



## Metaxourgeio Project, the Center of Athens

### 1.1 The Area

Metaxourgeio is one of the oldest neighborhoods of the historical center of Athens. The area was named after a private Silk Workshop (Metaxourgeio = Silk Workshop) which was settled in an incomplete building - designed to be one of the first shopping center of Athens - in 1852. Although it was considered as one of the luxurious districts of Athens, mainly due to its proximity with the proposed location of the Royal Palace (close to Omonia Square and Keramikos), the area experienced a severe transformation when the Palace was decided to be built near Syntagma Square (1836). As a result many small factories and larger industries were settled in the area resulting in a massive industrialization of the district.

However, over the last decades Metaxourgeio has evolved from an industrial area to a mix-use area combining the various small industries with neoclassic residencies. It should be noted that the Government Gazette issued in 1998 (FEK 616/19-06-1998) provided the residential nature of Metaxourgeio, through the forbiddance of industrial developments in the area. Moreover Metaxourgeio together with Psirri and Gazi were included in the rehabilitation programme of the historical center of Athens started in 2002. As a result many old buildings have been refurbished and converted into theatres and galleries while the surrounding area of the Silk Workshop building has been rehabilitated into a public square. It should be noted that the Silk Workshop building is planned to be converted into the Art Center of the Municipality of Athens.

### 1.2 Getting There

The access to Metaxourgeio is excellent through any transportation mean. You can easily visit Metaxourgeio by public transportation (bus), private car and the Athens Metro.

Getting there by Bus :

Metaxourgeio can easily be reached by several bus lines serving. Suggestively some of the bus and trolleybus lines serving the area are: o A16, B16, Γ16, E63, 861, 230, 231, 812, 836, 100, 820, 731, 036, 025, 026, 027 o A14, A16, B15, A17, B17, 730

Getting the by Athens Metro:

Metaxourgeio can be accessed by Metro through “Metaxourgeio” (Line 2), “Omonia” (Line 1&2) and “Votanikos” (Line 3) Stations (see map below).

### **1.3 The Plot**

The plot is located in Metaxourgeio surrounded by Myllerou Str., Leonidou Str., Marathonos Str. and Germanikou str. It is approximately 800m away from Omonia Sq., 250m away from Piraeus Str. and 185m away from Achilleos Str. which is connected with Athinon Avenue (westbound city entrance).

The total area of the plot is approximately 2.155 m<sup>2</sup> while the main frontage of the plot is at Myllerou Str.



### **1.4 The Complex**

The architectural design of the Complex has derived from an international Architectural Competition with 102 Greek and European participants, organized by G.T S.A. and “Domes - International Review of Architecture” Magazine. The building is a combination of high aesthetics, contemporary design and high construction quality.

Rather than being articulated as an isolated object, the building is transplanted into the body of the city as an organic part with its own function, scale and aesthetics. A dialectic relation with the context is achieved through the spiral development of the composition. It ascends and descends; it appears simple or composite, transparent or opaque, following the city’s transformations.

The spiral trace is the basic reference line for all the attributes of the composition. A small scale of houses and apartments - a microcosm - is developed along this grand continuous line. This spatial movement contradicts the horizontal lines of the adjacent buildings and enriches the image of the city with a powerful ascending line - the skyline of the building - that constitutes its clear imprint on the city grid. The shaft of the building, rather than constituting a single zone, it consists of a cooperative system of smaller zones. By adding and subtracting elements of these zones a variety of open-air and enclosed spaces, movements, and adaptations of the building to the different conditions of the context created.

The open-air space is proclaimed as a basic parameter of everyday life by the local climate. Consequently, the houses and apartments include a wide variety of open-air spaces that are met at all levels of the complex, among their typological characteristics.

The Complex is developed in 7 levels (5 overground levels and two underground) and consists of 41 apartments and 3 shops at the ground level by Myllerou Str. The 4 stairwells of the Complex provide easy access to the apartments and ensure the privacy of its inhabitants. Moreover there are 2 underground levels in the Complex. The 2nd underground level is used as a parking area while the 1st underground level houses the storage rooms of the larger apartments and a heated communal pool for the inhabitants of the Complex.

-The Atrium The building is developed around a large atrium creating the so called “microcosm” of the complex. The atrium combines the ground floor residential units and their private gardens with recreational and communal green areas. Thus the visitors entering the atrium get the impression that they enter into an autonomous neighborhood rather than in a building’s atrium. Additionally the size of the atrium provides natural lightning and ventilation to the whole of the apartments.

#### - Communal Heated Swimming Pool



Another innovative attribute of the Complex is the communal heated swimming pool located at the 1st underground level. Thus the Complex provides a comfortable and pleasant residential

environment combined with recreational and sports amenities allowing inhabitants to exercise, relax and enjoy their free time.

#### -Underground Parking Area - Storage Rooms

A comfortable and secure parking area (44 parking spaces) is developed on the 2nd underground level while the storage rooms located on the 1st underground level allow the secure storage of housing equipment outside the apartments.

#### -Construction Quality - Materials - Equipment

The company has paid great attention to ensure high construction quality standards in accordance with the Greek and European regulations. Additionally the materials and the equipment of the apartments were chosen in order to ensure safety, comfort, functionalism and high aesthetics for both the Complex and the apartments.

The interior design of the apartments is dominated by a plain luxury and the contemporary architectural elements such as faced concrete and wood. Furthermore sanitary ware, woodworks (wardrobes, kitchen cupboards etc.), ceilings, and floor claddings are all of particularly high quality. It should be stressed that some apartments (more than 120 m2) are also equipped with fireplaces of modern design.

## -Property Management Services

We believe that quality is a way of life and we aim at making it a synonym to our Company's name. Therefore we consider quality as a concept far beyond the high construction standards and the choice of excellent materials and equipment. Thus it is of vast importance to provide a severe after sales service to our clients through our property management and maintenance services.

## 1.5 Points of Interest



The Complex is located at the "heart" of Athens providing to the residents with numerous recreational options. The main advantage of the complex is that although it is located in a quite neighborhood offering a quiet, calm, and pleasant residential environment, it is also extremely close to a wide variety of cultural, artistic, recreational and leisure spots of the Greek capital.

Some of the most popular points of interest close to the Complex are listed below;

### Historical Monuments

Keramikos, Thiseion, Ancient Agora, Acropolis, Attalos Stoa.

### Cultural Points

Benaki Museum, Keramikos Museum, Museum of Acropolis, Gazi Art-city (Technopolis), Ancient Agora Museum, Museum of Islamic Art, Municipality of Athens Gallery.

### Recreational Points

National Theater, Metaxourgeio theater, Peroke Theater, Vempo Theater, Cine Psirri.

### Markets

The complex is located close to the so called "commercial triangle" of Athens where the majority of label shops are operating. The only thing residents should do for their shopping needs is to choose between Ermou Str., Omonia Sq. or Stadiou Str. or even head towards Monastiraki to visit the numerous antique shops.