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CREATING LIVING SPACE

ALITSIS 4 - ATHENS

THE PROJECT

Project Overview

Status: Planning

Total Built Area: 1,544 sqm

Floors: 5

Number of Apartments: 28

Completion Expected: Q1 2027



Location

350 meters from the National Technical University of Athens

350 meters from the National Archaeological Museum

350 meters from the Victoria Metro Station

650 meters from the Athens University of Economics and Business

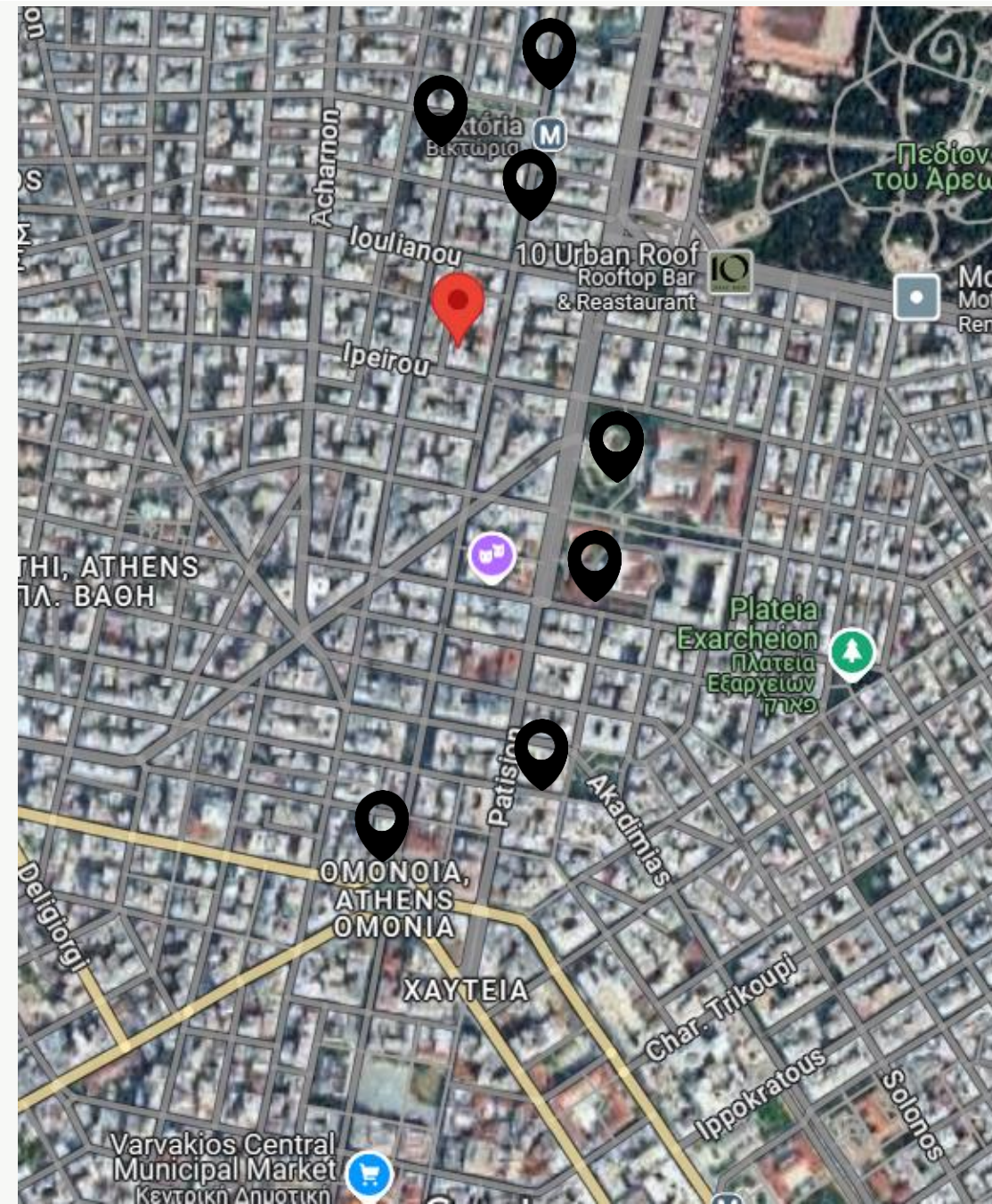
800 meters from the vibrant Exarcheia neighborhood

800 meters from Omonia Square, the central hub of Athens

800 meters from the Minion Mall, currently under renovation and set to open in 2025

600 meters from a large park with cycling paths

1.2 kilometers from the trendy Psyri neighborhood



Neighborhood

Located in the dynamic and evolving Omonia district, this area is gaining momentum with significant investments reshaping its urban landscape. Major developments from prominent companies are elevating the neighborhood's profile. Adjacent to the vibrant Exarcheia neighborhood, known for its colorful street art, eclectic bars, cafés, and cultural energy, Omonia offers a rich blend of urban renewal and artistic expression. Its proximity to universities and the soon-to-be-renovated National Archaeological Museum adds further appeal for students, professionals, and cultural enthusiasts alike.



The Story of the Building

This distinctive and enchanting building was originally an industrial space that served as the main printing house in Athens. It boasts high ceilings of about 4 meters, timeless columns, original terrazzo flooring, and large windows flooding the space with natural light, showcasing mid-century architectural elements that graced it.

Currently used as a studio by its artistic owners, a mother and son who are both painters, the owners have decided to sell due to the space being too large for their needs. The 5-story property will be transformed into a unique residential building with 29 apartments







Arid Architects



Mathilda BERAHA

Architect | BSc + MSc Architecture

Mathilda Beraha is a Greek Architect based in Athens. She earned her Master Degree from Technion Israel Institute of Technology and she completed a second Master degree at Columbia University, Graduate School of Architecture and Planning, New York, U.S.A.

Mathilda has exhibited her work in numerous galleries such as Skoufa Gallery, at the 11th National Architecture Conference and the Benaki Museum. She is currently a registered Freelance Architect -TEE/TCG in Greece. Mathilda has completed a vast number of residential projects in Greece and she is specialised in listed buildings restoration. She has also delivered projects in the Greek Islands where she gave special attention to the traditional building techniques and always tried to express the critical importance of materiality and detailing. Due to her long career in the Greek context, Mathilda has great experience in dealing with the complexities of the Greek regulatory system thus always delivering her projects on time.



Dimitrios SOTIROPOULOS

Architect | BSc + MSc Architecture

Dimitrios Sotiropoulos is an architect based in Athens and London. He earned his Master Degree from TU Delft, Netherlands with distinction where his Graduation project was nominated for the Archiprix National Competition. He completed his Bachelor Degree in University of Bath, UK. In 2015, Dimitrios was invited to be a key speaker for TEDx event presenting his view on the changing the role of the architect.

He is a registered architect in the UK/ARB and TEE/TCG in Greece. Dimitrios worked at the London based practice Foster+Partners, focusing on various international office, residential and hospitality projects and coordinated all phases of architectural projects from conceptualization through design and final construction. Prior to joining F+P, Dimitrios worked for ISV architects in Greece and Onuma architects in Los Angeles, USA as an Architect in various residential projects. Dimitrios, has a strong interest in Athenian Urban Design and his research is focused in the transformation and redesign of the Polikataikia Unit.



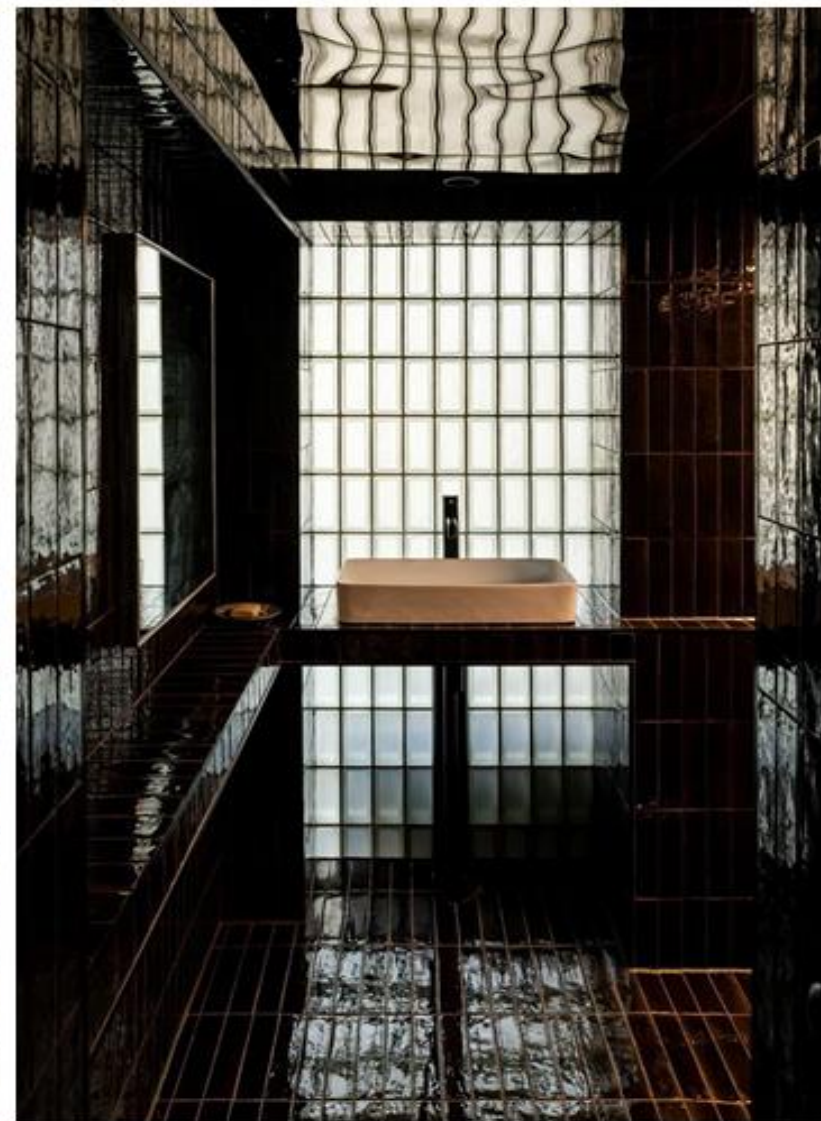
Roxani MARAGKOUDAKI

Architect | BSc + MSc Architecture

Roxani Maragkoudaki is an Athens based designer and founder of Studio Ailo: an interdisciplinary practice specializing in design, architecture and interiors. She is a graduate of the Domus Academy in Milan where she earned her Masters with distinction, holding a Bachelor in Architecture from Central Saint Martins in London and Interior Architecture from Akto in Athens.

Living in Italy, Roxani worked in Salottabuono Office, Milan, focusing on architecture competitions and exhibition design, and Studio TAMassocati in Venice, where she led humanitarian projects in 3rd world countries and was actively involved in the curation of the Italian Pavilion for the 15th Venice Architecture Biennale. In her prior experience she has worked for architecture practices in Athens including K-studio, where she focused on high end hospitality and residential projects, coordinating all phases from design to final construction. Roxani is passionate in producing sensory atmospheres and immersive experiences as a result of a holistic approach to each project.

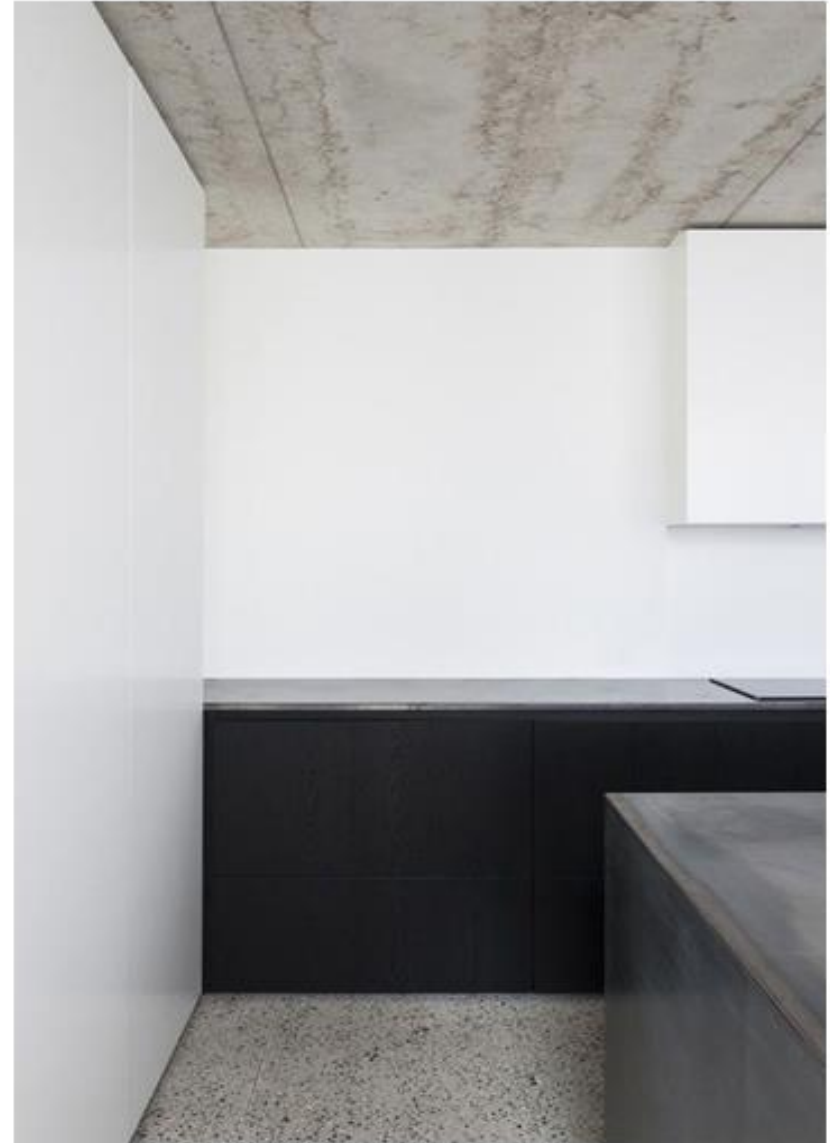
Concept Look & Feel



Concept Look & Feel



Concept Look & Feel



Concept Look & Feel

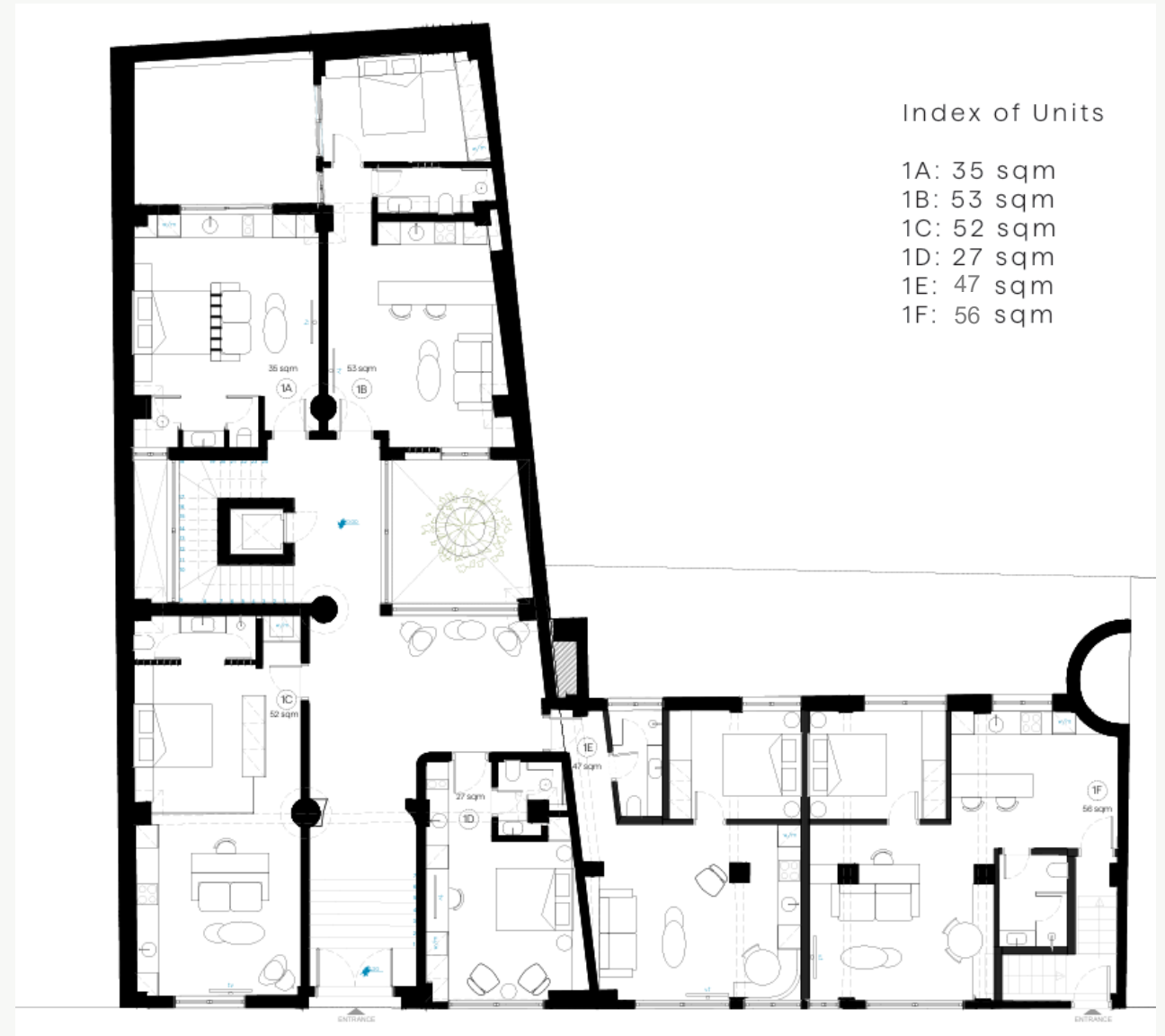


Concept Look & Feel



Concept Look & Feel

Floor Plan I Ground Floor



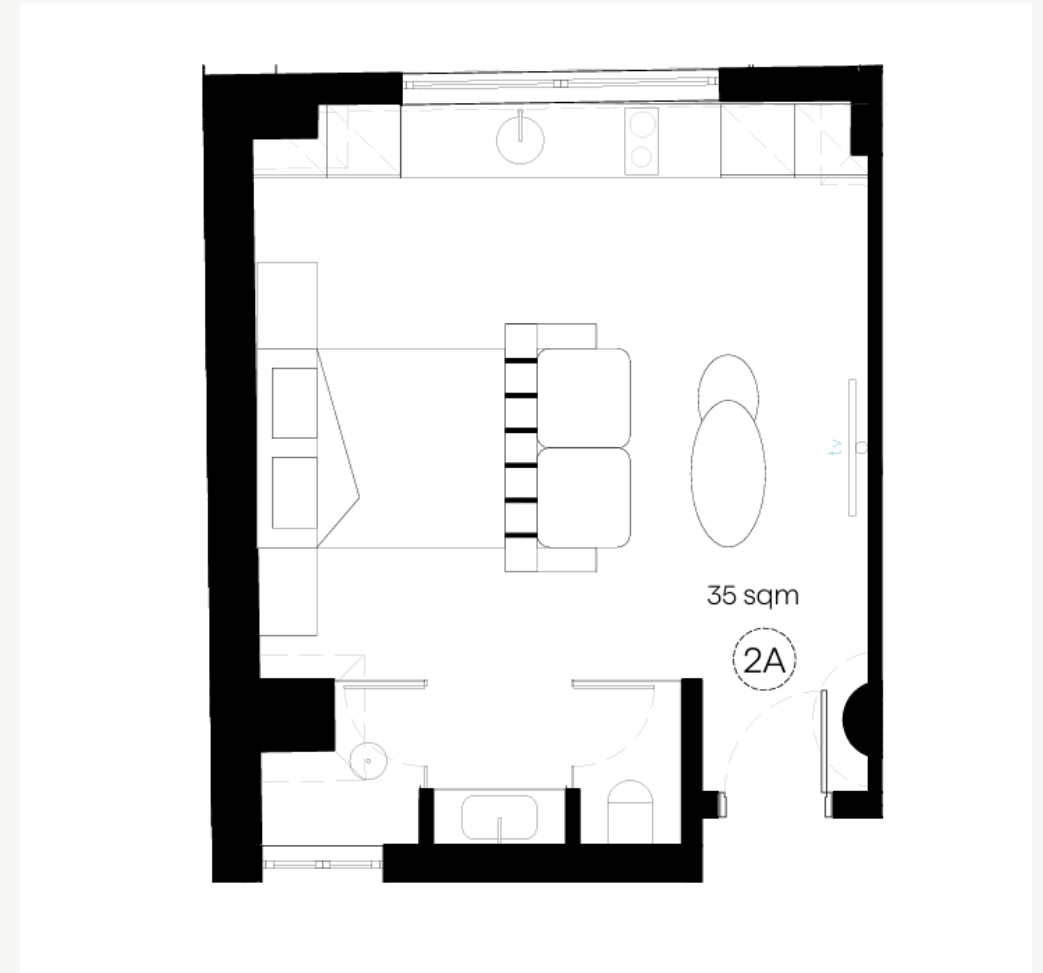


Concept Design / Interior Visuals / Ground Floor Lobby

Floorplan I First Floor



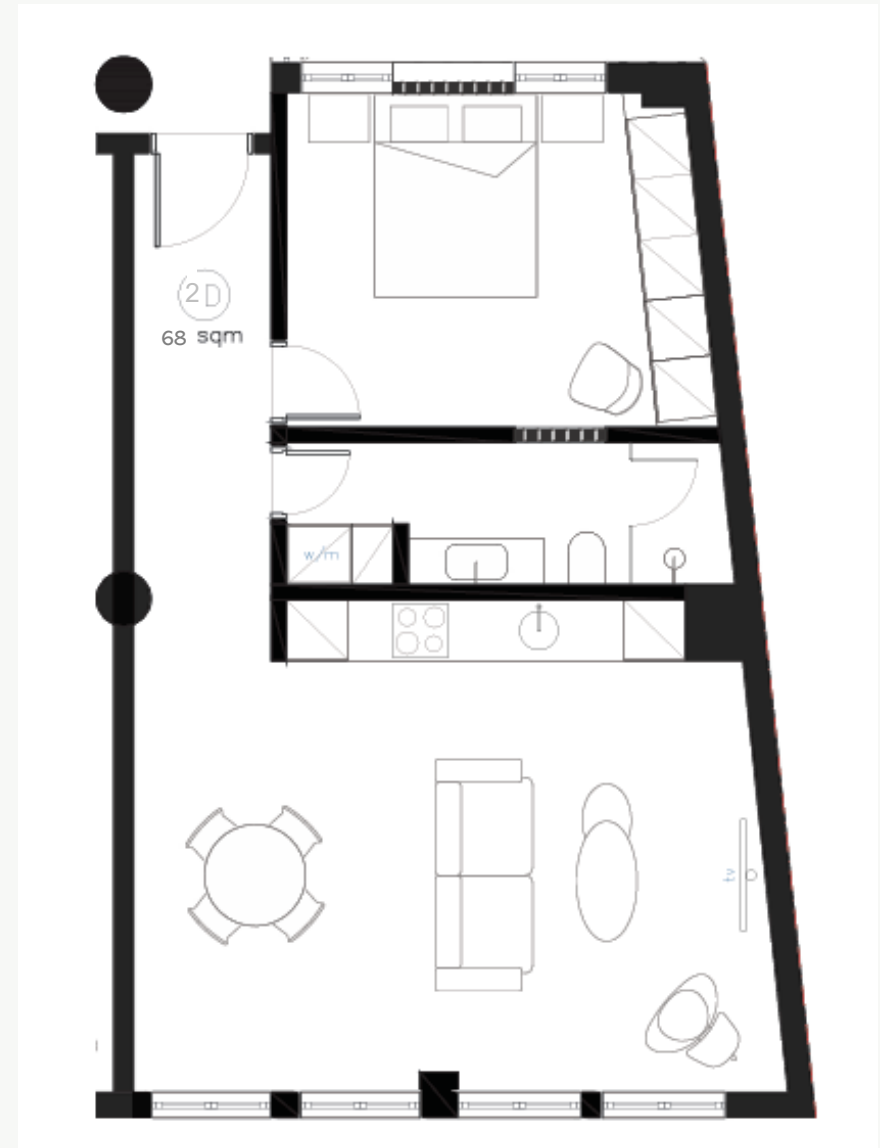
Studio Apartment





Concept Design / Interior Visuals / Apartment 1A

One Bedroom Apartment Type 2D





Concept Design / Interior Visuals / Apartment 1D



Concept Design / Interior Visuals / Apartment 1D

THANK YOU.