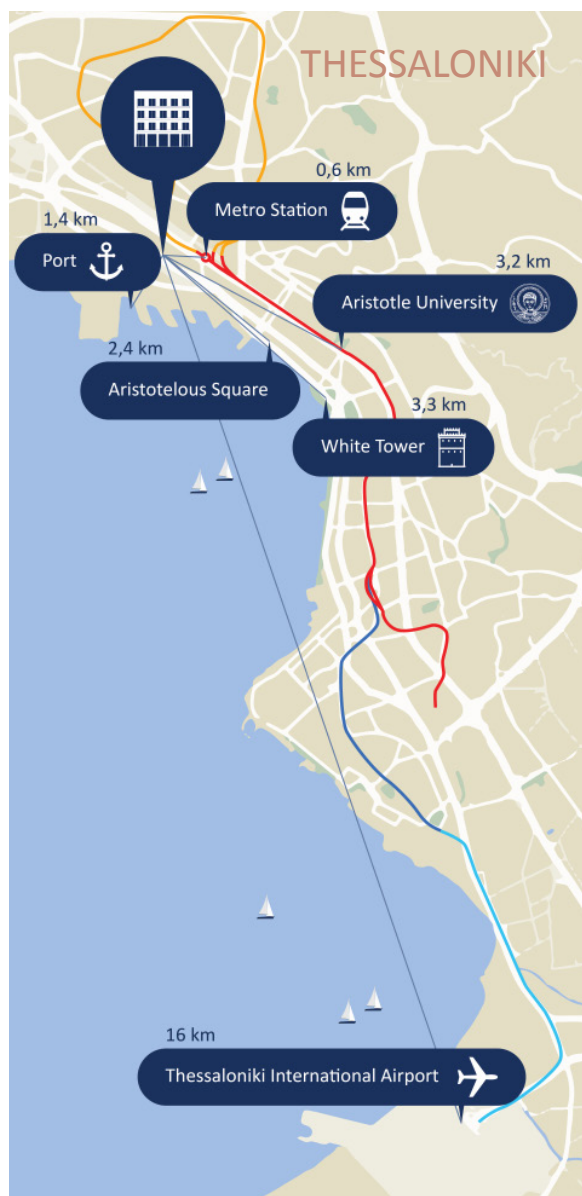




## SOHO BUILDING

WEST CENTER THESSALONIKI





## STRATEGIC LOCATION

With convenient transport links, shopping centers, university faculties and concentration of offices and workplaces.







West 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



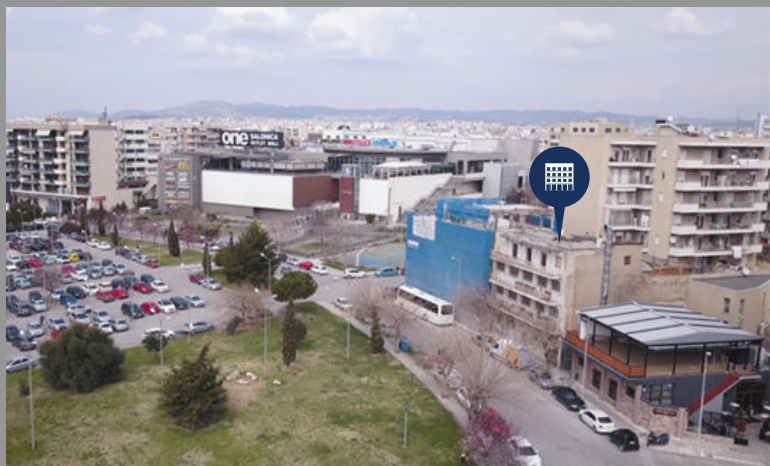
## SOHO BUILDING - KOTTA ROULIA 14

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

The building rises to a height of 4 floors and includes commercial space in the front, a new elevator, 25 apartments of various sizes architecturally designed, a common roof terrace and more.

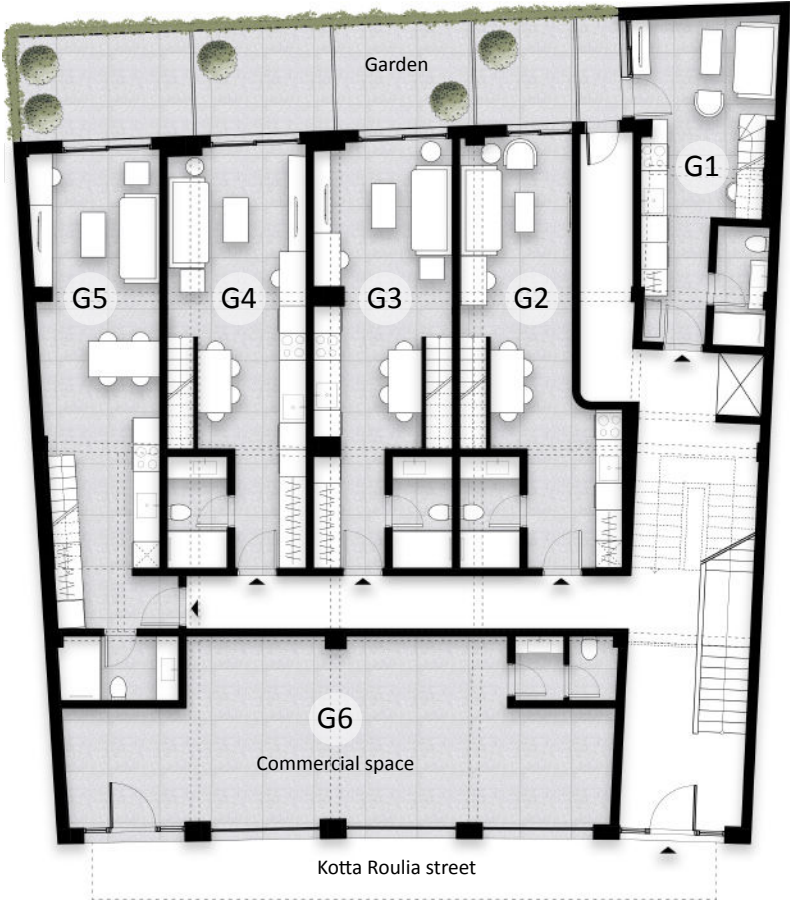
The development plans for the area are numerous and include the new Holocaust museum that will be built opposite the building, the renewal and renovation of the surrounding streets, the opening of the nearby metro station, residential construction projects for private entrepreneurs, and more.

The area is already in demand for AIRBNB holiday apartments alongside housing for students and residential apartments for young people.





Ground Floor



Garden Loft + Mez

G1

Covered area	31,68 sqm
Mezzanine	9,70 sqm
Garden	3,70 sqm
<b>Total Area</b>	<b>45,08 sqm</b>

G2

Covered area	38,01 sqm
Mezzanine	11,30 sqm
Garden	5,00 sqm
<b>Total Area</b>	<b>54,31 sqm</b>

G3

Covered area	40,54 sqm
Mezzanine	9,80 sqm
Garden	7,60 sqm
<b>Total Area</b>	<b>57,94 sqm</b>

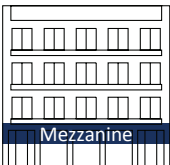
G4

Covered area	40,21 sqm
Mezzanine	9,90 sqm
Garden	7,60 sqm
<b>Total Area</b>	<b>57,71 sqm</b>

G5

Covered area	47,43 sqm
Mezzanine	9,60 sqm
Garden	7,60 sqm
<b>Total Area</b>	<b>64,63 sqm</b>

Mezzanine



## 1st Floor

### Studio

1.2

Covered area	33,23 sqm
<b>Total Area</b>	<b>33,23 sqm</b>

1.3

Covered area	33,84 sqm
<b>Total Area</b>	<b>33,84 sqm</b>

1.6

Covered area	31,41 sqm
Balcony	5,15 sqm
<b>Total Area</b>	<b>36,56 sqm</b>

### One Bedroom Apartment

1.1

Covered area	48,88 sqm
<b>Total Area</b>	<b>48,88 sqm</b>

1.5

Covered area	35,30 sqm
Balcony	6,60 sqm
<b>Total Area</b>	<b>41,90 sqm</b>

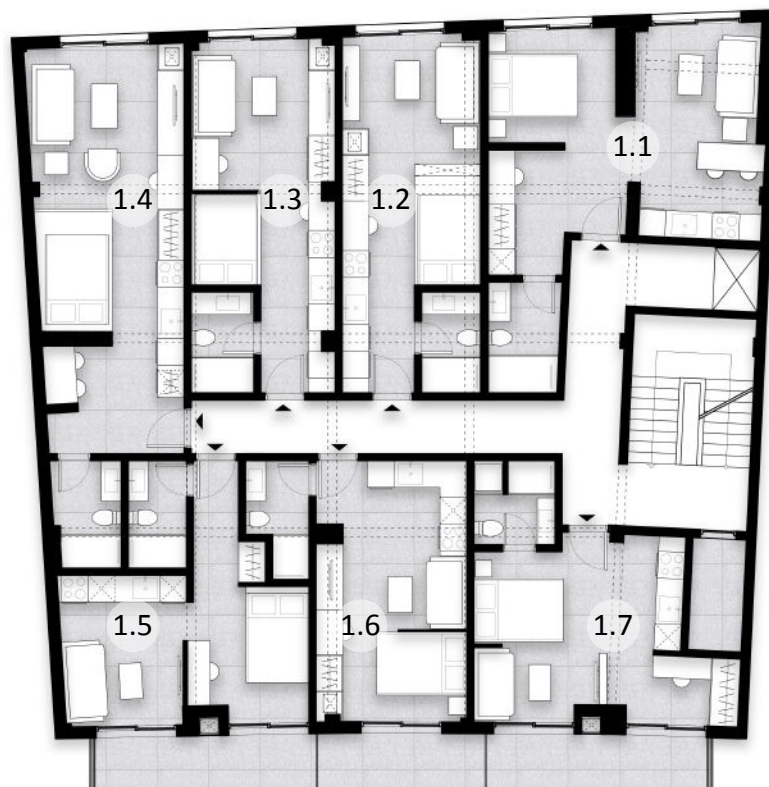
1.7

Covered area	34,91 sqm
Balcony	6,70 sqm
<b>Total Area</b>	<b>41,61 sqm</b>

### XL Studio

1.4

Covered area	49,29 sqm
<b>Total Area</b>	<b>49,29 sqm</b>



## 2nd Floor

### Studio

2.2

Covered area	29 sqm
<b>Total Area</b>	<b>29 sqm</b>

2.3

Covered area	28,60 sqm
<b>Total Area</b>	<b>28,60 sqm</b>

2.4

Covered area	35,26 sqm
<b>Total Area</b>	<b>35,26 sqm</b>

2.5

Covered area	30,91 sqm
Balcony	3,10 sqm
<b>Total Area</b>	<b>34,01 sqm</b>

2.6

Covered area	29,53 sqm
Balcony	3,50 sqm
<b>Total Area</b>	<b>33,03 sqm</b>

2.7

Covered area	29,89 sqm
Balcony	5,15 sqm
<b>Total Area</b>	<b>35,04 sqm</b>

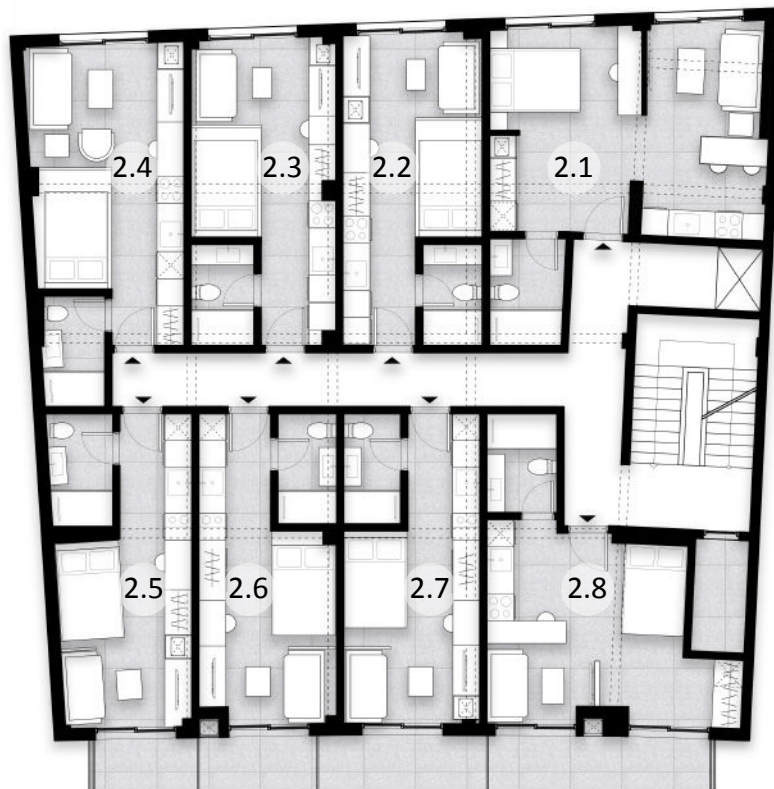
### One Bedroom Apartment

2.1

Covered area	45,80 sqm
<b>Total Area</b>	<b>45,80 sqm</b>

2.8

Covered area	36 sqm
Balcony	6,70 sqm
<b>Total Area</b>	<b>42,70 sqm</b>



### 3rd Floor

#### Studio

3.2

Covered area	30,23 sqm
Balcony	3,10 sqm
<b>Total Area</b>	<b>33,33 sqm</b>

3.3

Covered area	29,75 sqm
Balcony	3,50 sqm
<b>Total Area</b>	<b>33,25 sqm</b>

3.4

Covered area	29,83 sqm
Balcony	5,15 sqm
<b>Total Area</b>	<b>34,98 sqm</b>

#### XL Studio

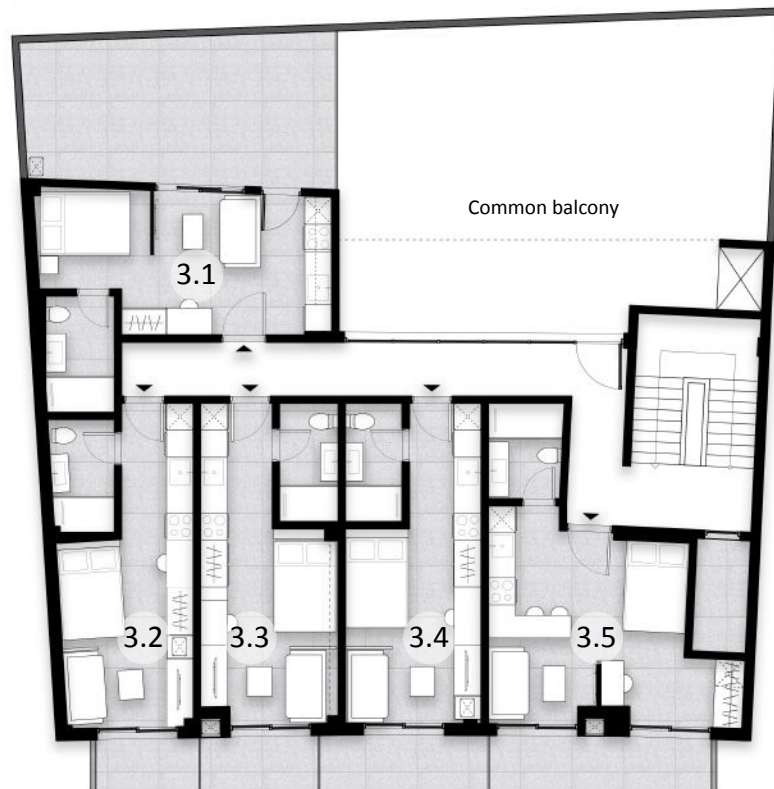
3.1

Covered area	34,32 sqm
Balcony	24,25 sqm
<b>Total Area</b>	<b>58,57 sqm</b>

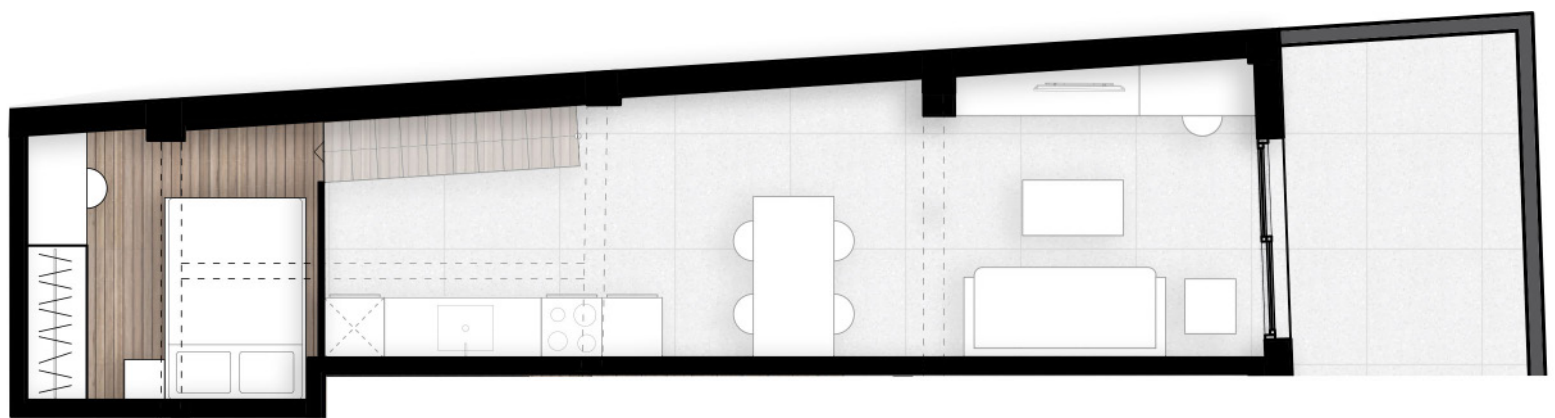
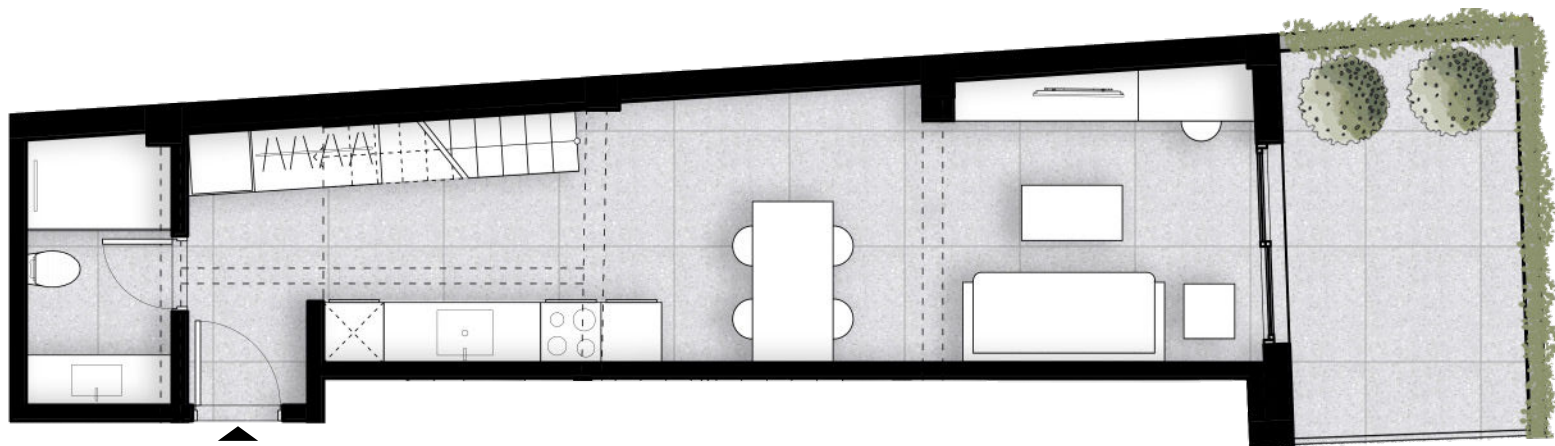
#### One Bedroom Apartment

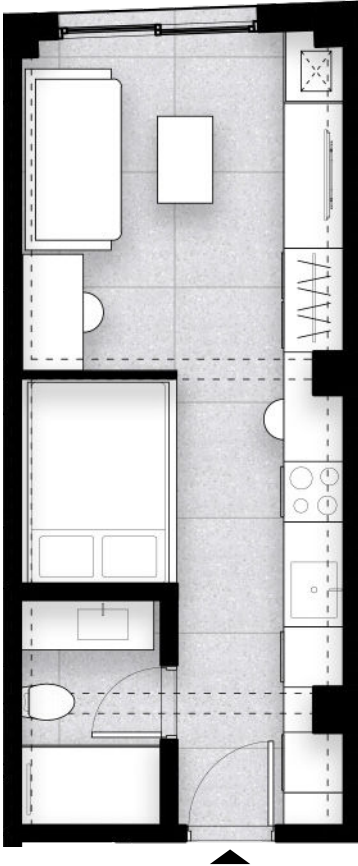
3.5

Covered area	35,51 sqm
Balcony	6,70 sqm
<b>Total Area</b>	<b>42,21 sqm</b>





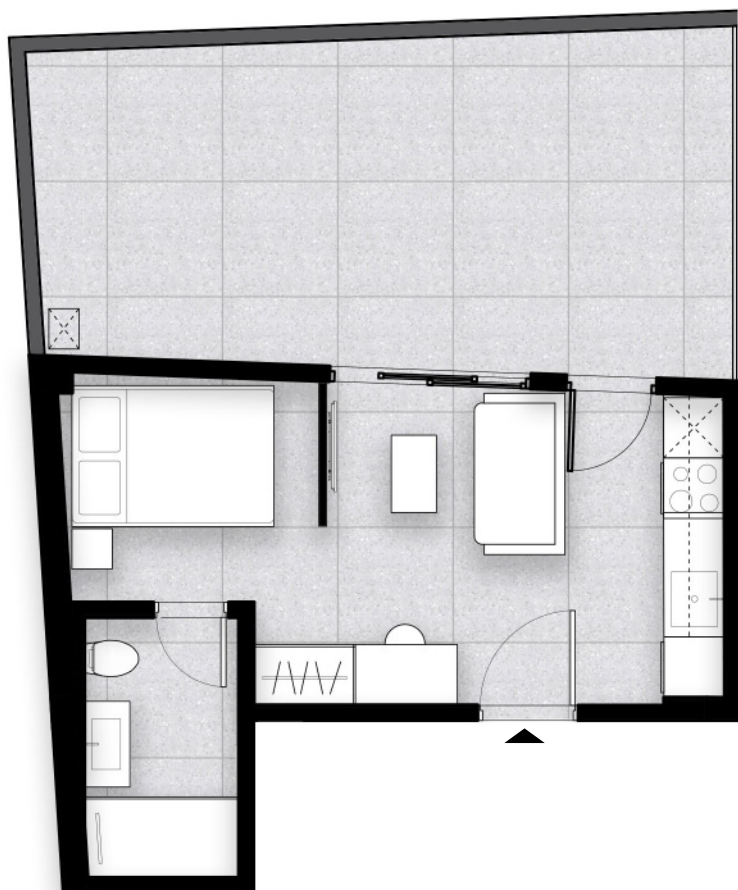
















## Unit Summary

Unit	Floor	Type	Covered area (sqm)
G1	Ground	Garden Apartment	31,68 + 9,70
G2	Ground	Garden Loft + Mezzanine	38,01 + 11,30
G3	Ground	Garden Loft + Mezzanine	40,54 + 9,80
G4	Ground	Garden Loft + Mezzanine	40,21 + 9,90
G5	Ground	Garden Loft + Mezzanine	47,43 + 9,60
G6	Ground	Commercial space	53,06
1.1	1st Floor	1 bedroom	48,88
1.2	1st Floor	Studio	33,23
1.3	1st Floor	Studio	33,84
1.4	1st Floor	XL Studio	49,29
1.5	1st Floor	1 bedroom	35,30
1.6	1st Floor	Studio	31,41
1.7	1st Floor	1 bedroom	34,91
2.1	2nd Floor	1 bedroom	45,80
2.2	2nd Floor	Studio	29
2.3	2nd Floor	Studio	28,60
2.4	2nd Floor	Studio	35,26
2.5	2nd Floor	Studio	30,91
2.6	2nd Floor	Studio	29,53
2.7	2nd Floor	Studio	29,89
2.8	2nd Floor	1 bedroom	36
3.1	3rd Floor	XL Studio	34,32
3.2	3rd Floor	Studio	30,23
3.3	3rd Floor	Studio	29,75
3.4	3rd Floor	Studio	29,83
3.5	3rd Floor	1 bedroom	35,51

**25 apartments**



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