NOVAL PROPERTY

re: purpose growth

ARDITTOS HOUSE

Mixed Use Residential and Office Building

Arditou 40-42,
Mets, Athens


Modern,
Upscale,
Sophisticated
Urban Lifestyle.



A new landmark in the heart of Athens

Located in Mets, one of Athens' most sophisticated and historic neighborhoods, the building offers a rare blend of **modern aesthetics and classical charm**.

This LEED-certified development features **elegant apartments** and **premium office spaces**, all designed with high-end finishes and expansive terraces to maximize **breathtaking views** of the Acropolis, Lycabettus Hill, and the city skyline.

Property Overview

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High – end Apartments:
1st to
3rd floors



Premium Office Spaces:
Ground floor
and mezzanine



Shared Amenities:
Rooftop with lounge areas
and swimming pool
Fitness center located
on the 2nd floor



Underground Facilities:
Private Parking
& EV Charging
Storage units

LEED Gold Certification

All installations and materials are selected to meet LEED BD+C New Construction & Major Renovation v4.1 standards, ensuring maximum comfort, safety, and energy efficiency for both residences and offices



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Located in the sophisticated Mets neighborhood at Arditou Street, it offers an unparalleled prime location in the heart of Athens.

With the city's cultural district and shopping avenues within walking distance, and the historic center only 15 minutes away, this building is the ultimate choice for those seeking excellence in both lifestyle and convenience. Its proximity to lush parks, cultural landmarks, and vibrant amenities make it the perfect place for living and working in one of Athens' most coveted urban settings.

Overlooking the Acropolis, Zappeio and the National Garden, the property boasts breathtaking views of the city skyline.

Prime Location

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750 meters from the "Acropolis" metro station
100 meters from the "Zappeio" tram stop
7 minutes walk to the Panathenaic Stadium
15 minutes walk to the city center



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1. Arditos Hill
2. Panathenaic Stadium
3. Zappeio
4. National Garden
5. Syntagma Square
6. The Acropolis
7. The Acropolis Museum

Residences

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Private Access
Residences have a separate entrance from M. Mousourou Street

Light-filled Interiors
Expansive open-plan living spaces with large windows and sliding doors, offering flexibility and privacy

Smart Living
Smart-home features for remote control: alarm, lighting, hot water, air conditioning & underfloor heating, external shades on the balconies, security shutters for the back and side facades

Premium Finishes
Fully completed carpentry (cloakrooms, kitchens, wardrobes) using walnut, quartz countertops.
Pre-polished wooden floors with natural oak veneer.
Use of Carrara marble in master bathrooms and Guest WCs

Shared Amenities
Access to a shared furnished roof with swimming pool and shared kitchen.
Parking spaces with electric chargers

Offices

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Access & Layout

Independent entrance from Arditou Street
Double-height ground floor spaces with mezzanine levels

Climate Control & Comfort

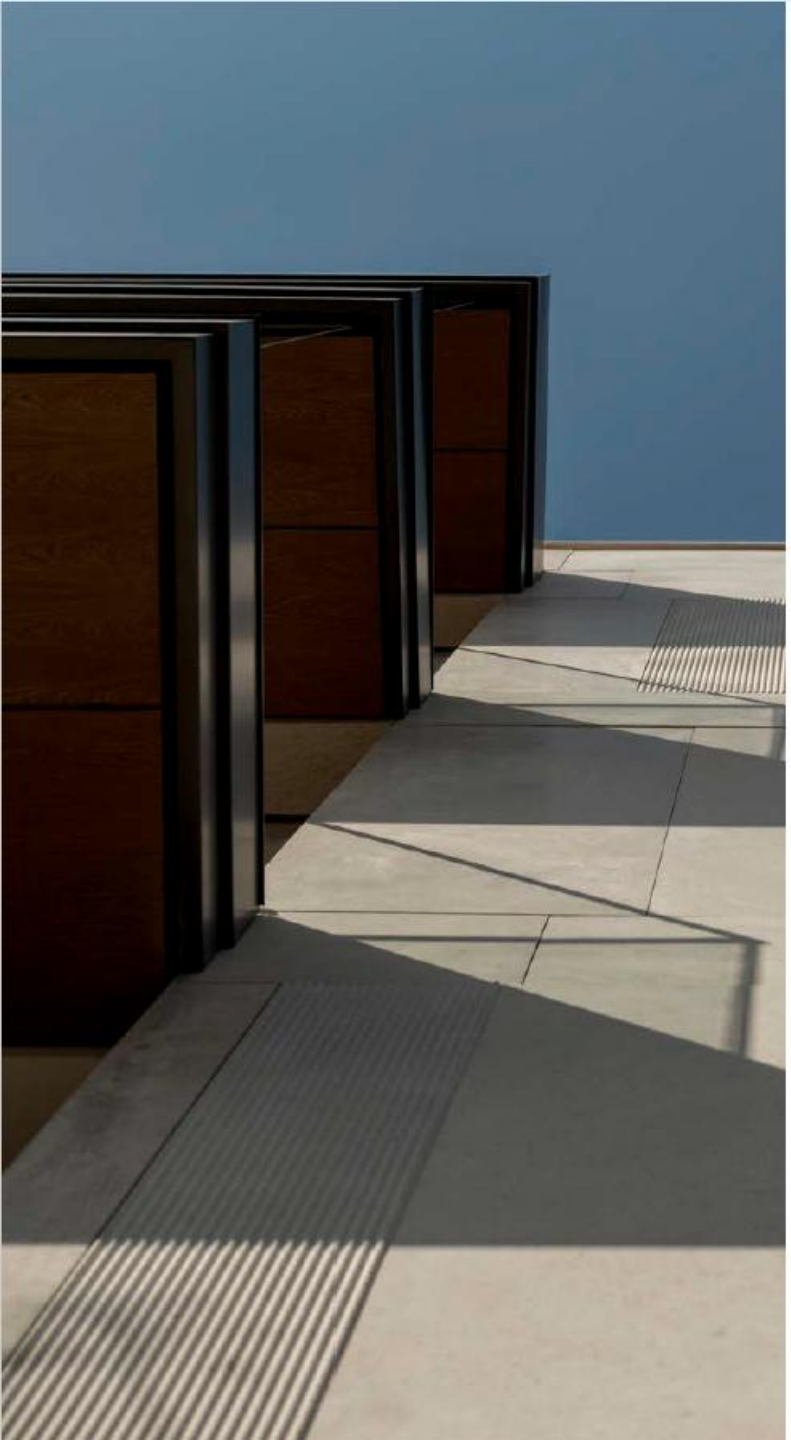
VRF air conditioning and ventilation systems
Fully compliant with ASHRAE 90.1 (2020) and KENAK energy efficiency standards

Infrastructure & Technology

Raised floors for efficient cable management
Structured cabling (Cat 6A)
LED lighting (minimum 500 LUX)
Acoustic ceilings for sound control

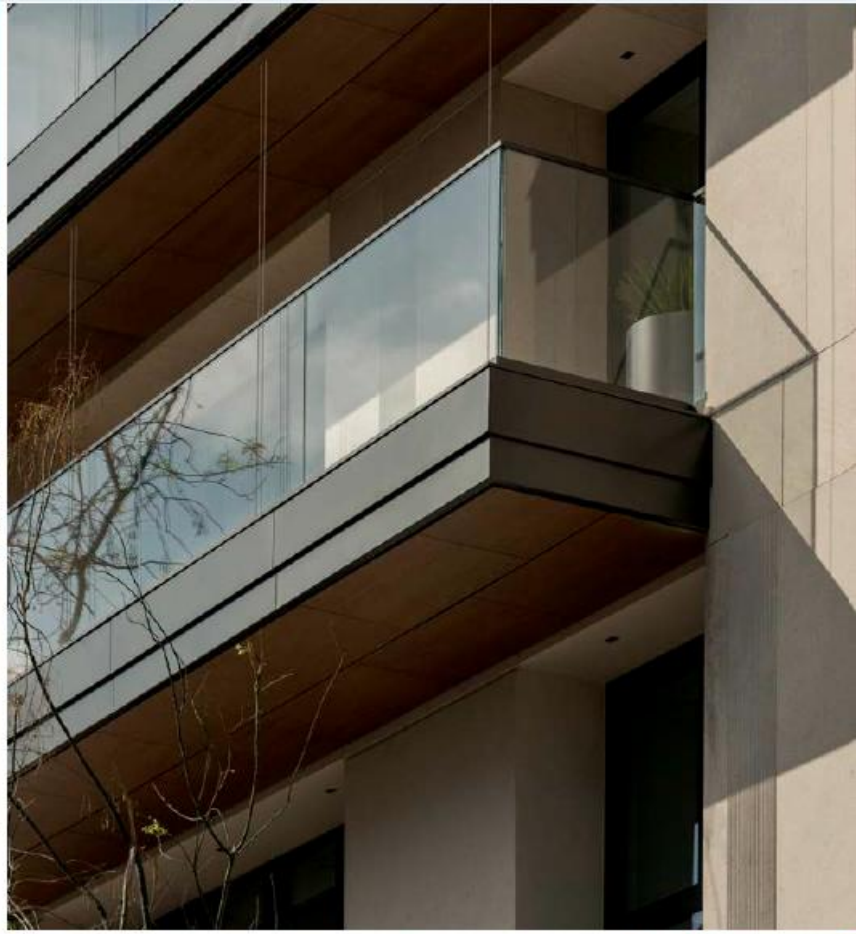
Safety & Security

Fire detection and suppression systems
Access control systems and CCTV surveillance.
External rollers for security and privacy.













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