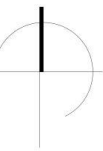
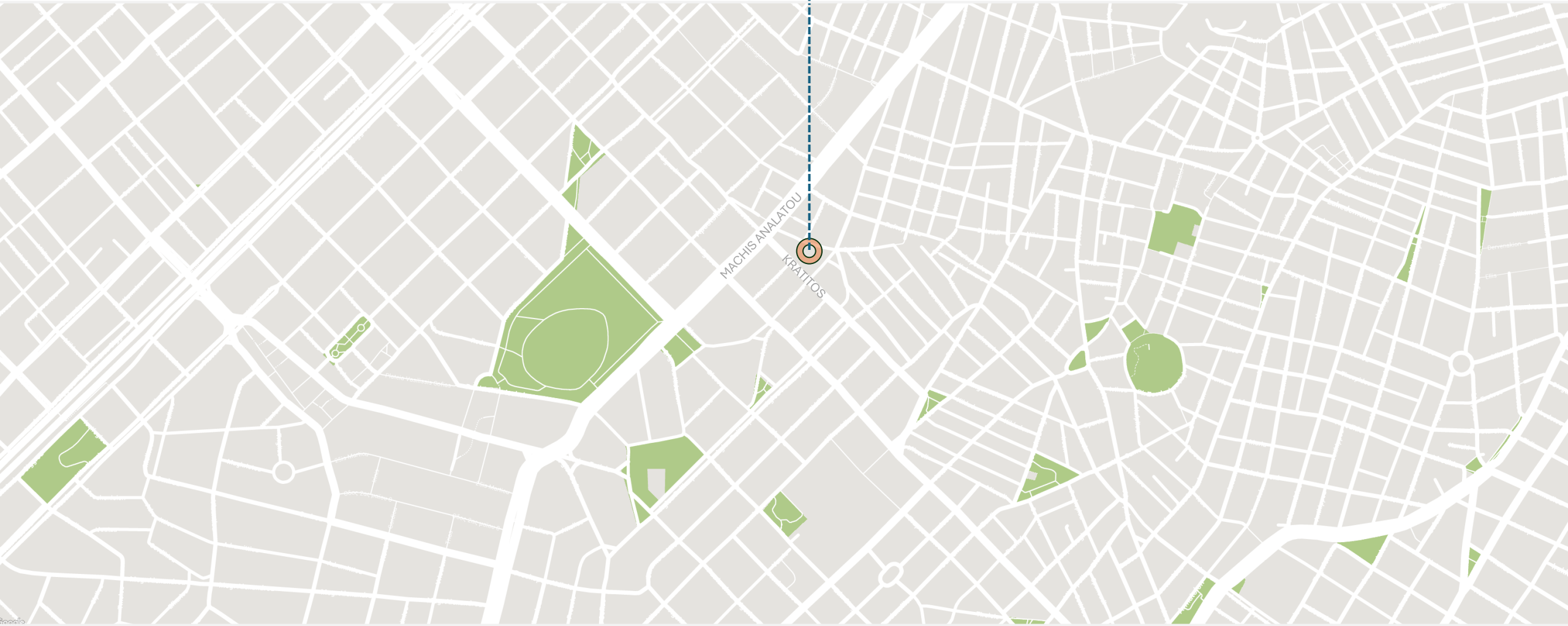




crafting the ideal *experience.*



THE 5TH BY TWENTY-TWO
NEA SMYRNI





NEA SMYRNI
HAS IT ALL!

crafting the ideal *living space*.



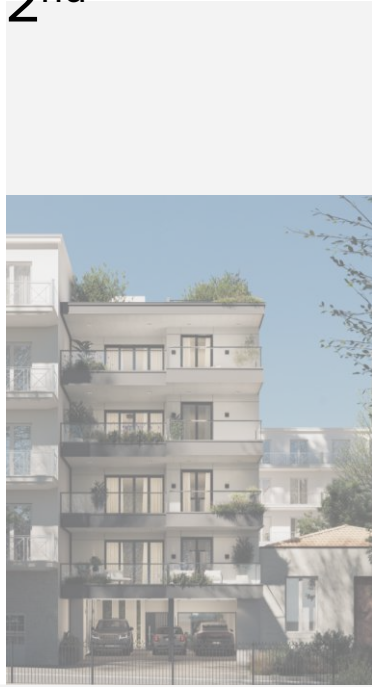
twentytwo

Located in the vibrant neighborhood of Nea Smyrni, just south of Athens' city center, the 5th Residential Building by Twenty-Two redefines urban living. This modern development features 30 meticulously designed residential units that blend style, comfort, and functionality. The building offers a comprehensive lifestyle experience with premium amenities, including a state-of-the-art gym, a serene swimming pool, and a lush planted backyard area designed for relaxation and community interaction.

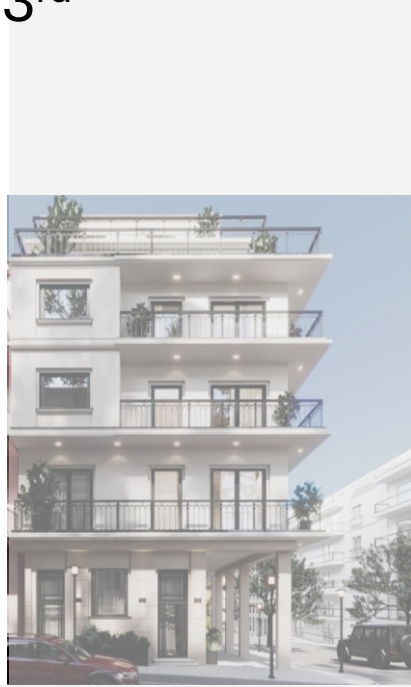
1st



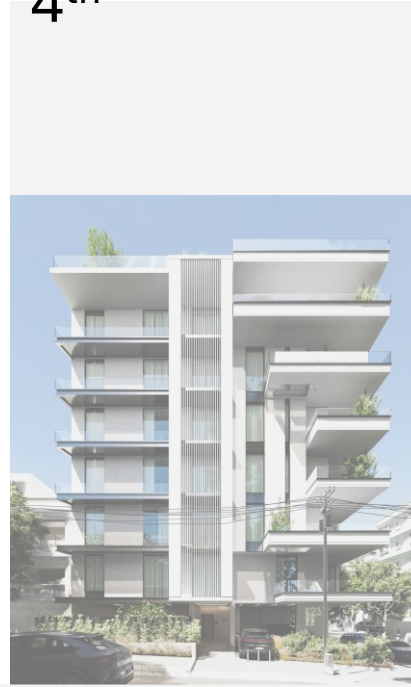
2nd



3rd



4th



5th



LOCATION

TRANSPORTATION

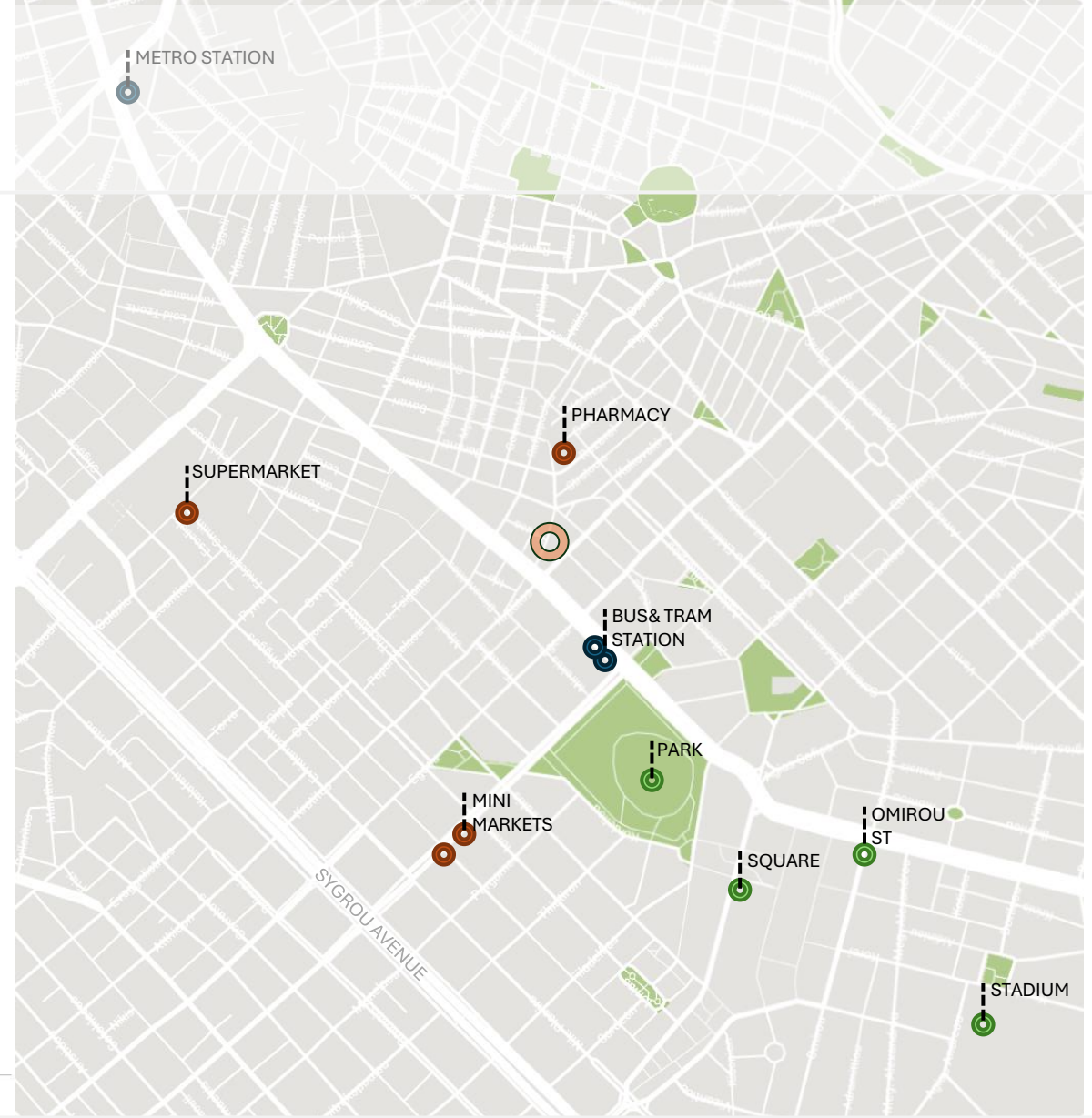
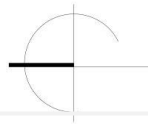
NEOS KOSMOS SUBWAY STATION	1.1 KM
TRAM STATION	180 M
BUS STATION	180 M

ENTERTAINMENT

NEA SMYRNI PARK	750 M
NEA SMYRNI SQUARE	850 M
NEA SMYRNI PANIONIOS STADIUM	1.8 KM
OMIROU HIGH-STREET (SHOPPING)	850 M

EVERYDAY ESSENTIALS

SUPERMARKET	900 M
PHARMACY	300 M



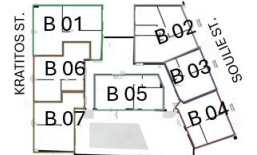
Ground Floor Mezzanine



1st Floor



2nd Floor 3rd Floor



4th Floor



#	Floor	Unit	Area (sq.m.)	Bedrooms	Bathrooms	Outdoor Area (sq.m.)	Swimming Pool	Gym	Parking
01	GF -MEZ	GF 01 - DUPLEX 01	108 sq.m.	2	2	-	common	common	NO
02	GF -MEZ	GF 02 - DUPLEX 02	71.0 sq.m.	2	2	15.0	common	common	YES
03	GF -MEZ	GF 03 - DUPLEX 03	71.5 sq.m.	1	2	15.0	common	common	YES
04	GF -MEZ	GF 04 - DUPLEX 04	67.0 sq.m.	1	2	15.0	common	common	YES
05	GF -MEZ	GF 05 - DUPLEX 05	73.0 sq.m.	1	2	15.0	common	common	YES
06	1 ST	A01 APART.	65.0 sq.m.	2	2	6.0	common	common	NO
07	1 ST	A02 APART.	60.1 sq.m.	2	1	10.0	common	common	NO
08	1 ST	A 03 APART.	32.0 sq.m.	1	1	10.0	common	common	NO
09	1 ST	A 04 APART.	42.5 sq.m.	1	1	15.5	common	common	NO
10	1 ST	A 05 APART.	52.5 sq.m.	2	1	11.0	common	common	NO
11	1 ST	A 06 APART.	58.0 sq.m.	2	1	17.0	common	common	NO
12	2 ND	B 01 APART.	43.3 sq.m.	1	1	15.5	common	common	NO
13	2 ND	B 02 APART.	45.3 sq.m.	1	1	10.0	common	common	NO
14	2 ND	B 03APART.	58.4 sq.m.	1(2)	1	10.0	common	common	NO
15	2 ND	B 04 APART.	57.0 sq.m.	2	1	10.0	common	common	NO
16	2 ND	B 05 APART.	32.0 sq.m.	1	1	10.0	common	common	NO
17	2 ND	B 06 APART.	40.0 sq.m.	1	1	15.5	common	common	NO
18	2 ND	B 07 APART.	47.0 sq.m.	1	1	10.0	common	common	NO
19	3 RD	C 01 APART.	43.3 sq.m.	1	1	15.5	common	common	NO
20	3 RD	C 02 APART.	45.3 sq.m.	1	1	10.0	common	common	NO
21	3 RD	C 03APART.	58.4 sq.m.	1(2)	1	10.0	common	common	NO
22	3 RD	C 04 APART.	57.0 sq.m.	2	1	10.0	common	common	NO
23	3 RD	C 05 APART.	32.0 sq.m.	1	1	10.0	common	common	NO
24	3 RD	C 06 APART.	40.0 sq.m.	1	1	15.5	common	common	NO
25	3 RD	C 07 APART.	47.0 sq.m.	1	1	10.0	common	common	NO
26	4 TH	D 01 APART.	47.5 sq.m.	1	1	31.5	common	common	NO
27	4 TH	D 02 APART.	48.0 sq.m.	1	1	42.6	common	common	NO
28	4 TH	D 03APART.	42.5 sq.m.	1	1	97.6	common	common	NO
29	4 TH	D 04 APART.	42.5 sq.m.	1	1	79.0	common	common	NO
30	5 TH	E 01 APART.	30.0 sq.m.	1	1	100	common	common	NO

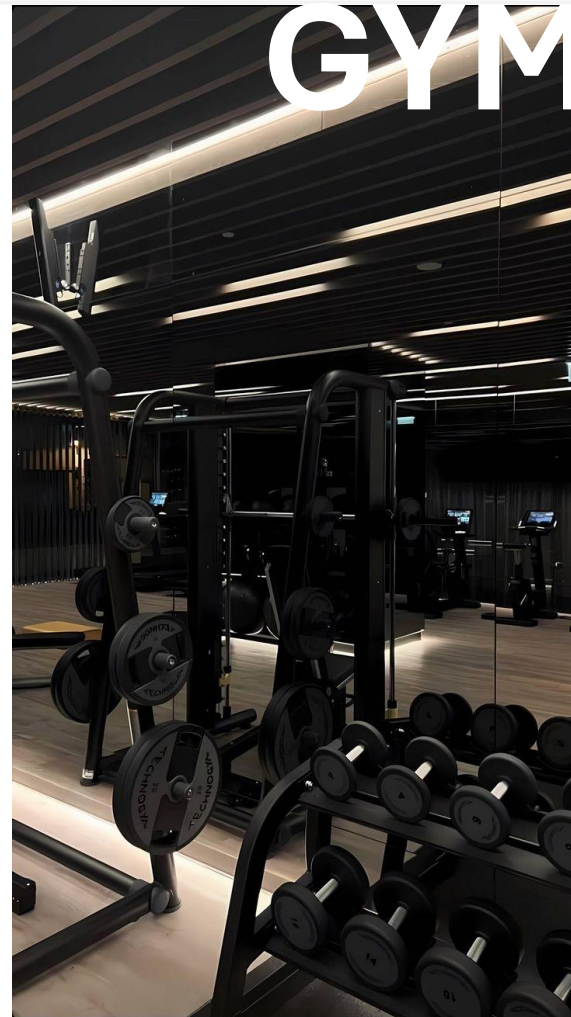
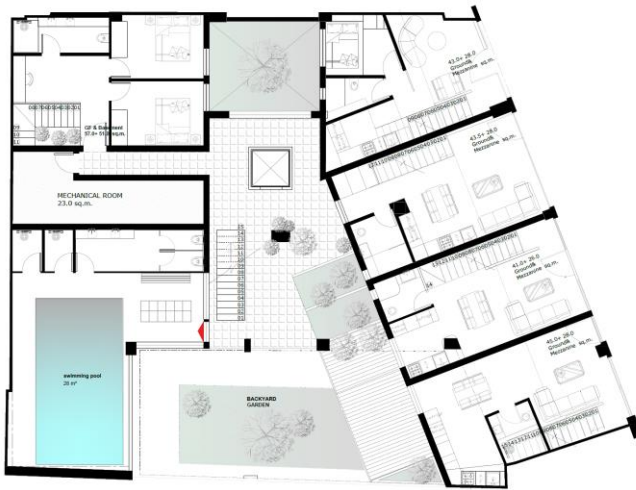


twentytwo

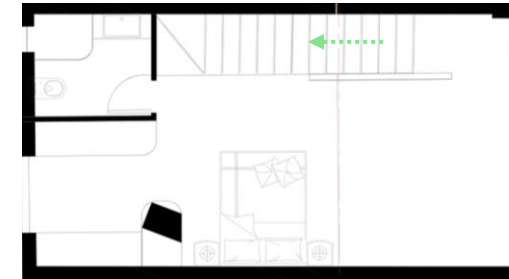
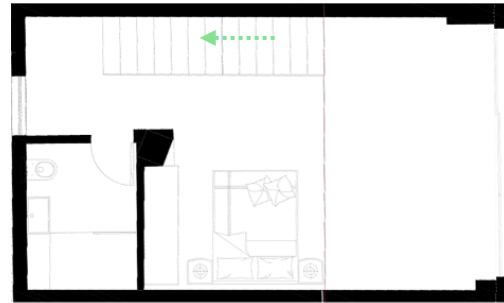
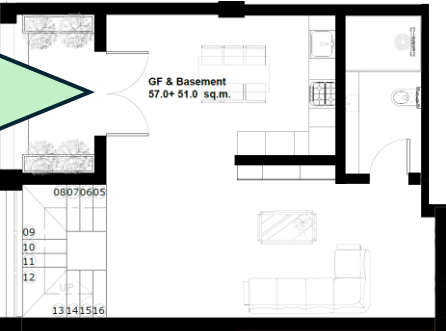
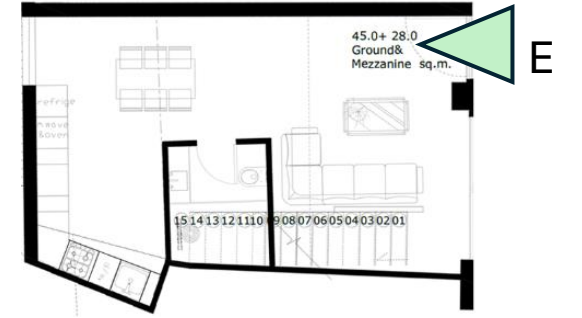
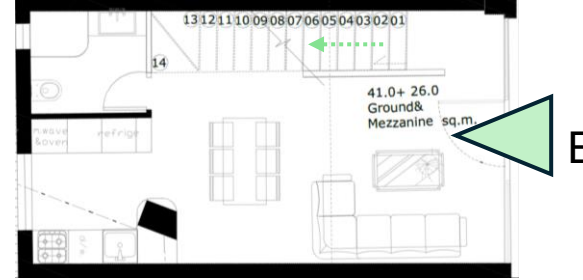
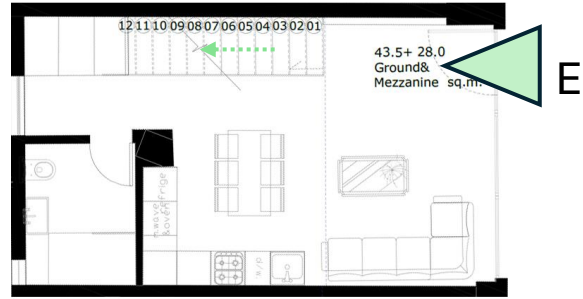
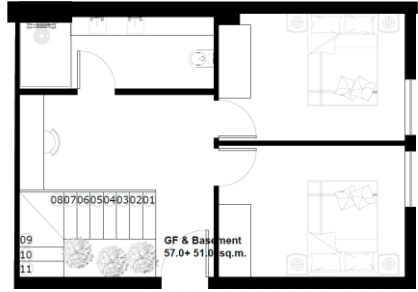
The design respects the existing façade module while introducing a fresh, modern aesthetic. A new earth-tone color scheme has been applied, creating a warm and inviting look that harmonizes with the surroundings. Subtle architectural elements were added, transforming the appearance with minimal yet impactful touches. These adjustments give the façade a contemporary and rejuvenated feel, achieving a balance between simplicity and modernity.







- All plans, features and amenities depicted herein are based upon preliminary development plans.
- Furnishings are only included for illustration purposes and are not included in each apartment.
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GF 01

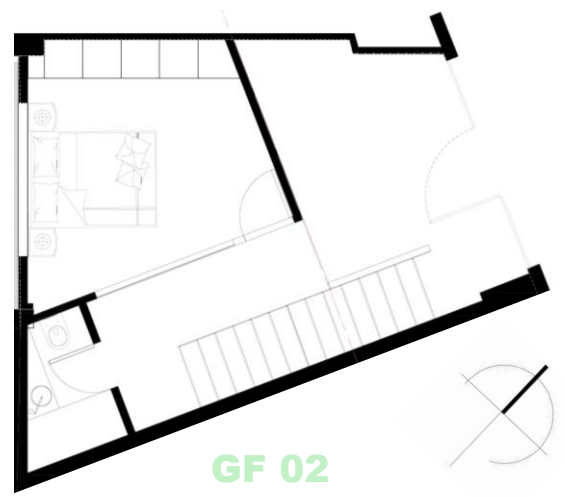
GF 03

GF 04

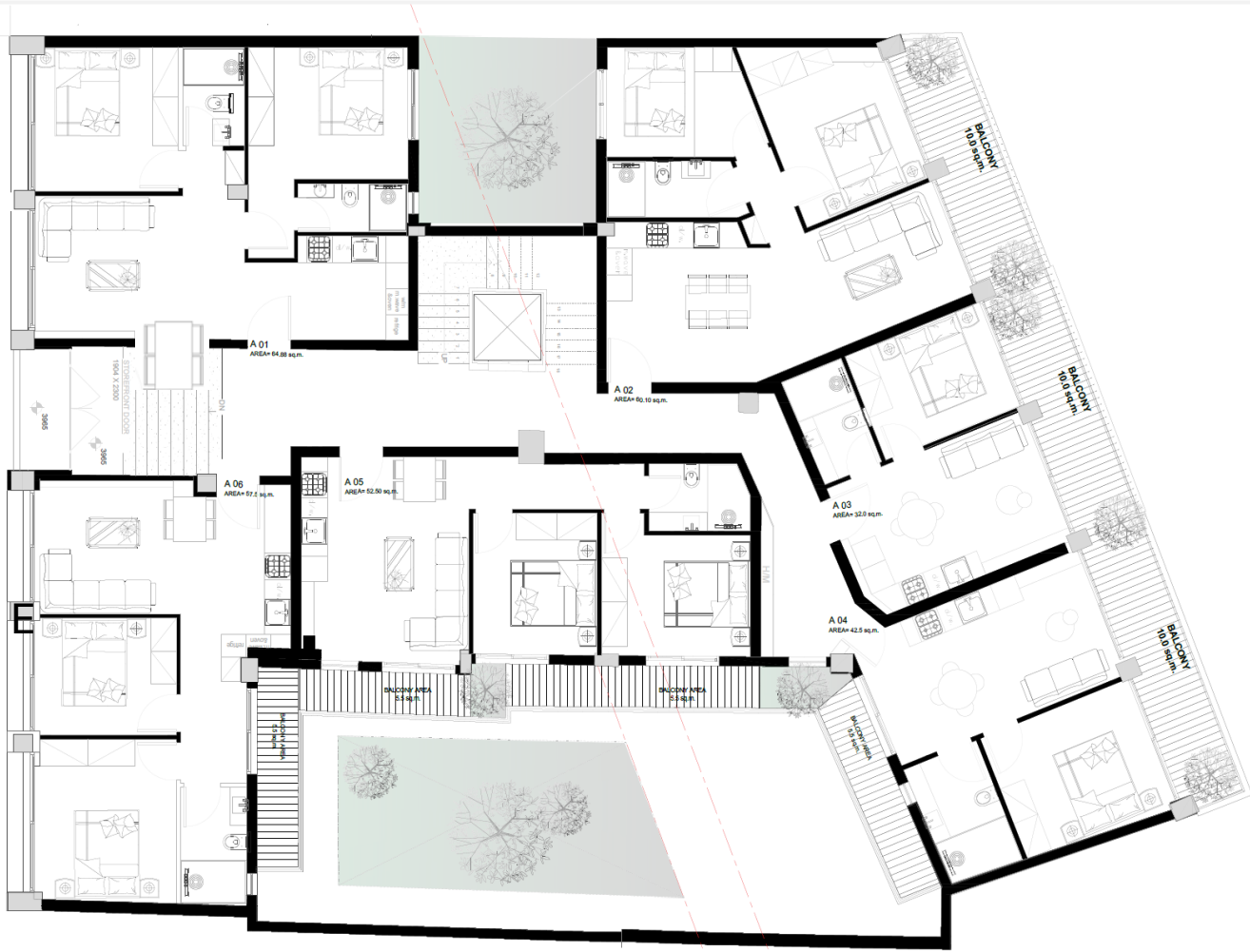
GF 05



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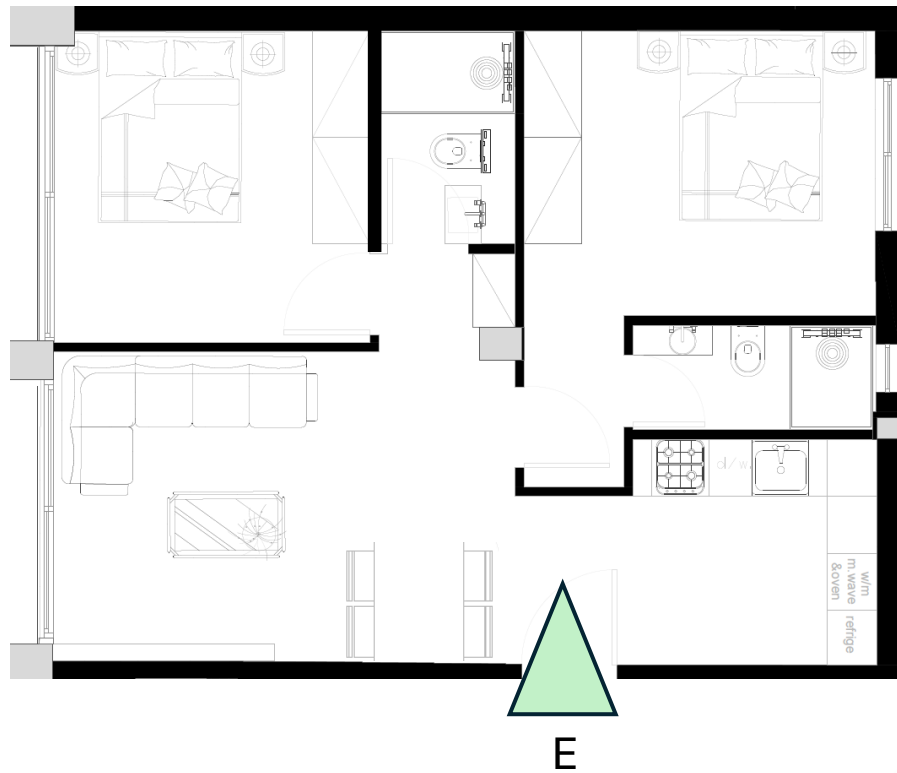


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1ST FLOOR





INTERIOR showcase

The interior design concept we implemented for this apartment. The design reflects the color scheme, style, and decorative elements that define our vision. Moving forward, all our apartments will follow this cohesive approach, ensuring consistency in aesthetics and ambiance across all spaces. This showcases our commitment to creating harmonious and elegant interiors that align with our design philosophy.

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twentytwo





E

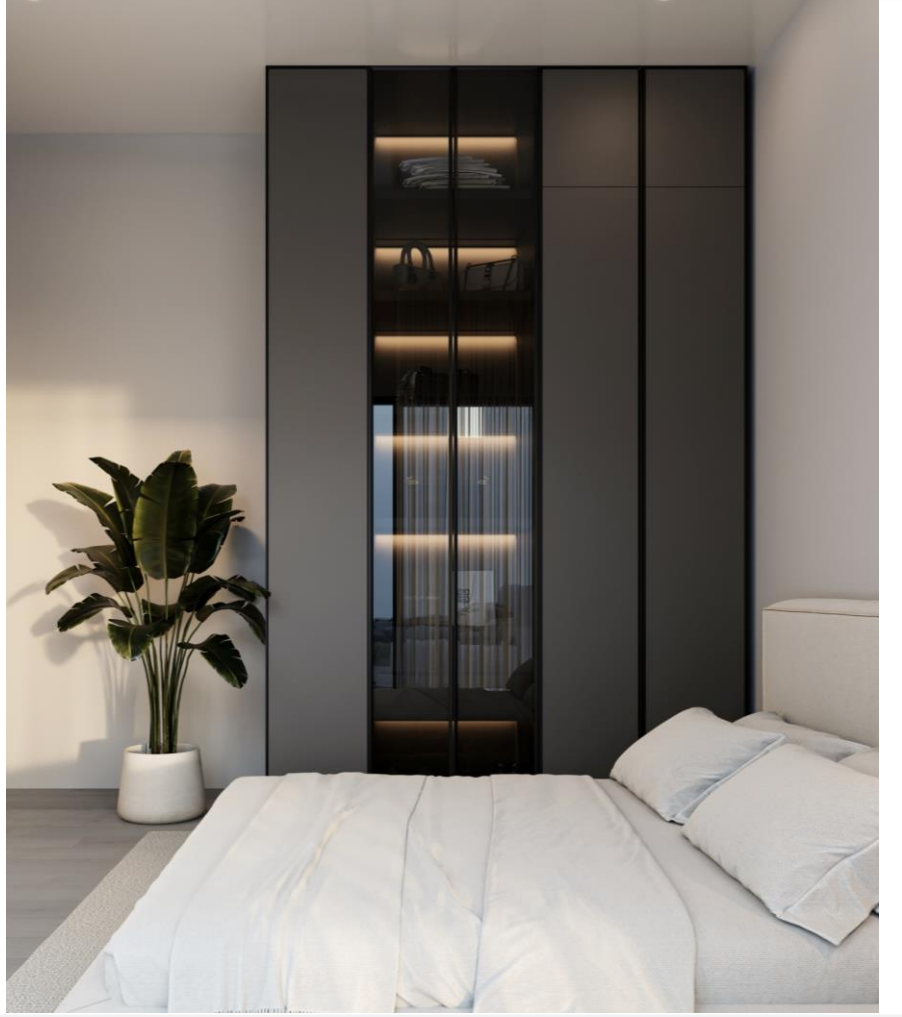


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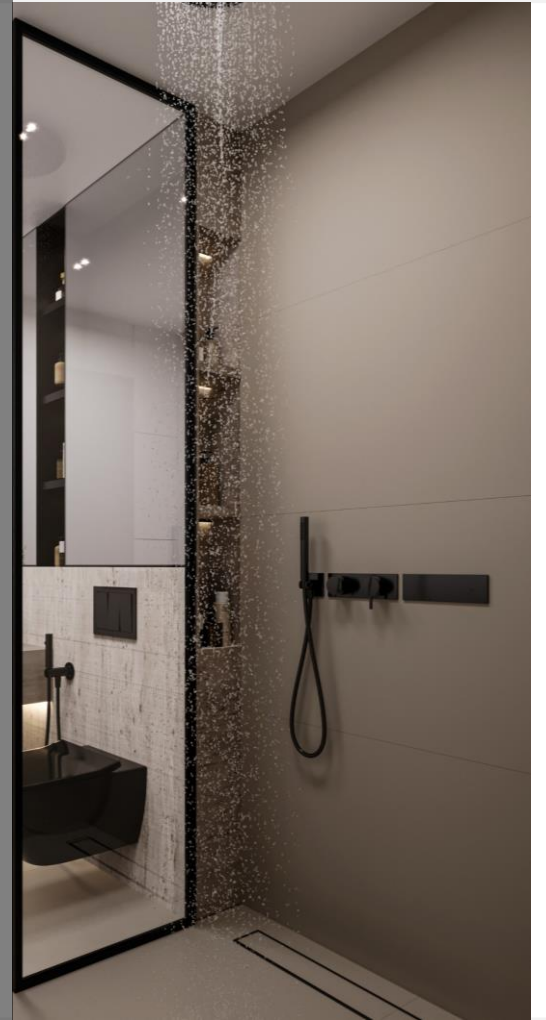


kitchen designed for modern living





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2ND & 3RD FLOOR





4TH FLOOR





YOUR GATEWAY TO DREAM HOMES

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Your gateway to dream homes



Step into a world of grandeur and refinement with our exclusive portfolio of high-end homes. designed for those who demand the very best.

These properties offer a unique blend of beauty, comfort, and prestigious addresses. immerse yourself in luxury and sophistication, where every detail is crafted to perfection.

