NOVAL PROPERTY

re: purpose growth

K199

Office Building

199 Kifisias Ave.
& Mykalis Str.,
Marousi, Athens



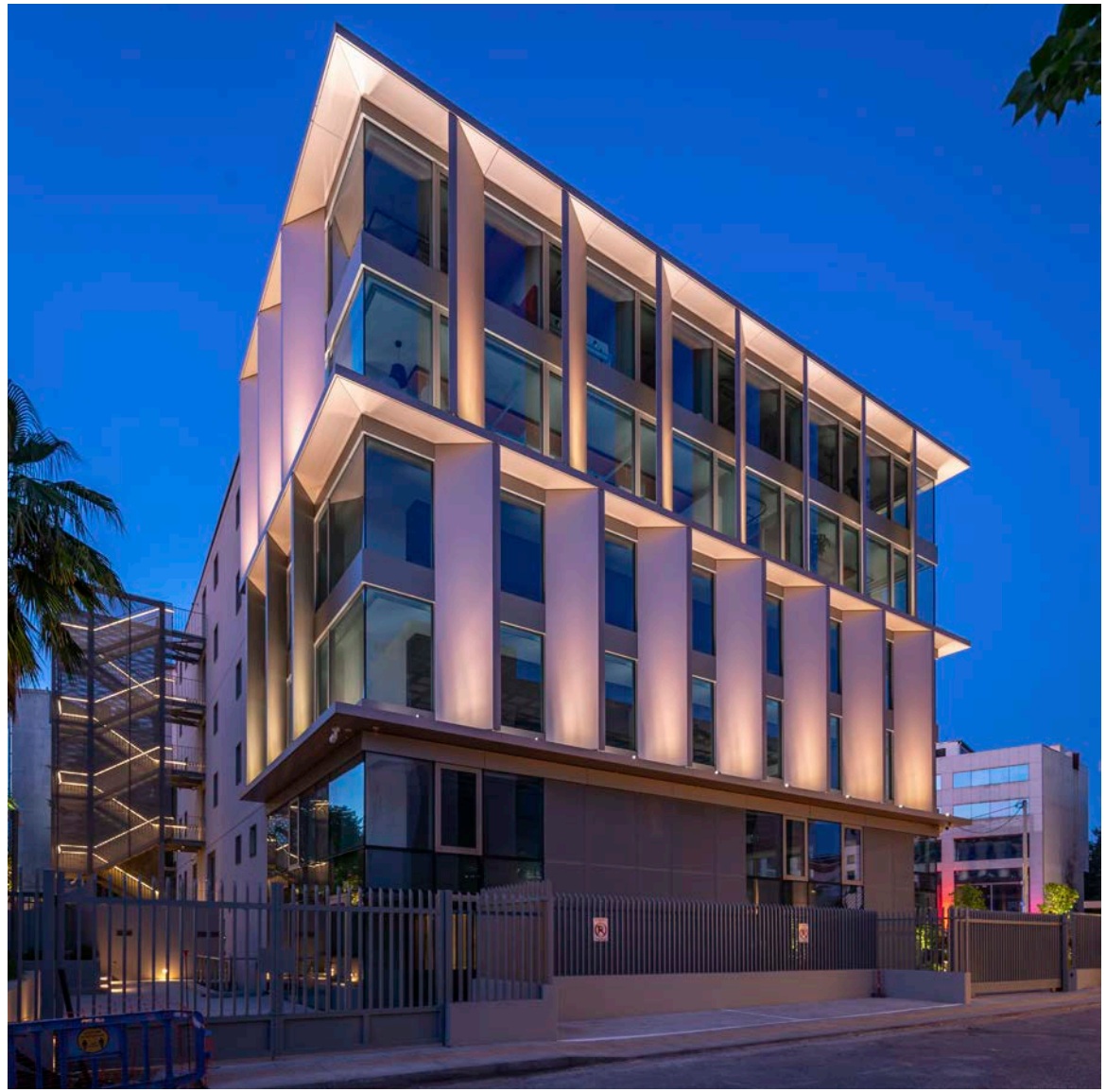

Contemporary,
Innovative,
Accessible
Business-Centric.

A new state-of the-art office building in Marousi

K199 is a newly redeveloped office building that stands as a pioneer in **sustainable design and innovation**. Strategically located in Marousi, one of Athens' premier business districts, it offers excellent access to public transportation and nearby amenities, providing both **convenience and connectivity** for tenants and visitors alike.

Designed with **flexibility i**n mind, the building features adaptable floor plans and modular workspaces that can be easily reconfigured to meet the evolving needs of businesses, fostering collaboration and innovation. Advanced **smart building technologies** optimize energy consumption and indoor environmental quality, ensuring a healthy and productive work environment.

K199 is the ideal choice for businesses seeking a **premium workspace** in a strategic, well-connected location.



Property Overview

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Office Flexibility

Five above-ground floors plus mezzanine, flexible open-plan or cellular office layouts, abundant natural light and raised floors for adaptable fit-outs.

Sustainability

LEED Gold and Fitwel certified, Energy Class A+, photovoltaic panels, and advanced energy management.

Parking

Underground parking, EV charging stations and secure underground storage units.

Facilities

Designated café area, modern lobbies and landscaped outdoor spaces.



Prime Location

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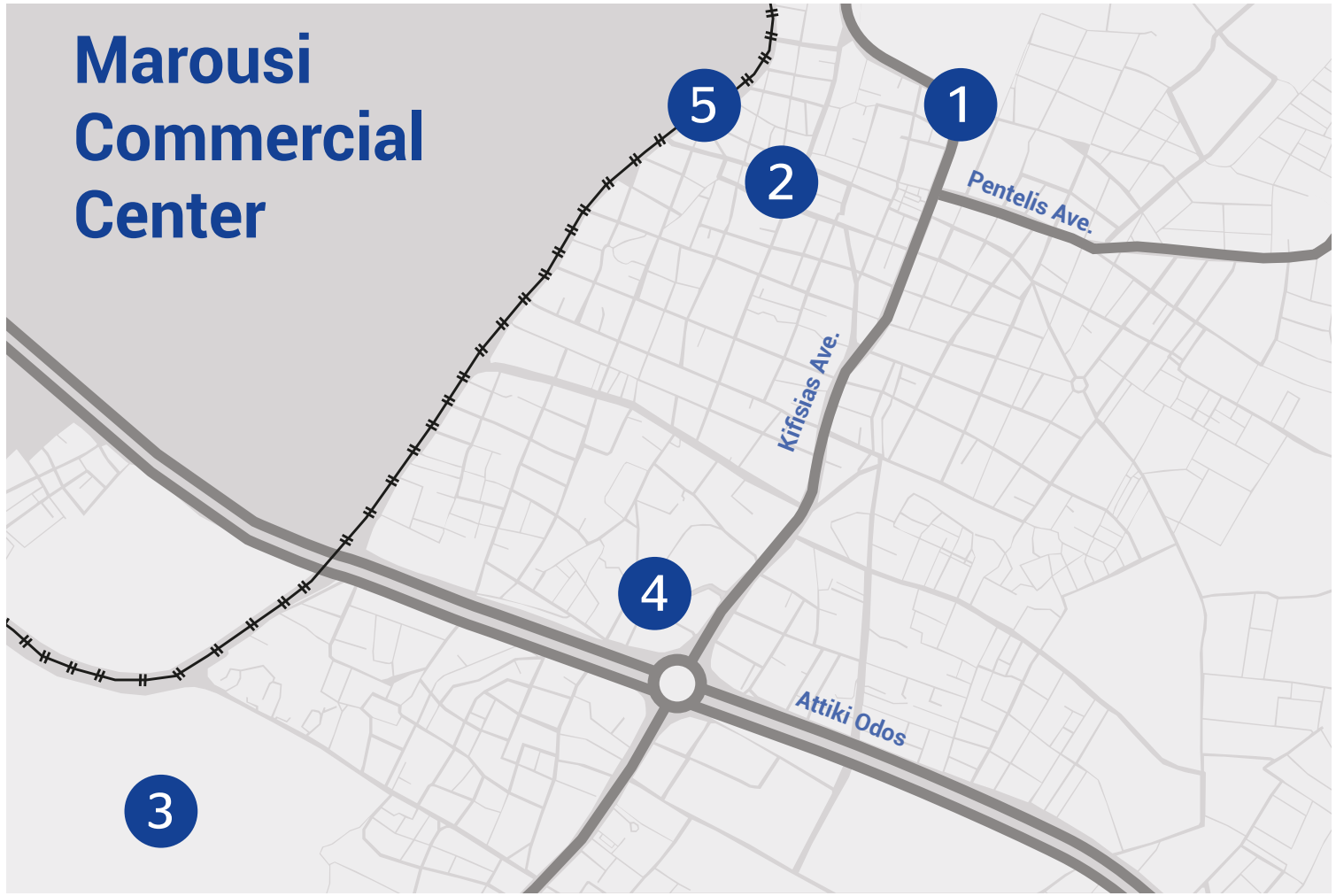
Located at Kifisias Avenue in Marousi, K199 offers prime office space in one of Athens' top business districts. Just 13 km from the city center, it features excellent access to major highways such as Kifisias Avenue, Attiki Odos, and Pentelis Avenue and public transport, including Metro Line 1 and the suburban railway. Within walking distance to Marousi's commercial hub, K199 provides businesses with unmatched connectivity, visibility, and convenience.



Prime Location

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700 meters from the Marousi Line 1 Metro station
5 minutes walk to the commercial center of Marousi.



1. K199
2. Marousi Center
3. OAKA | Olympic Athletic Center of Athens “Spiros Louis”
4. Kifisias Ring Road
5. Metro Station

Technical Specs

- LEED Gold and Fitwel certifications
- Energy class A+ (KENAK)
- Raised floors and suspended ceilings for flexible cabling and layout
- VRV heat recovery HVAC system with high air quality and infection control measures
- Minimum 2.40m clear office height
- Advanced fire detection and suppression systems



Technical Specs

- KNX lighting control, minimum 500 LUX
- Photovoltaic panels and EV charging infrastructure
- BMS for integrated building management
- Common areas (lobbies, WCs, parking) fully completed and operational
- Delivered as “Warm Shell”: completed envelope, core MEP, ready for tenant fit-out



GLA Option 1

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Lease	Level	Use	Area (sqm) or Parking Spaces (Unit)
Parking Spaces	2nd Basement	Underground Parking	23
	1st Basement	Underground Parking	2
	Ground Floor	Overground Parking	6
Storage Units	1st Basement	Storage	157,3
F&B	Ground Floor	F&B	73,49
Office 1	1st Basement	Office	285,43
	Ground Floor		171,51
	Mezzanine		248,36
	Total Office 1		**705,3**
Office 2	Ground Floor	Office	319,23
	Mezzanine		181,48
	Total Office 2		**500,71**
Office 3	1st Floor	Office	713,6
Office 4	2nd Floor	Office	713,6
Office 5	3rd Floor	Office	713,6
Office 6	4th Floor	Office	713,6

Total GLA:
4,196 sqm

Total GBA:
4,848 sqm

Parking Spaces: **31**

GLA Option 2

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Lease	Level	Use	Area (sqm) or Parking Spaces (Unit)
Parking Spaces	2nd Basement	Underground Parking	23
	1st Basement	Underground Parking	2
	Ground Floor	Overground Parking	6
Storage Units	1st Basement	Storage	157,3
F&B	Ground Floor	F&B	73,49
Office 1	1st Basement	Office	285,43
	Ground Floor		171,51
	Mezzanine		248,36
	Total Office 1		**705,3**
Office 2	Ground Floor	Office	319,23
	Mezzanine		181,48
	Total Office 2		**500,71**
4	1st Floor	Office	361,10
5	1st Floor	Office	336,13
6	2nd Floor	Office	361,10
7	2nd Floor	Office	336,13
8	3rd Floor	Office	361,10
9	3rd Floor	Office	336,13
10	4th Floor	Office	361,10
11	4th Floor	Office	336,13

One Tenant Lease Agreement

Total GLA:
4,131 sqm

Total GBA:
4,848 sqm

Parking Spaces: **31**

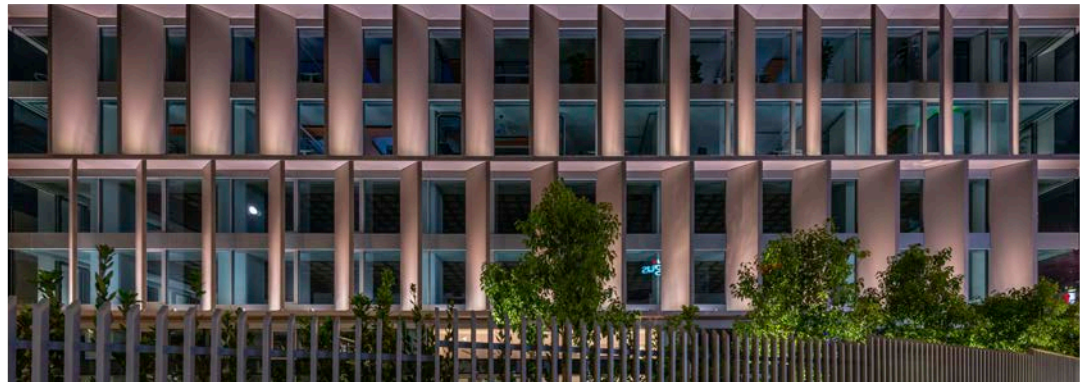














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