# Olynthou 1 Residence

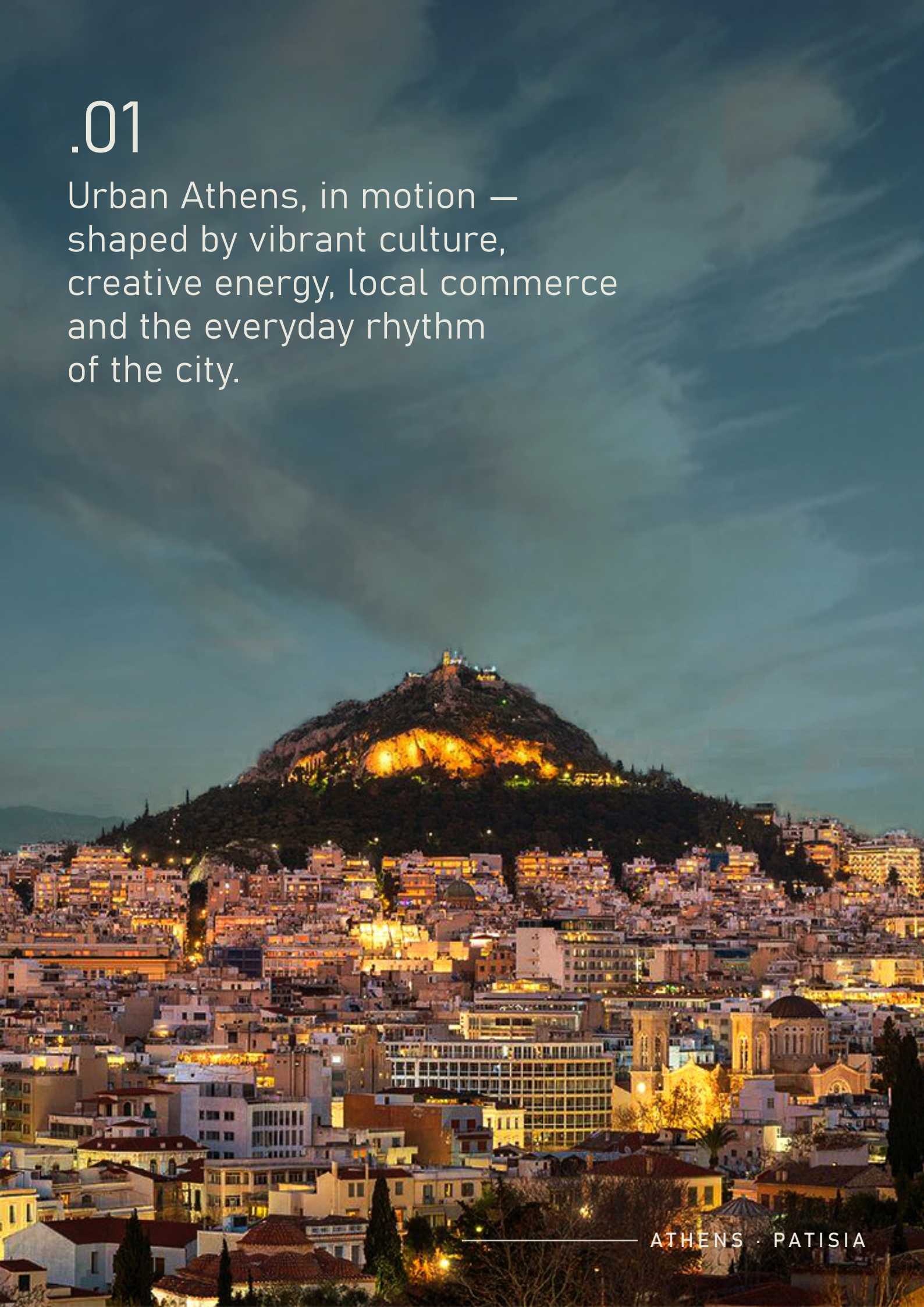
2DELTA CONSTRUCTIONS

BUILDING FOR URBAN LIVING



# .01

Urban Athens, in motion —
shaped by vibrant culture,
creative energy, local commerce
and the everyday rhythm
of the city.



# A New Standard of Living

Olynthou 1 Residence is a new residential development located in Ano Patisia, an established neighbourhood of Athens with a distinct urban character.
The project introduces a fresh residential presence to the area, offering a contemporary approach to city living.



- **CONTEMPORARY DESIGN**

  Clean architectural lines, balanced proportions and a refined aesthetic that complements the urban surroundings.

- **FUNCTIONAL HOMES**

  Thoughtfully planned interiors designed to make the most of available space, natural light and everyday comfort.

- **QUALITY CONSTRUCTION**

  Carefully selected materials and modern construction methods, with an emphasis on durability and long-term value.

- **PRIME LOCATION**

  Situated in Ano Patisia, with convenient access to public transport, local shops and everyday amenities.



# The Location

**900 m**
A1 / E75 HIGHWAY

**300 m**
LEONTEIOS SCHOOL OF ATHENS

**600 m**
DRAKOPOULOU PARK

**180 m**
ANO PATISIA STATION

**200 m**
PATISION AVENUE




← AIRPORT
25.2 km

CITY CENTRE
4.8 km ↓

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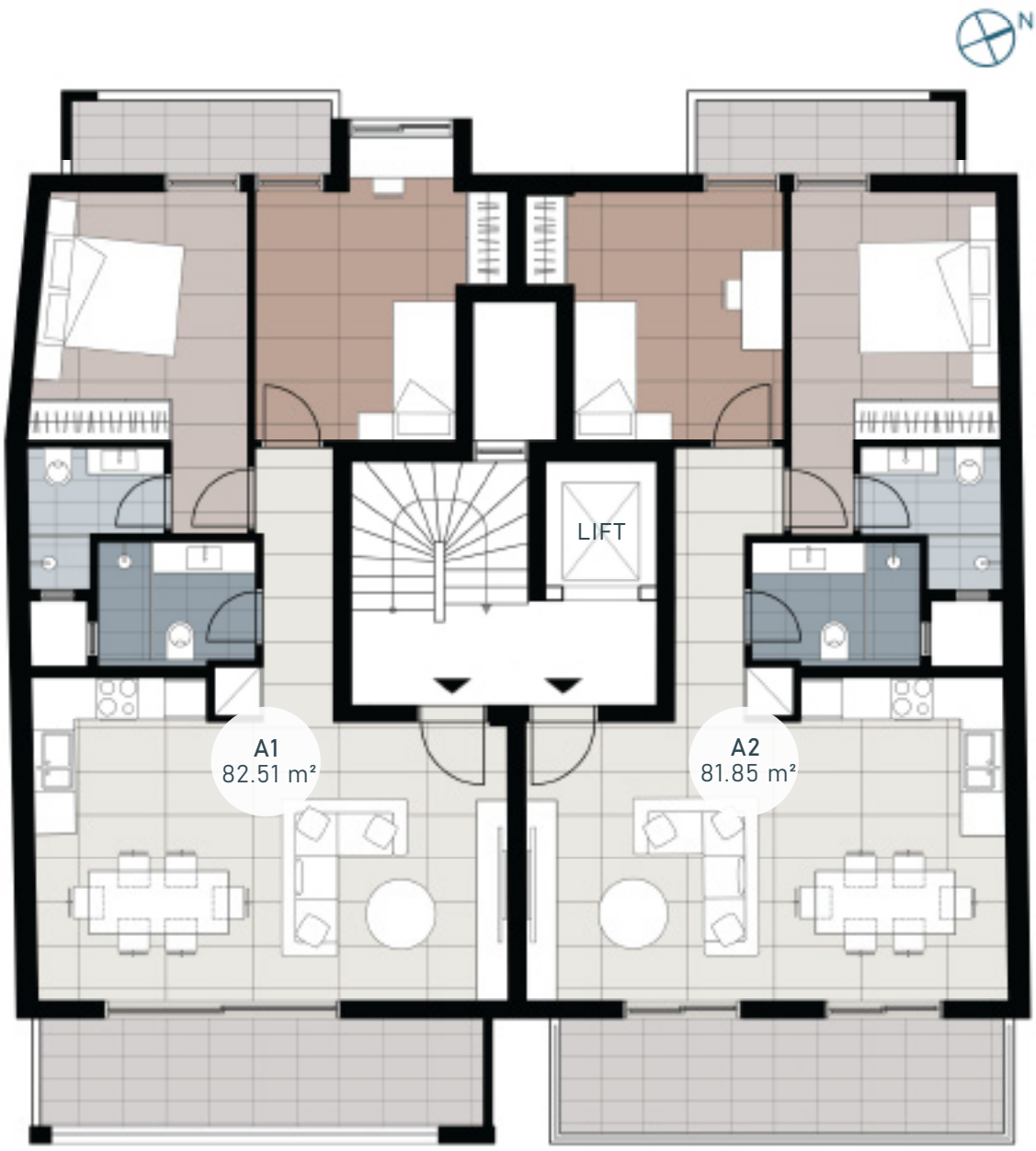




.03

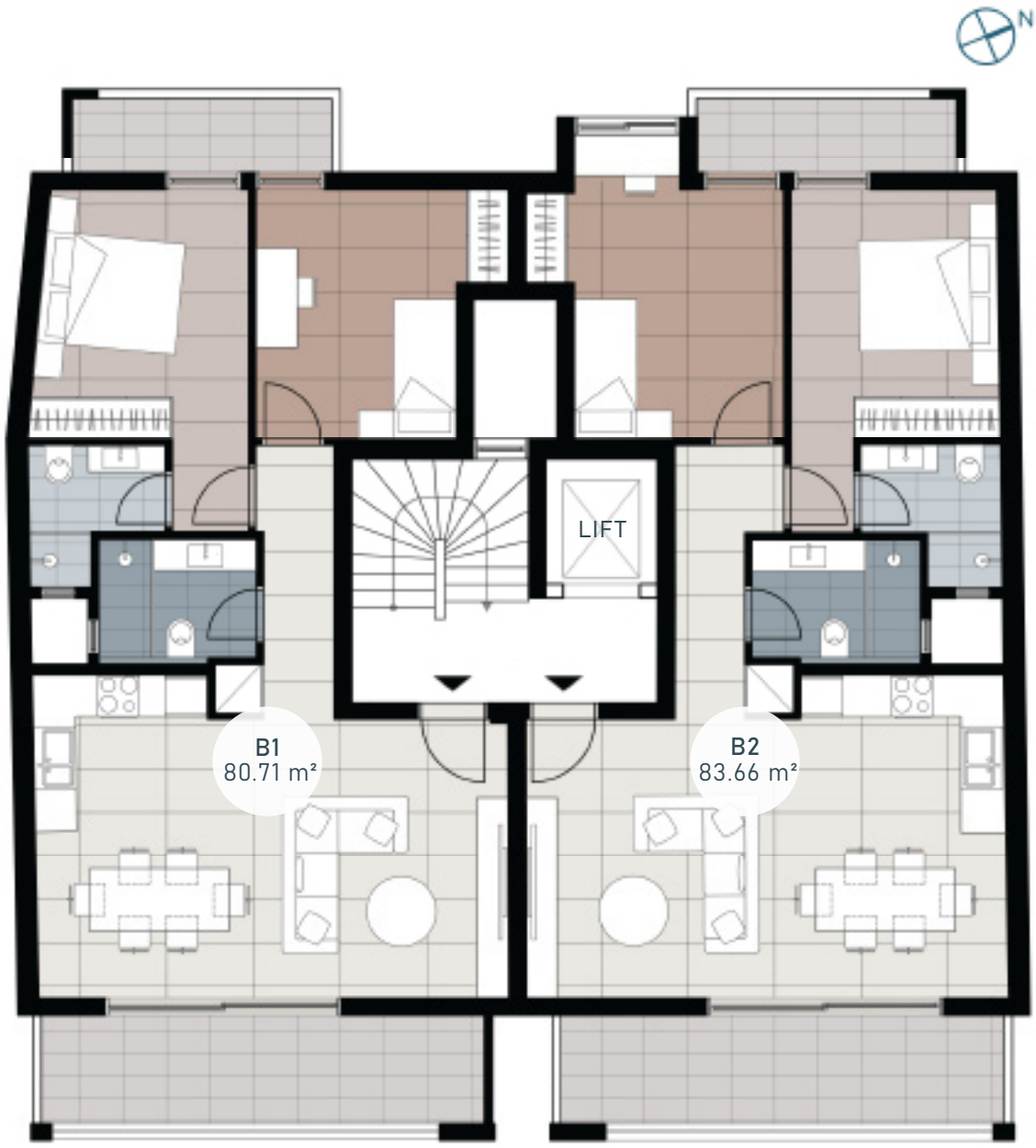
EXPLORE THE RESIDENCES

# 1st floor



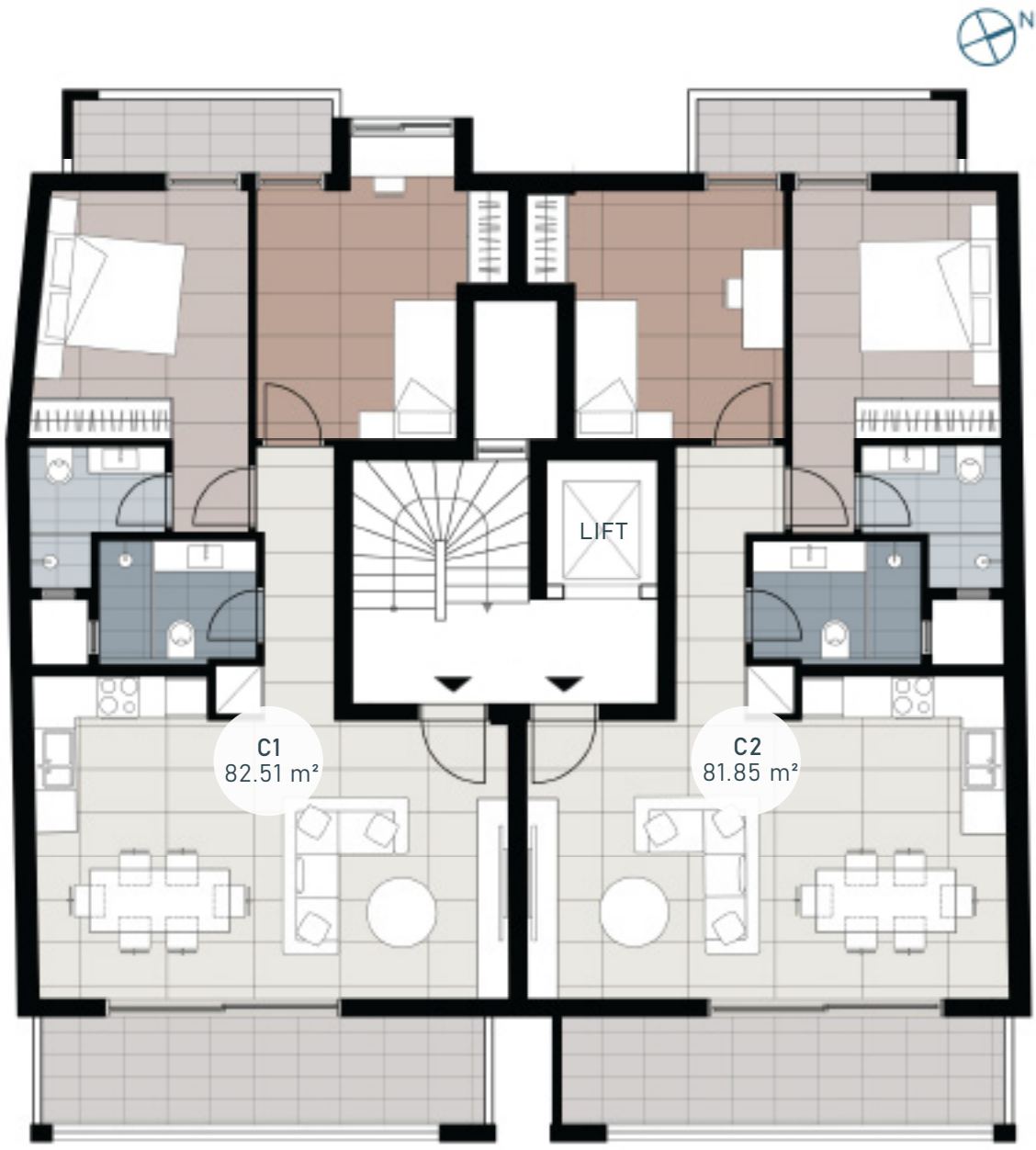

| | A1 | A2 |
|---|---|---|
| Bedroom | 2 | 2 |
| Bathroom | 2 | 2 |
| Covered Area | 82.51 m² | 81.85 m² |
| Balcony | 15.57 m² | 15.75 m² |
| **Total Area** | **98.08 m²** | **97.60 m²** |

# 2nd floor



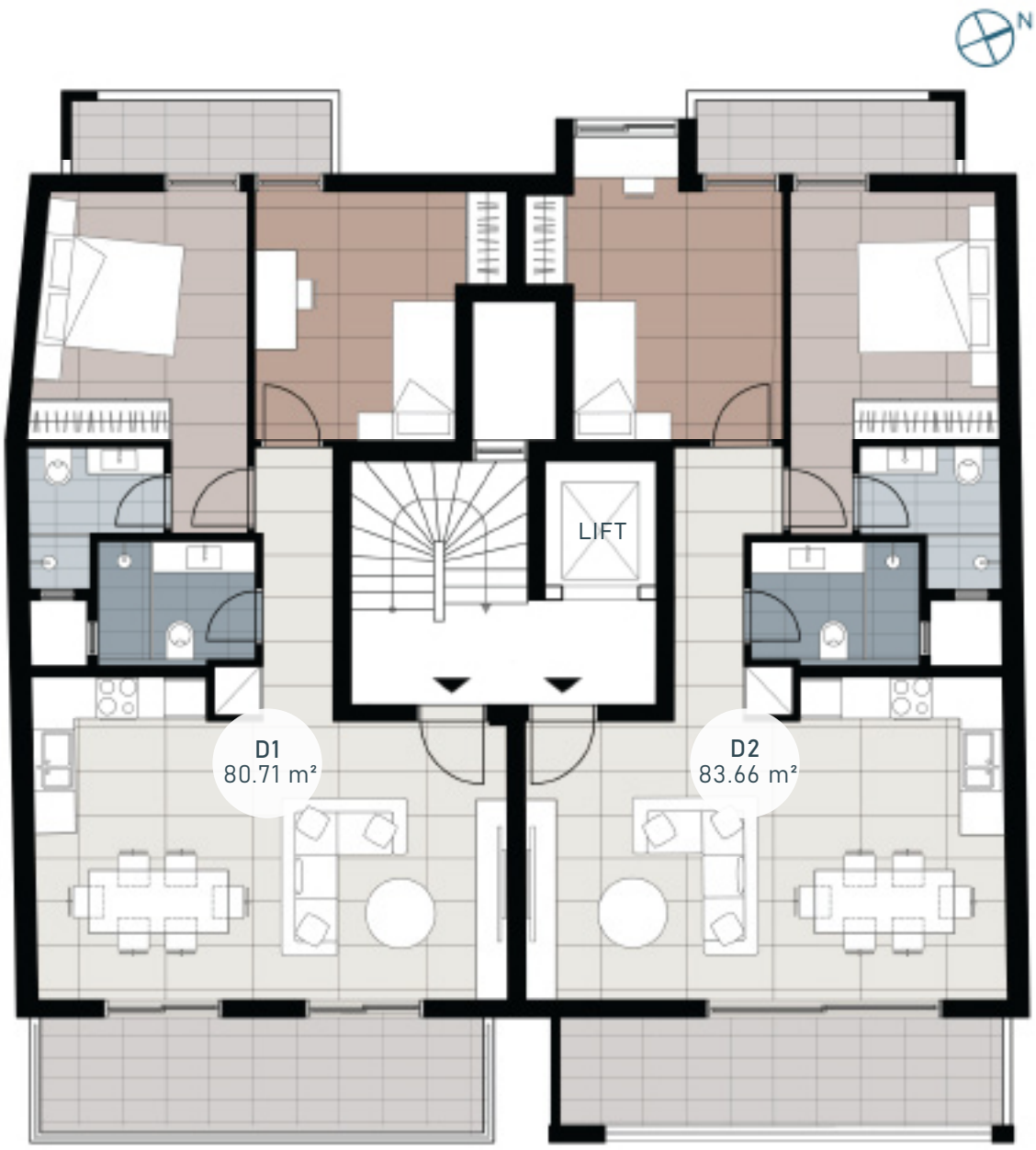

| | B1 | B2 |
|---|---|---|
| Bedroom | 2 | 2 |
| Bathroom | 2 | 2 |
| Covered Area | 80.71 m² | 83.66 m² |
| Balcony | 15.75 m² | 15.55 m² |
| **Total Area** | **96.46 m²** | **99.21 m²** |

# 3rd floor



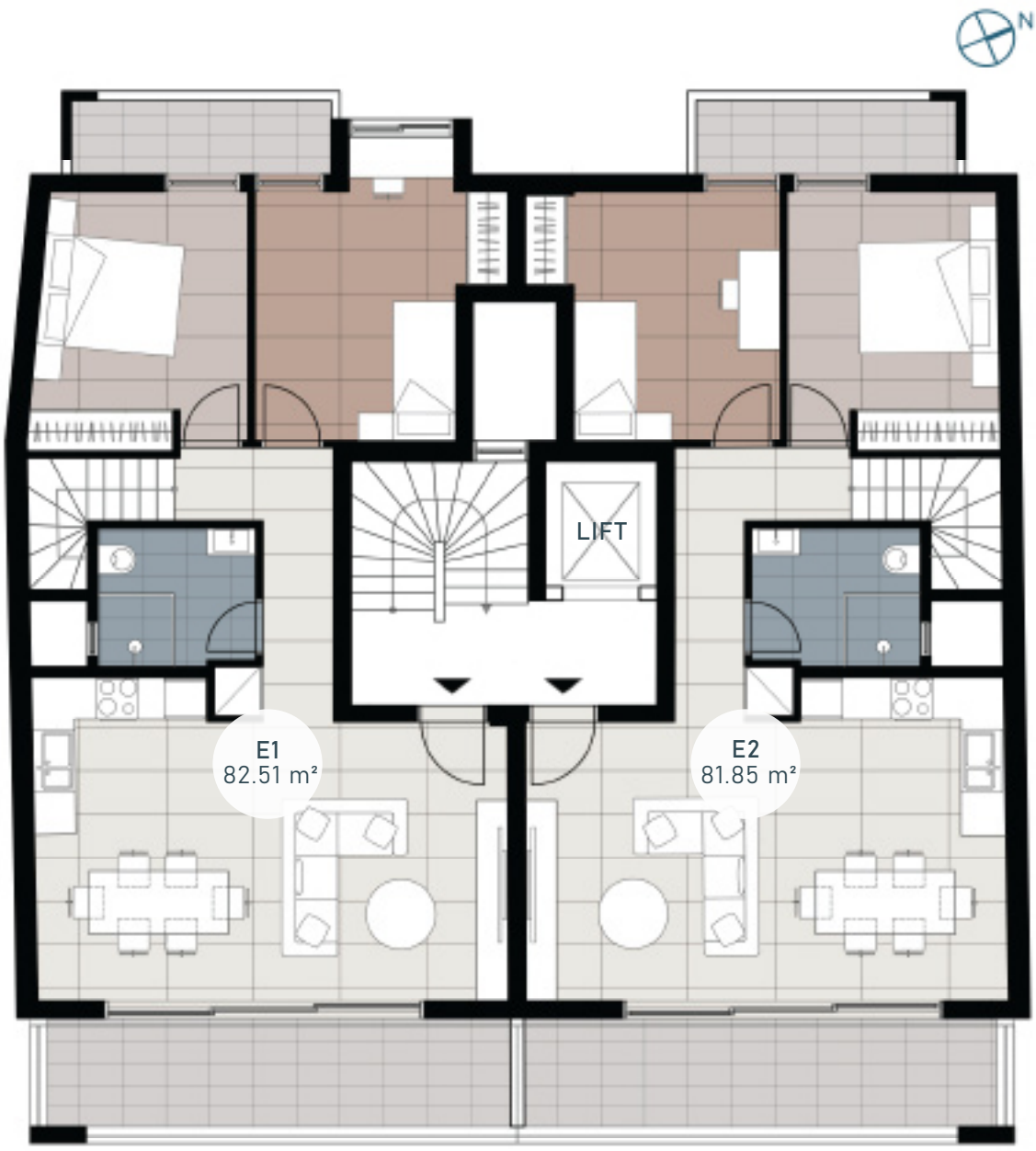

| | C1 | C2 |
|---|---|---|
| Bedroom | 2 | 2 |
| Bathroom | 2 | 2 |
| Covered Area | 82.51 m² | 81.85 m² |
| Balcony | 15.57 m² | 15.75 m² |
| **Total Area** | **98.08 m²** | **97.60 m²** |

# 4th floor



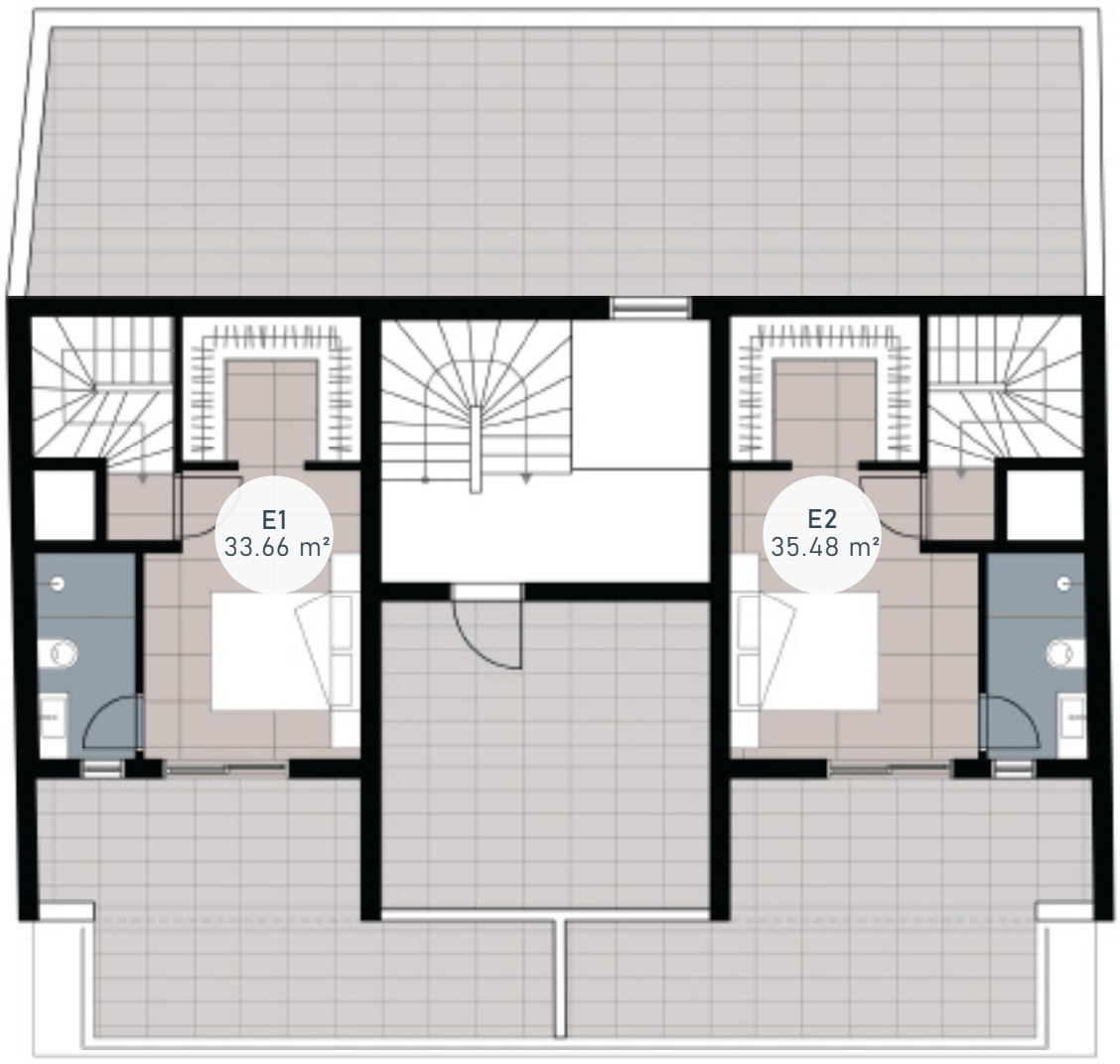

| | D1 | D2 |
|---|---|---|
| Bedroom | 2 | 2 |
| Bathroom | 2 | 2 |
| Covered Area | 80.71 m² | 83.66 m² |
| Balcony | 15.75 m² | 15.55 m² |
| **Total Area** | **96.46 m²** | **99.21 m²** |

# 5th floor




| | E1 | E2 |
|---|---|---|
| Bedroom | 2 | 2 |
| Bathroom | 1 | 1 |
| Covered Area | 82.51 m² | 81.85 m² |
| Balcony | 16.14 m² | 16.54 m² |
| **Total Area** | **98.65 m²** | **98.39 m²** |

# Attic floor




| | E1 | E2 |
|---|---|---|
| Bedroom | 1 | 1 |
| Bathroom | 1 | 1 |
| Attic Area | 33.66 m² | 35.48 m² |
| Terrace Area | 20.96 m² | 23.03 m² |
| **Total Area** | **54.62 m²** | **58.50 m²** |





# CONTEMPORARY
# URBAN LIVING



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