A
23

PSYRRI / HISTORIC ATHENS

ARISTOFANOUS

ATHENS RESIDENCES / 23

A new chapter in the heart of Athens.



UB&MS INVESTMENT

17 RESIDENCES / ONE DISTINCTIVE ADDRESS



Athens. A city to belong to.

UB&MS INVESTMENT



ARISTOFANOUS / ATHENS

The heart of historic Athens

Psyrri is one of Athens' most vibrant and characterful neighbourhoods, combining traditional Greek charm with a modern urban lifestyle.

Known for its lively cafés, stylish restaurants, cocktail bars, boutique shops and cultural attractions, Psyrri attracts both international visitors and local residents.

Its close proximity to Monastiraki Square, the historic centre and major tourist attractions makes it an attractive location for residential and rental investment.

UB&MS INVESTMENT



Character in every direction.

Colourful streets, independent shops and a creative local spirit give this part of Athens its unmistakable identity.

UB&MS INVESTMENT



THE SPIRIT OF ATHENS / A CITY TO EXPERIENCE

UB&MS INVESTMENT

The city, within reach.





Monastiraki Square

Close to one of Athens' most famous meeting points.

Metro access

Easy access to Monastiraki Metro Station, serving Lines 1 and 3.

Airport connection

Direct airport-bound Metro Line 3 services to Athens International Airport.

Cafés & restaurants

Popular cafés, traditional tavernas and modern dining venues all around.

Nightlife & entertainment

Bars, music venues and entertainment spots within walking distance.

Shopping & tourism

Monastiraki Flea Market, Ermou Street and the historic centre close at hand.



From morning coffee to evenings out.



THE STREETS OF CENTRAL ATHENS

UB&MS INVESTMENT

ARISTOFANOUS / ATHENS



A location designed for rental appeal

Aristofanous 23 combines a central Athens location with a 17-apartment residential concept.

Its proximity to major tourist attractions, public transportation, restaurants and entertainment venues creates an attractive proposition for tenants seeking convenient city-centre living.

The combination of modern residential design and a highly walkable neighbourhood offers potential for strong rental appeal.

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A European base. A wider horizon.

Greece’s Golden Visa programme offers eligible investors renewable residence, family inclusion and Schengen travel through qualifying investment, without a minimum stay requirement.

Five-year residence

Renewable every five years while the investment and programme conditions are maintained.

Family inclusion

Spouse or registered partner, unmarried children under 21, and each partner’s parents may apply.

Schengen mobility

Visit other Schengen countries for up to 90 days within any 180-day period.

No minimum stay

No minimum stay in Greece is required for renewal.



Eligibility depends on the property and application. Aristofanous eligibility requires independent confirmation. Short-term letting restrictions apply.

GREECE / LIFESTYLE VISUALISATION



ARISTOFANOUS / ATHENS

ARISTOFANOUS

ATHENS RESIDENCES / 23

A new chapter.
An unmistakable address.

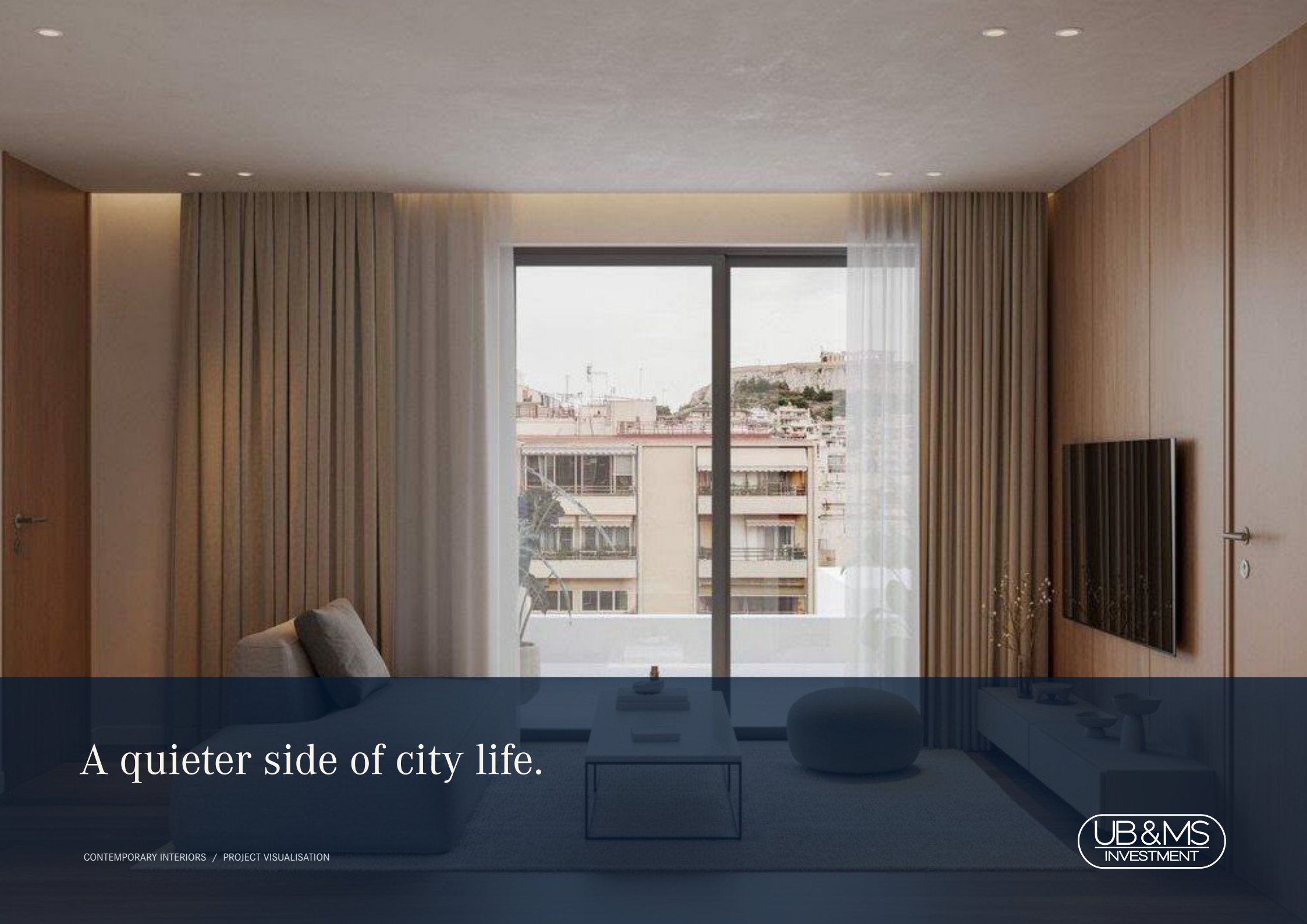
At Aristofanous 23, the character of Psyrri becomes the setting for a contemporary Athens address. Seventeen apartments bring a considered residential scale to a neighbourhood shaped by everyday encounters, independent businesses and the city's layered history.

Inside, contemporary interiors offer a fresh expression of urban living. Outside, the surrounding streets invite residents to experience Athens through its cafés, restaurants and cultural life.

Aristofanous connects these two experiences: the personal space of a residence and the shared energy of the city.

ARISTOFANOUS 23, ATHINA 105 53, GREECE

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A quieter side of city life.

CONTEMPORARY INTERIORS / PROJECT VISUALISATION

UB&MS INVESTMENT



ARISTOFANOUS / ATHENS



Space to settle in.

A contemporary interior language brings together light, warm surfaces and considered proportions. Compact spaces become a natural setting for everyday routines.

UB&MS INVESTMENT



A personal retreat.

Privacy, texture and a softer pace at the end of the day.

UB&MS INVESTMENT

PROJECT VISUALISATION





Details that set the mood.

Tactile finishes and a composed material palette shape the interior atmosphere, from shared moments to private rituals.

An arrival with presence.

The architectural proposal gives Aristofanous 23 a distinct street-level identity, connecting the residence to the life of its neighbourhood.

FAÇADE & ENTRANCE
PROJECT VISUALISATION

UB&MS INVESTMENT



17 apartments.
A considered collection.

From ground-floor residences with mezzanine levels to upper-floor apartments with selected balconies, the collection offers a range of compact city homes.

The following pages pair the architectural drawings with the latest supplied apartment schedule.

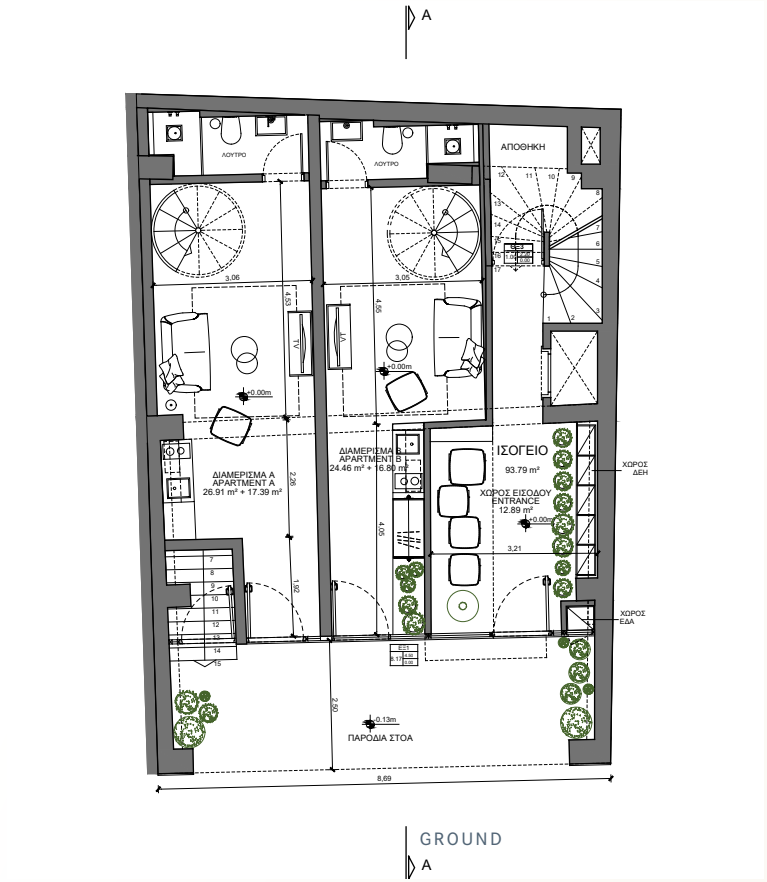
F	1 APARTMENT
E	2 APARTMENTS
D	3 APARTMENTS
C	3 APARTMENTS
B	3 APARTMENTS
A	3 APARTMENTS
GF	2 APARTMENTS + MEZZANINE

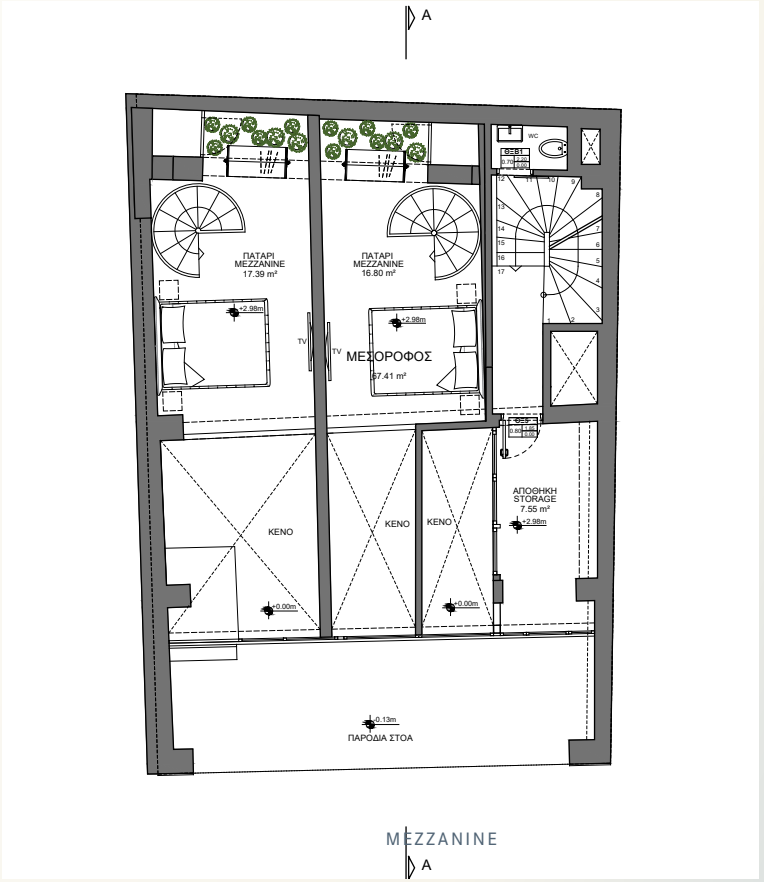
7

RESIDENTIAL LEVELS
GROUND TO SIXTH

Ground & mezzanine

GFA 44.30 m² / GFB 41.31 m² | Two residences across two levels

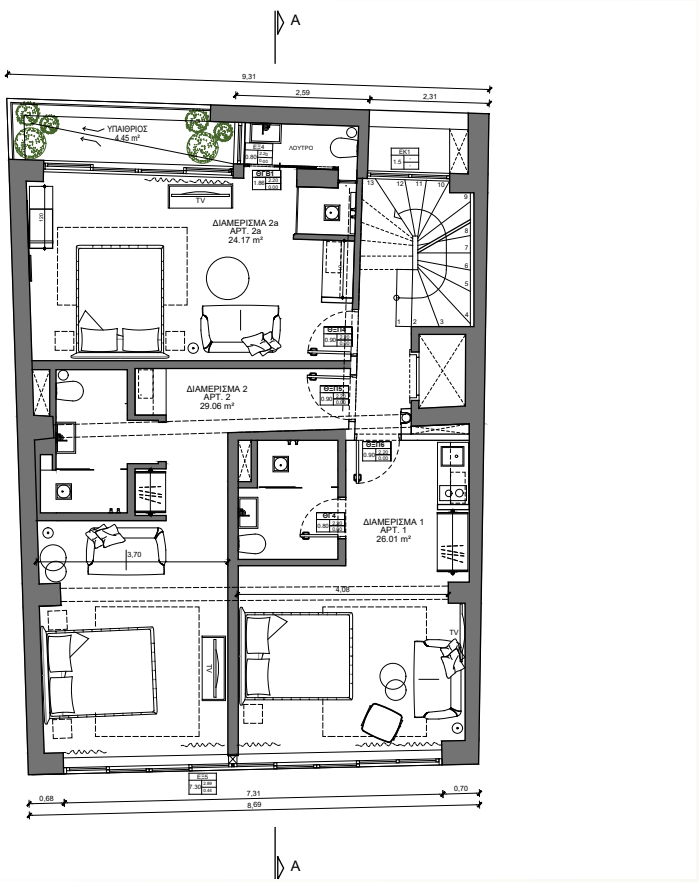




Architectural study: DS Architects, April 2025. Original drawing geometry retained. Marketing plans are not to scale.

The A collection

Three residences / city living in considered proportions



A1	26.01 m²
A2	29.09 m²
A3	24.17 m²

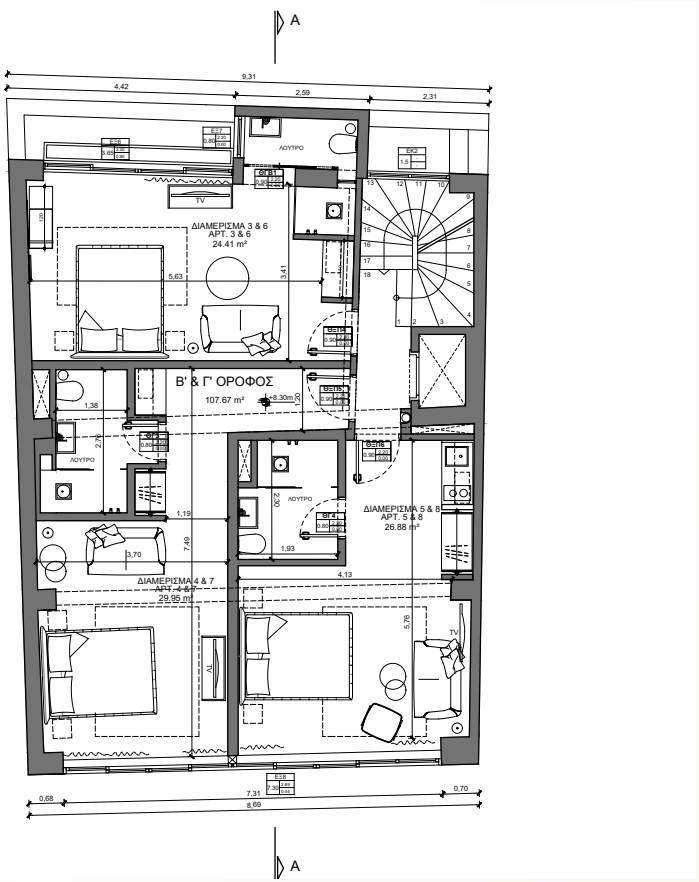
DRAWING KEY
A1 = APT 1 / A2 = APT 2 / A3 = APT 2a

F
E
D
C
B
A
GF

Architectural study: DS Architects, April 2025. Original drawing geometry retained. Marketing plans are not to scale.

The B & C collections

Two residential levels / a shared architectural arrangement



B1 / C1	26.88 m²
B2 / C2	29.95 m²
B3 / C3	24.41 m²

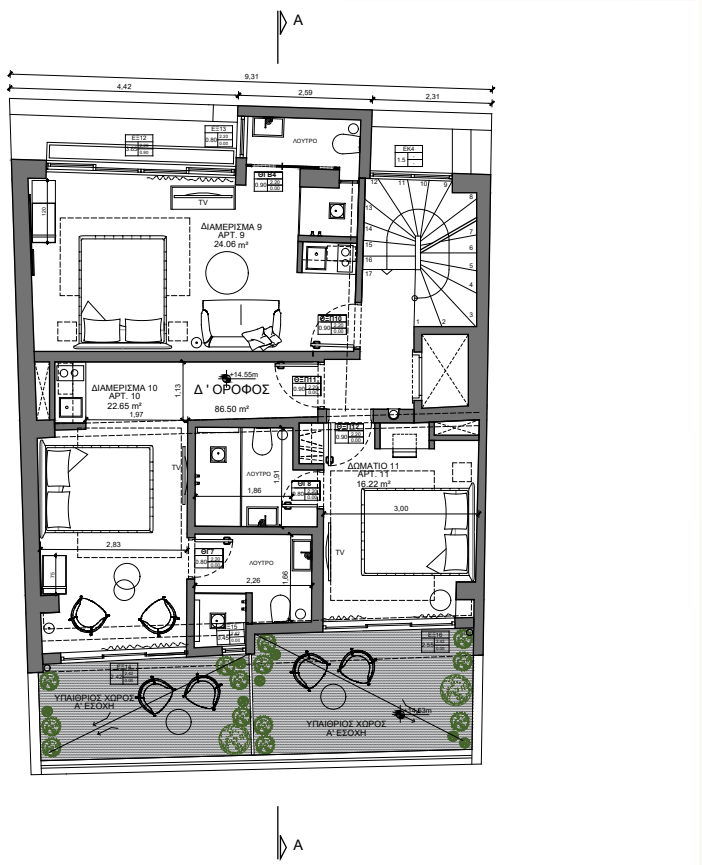
DRAWING KEY
B1 / C1 = APT 5 / 8
B2 / C2 = APT 4 / 7
B3 / C3 = APT 3 / 6

F
E
D
C
B
A
GF

Architectural study: DS Architects, April 2025. Original drawing geometry retained. Marketing plans are not to scale.

The D collection

Three residences / selected private balconies



D1	16.22 m² + 16 m² balcony
D2	22.65 m² + 14 m² balcony
D3	24.06 m²

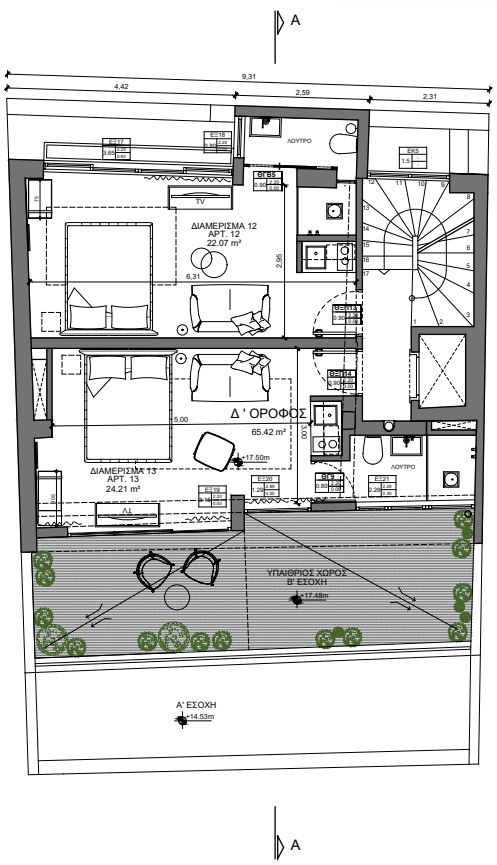
DRAWING KEY
D1 = APT 11 / D2 = APT 10 / D3 = APT 9

F
E
D
C
B
A
GF

Architectural study: DS Architects, April 2025. Original drawing geometry retained. Marketing plans are not to scale.

The E collection

Two residences / an upper-floor perspective



E1	24.21 m² + 18 m² balcony
E2	22.07 m²

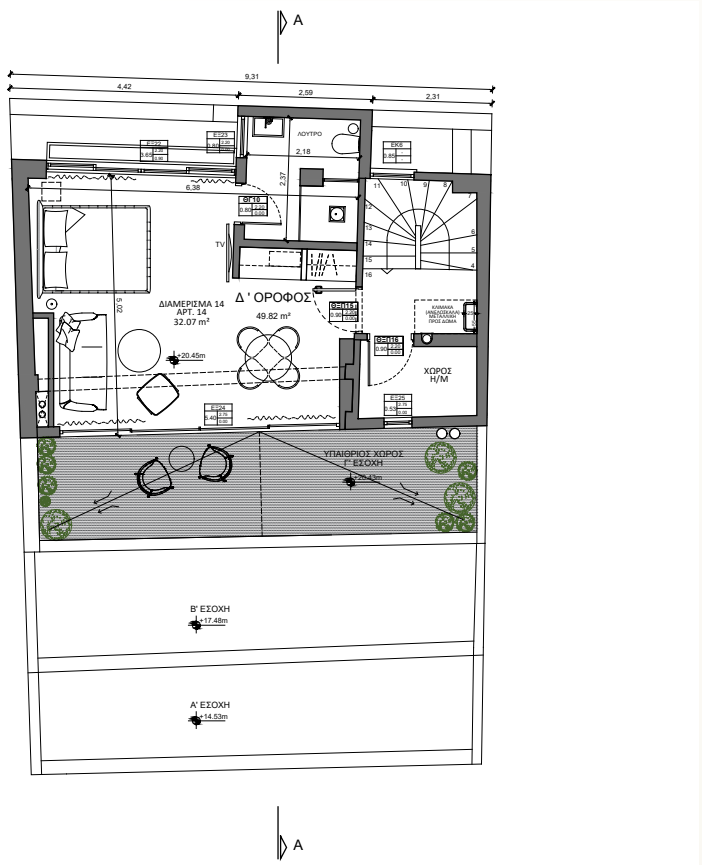
DRAWING KEY
E1 = APT 13 / E2 = APT 12

F
E
D
C
B
A
GF

Architectural study: DS Architects, April 2025. Original drawing geometry retained. Marketing plans are not to scale.

The F residence

One residence / indoor living with outdoor space



F	32.07 m²
BALCONY	21 m²

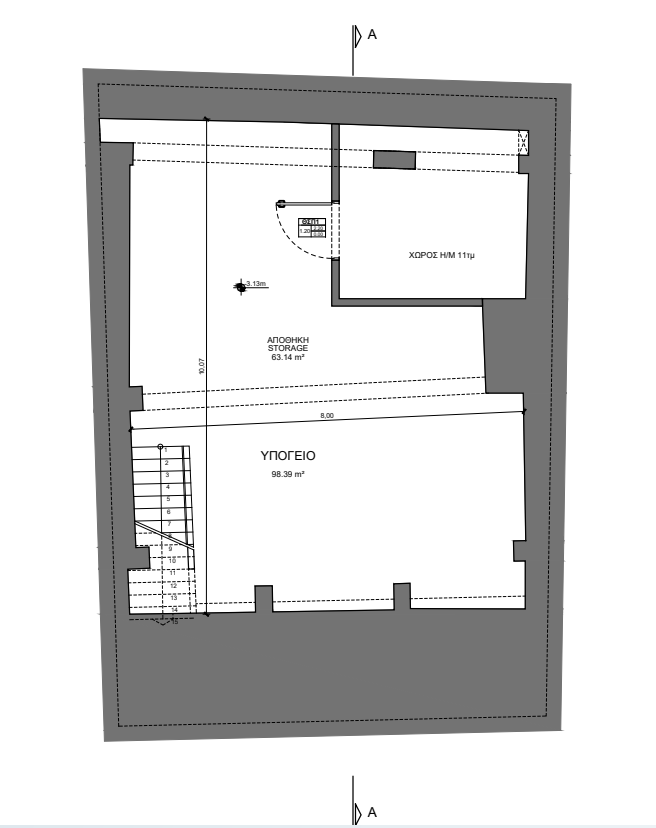
DRAWING KEY
F = APT 14

F
E
D
C
B
A
GF

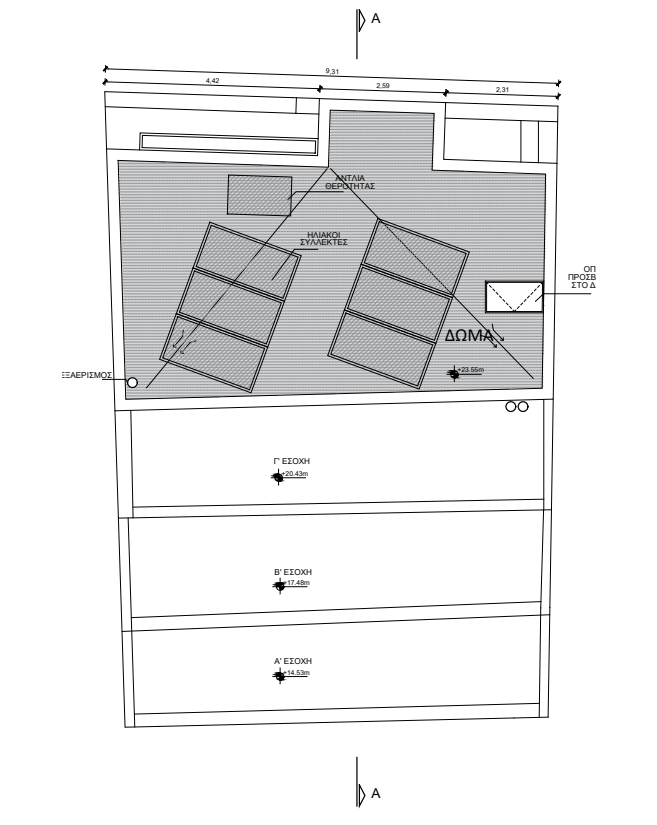
Architectural study: DS Architects, April 2025. Original drawing geometry retained. Marketing plans are not to scale.

The building, considered as a whole.

Residential conversion, internal reconfiguration and façade changes / April 2025 study



BASEMENT / STORAGE & TECHNICAL AREAS



ROOF / TECHNICAL ARRANGEMENT

Technical spaces shown for building context; not additional saleable apartments or promised leisure amenities.

Your next chapter, Athens.

PRICES FROM

€255,000

Aristofanous 23, Psyrri
Athens 105 53, Greece

17	7	16.22 - 44.30
apartments	residential levels	m² internal area

ATHENS · GREECE

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UB & MS INVESTMENT AND CONSTRUCTION COMPANY I.K.E.

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The starting price is based on the supplied sales schedule. Confirm current availability, apartment-specific terms, final areas and purchase costs before any transaction. Images are project visualisations and do not show completed construction.