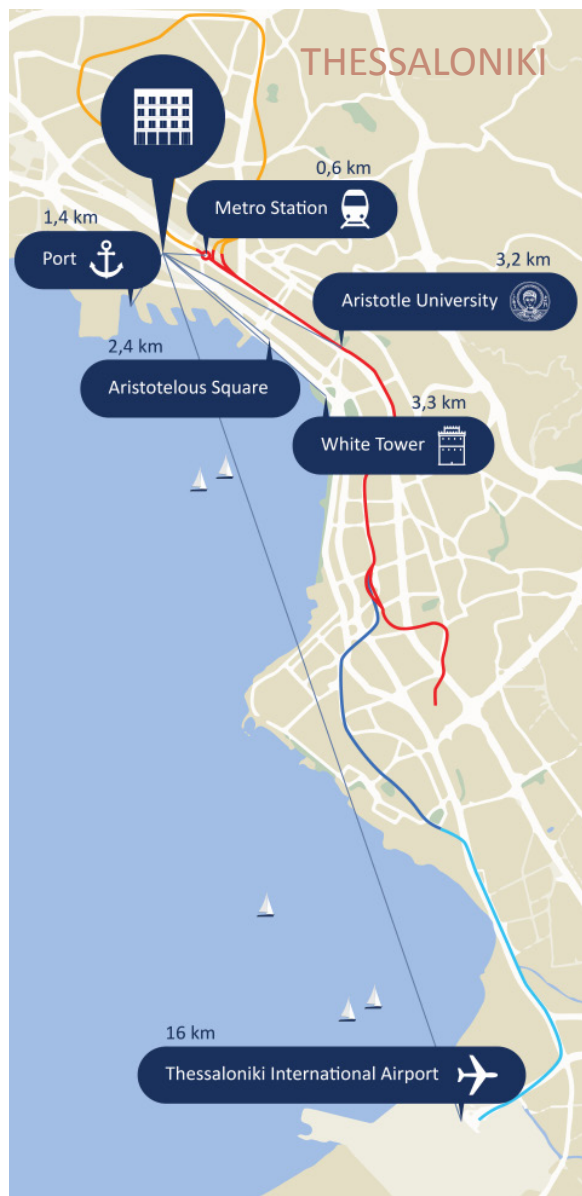




SOHO BUILDING

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.

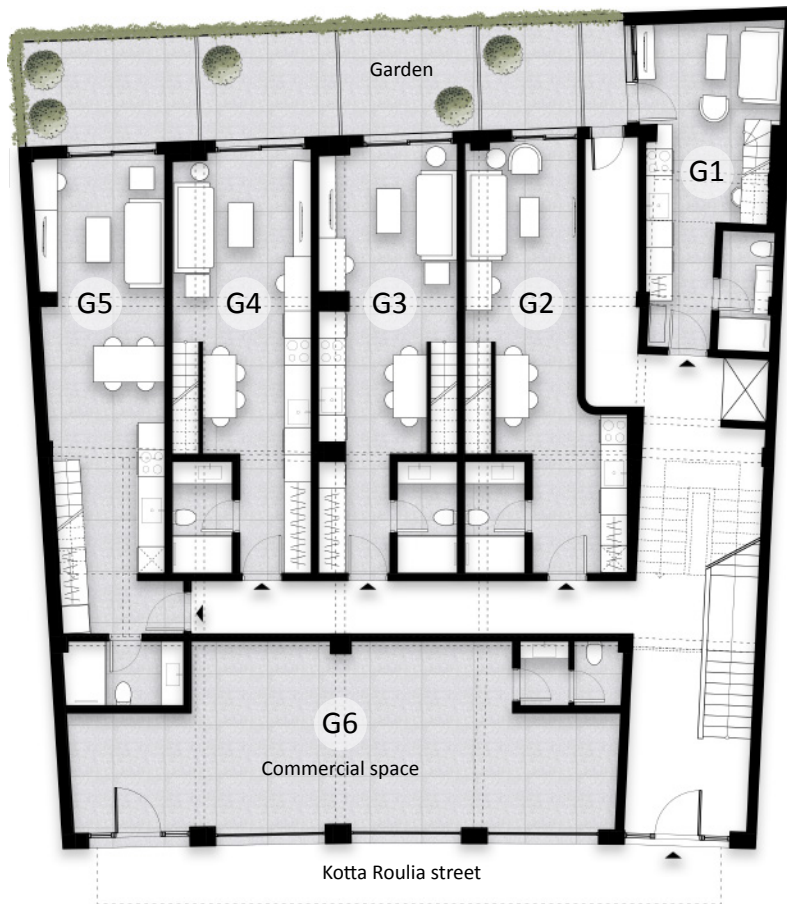
The building rises to a height of 4 floors and includes commercial space in the front, a new elevator, 25 apartments of various sizes architecturally designed, a common roof terrace and more.

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
Total Area	45,08 sqm

G2

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

G3

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

G4

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

G5

Covered area	47,43 sqm
Mezzanine	9,60 sqm
Garden	7,60 sqm
Total Area	64,63 sqm

Mezzanine



1st Floor

Studio

1.2

Covered area	33,23 sqm
Total Area	33,23 sqm

1.3

Covered area	33,84 sqm
Total Area	33,84 sqm

1.6

Covered area	31,41 sqm
Balcony	5,15 sqm
Total Area	36,56 sqm

One Bedroom Apartment

1.1

Covered area	48,88 sqm
Total Area	48,88 sqm

1.5

Covered area	35,30 sqm
Balcony	6,60 sqm
Total Area	41,90 sqm

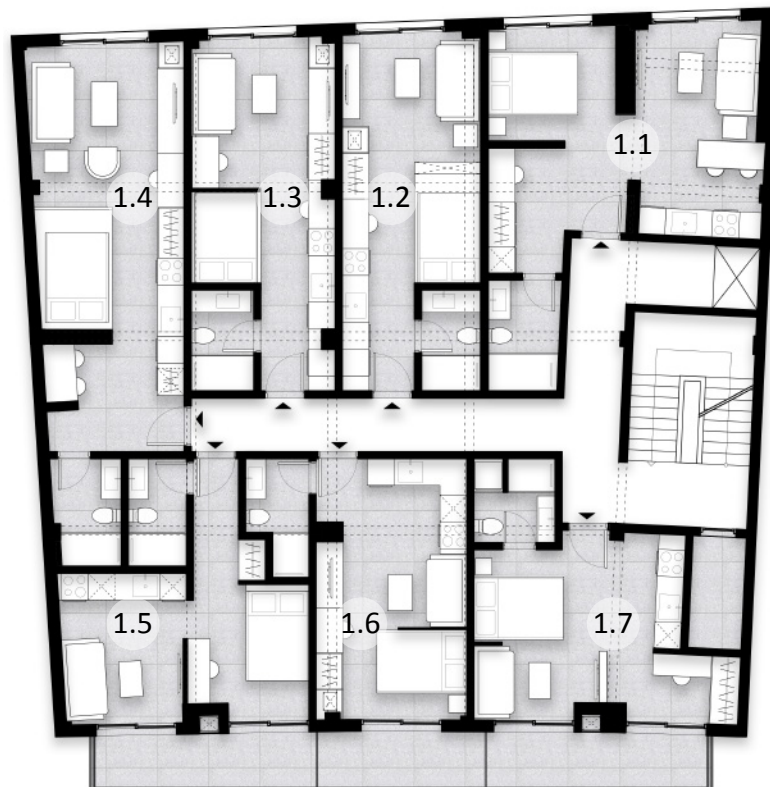
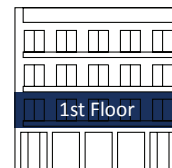
1.7

Covered area	34,91 sqm
Balcony	6,70 sqm
Total Area	41,61 sqm

XL Studio

1.4

Covered area	49,29 sqm
Total Area	49,29 sqm



2nd Floor

Studio

2.2

Covered area	29 sqm
Total Area	29 sqm

2.3

Covered area	28,60 sqm
Total Area	28,60 sqm

2.4

Covered area	35,26 sqm
Total Area	35,26 sqm

2.5

Covered area	30,91 sqm
Balcony	3,10 sqm
Total Area	34,01 sqm

2.6

Covered area	29,53 sqm
Balcony	3,50 sqm
Total Area	33,03 sqm

2.7

Covered area	29,89 sqm
Balcony	5,15 sqm
Total Area	35,04 sqm

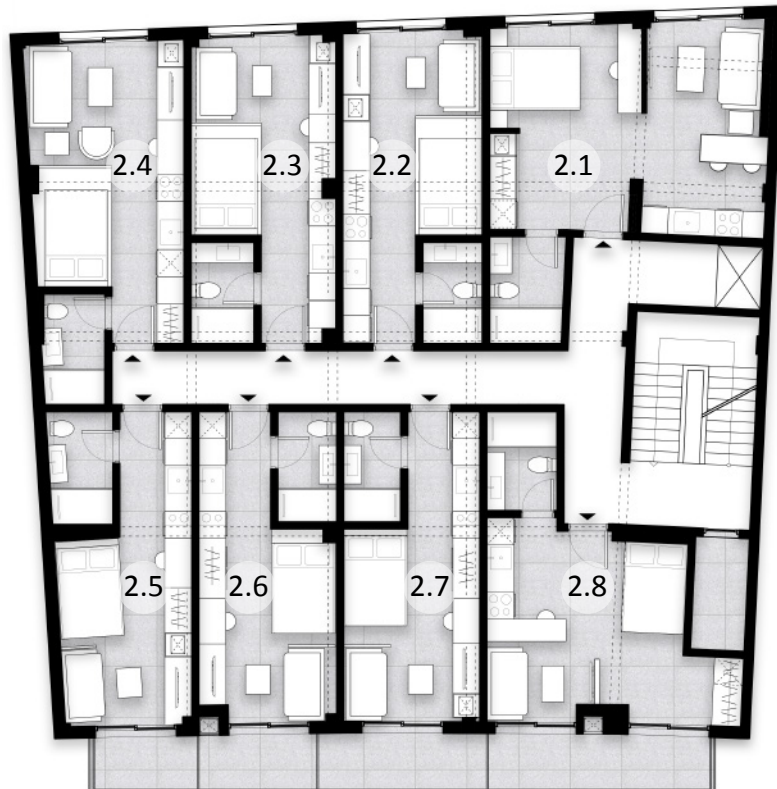
One Bedroom Apartment

2.1

Covered area	45,80 sqm
Total Area	45,80 sqm

2.8

Covered area	36 sqm
Balcony	6,70 sqm
Total Area	42,70 sqm



3rd Floor

Studio

3.2

Covered area	30,23 sqm
Balcony	3,10 sqm
Total Area	33,33 sqm

3.3

Covered area	29,75 sqm
Balcony	3,50 sqm
Total Area	33,25 sqm

3.4

Covered area	29,83 sqm
Balcony	5,15 sqm
Total Area	34,98 sqm

XL Studio

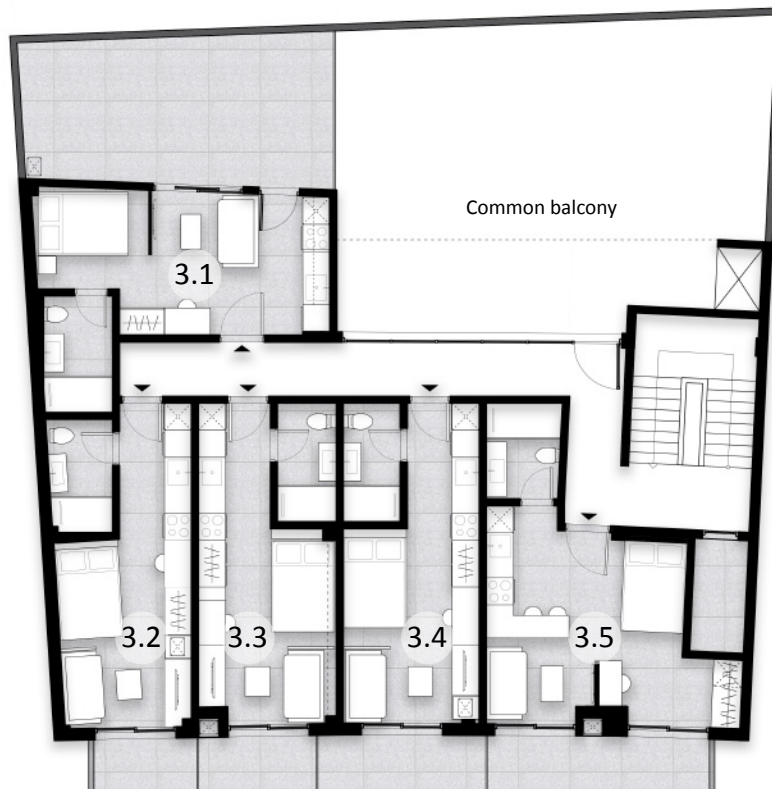
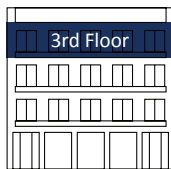
3.1

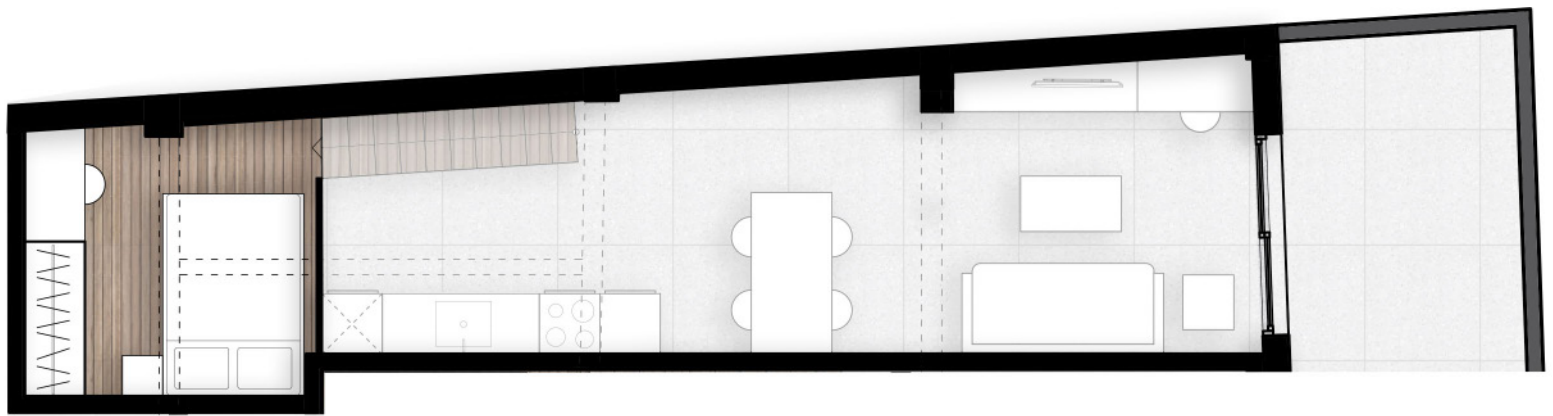
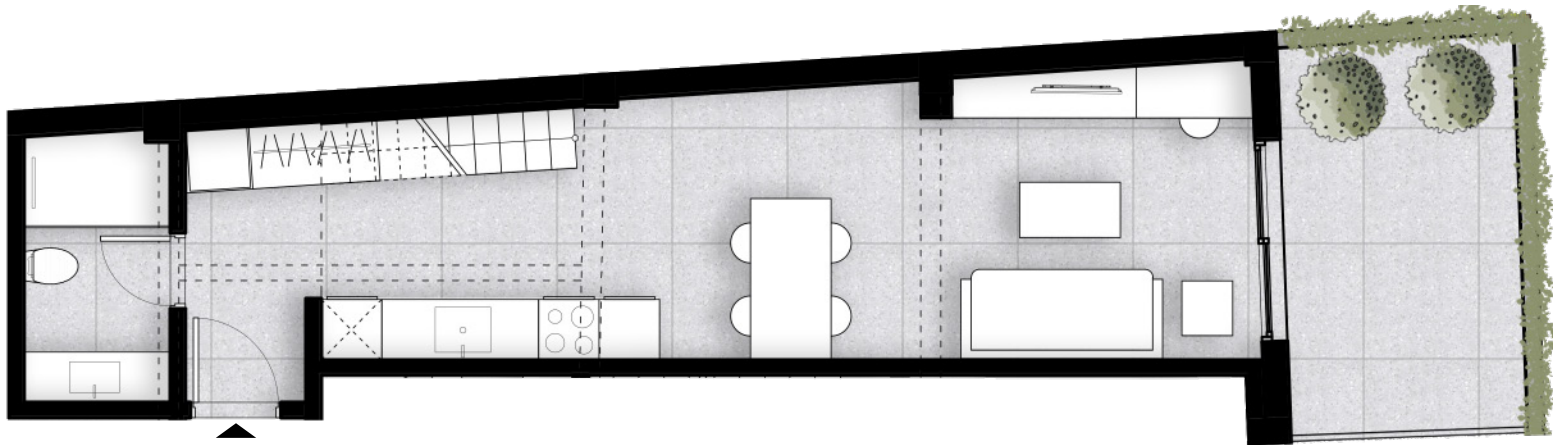
Covered area	34,32 sqm
Balcony	24,25 sqm
Total Area	58,57 sqm

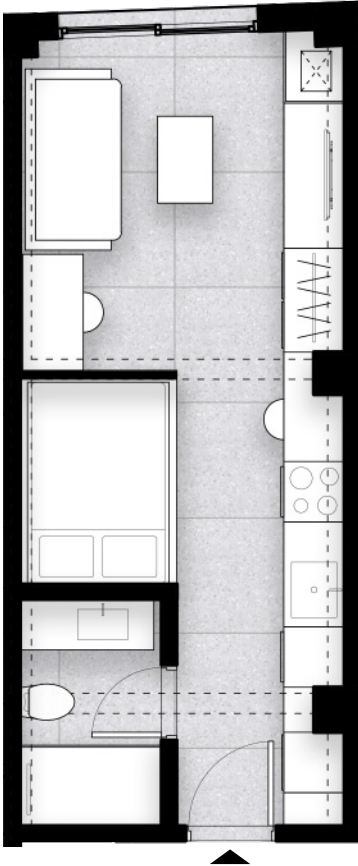
One Bedroom Apartment

3.5

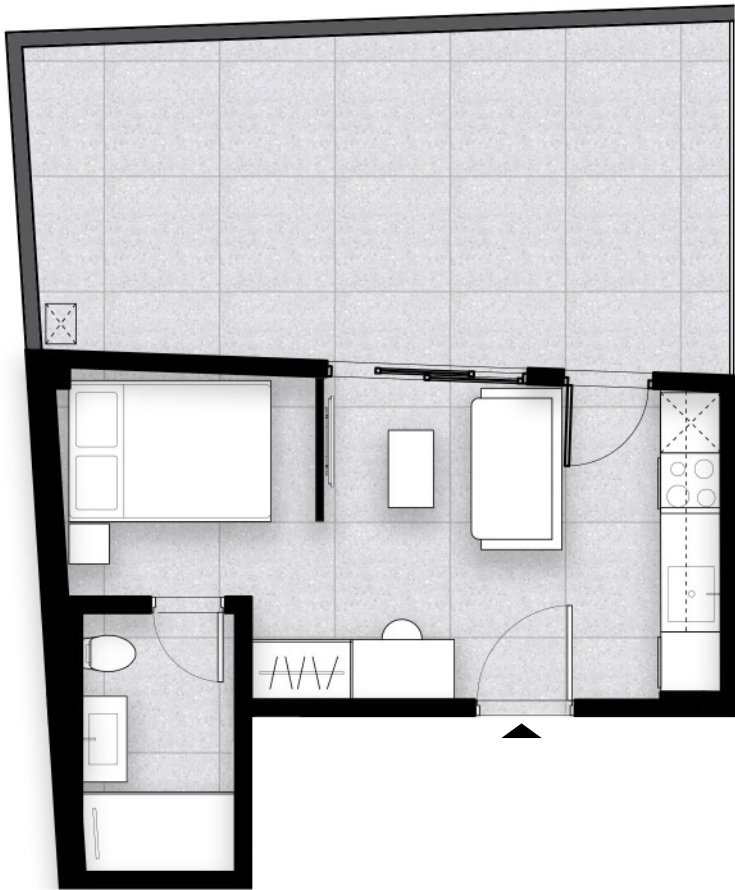
Covered area	35,51 sqm
Balcony	6,70 sqm
Total Area	42,21 sqm

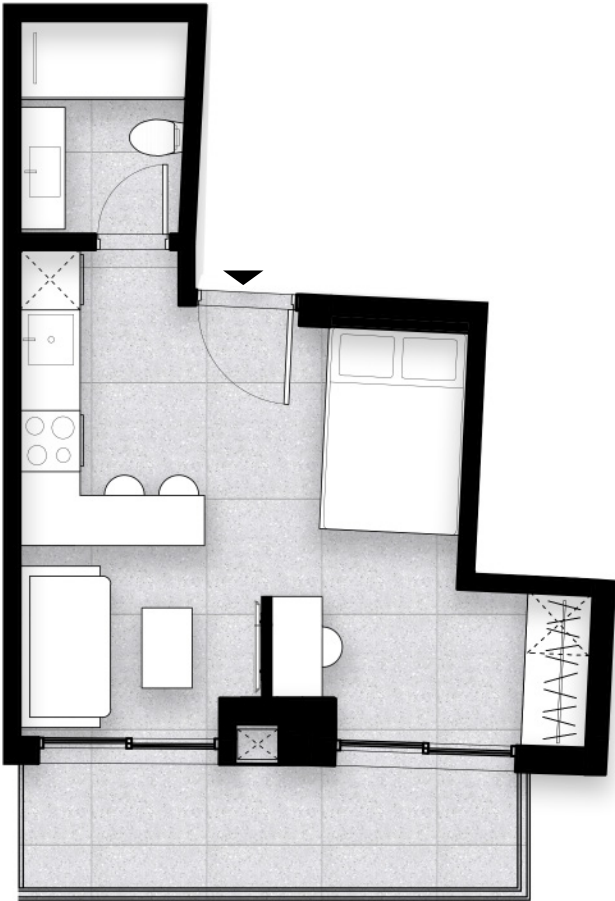












Unit Summary

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

the
GREEK
house



sales@greekhouseglobal.com



+972529120446



Ioanni Grypari 13, 54248
Thessaloniki



www.greekhouse.co.il