



Pangrati Penthouse

A refined Athenian modernist residence

4th floor penthouse in the heart of Pagrati.

63 sqm | 2 Bedrooms | 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: 63 sqm

BALCONY: 25 sqm

TOTAL LIVING AREA: 88 sqm

BEDROOMS: 2

BATHROOM: 1

CONDITION: Fully Renovated (2026)

BUILDING CONSTRUCTION YEAR: 1970

HEATING & COOLING: Heat Pump with hidden fan coils

WATER HEATER: Solar Panels

ELEVATOR: Yes



Location



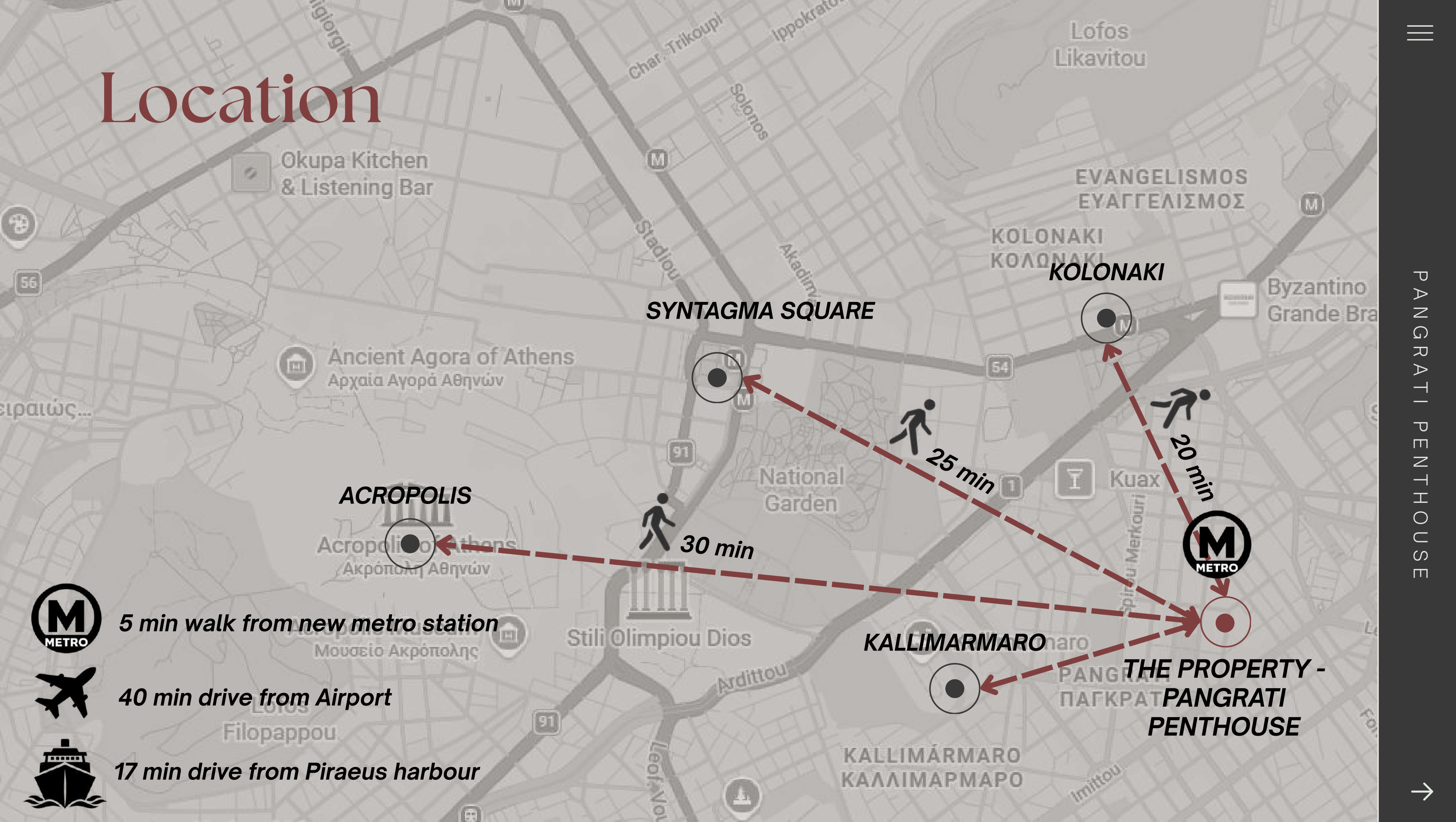
5 min walk from new metro station



40 min drive from Airport



17 min drive from Piraeus harbour





NEW ELECTRICAL & PLUMBING
INSTALLATIONS

DELUXE BATHROOM

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 dual-aspect layout and favorable orientation allow natural light and air to flow throughout the interiors, while the expansive terrace opens to uninterrupted city views. Every square meter was reimagined to maximize functionality, openness, and architectural clarity.

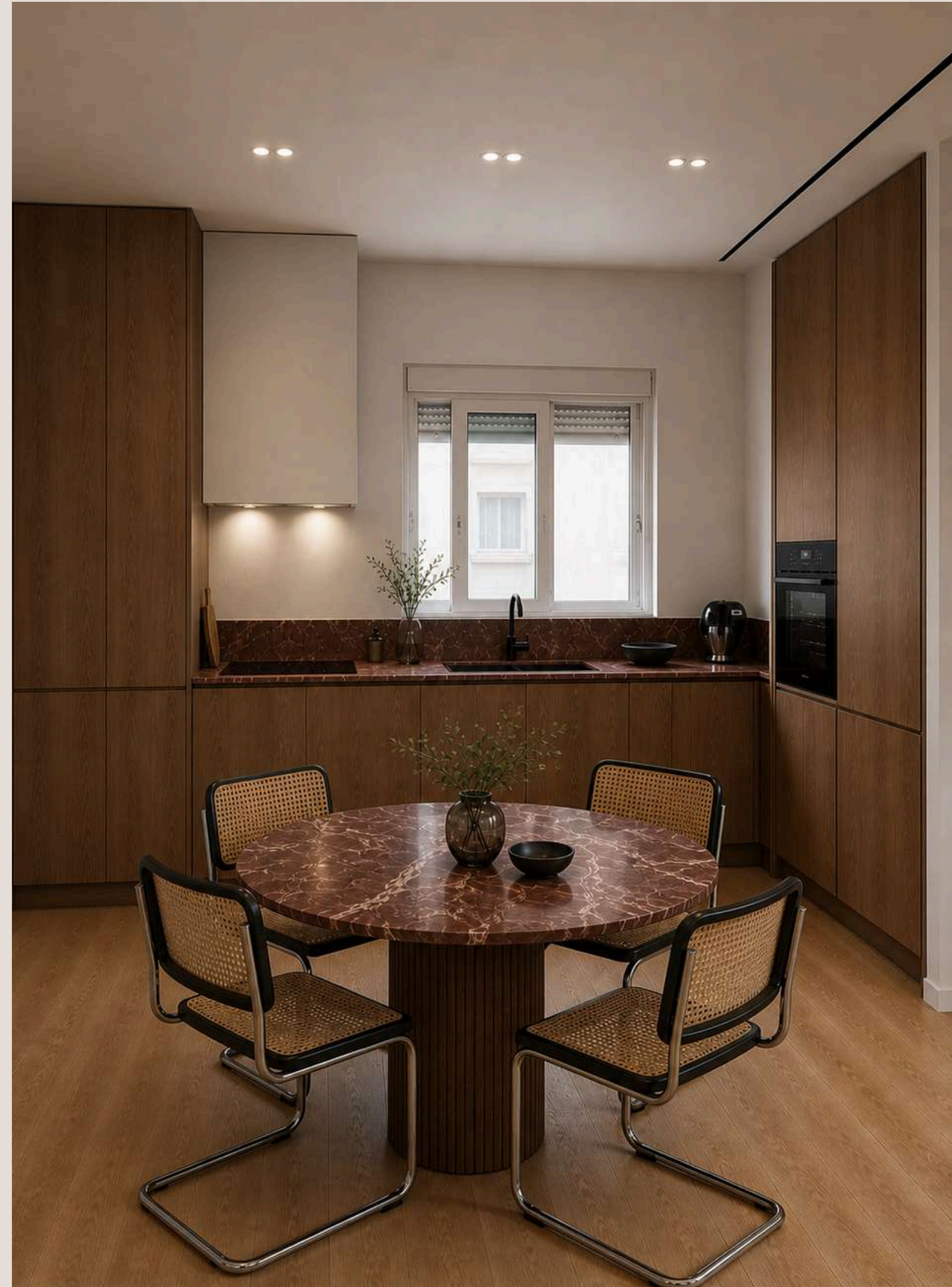
The Apartment



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 open-plan layout unifies the kitchen, dining, and living areas into a continuous architectural composition. The vertical kitchen volumes continue seamlessly into a built-in library, TV wall, and concealed storage wardrobes, synthesizing all functions into a unified surface that creates a sophisticated interplay of volumes, textures, and materiality. This sense of linearity and spatial continuity is further emphasized by a hidden magnetic lighting system running along the composition.





Open Plan Kitchen

The Eretria burgundy marble countertop introduces deep red tones that are echoed throughout the oak kitchen cabinetry, creating a rich and refined material palette. Combined with warm oak surfaces and fully integrated kitchen appliances, the composition balances authenticity with contemporary elegance.

A curved kitchen edge softens the geometry of the space, while the open-plan layout enhances natural light, openness, and interaction. The oak cladding extends seamlessly onto the adjacent wall and concealed entrance of the second bedroom, forming a continuous wooden surface that discreetly hides the door and reinforces the apartment's refined and luxurious architectural language.

A sophisticated bathroom with custom oak cabinetry, double sinks, green Tinos marble countertops and hidden lighting.

The walk-in shower features illuminated niches with green marble shelving, while glass blocks allow natural light to enter and reference iconic modernist architectural motifs.



Spa-Inspired Bathroom



The main bedroom

The bedrooms are designed in calming earthy tones, complemented by concealed lighting and bespoke built-in storage that create a refined sense of warmth and tranquility.

The primary bedroom is bright and serene, featuring a seamless 4.5m floor-to-ceiling wardrobe finished in a tone perfectly matched to the walls, enhancing the room's clean architectural aesthetic. Minimalist detailing, hidden fan coils for heating and cooling, elegant wall sconces, and an atmosphere of understated luxury complete the space. A sophisticated glass block partition subtly separates the bedroom from the bathroom, introducing a distinctive contemporary feature while allowing light to flow effortlessly throughout.

The second bedroom is thoughtfully designed to function effortlessly as a home office, guest room, or children's bedroom, while comfortably accommodating a double bed.

Warm oak finishes, ambient concealed lighting, and soft greige tones create a seamless continuity with the rest of the residence, reinforcing its calm, refined, and sophisticated aesthetic.



Flexible Second Bedroom



25 sqm Penthouse Terrace

The expansive terrace acts as an outdoor extension of the living room.

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.

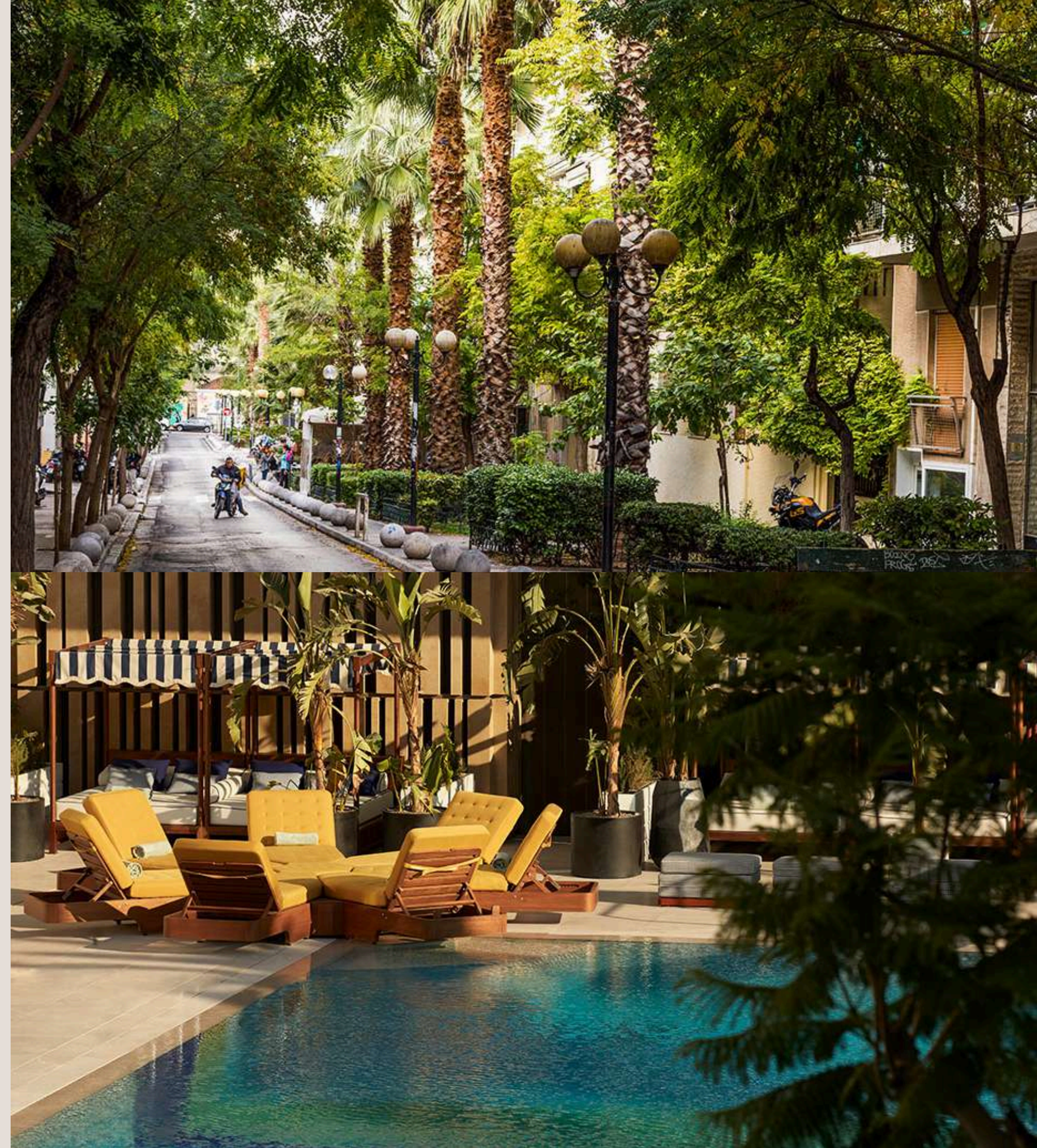
Known for its authentic atmosphere, Pangrati is distinguished by its charming streets, lively squares, and acclaimed culinary scene. Located just a 10-minute walk from the city center, the neighborhood sits opposite the National Garden and adjacent to the historic Panathenaic Stadium, while also being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

+ 30 698 4489 967

chrysfarn@gmail.com

