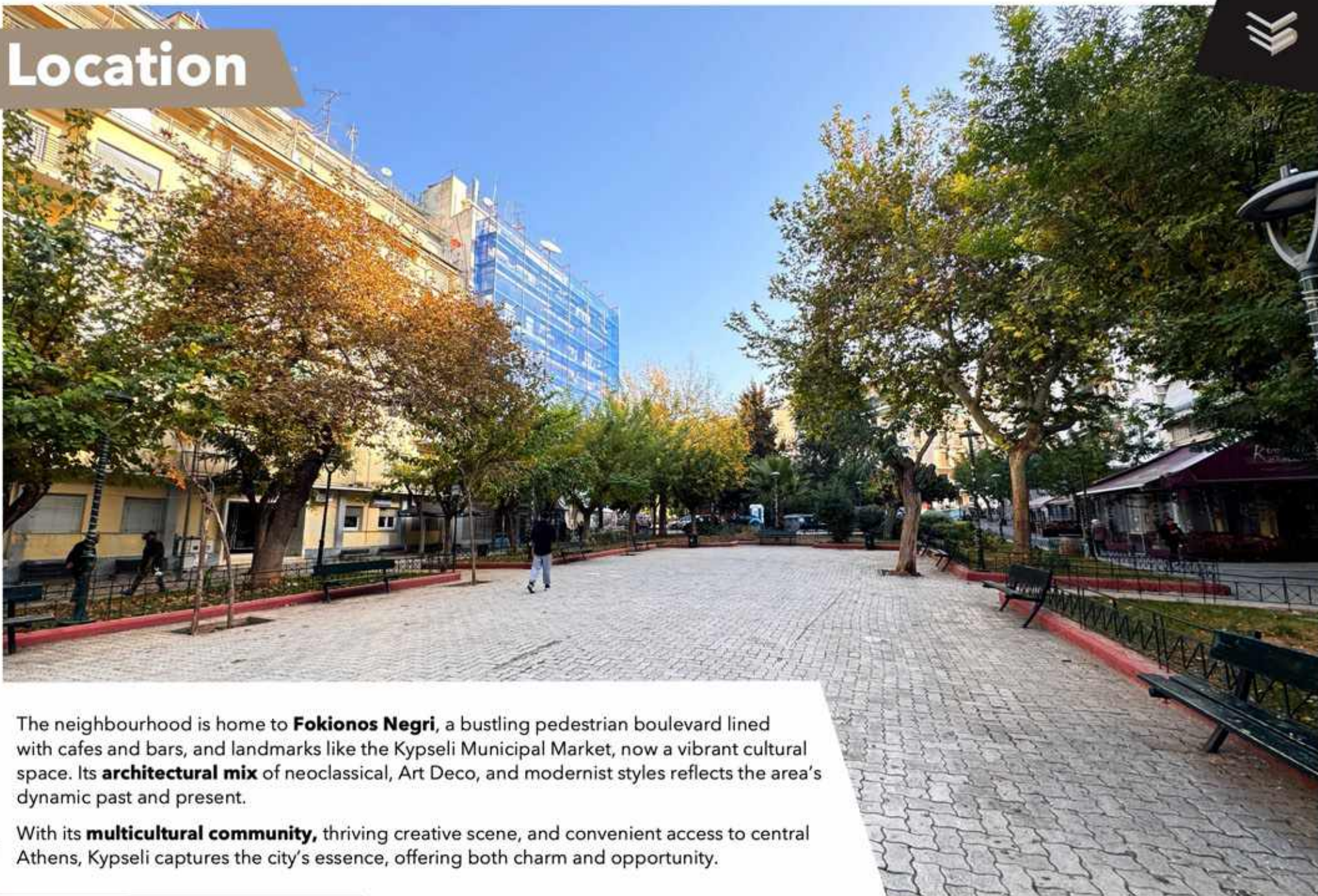
Welcome to Kypseli



Welcome to the **trendiest, up-and-coming neighbourhoods** in Athens. Kypseli, means **"beehive"** in Greek, and it's known for its lively atmosphere and architectural charm. It combines history with modernity, offering a unique urban experience.

With roughly **50.000 residents**, it's more than just a hive of activity; it's a kaleidoscopic neighbourhood of culture, cuisine and creativity.

Location



The neighbourhood is home to **Fokionos Negri**, a bustling pedestrian boulevard lined with cafes and bars, and landmarks like the Kypseli Municipal Market, now a vibrant cultural space. Its **architectural mix** of neoclassical, Art Deco, and modernist styles reflects the area's dynamic past and present.

With its **multicultural community**, thriving creative scene, and convenient access to central Athens, Kypseli captures the city's essence, offering both charm and opportunity.



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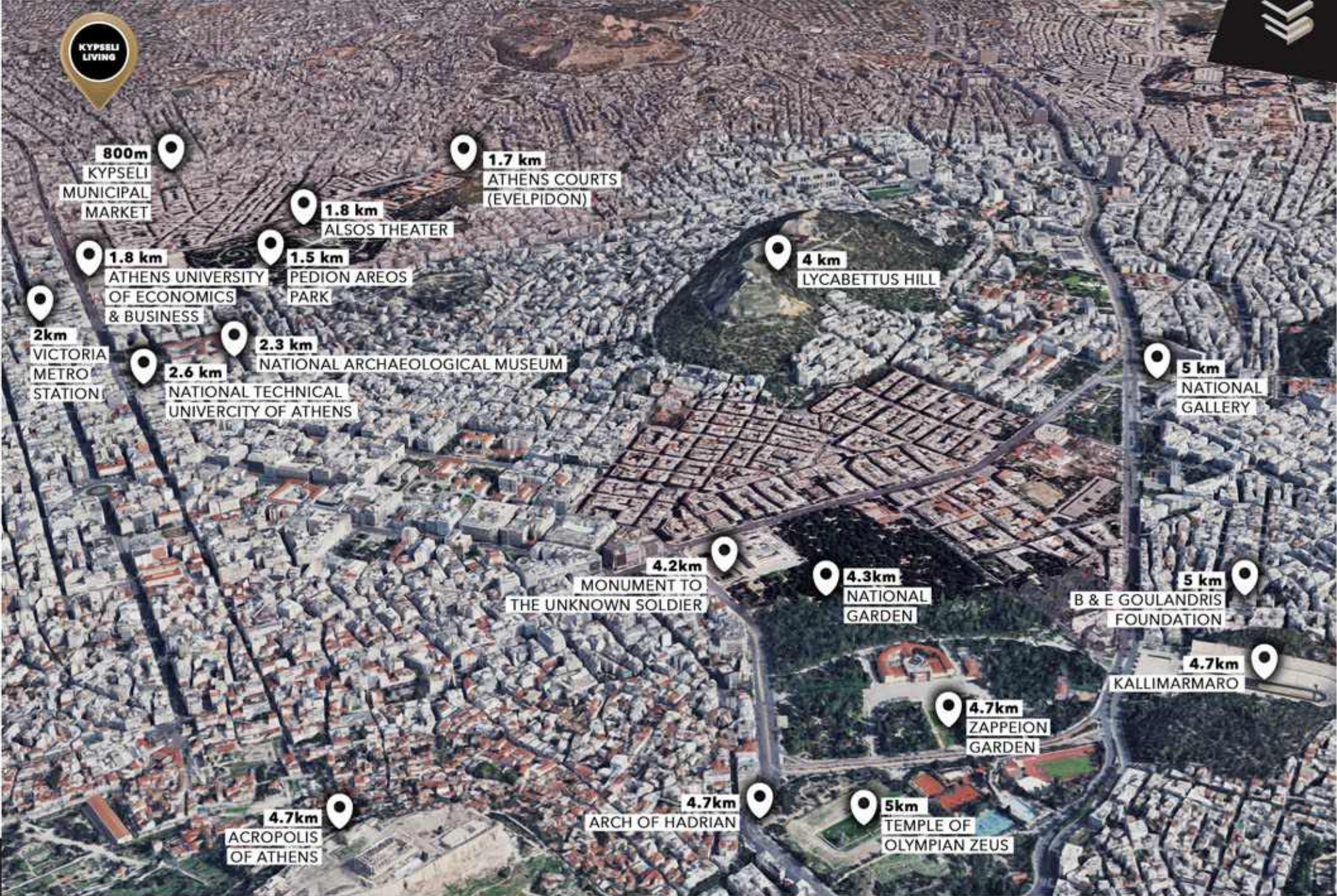
A contemporary gem in the heart of Kypseli, this brand-new building that resides in **33 Anafis Str.**, redefines urban living with modern elegance and thoughtful design. It features **11 fully equipped studio apartments**, each offering a seamless blend of style and functionality.

This exclusive property includes **3 dedicated parking spots**, a rare luxury in the area and every apartment comes with a complete furniture package and appliances, including ovens, hobs, fridges, and A/C units.

Whether you're looking for a permanent home, a stylish retreat, or a valuable investment, this property blends Kypseli's vibrant character with modern elegance to provide the perfect living experience.

Points of Interest





KYPSELI LIVING

800m

KYPSELI MUNICIPAL MARKET

1.7 km

ATHENS COURTS (EVELPIDON)

1.8 km

ALSO THEATER

1.8 km

ATHENS UNIVERSITY OF ECONOMICS & BUSINESS

1.5 km

PEDION AREOS PARK

2km

VICTORIA METRO STATION

2.3 km

NATIONAL ARCHAEOLOGICAL MUSEUM

2.6 km

NATIONAL TECHNICAL UNIVERSITY OF ATHENS

4 km

LYCABETTUS HILL

5 km

NATIONAL GALLERY

4.2km

MONUMENT TO THE UNKNOWN SOLDIER

4.3km

NATIONAL GARDEN

5 km

B & E GOULANDRIS FOUNDATION

4.7km

KALLIMARMARO

4.7km

ZAPPEION GARDEN

4.7km

ACROPOLIS OF ATHENS

4.7km

ARCH OF HADRIAN

5km

TEMPLE OF OLYMPIAN ZEUS



The apartments



GROUND FLOOR

GF1	32.89 m ²
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1ST FLOOR

A1	42.23 m ²
A2	60.78 m ²

2ND FLOOR

B1	42.23 m ²
B2	60.78 m ²

3RD FLOOR

C1	42.23 m ²
C2	60.78 m ²

4TH FLOOR

D1	59.25 m ²
D2	33.33 m ²

5TH FLOOR

E1	67.80 m ²
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6TH FLOOR

F1	44.54 m ²
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Ground Floor

Apt GF1



Anafis Str.



Studio Apartment

Bathrooms	1
Living Area	32.89 m ²
Backyard (exclusive use)	38.38 m ²

+ parking spot

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment
(toilet + basin + shower cabin)
- A/C

1st Floor

Apt A1



Anafis Str.

Bedrooms	1
Bathrooms	1
Living Area	42.23 m ²
Balcony (semi-closed)	5.69 m ²

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment
(toilet + basin + shower cabin)
- A/C

1st Floor

Apt A2



Bedrooms	2
Bathrooms	1
Living Area	60.78 m ²
Balcony (semi-closed)	12.14 m ²

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment
(toilet + basin + shower cabin)
- A/C

Anafis Str.

2nd & 3rd Floor

Apt B1 / C1



Bedrooms	1
Bathrooms	1
Living Area	42.23 m ²
Balcony (semi-closed)	5.69 m ²

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment
(toilet + basin + shower cabin)
- A/C

Anafis Str.

2nd & 3rd Floor

Apt B2 / C2



Anafis Str.

Bedrooms	2
Bathrooms	1
Living Area	60.78 m ²
Balcony (semi-closed)	12.14 m ²

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment
(toilet + basin + shower cabin)
- A/C

4th Floor

Apt D1



Anafis Str.

Bedrooms	2
Bathrooms	1
Living Area	59.25 m ²
Balcony	12.69 m ²

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

4th Floor

Apt D2



Anafis Str.

Bedrooms	1
Bathrooms	1
Living Area	33.33 m ²
Balcony	15.56 m ²

+ parking spot

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

5th Floor

Apt E1



Anafis Str.

Bedrooms	2
Bathrooms	1
Living Area	67.80 m ²
Balcony	35.99 m ²

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

6th Floor

Apt F1



Anafis Str.

Bedrooms	1
Bathrooms	1
Living Area	44.54 m ²
Balcony	33.67 m ²

+ parking spot

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C





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