



Avla
real estate

METAXOURGIO · ATHENS CITY CENTRE

Nexus Athens Residences

Prices from **270.000 €**

Delivery: 30 September 2026

A0174

PROJECT OVERVIEW

Nexus Athens Residences

LOCATION

Metaxourgio

TYPE

1+1 · 29,2 – 45,5 m²

PRICES FROM

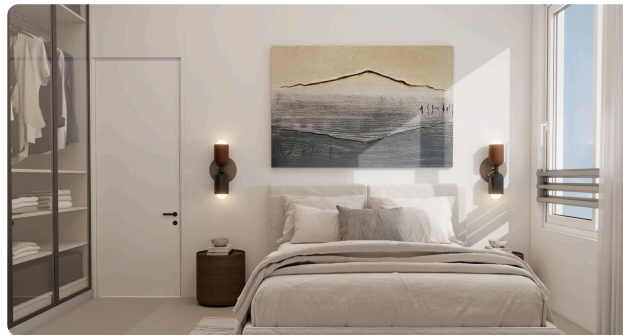
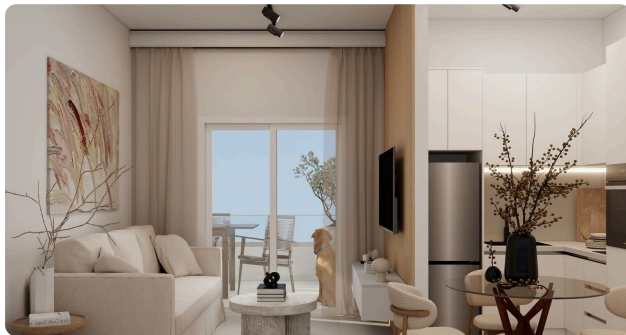
270.000 €

DELIVERY DATE

30 September 2026

Leonidou 8 sits in the part of central Athens that has shifted fastest over the last decade. Metaxourgio metro is a four-minute walk; Larissa central station is 1.1 km; the cafés and restaurants of Gazi and Psyrri start five minutes away on foot, and Ermou Street and Monastiraki are both under two kilometres. The National Theatre is 500 m, Technopolis 800 m, Avdi Square 300 m.

A four-floor building taken through a full renovation: new lift, energy-efficient façade, complete heat and sound insulation, and upgraded structural and mechanical systems. Fourteen apartments, all one-bedroom, from 29.2 m² to 45.5 m² internally. Four units gain significant outdoor space — two with balconies of 13 m² and 32 m², two top-floor units with roof terraces of 35 m² and 39 m², taking total area to 68–78 m².



LOCATION & DISTANCES

Leonidou 8, Metaxourgio, Athens

- Metaxourgio metro station 300 m — 4-minute walk
- Plateia Karaiskaki bus stop 250 m
- Larissa central train station 1.1 km
- Gazi and Psyrri districts — 5–10 minute walk
- Ermou Street 1.8 km; Monastiraki 1.5 km
- Acropolis Museum 2.3 km; National Theatre 500 m
- Athens International Airport 35 minutes by metro



INTERIORS

Living spaces and finishes

- One-bedroom layouts, 29.2 – 45.5 m² internal
- Open-plan living and kitchen
- Contemporary finishes throughout
- Balconies of 13 m² and 32 m² on selected units
- Roof terraces of 35 m² and 39 m² on two top-floor units
- Complete heat and sound insulation
- Four-floor building, fourteen apartments
- Comprehensive renovation with rebuilt infrastructure
- New lift system
- Energy-efficient façade, rebuilt to current standards
- Night-lit exterior



Unit schedule

UNIT	FLOOR	AREA	BEDS	PRICE	STATUS
A1	A	42,6 m ²	1+1	€290.000	Available
A2	A	44,1 m ²	1+1	€295.000	Available
A3	A	33,9 m ²	1+1	€285.000	Available
A4	A	45,5 m ² + 32,5 m ² balkon	1+1	€300.000	Available
B1	B	42,6 m ²	1+1	€290.000	Available
B2	B	44,1 m ²	1+1	€300.000	Available
B3	B	33,9 m ²	1+1	€270.000	Available
B4	B	45,5 m ²	1+1	€290.000	Available
C1	C	42,6 m ²	1+1	€275.000	Available
C2	C	43,1 m ²	1+1	€290.000	Available
C3	C	29,2 m ²	1+1	€270.000	Reserved
C4	C	37,6 m ² + 13,0 m ² balkon	1+1	€285.000	Available
D1	D	39,1 m ² + 35,3 m ² teras	1+1	€310.000	Sold
D2	D	29,5 m ² + 39,4 m ² teras	1+1	€300.000	Reserved

Prices and availability are indicative and confirmed before reservation. Images are project marketing visuals.



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The threshold follows the zone and the route

The building is presented as a change-of-use conversion from non-residential to residential — the route under which the €250,000 threshold can apply. The threshold is not location-based and is never automatic: we obtain the change-of-use permit number and date and the title registration for the specific unit, and have them reviewed, before any reservation is taken. The applicable level is confirmed per unit, not per project.

RENTAL OUTLOOK

Central one-bedroom units of this size are the most liquid rental product in Athens. Demand comes from students at the nearby universities, young professionals and short-stay visitors, and the 300 m walk to the metro is the single factor tenants price most highly. Void periods are short and rents reset quickly.



Contact

Contact us for current unit availability, payment terms and the legal file on this project.

[View the listing](#)

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COMPANY

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