



RENTAL PROPOSAL

AIRBNB / SHORT-TERM
AND LONG-TERM RENTAL

LELAS KARAGIANNI 71

Kypseli, Athens

Proposed conversion into nine apartments
for short-term or long-term rental.

9 PROPOSED APARTMENTS

BUILDING PRICE

€780,000

Prepared for prospective purchaser / investor

Short-term and long-term rental

Proposed conversion of the three main floors into nine apartments in Kypseli, for short-term rental through Airbnb or long-term residential rental.

TOTAL BUILDING AREA 520 m²	PROPOSED UNITS 9	BUILDING PRICE €780,000
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TWO RENTAL OPTIONS

Short-term rental: furnished apartments for visitors, tourists and business travellers, with professional management and guest support.

Long-term rental: independent apartments for permanent residents, families and working professionals.



A 520 m² building in central Kypseli

The proposal distributes nine independent apartments across the ground, first and second floors. The proposed units cover approximately 400 m², compared with the stated total building area of 520 m². The 120 m² difference requires confirmation through a survey and approved drawings.

- Ground floor: 3 apartments
- First floor: 3 apartments
- Second floor: 3 apartments
- Total proposed short-term capacity: 32 guests

PROJECT OBJECTIVE

Create a coordinated multi-unit accommodation concept, with different apartment sizes, consistent design and shared operating standards.

Design note

Final areas, permitted capacity, approvals and layouts must be confirmed against approved architectural and legal documentation.

Nine proposed apartments

Proposal for short-term or long-term rental. Areas and capacity follow the initial schedule and remain subject to confirmation against the selected final layout.

Unit	Area	Rooms	Guests*
GF-01	44 m²	2	4
GF-02	59 m²	2	4
GF-03	40 m²	2	4
FF-01	35 m²	1	4
FF-02	45 m²	1	2
FF-03	45 m²	1	4
SF-01	42 m²	2	4
SF-02	45 m²	1	2
SF-03	45 m²	1	4

*Short-term guest capacity allows for sofa beds and requires confirmation for each final apartment.

Guest demand and location

An authentic Athens accommodation concept

Kypseli offers neighbourhood character, everyday amenities and access to central Athens. The proposal targets visitors seeking an alternative to more expensive tourist districts.

TARGET GUESTS

- International and domestic visitors
- Couples and small groups
- Visitors interested in Athens culture
- Remote workers and digital professionals
- Visiting students, families and business travellers

LOCATION ADVANTAGES

- Bus and trolley connections to the centre
- Close to Fokionos Negri and local cafes
- Supermarkets, pharmacies and everyday shopping
- Access to Pedion Areos park
- Future Kypseli station on Metro Line 4
- An established residential neighbourhood



MAIN BUILDING WORKS

- Demolition, strip-out and new layouts
- Plastering, drywall and damp treatment
- Electrical and plumbing upgrades
- Bathrooms, kitchens and security doors
- Window frames, shutters and insect screens
- Painting, flooring and final finishes

FURNISHING AND EQUIPMENT

- Durable furniture and guest storage
- Lighting, artwork and soft furnishings
- Appliances, cookware and tableware
- Linen, cleaning and service equipment
- Readiness checks for each apartment

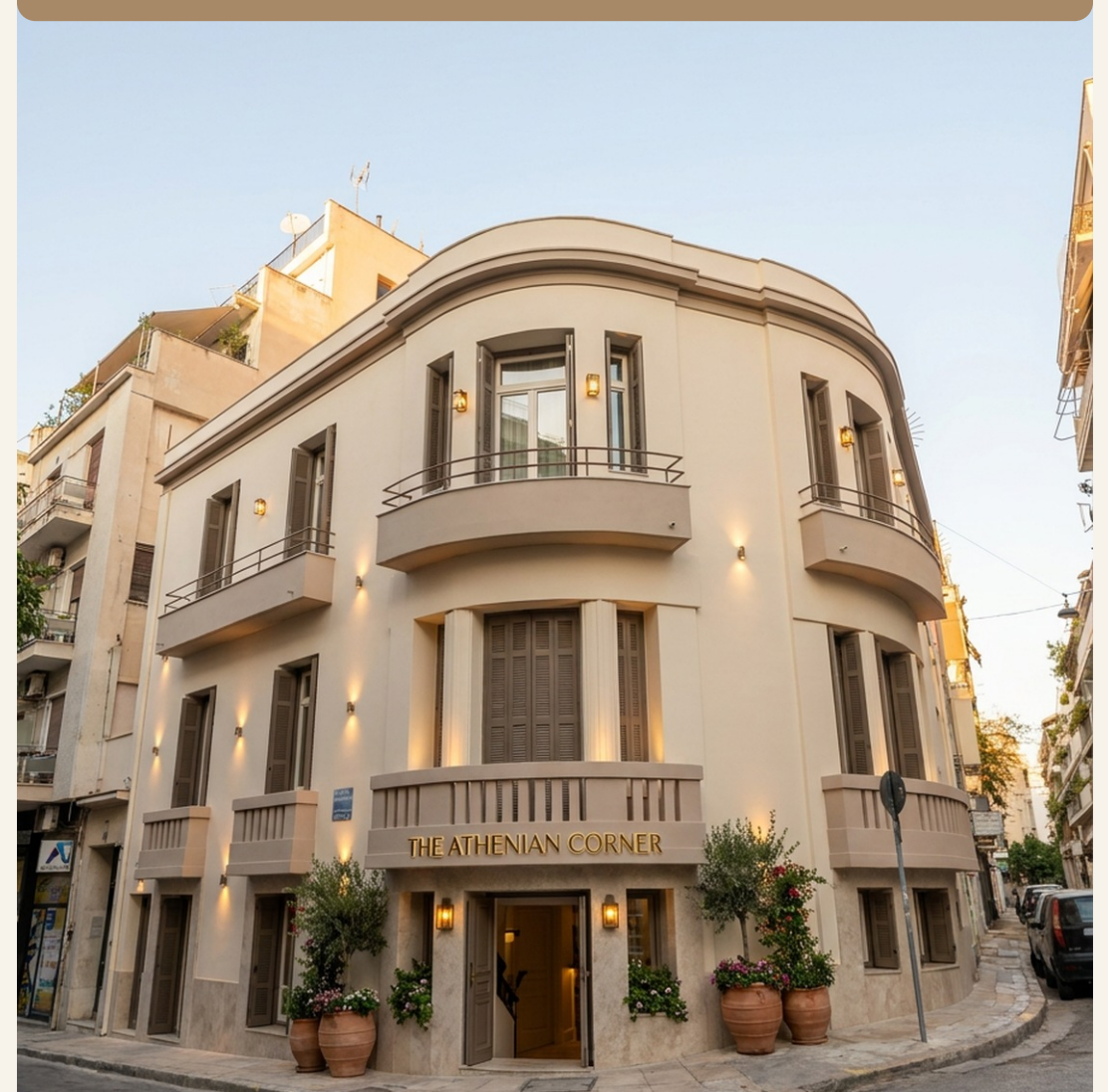
Preserving character, enhancing appearance

Visual comparison of the existing facade with an illustrative renovation concept.

BEFORE - EXISTING CONDITION



AFTER - RENOVATION CONCEPT



From the existing space to fully equipped interiors

Concept images illustrate the atmosphere and finishes; final layouts and materials remain subject to design approval.

BEFORE - EXISTING INTERIOR



AFTER - BEDROOM CONCEPT



AFTER - CORRIDOR CONCEPT



A well-connected Athens neighbourhood

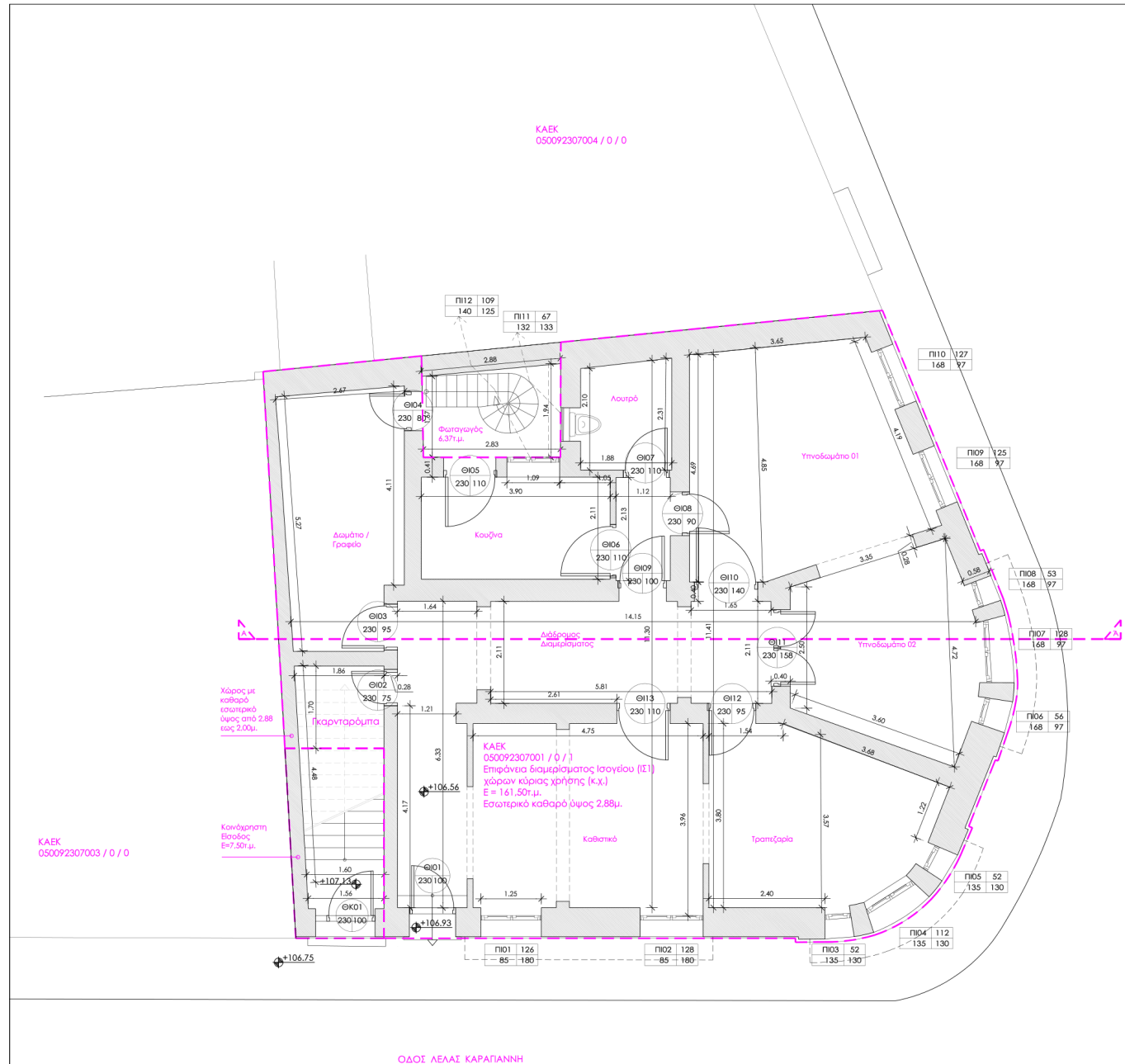
Cafes, local shops and Kypseli Municipal Market serve residents and visitors.

Amenity / transport	Destination	Distance*	Time / status
Fokionos Negri pedestrian boulevard	Lelas Karagianni / Fokionos Negri	200 m	3 min
Kypseli Municipal Market	42 Fokionos Negri	250 m	4 min
My market supermarket	68-70 Lelas Karagianni	60 m	1 min
Local pharmacy	87 Lelas Karagianni	180 m	3 min
Piraeus Bank	29 Fokionos Negri	240 m	4 min
Bus and trolley stop	Kypseli Square	380 m	5 min
Pedion Areos park	West entrance, Mavrommataion side	1.1 km	15 min
Victoria station, Line 1	Victoria Square entrance	1.6 km	21 min
Agios Nikolaos station, Line 1	Ionias street entrance	1.2 km	17 min
Future Kypseli station, Line 4	Kanari Square - not yet operating	400 m	Under construction

*Original distances and times are indicative and have not been reverified as route directions. No opening date is assumed for the future station.

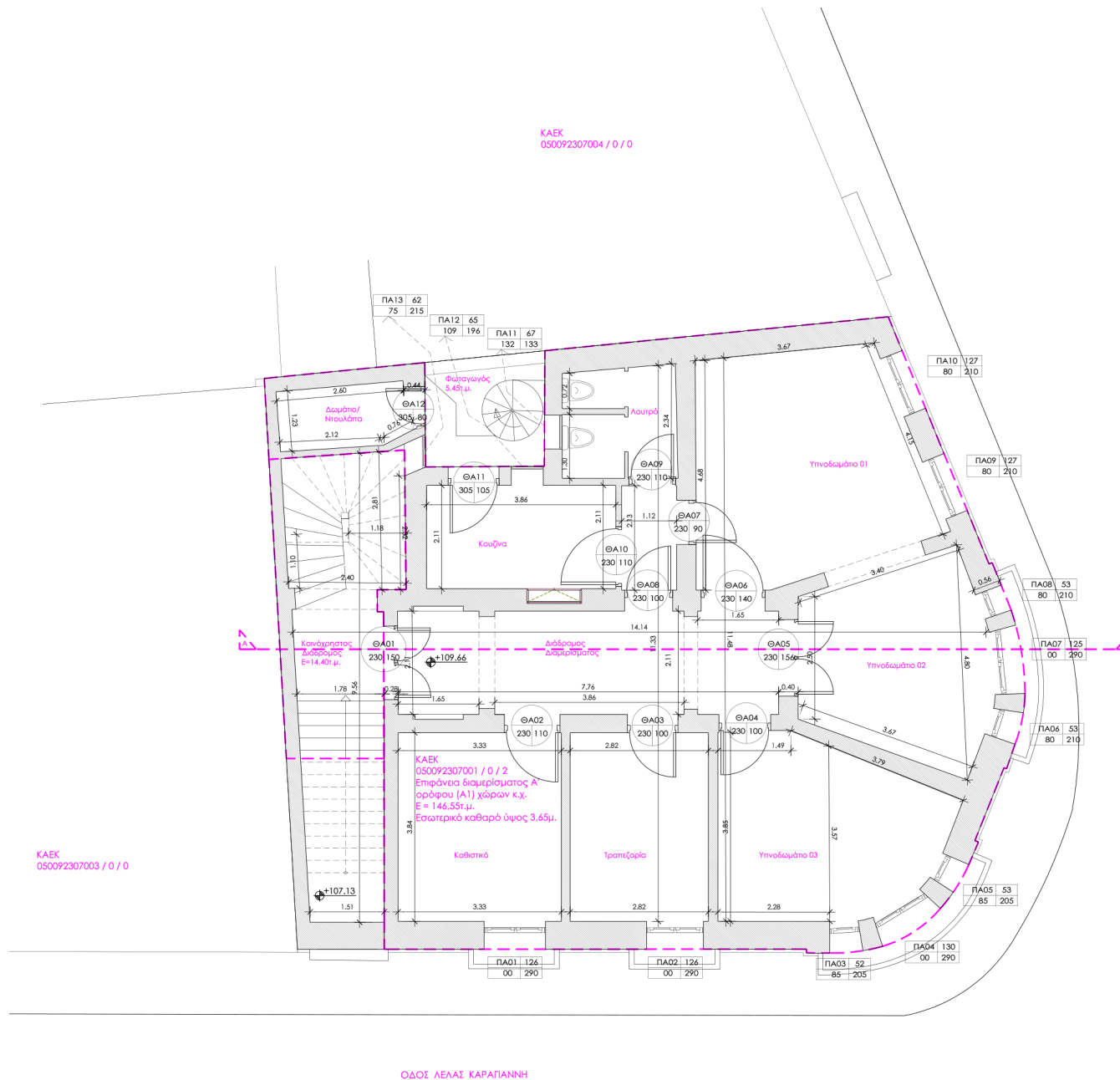
EXISTING CONDITION

Ground floor | Existing-condition plan



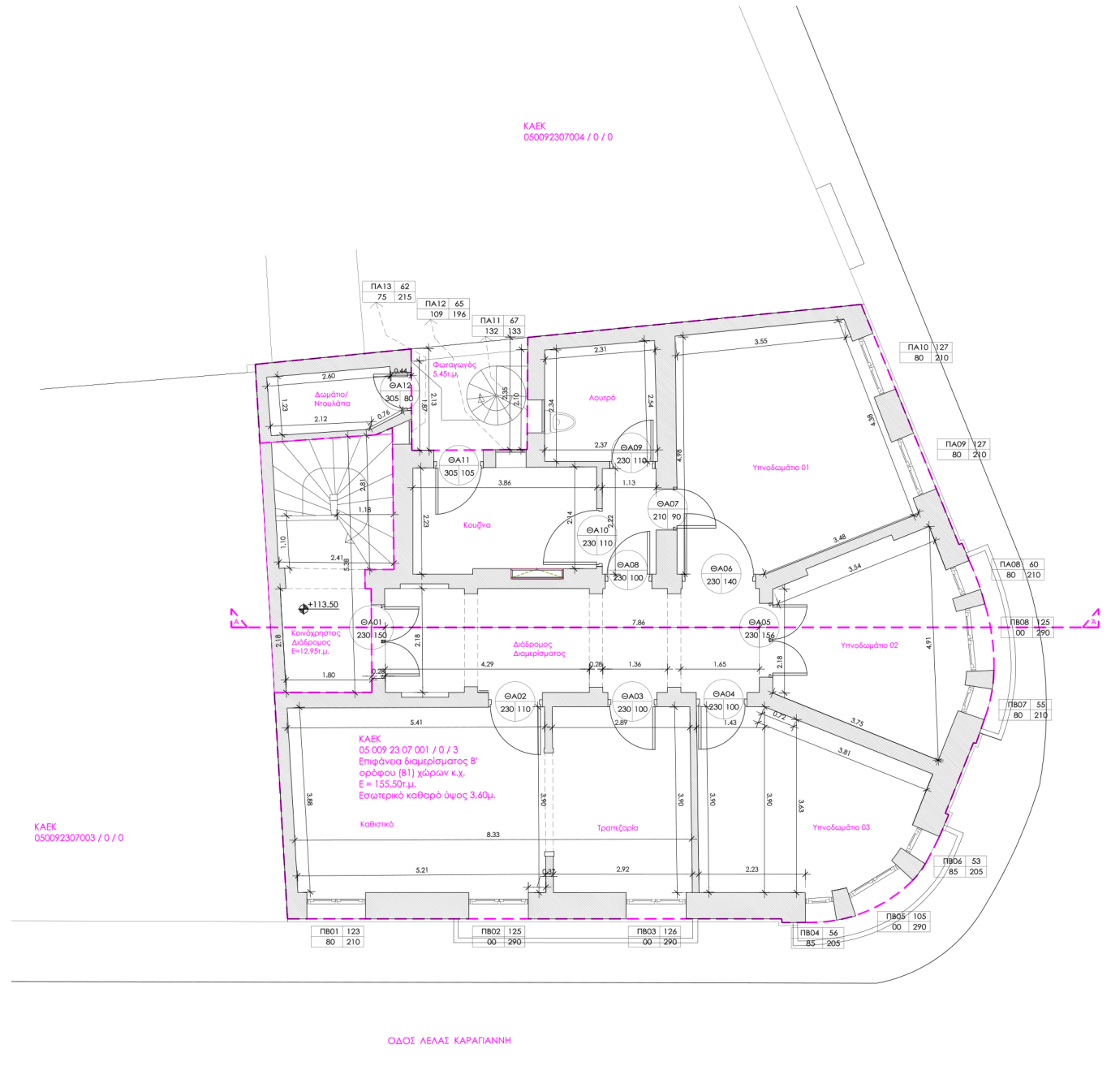
EXISTING CONDITION

First floor | Existing-condition plan



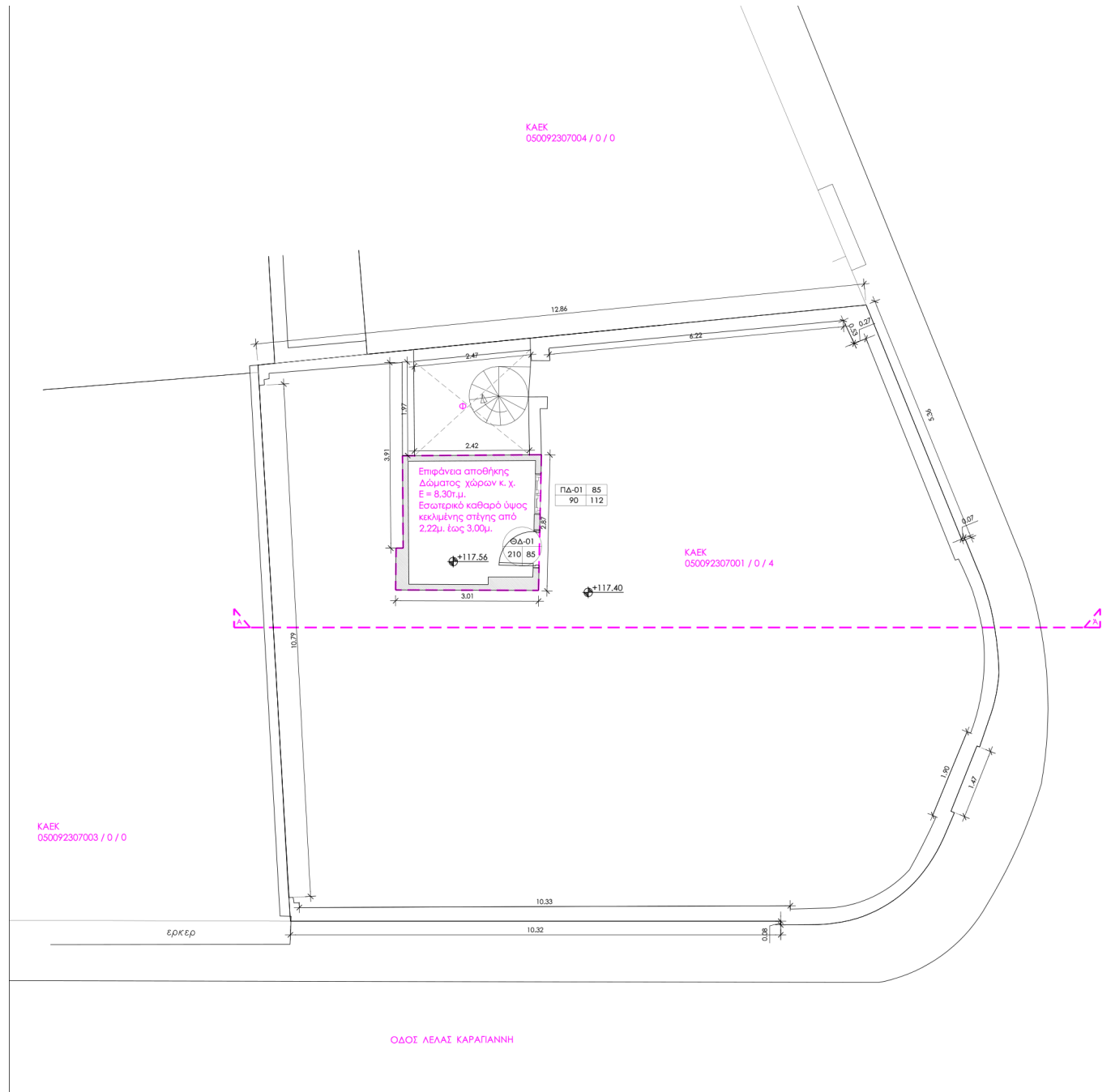
EXISTING CONDITION

Second floor | Existing-condition plan



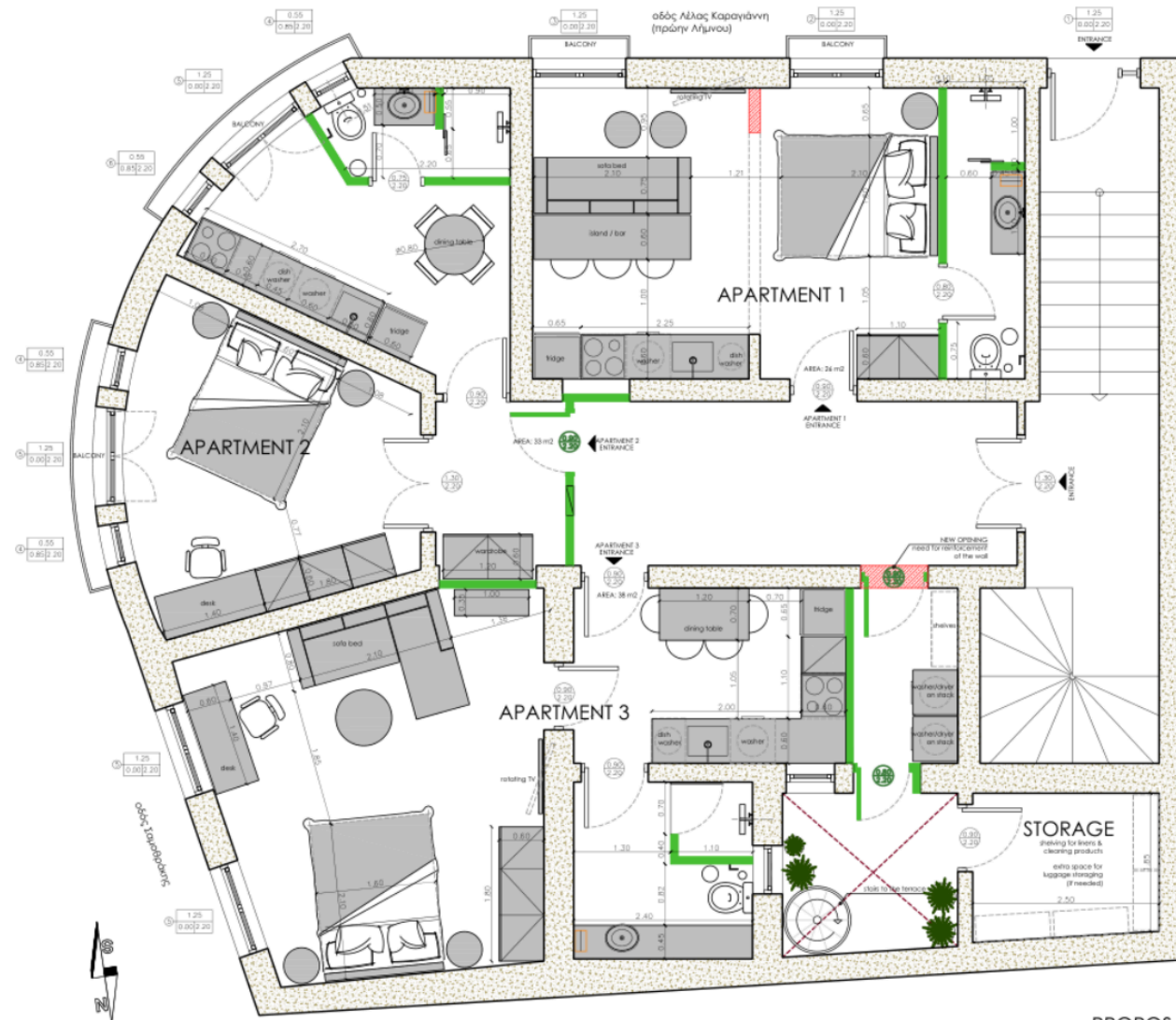
EXISTING CONDITION

Roof | Existing-condition plan



PROPOSED APARTMENT LAYOUT

First floor | Selected layout - Option 1

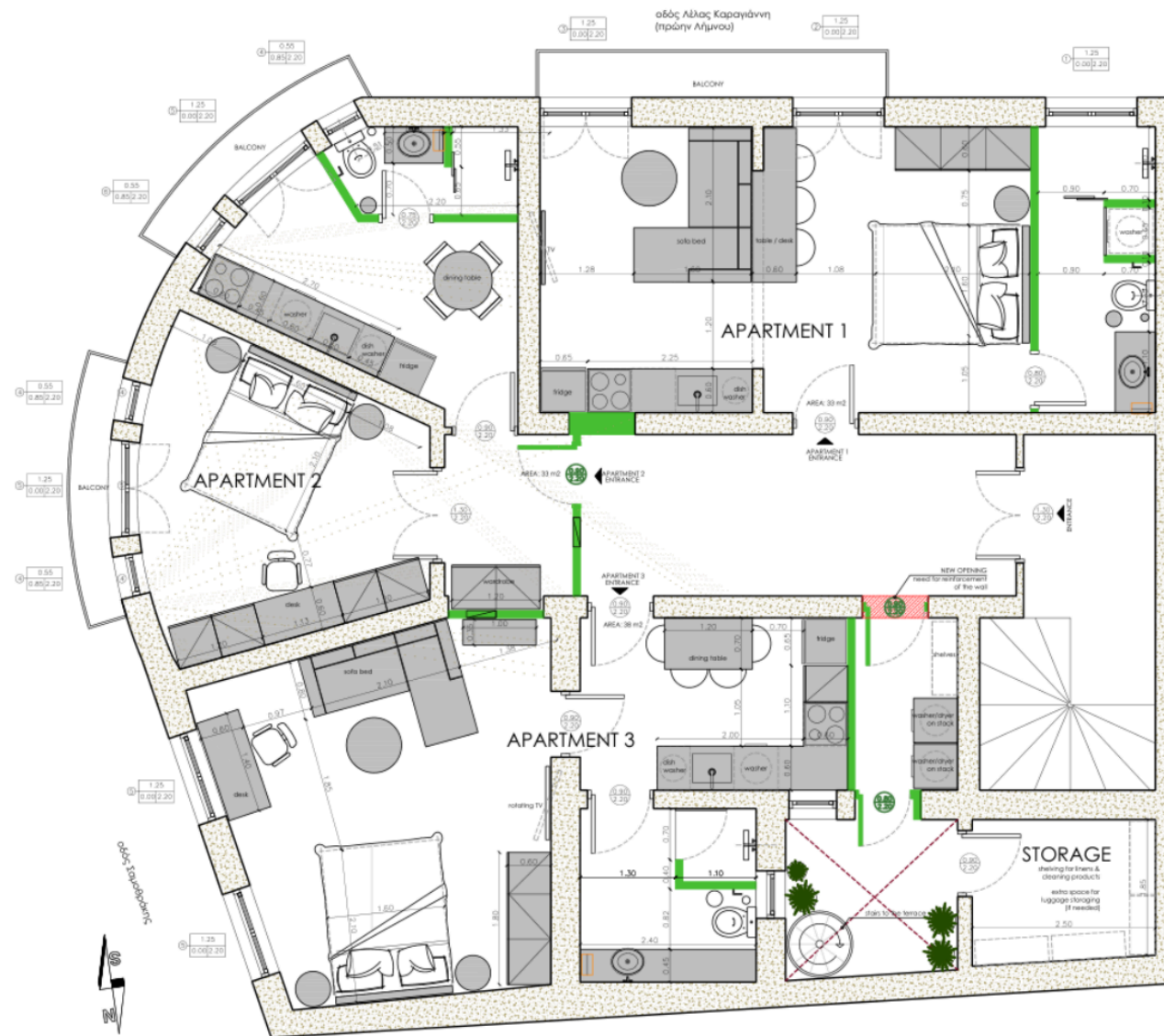


PROPOSAL 1
AUTONOMOUS APARTMENTS WITH WASHERS IN THEM

ΕΜΒΑΔΟΝ Α' ΟΡΟΦΟΥ: 134,50 τμ
ΟΓΚΟΣ Α' ΟΡΟΦΟΥ: 470,75 κμ

PROPOSED APARTMENT LAYOUT

Second floor | Selected layout - Option 1



PROPOSAL 1
AUTONOMOUS APARTMENTS WITH WASHERS IN THEM
ΕΜΒΑΔΟΝ Β' ΟΡΟΦΟΥ: 154,95 τμ
ΟΓΚΟΣ Β' ΟΡΟΦΟΥ: 542,33 κμ