



NIK. MANTZAROU 17 BUILDING

SOHO AREA THESSALONIKI



West center Thessaloniki in the 'One Salonica' area, is the area that has become an extension of the city center in recent years and offers new residential projects alongside some of the best entertainment venues in the city, new employment centers that are developing at a fast pace and the city's largest shopping centers with international brands that are a magnet for all the city's residents.



One Salonica



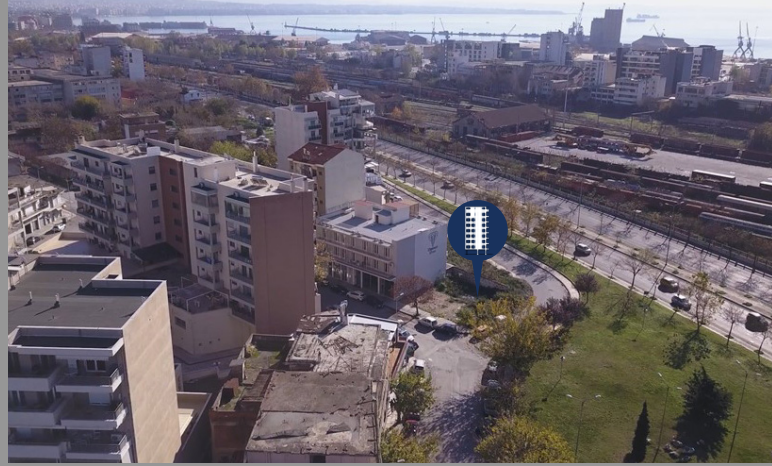
Hub 26

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The plot is located in a strategic location adjacent to ONE SALONICA MALL and overlooks the port and the sea. In front of the plot there is an open area and a spacious public parking lot. The IBERICO restaurant has been operating across the street for the past 2 years, attracting visitors to the area even in the evening hours.

The building rises to a height of 8 floors above a basement floor and a lobby with open parking space, Includes 17 apartments with wide peripheral balconies for each apartment with an open view of the city port and the sea.

The development plans for the area are numerous and include the new Holocaust museum that will be built opposite the building, the renewal and renovation of the surrounding streets, the opening of the nearby metro station, residential construction projects for private entrepreneurs, and more. The area is already in demand for AIRBNB holiday apartments alongside housing for students and residential apartments for young professionals.



1st Floor (Typical Floor)

Studio

1.1

Total Area: 34,32 sqm

Balcony: 4,91 sqm

1.2

Total Area: 31,45 sqm

Balcony: 15,85 sqm

1.3

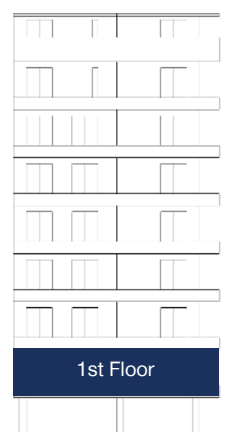
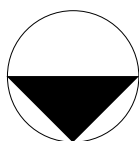
Total Area: 37,7 sqm

Balcony North: 4,52 sqm

Balcony West: 3,10 sqm



NIK. MANTZAROU STR.



2nd Floor (Typical Floor)

Studio

2.1

Total Area: 34,32 sqm

Balcony: 4,91 sqm

2.2

Total Area: 31,45 sqm

Balcony: 15,85 sqm

2.3

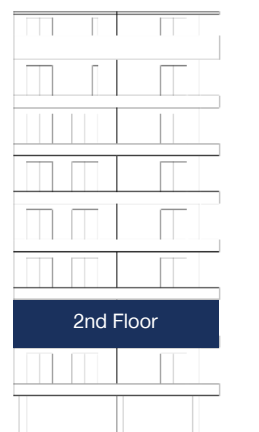
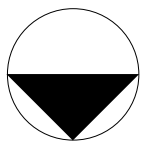
Total Area: 37,7 sqm

Balcony North: 4,52 sqm

Balcony West: 3,10 sqm



NIK. MANTZAROU STR.



3rd Floor (Typical Floor)

Studio

3.1

Total Area: 34,32 sqm

Balcony: 4,91 sqm

3.2

Total Area: 31,45 sqm

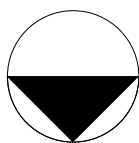
Balcony: 15,85 sqm

3.3

Total Area: 37,7 sqm

Balcony North: 4,52 sqm

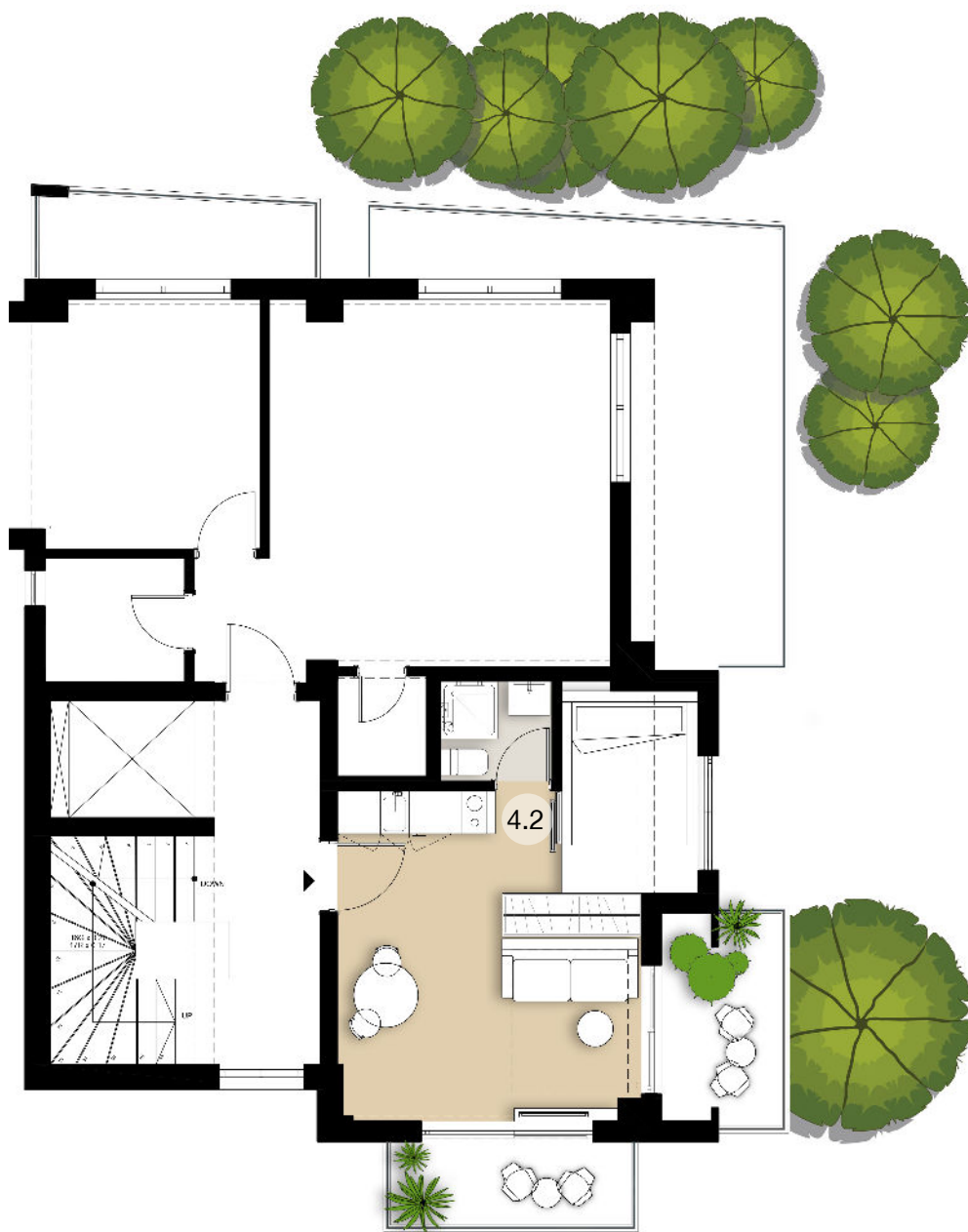
Balcony West: 3,10 sqm



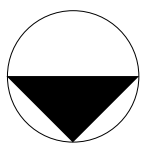
Total Area: 38,39 sqm

Balcony North: 4,16 sqm

Balcony West: 6,04 sqm



NIK. MANTZAROU STR.







1 Bedroom / Apartment 4.2





Unit Summary

Unit	Floor	Type	Covered area (sqm)	Balcony (sqm)
1.1	1st Floor	Studio	34.32	4.91
1.2	1st Floor	Studio	31.45	15.85
1.3	1st Floor	Studio	37.7	4,52 (N) + 3,10 (W)
2.1	2nd Floor	Studio	34.32	4.91
2.2	2nd Floor	Studio	31.45	15.85
2.3	2nd Floor	Studio	37.7	4,52 (N) + 3,10 (W)
3.1	3rd Floor	Studio	34.32	4.91
3.2	3rd Floor	Studio	31.45	15.85
3.3	3rd Floor	Studio	37.7	4,52 (N) + 3,10 (W)
4.2	4th Floor	1 Bedroom	38.39	6.04 (W) + 4.16 (N)

the
GREEK
house



info@greekhouse.co.il



+972529120446



Ioanni Grypari 13, 54248
Thessaloniki



www.greekhouse.co.il