

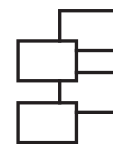


# SUNSMILE

KERAMIKOS

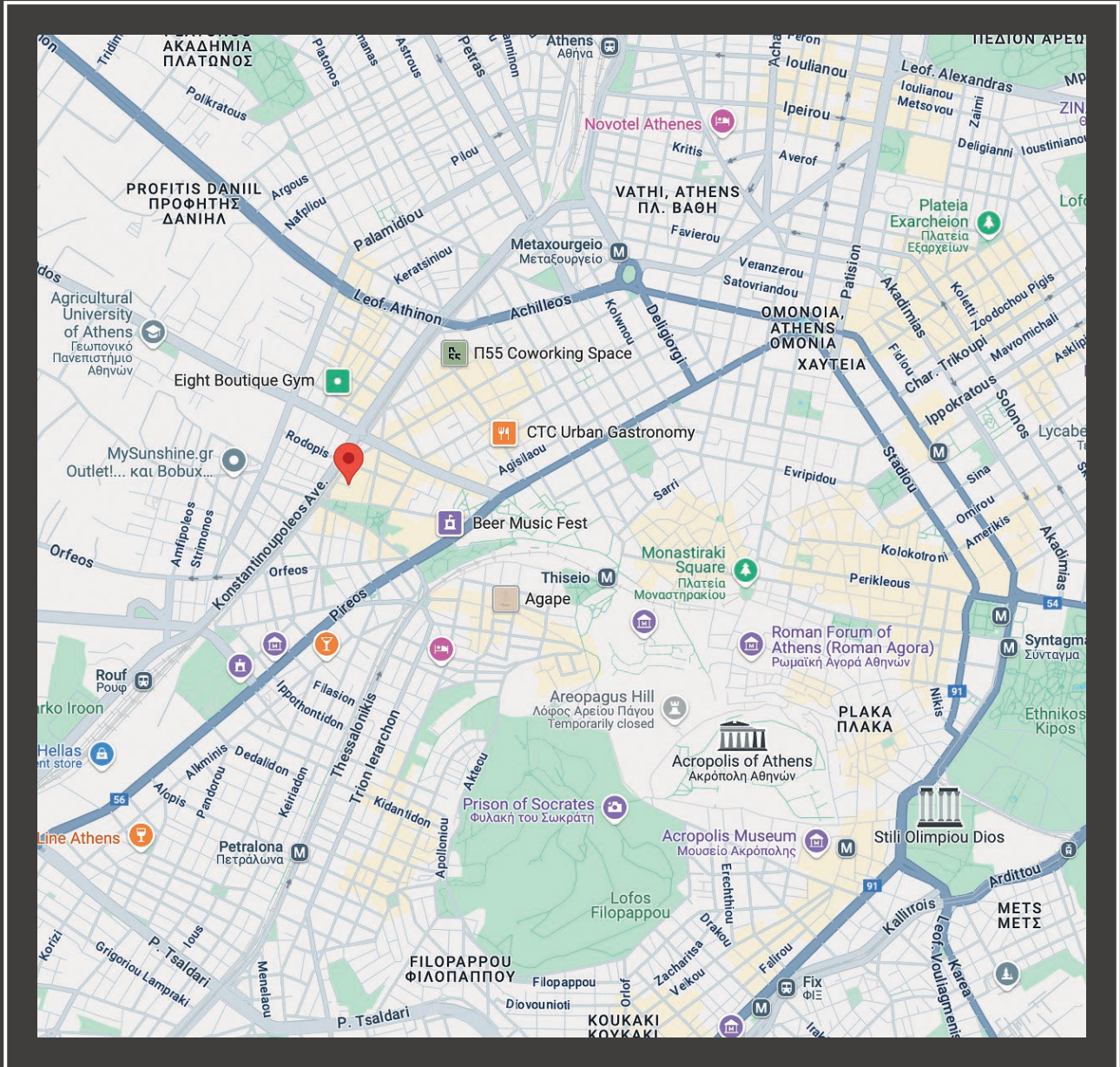


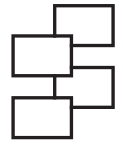




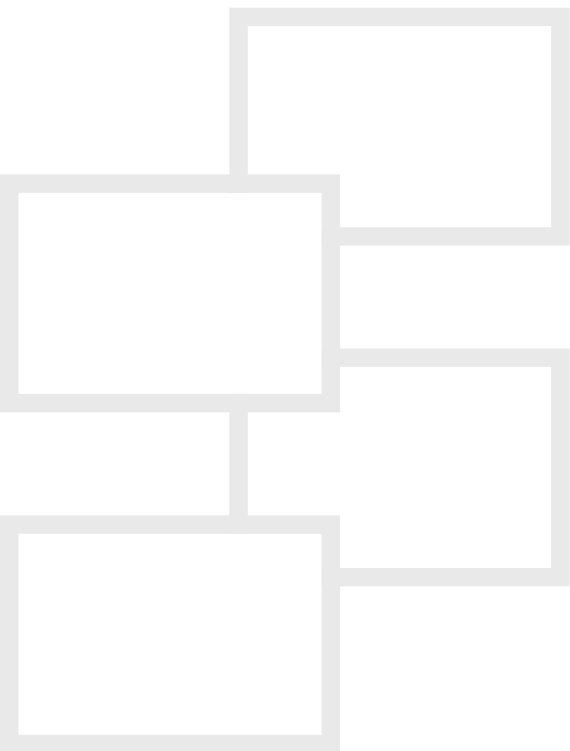
# Urban Living, Reimagined

# LOCATION



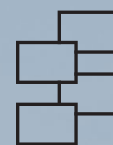


# Urban Living, Reimagined



Tucked away on Damokleous Street in the vibrant district of Kerameikos, this newly built four-storey residential development offers a fresh take on city life, balancing contemporary architecture, smart layouts, and energy efficiency in a central yet quiet location.







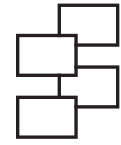


# The Essence of Athenian Living

With just 14 apartments across four levels (including rooftop access and pilotis), the building maximises light, space, and privacy, thanks to its thoughtful design shaped by the narrow plot. Each studio or larger unit is crafted for functionality and comfort, while the building's architectural features – setback façade, box balconies, and central corridor – enhance natural light and ventilation. Environmentally conscious at its core, the project boasts a high energy rating, integrated shading, and sustainable materials. Set slightly back from the road, it provides a peaceful escape just steps from Athens' cultural heartbeat.







## LOCATION HIGHLIGHTS

# Athenian Life



- 3-minute walk to **Kerameikos Metro Station** (Blue Line)
- Less than a 15-minute walk from **Monastiraki, Thissio**, and **Psirri**
- Easy access to **Syntagma Square** and the very heart of **central Athens**
- Surrounded by **restaurants, boutiques, coffee shops, theaters**, and **art galleries**
- Close to **Monastiraki, Technopolis** and **Gazi Square**
- **Surrounded by a vibrant nightlife:** The Gazi area is renowned for its array of bars, clubs, and live music venues, catering to diverse tastes.

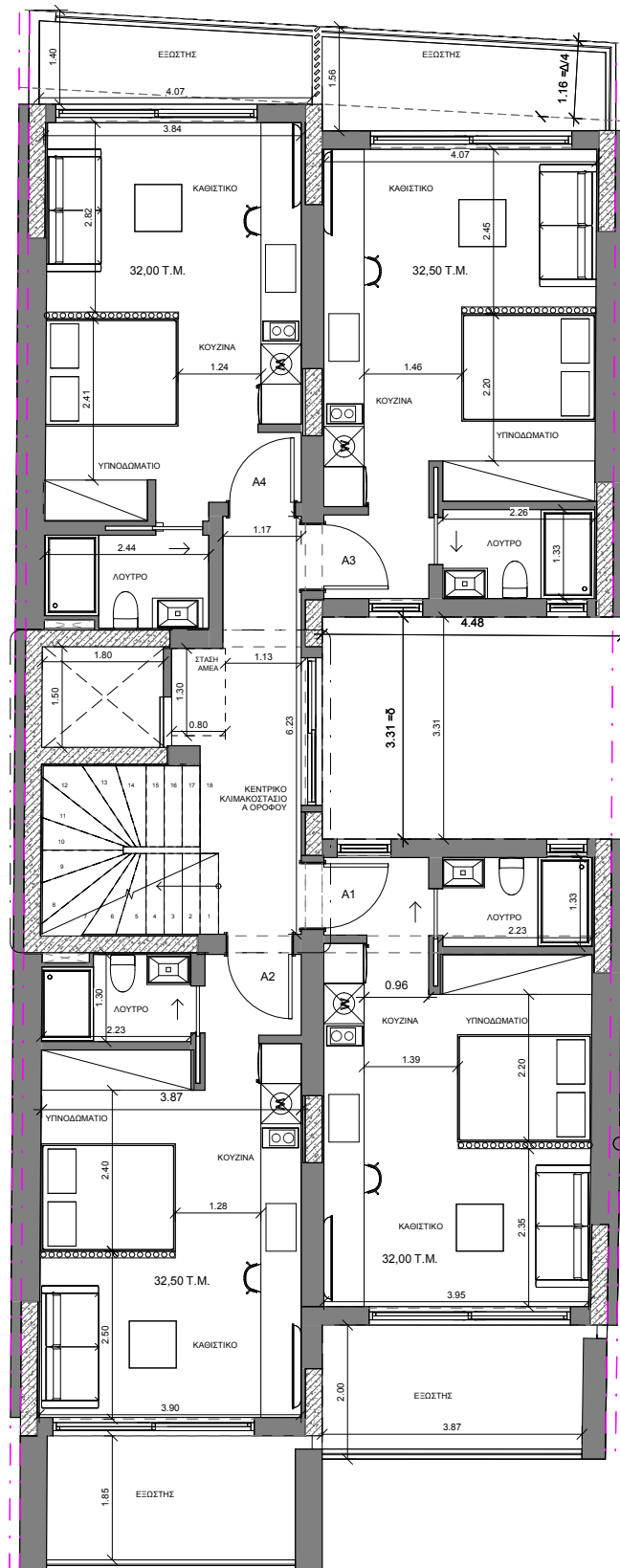




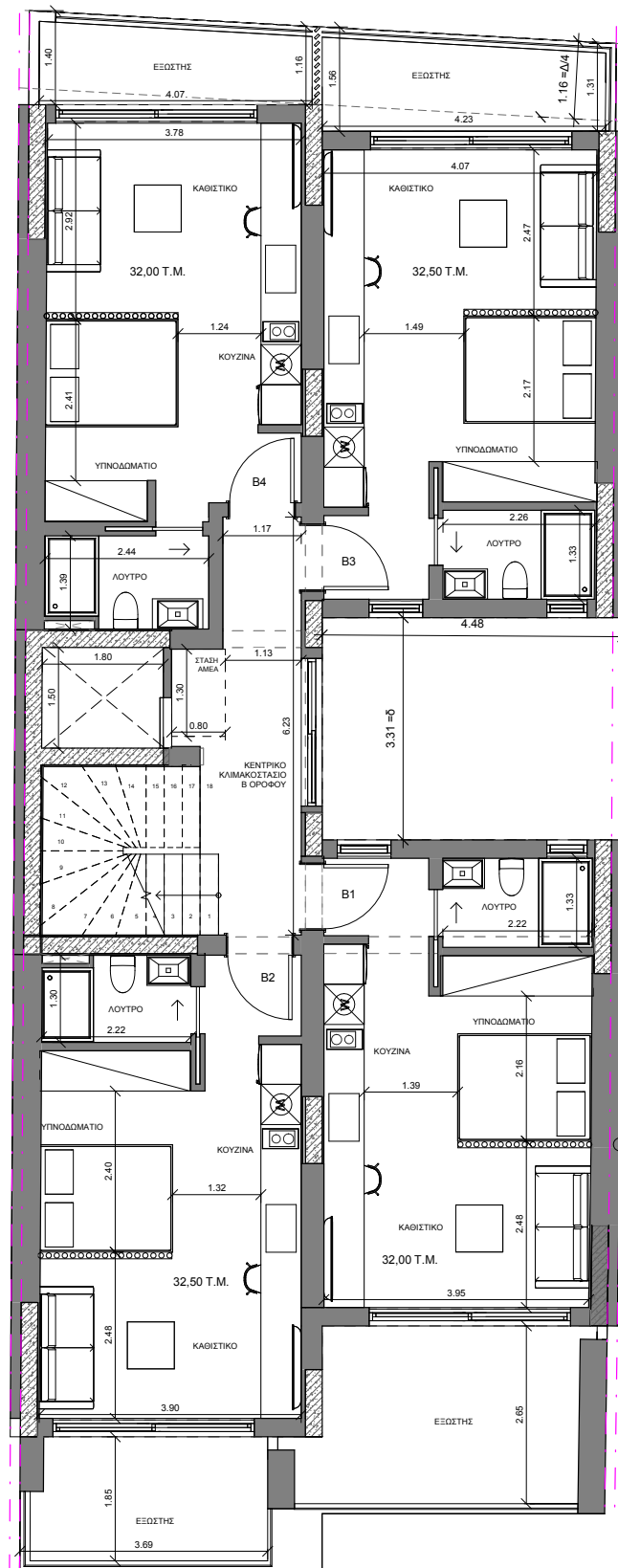
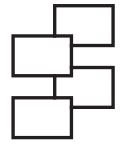




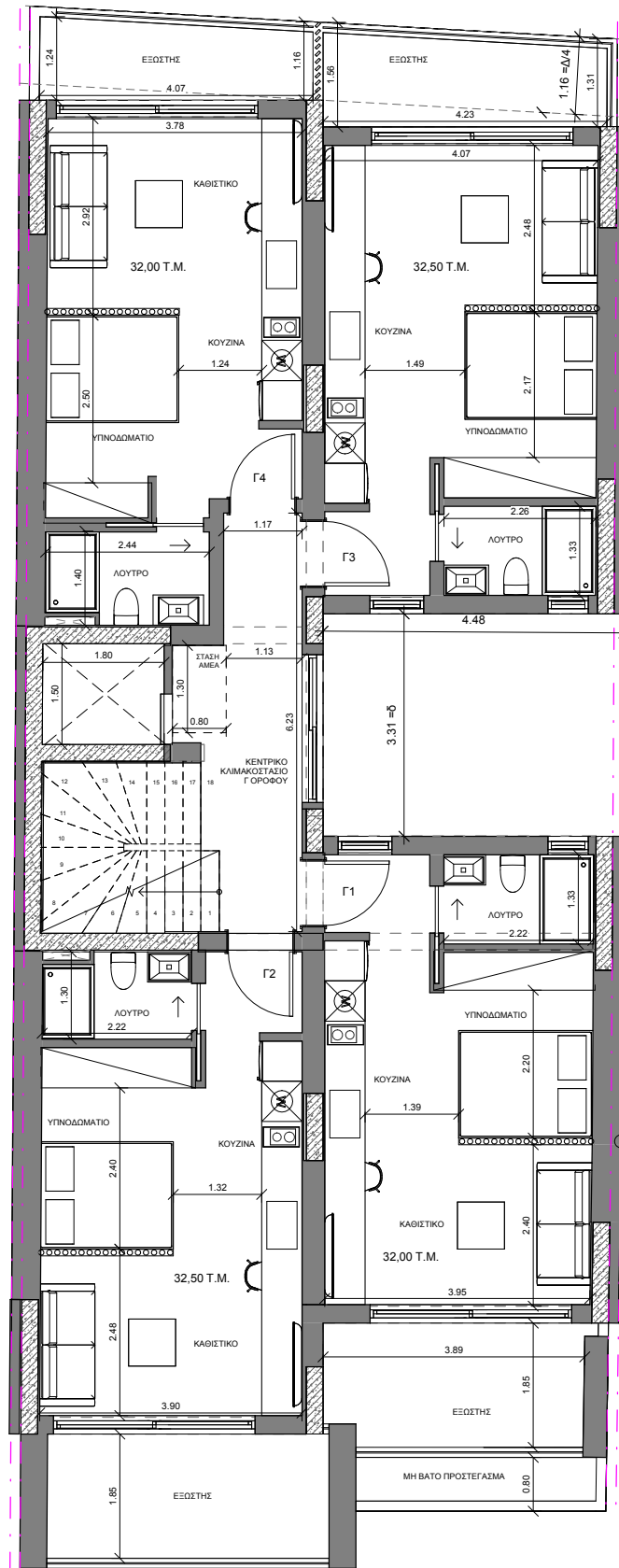
# FLOORPLAN - 1ST FLOOR



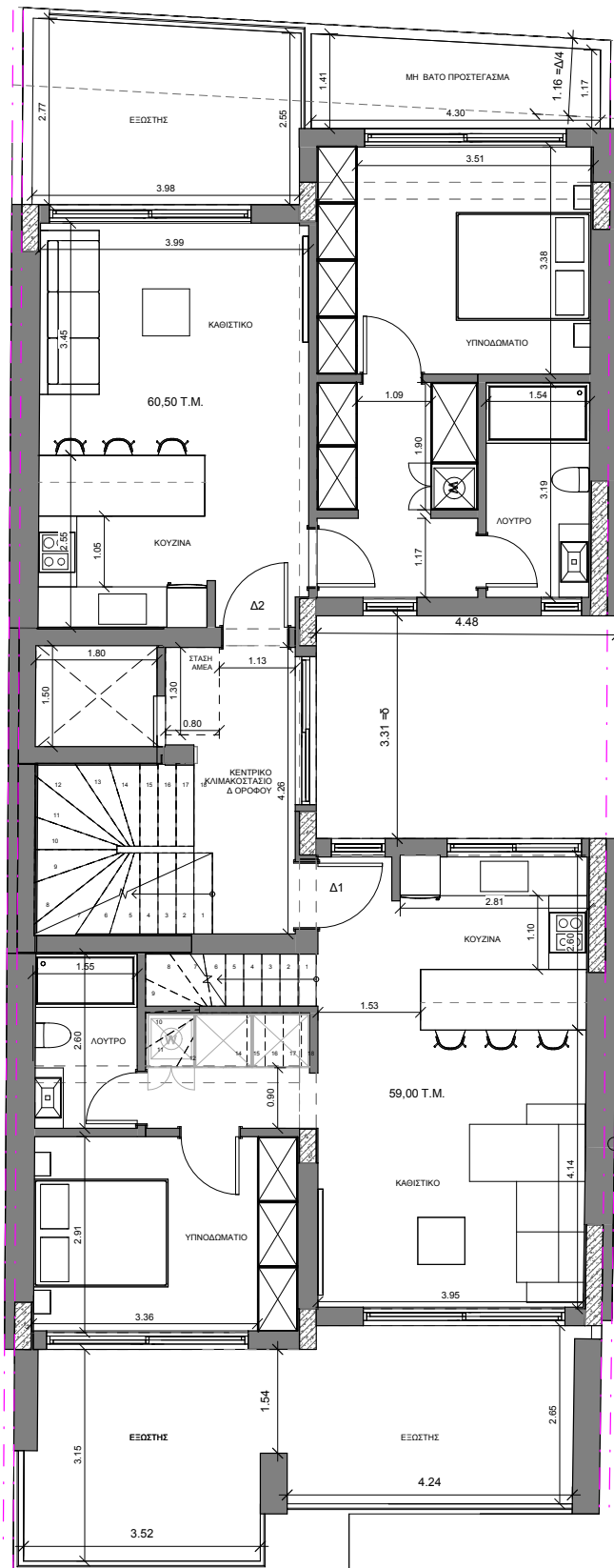
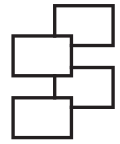
# FLOORPLAN - 2ND FLOOR



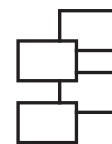
# FLOORPLAN - 3RD FLOOR



# FLOORPLAN - 4<sup>TH</sup> FLOOR







## ABOUT THE COMPANY

D. Zavos Group has been a leading force in Cyprus' real estate sector since 1980, offering high-quality properties and strong investment opportunities. Based in Limassol, the Group develops luxury villas, apartments, offices, and commercial spaces across prime locations in Cyprus.

With over 170 completed projects, highlights include Limassol Del Mar, a seafront landmark, Bel Air Mansions, and the Oasis Collection, introducing resort-style gated communities in Cyprus and Greece.

Expanding into Greece with new offices in Athens, the Group is currently developing five new residential and investment projects. D. Zavos Group also operates in the UK and has a network of associate offices in over 10 countries.







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