



Renovated Historic Villa with Boutique Hospitality Potential in Neapoli-Exarchia, Athens

A distinctive historic villa dating from 1948, fully renovated between 2024 and 2025 while preserving elements of its original architect...

For Sale : € 1,150,000

Description

Originally created by a renowned Athens-based furniture design company, the property has been comprehensively upgraded while retaining the character and charm of its period architecture. With a total existing area of 372 sqm, the building is arranged across the ground and first floors and comprises two independent residential units, each with its own entrance, providing privacy and flexibility in future use.

The property is complemented by an additional 64 sqm basement with access to a garden, as well as a generous 141 sqm rooftop area with garden. Both residential units were fully furnished and equipped in November 2025, allowing for immediate use without further investment in fit-out.

Modernized infrastructure and contemporary amenities have been thoughtfully integrated with the building's historic character. The result is a distinctive property with a strong sense of identity, combining architectural heritage with the standards expected of a contemporary premium residence or hospitality asset.

Investment & Development Potential

The property offers notable development potential, with the possibility of adding up to four additional floors. According to the property information, this could provide additional development of up to approximately 320 sqm, subject to the applicable planning and regulatory approvals. Its existing configuration also allows the two independent units to be operated separately, providing flexibility for either hospitality or long-term rental strategies.

Neapoli - Lycabettus

Set on the northern slopes of Lycabettus, the property occupies a distinctive central Athens location with a strong residential, academic and professional character. The surrounding area connects directly with Exarchia and Kolonaki and is close to the University of Athens, the National Archaeological Museum and Lycabettus Hill. The neighbourhood combines established local commerce, cafés, restaurants and professional uses, while multiple public-transport routes provide convenient access across central Athens.

Details

Property Type: Building	Status: Available	Construction Type: Concrete
Website		

Main Features

Property Subtype: Residential Building	Construction Stage: Completed	Construction Year: 1948
Renovation Year: 2025	Furnished: Fully Furnished	

Area

Internal Area: **372m²**

Energy & Heating

Cooling Type: Autonomous Cooling System	Energy Efficiency Grade: D
--	-----------------------------------

Further Details

Secure Door, Storage Space, Electricity, Air Condition