



Pangrati Penthouse

A refined Athenian modernist residence

4th floor penthouse in the heart of Pagrati.

60 sqm | 1 Bedroom | 25 sqm Balcony

Completely redesigned and renovated with premium natural materials, hidden technology, and architectural references to Athenian modernism.

Designed by Architect: Chrysanthi Sfarna



The Property in a nutshell

LOCATION: Pangrati

ADDRESS: Zinodotou 24-26

FLOOR LEVEL: 4th Floor Penthouse

INDOOR AREA: 60 sqm

BALCONY: 25 sqm

TOTAL LIVING AREA: 85 sqm

BEDROOM: 1

BATHROOM: 1

WC: 1

CONDITION: Fully Renovated (2026)

BUILDING CONSTRUCTION YEAR: 1970

HEATING & COOLING: Heat Pump with hidden fan coils

WATER HEATER: Solar Panels

ELEVATOR: Yes



Location



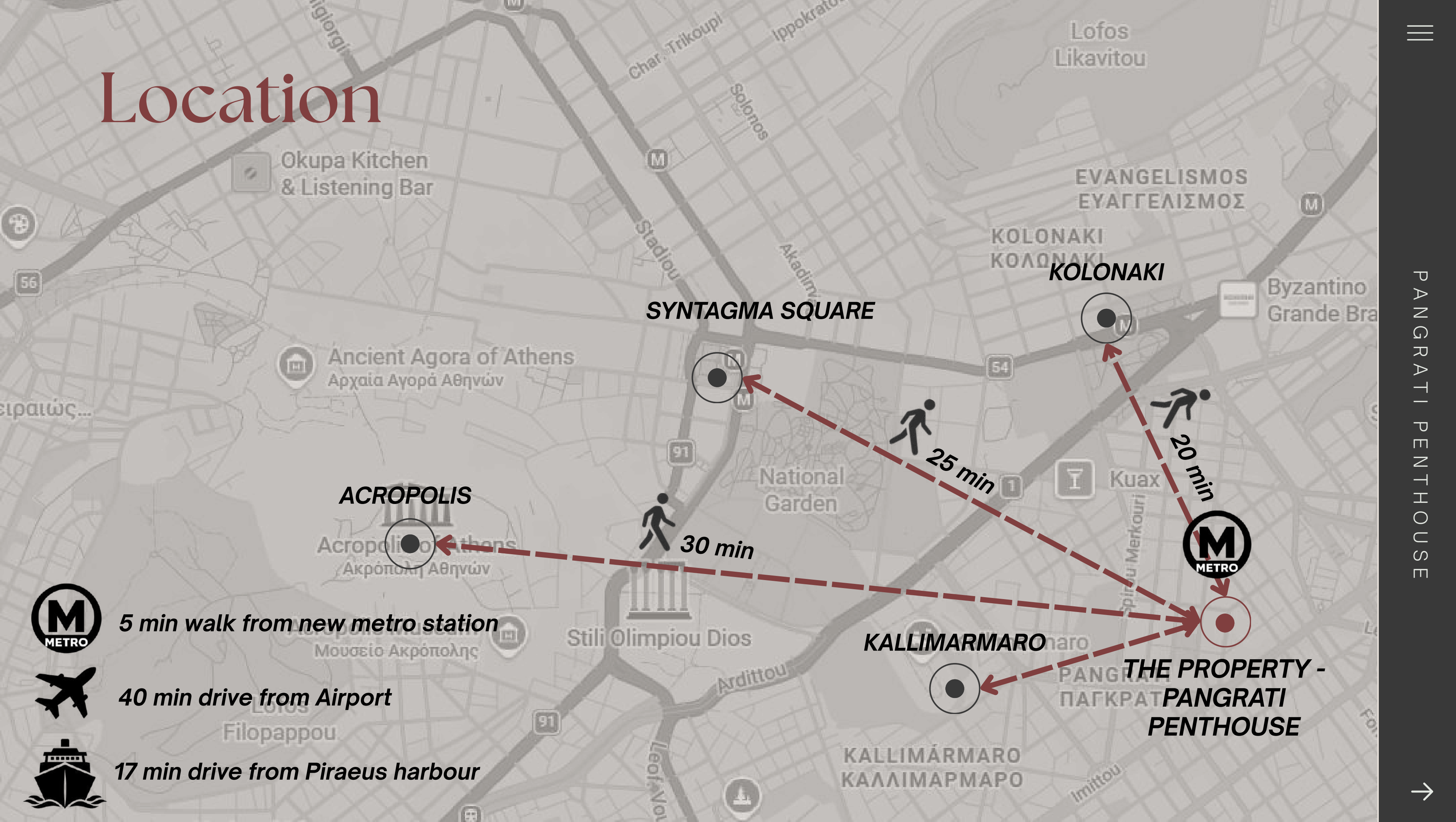
5 min walk from new metro station



40 min drive from Airport



17 min drive from Piraeus harbour





NEW ELECTRICAL & PLUMBING
INSTALLATIONS

DELUXE BATHROOM

MODERN WC

MINIMAL OPEN PLAN KITCHEN

BUILT-IN KITCHEN APPLIANCES

NEW WARDROBES

NEW INTERNAL DOORS

NEW SECURITY DOOR

NEW WOODEN FLOORINGS

AUTONOMOUS HEAT PUMP &
FAN COILS INSTALLATION

SOLAR WATER HEATER

NEW EXTERNAL FRAMES &
ELECTRIC SHUTTERS

SUSPENDED CEILINGS & HIDDEN
LIGHTING

NEW TENTS

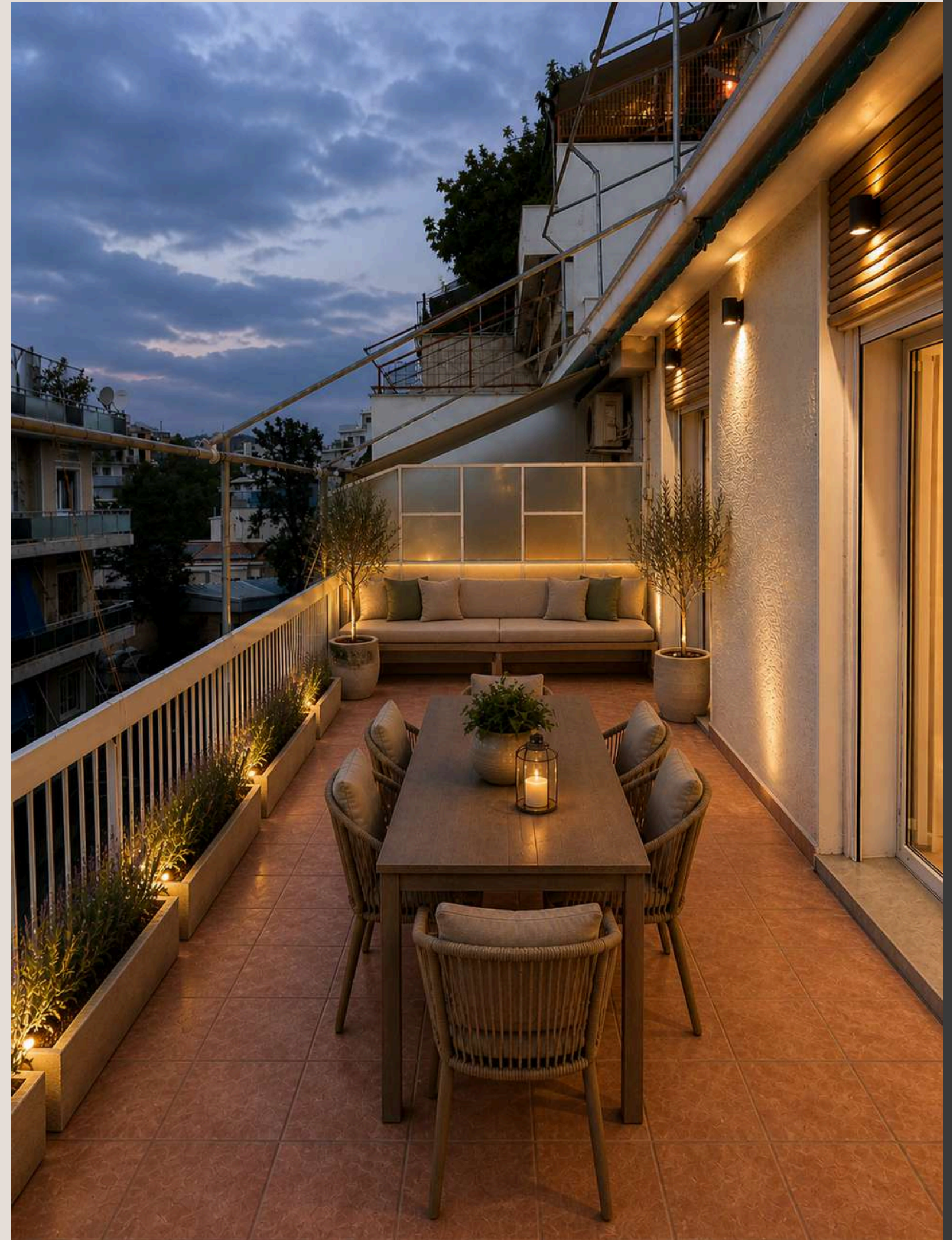
Key Elements of Renovation



Strategically located in central, vibrant Pagrati near Pagrati Grove, in a well maintained building, the apartment offers immediate access to Athens' most vibrant restaurants and bars and other amenities, while remaining on a quiet residential street.

The penthouse's expansive façade, generous openings, and favorable orientation allow natural light and cross-ventilation to flow throughout the interiors, while the broad terrace frames uninterrupted views across the city and Lycabettus Hill. Every square meter was carefully reconfigured to maximize functionality, openness, and architectural clarity.

The Apartment



A Tribute to Athenian Modernism

The residence references the elegance of Athenian modernist architecture of the 60s through authentic natural materials and sculptural detailing.

Renowned green marble from Tinos, distinguished by its white and black veining, is harmoniously combined with burgundy marble from Eretria, featuring soft grey and white tones, creating a refined dialogue between earthy hues and timeless Greek craftsmanship. These rich natural stones are paired with wide natural oak flooring, enhancing the warmth and authenticity of the interiors while establishing a balanced and sophisticated material palette throughout the residence.





Unique Features

Integrated architectural details reinforce the apartment's clean and minimalist aesthetic. Recessed gypsum ceilings incorporate hidden linear LED lighting, ceiling spots, magnetic rail systems, concealed curtain tracks, and discreetly integrated fan coils, allowing all technical installations to remain invisible while preserving the purity of the design. A high-security entrance door, new aluminum frames with double-glazed glass, and electric shutters further enhance the comfort, privacy, and security of the residence.

Soundproofed ceilings and insulated walls ensure comfort and privacy, while a cutting-edge, energy-autonomous heat pump system with fan coils hidden within the ceiling minimizes energy consumption costs and maintains a pleasant atmosphere throughout the day. The residence also benefits from a solar water heating system, further reducing overall energy consumption and enhancing sustainability.



Living Room

The open-plan living space is designed around warmth, linearity, and flow, where natural materials and concealed detailing create a serene yet luxurious atmosphere. Wide-plank oak hardwood flooring, natural marble surfaces, and custom wooden cabinetry are harmoniously combined with soft off-white walls, forming a refined and timeless material palette throughout the space.

The residence unfolds around a large unified living and kitchen space, creating an atmosphere of openness and fluidity. The areas are subtly defined by an exposed concrete beam, preserving the visible traces of the wooden formwork — an authentic architectural gesture that adds texture and character to the interior.



Open Plan Kitchen

Natural materials and earthy tones create a warm and harmonious palette throughout the apartment. Walnut wood cabinetry, green marble from Tinos with white, grey, and black veining, exposed concrete surfaces, and elegant wooden flooring compose a sophisticated tribute to the spirit of Athenian modernism. The linear kitchen design, equipped with fully integrated appliances, enhances the clean architectural language, while the rhythm of the double recessed ceiling spots further emphasizes the geometry of the space.



The spacious ensuite bathroom exudes understated luxury and comfort. Custom oak cabinetry, double vanities, and concealed lighting create a sophisticated and inviting atmosphere. Large-format beige tiles are paired with exquisite burgundy marble from Eretria, featured on the vanity countertop, bespoke wall sconces, and sculptural shower shelves. This refined material palette brings warmth, character, and timeless elegance, creating a serene retreat designed for everyday indulgence.

Spa-Inspired Bathroom



The Bedroom

The ensuite bedroom is designed in calming earthy tones, creating a warm and tranquil retreat. Concealed lighting, bespoke built-in storage, and minimalist detailing enhance the sense of refinement, while a floor-to-ceiling wardrobe with sliding doors maximizes space with elegance and efficiency. Hidden fan coil units for heating and cooling, elegant wall sconces, and carefully curated finishes complete the room's atmosphere of timeless sophistication.





25 sqm Penthouse Terrace

Completing the residence, the expansive terrace opens to unobstructed city views with a unique perspective toward Lycabettus Hill — a rare urban backdrop that elevates the living experience.

With terracotta flooring, integrated seating, dining area, and unique city views, it captures the essence of Athenian outdoor living. New tents provide comfort and protection throughout the year.



The Area

Athens's vibrant Pangrati neighborhood combines rich history with a dynamic multicultural character. Ideally positioned within walking distance of Kolonaki, Plaka beneath the Acropolis, and Syntagma Square, it offers effortless access to the city's finest cultural, entertainment, dining, and recreational destinations.

The property is just a 10-minute walk from the newly opened Hilton redevelopment, a landmark mixed-use destination featuring a luxury hotel, branded residences, exclusive dining, and premium lifestyle amenities.



Unique Features

Pangrati, is an emerging creative area filled with traditional cafes, bars, and parks. It maintains the genuine neighborhood feel, providing easy access to schools, supermarkets, galleries, and museums such as the Museum of Modern Art of the Goulandris Foundation. Moreover, it is within close proximity to most attractions in the area.

Known for its authentic atmosphere, Pangrati is distinguished by its charming streets, lively squares, and acclaimed culinary scene. Located just a 10-minute walk from the city center, the neighborhood sits opposite the National Garden and adjacent to the historic Panathenaic Stadium, while also being moments away from the National Gallery.





Investment Potential

Accessibility: The area enjoys excellent connectivity with the metro, tram, and buses serving the entire Athens area. The airport is approximately a 40-minute journey by train or bus.

Investment potential: Pangrati is one of the most sought-after investment locations in central Athens. The dynamic nature of this area is undeniable, with stable returns ensuring the success of your investment. A new metro station is currently under development just a 5-minute walk from the property, a major infrastructure upgrade expected to further drive property values in the area.

Pangrati Penthouse

Inspired by Athenian modernism

2026

Do you have any questions?

Reach out

Anytime.

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