

# THETIDOS HEIGHTS

BOUTIQUE-STYLE LIVING IN A PICTURESQUE NEIGHBOURHOOD

the  
**GREEK**  
house

# THE PROJECT

Thetidos Heights is an exclusive residential complex located at Thetidos 7, in the charming area of Agios Pavlos. This project involves the redevelopment of the existing building into a boutique-style housing complex, offering a private and unique living experience with just 6 exclusive units. The property is built on a plot of land of 73 sqm, with a total build area of 218 sqm. Each unit will be thoughtfully designed to combine modern amenities with aesthetic appeal, providing young individuals with a comfortable and stylish place to call home.

Embrace the perfect blend of privacy and community in this exceptional, new residential complex.

## KEY CHARACTERISTICS

**73 m<sup>2</sup>**  
PLOT SIZE

**218 m<sup>2</sup>**  
BUILT AREA

**3**  
FLOORS

**6**  
UNITS



# AREA CHART

5γ3	UNITS / TYPE	AREA (m <sup>2</sup> )	Balcony (Sqm)
GROUND FLOOR	A 1 / STUDIO	30.95	4
	A 2 / STUDIO	37.53	4
FLOOR 1	B 1 / STUDIO	26.45	
	B 2 / STUDIO	37.61	4.86
FLOOR 2	C 1 / STUDIO	33.73	3
	C 2 / STUDIO	36.57	4.86
TOTAL	6 UNITS	-	



# LOCATION

Nestled in the picturesque neighborhood of Agios Pavlos, Thetidos Heights is surrounded by the rich character of Thessaloniki's historic charm. This vibrant area is dotted with cozy cafes and characterful buildings, offering a lively yet intimate atmosphere for residents. Located in very close proximity to Aristotle University of Thessaloniki, this address is ideal for young people. The location also offers excellent local amenities and transport links, ensuring convenience and connectivity. Immerse yourself in the unique cultural tapestry of Agios Pavlos while enjoying the comforts of modern living in this boutique-style residential complex.

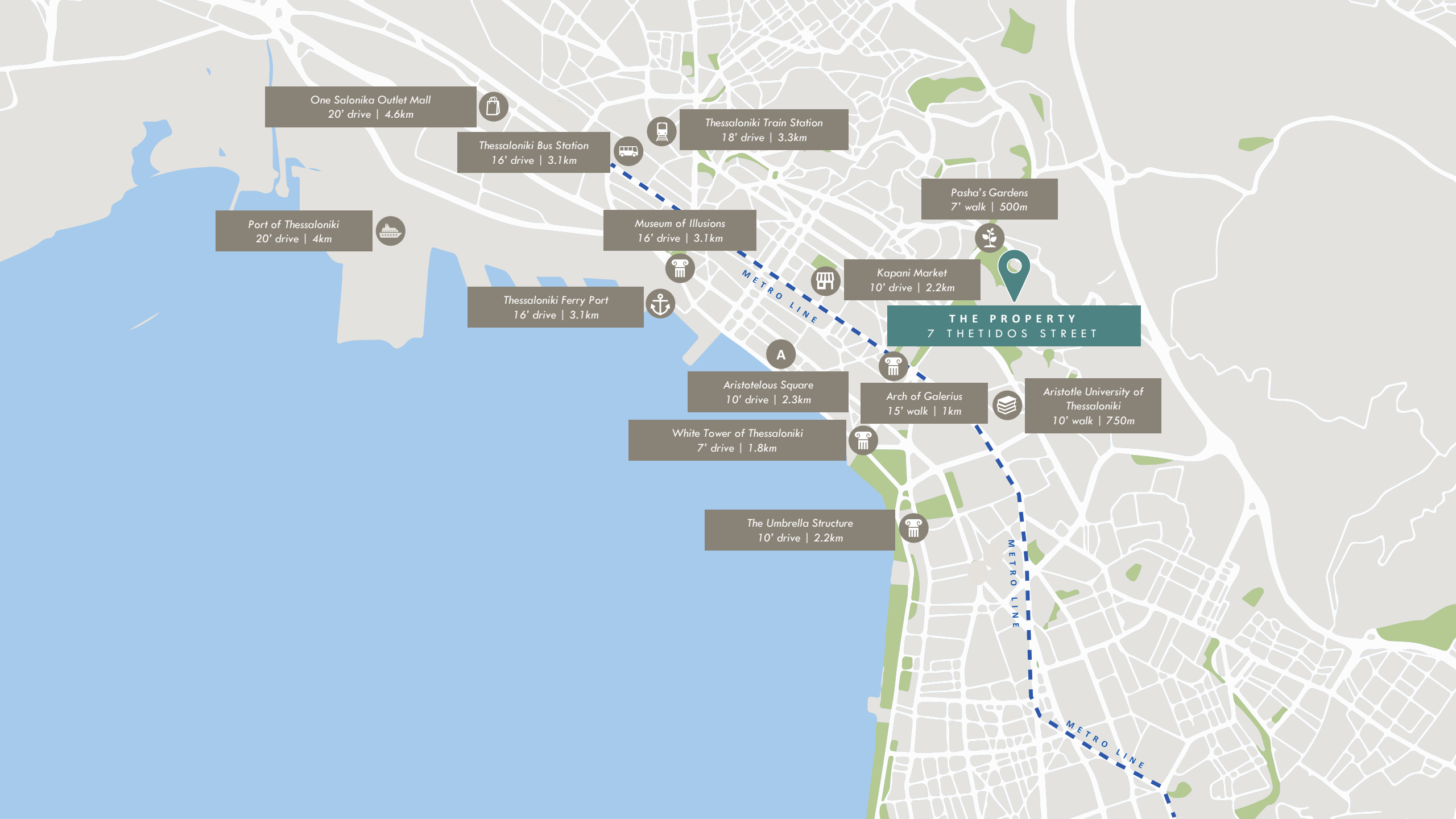
## ADDRESS

7 Thetidos Street, Agios Pavlos 546 36, Thessaloniki









One Salonika Outlet Mall  
20' drive | 4.6km

Thessaloniki Bus Station  
16' drive | 3.1km

Thessaloniki Train Station  
18' drive | 3.3km

Pasha's Gardens  
7' walk | 500m

Port of Thessaloniki  
20' drive | 4km

Museum of Illusions  
16' drive | 3.1km

Kapani Market  
10' drive | 2.2km

Thessaloniki Ferry Port  
16' drive | 3.1km

**THE PROPERTY**  
7 THETIDOS STREET

Aristotelous Square  
10' drive | 2.3km

Arch of Galerius  
15' walk | 1km

Aristotle University of  
Thessaloniki  
10' walk | 750m

White Tower of Thessaloniki  
7' drive | 1.8km

The Umbrella Structure  
10' drive | 2.2km





MOODBOARD PHOTOS  
FOR REFERENCE ONLY

# FULLY EQUIPPED APARTMENTS



MINIMAL AND  
PRACTICAL LIVING



MINIMAL AND  
PRACTICAL LIVING



# FLOOR PLANS

# GROUND FLOOR

## APARTMENT A 1

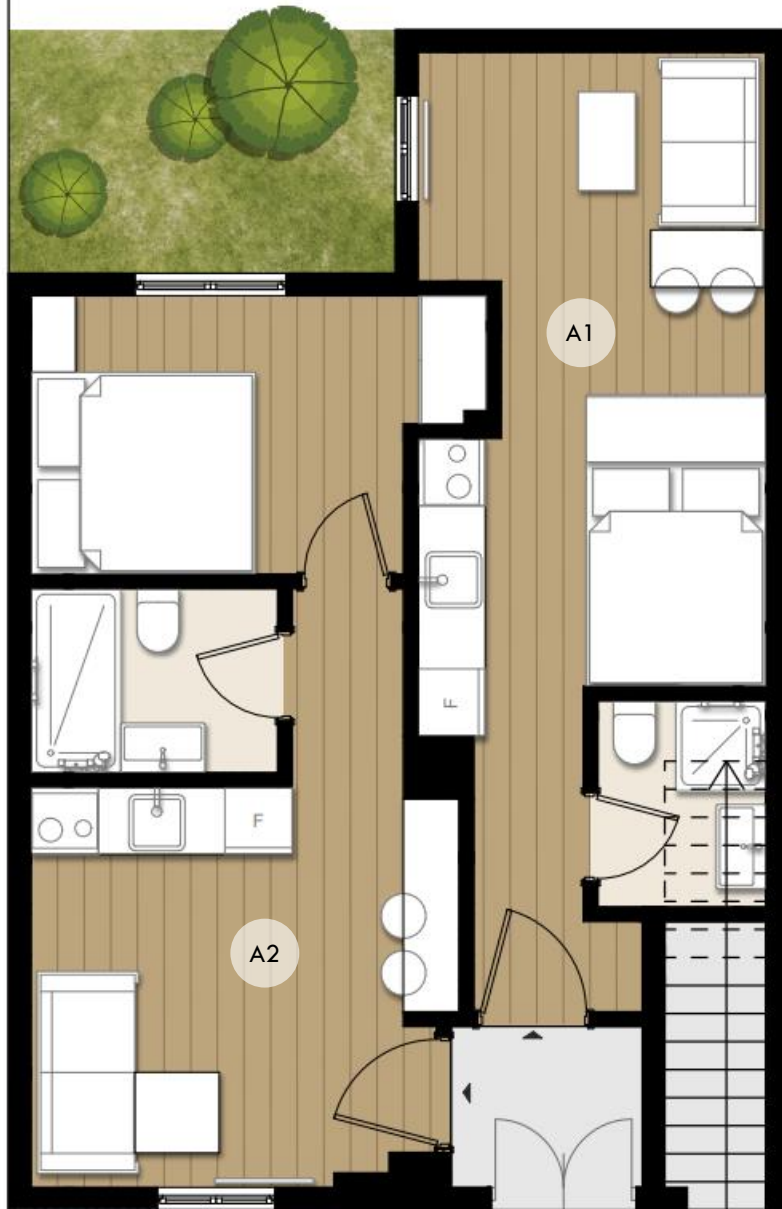
30.95 SQM STUDIO

Garden

## APARTMENT A 2

37.53 SQM STUDIO

Garden



THETIDOS STR.

# FIRST FLOOR

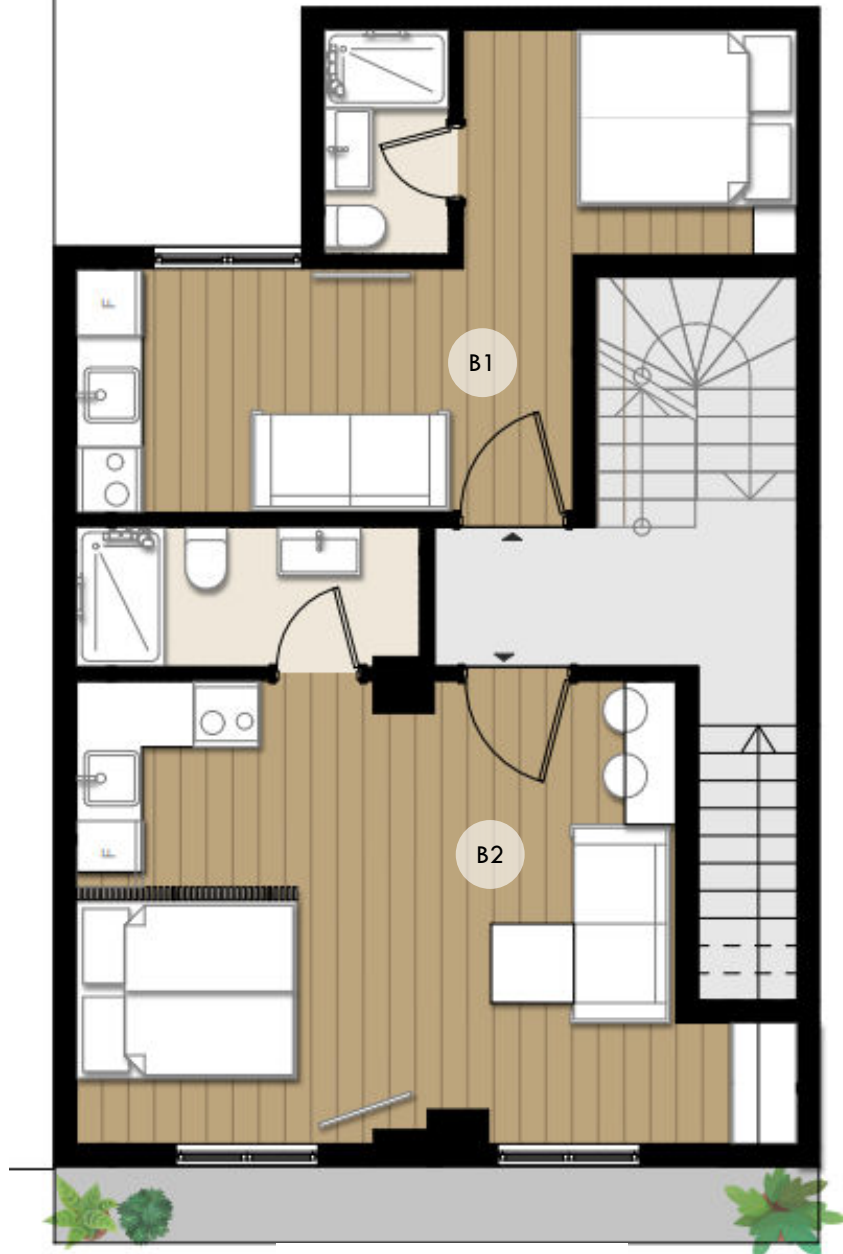
## APARTMENT B 1

26.45 SQM STUDIO

## APARTMENT B 2

37.61 SQM STUDIO

WITH BALCONY 4.86 SQM



THETIDOS STR.

# SECOND FLOOR

## APARTMENT C1

33.73 SQM STUDIO  
WITH BALCONY 3 SQM

## APARTMENT C2

36.57 SQM STUDIO  
WITH BALCONY 4.86 SQM



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