

# UTOPIA PROJECT

AG  
ALMA GROUP

57 NEW DEVELOPEMENT APARTMENTS







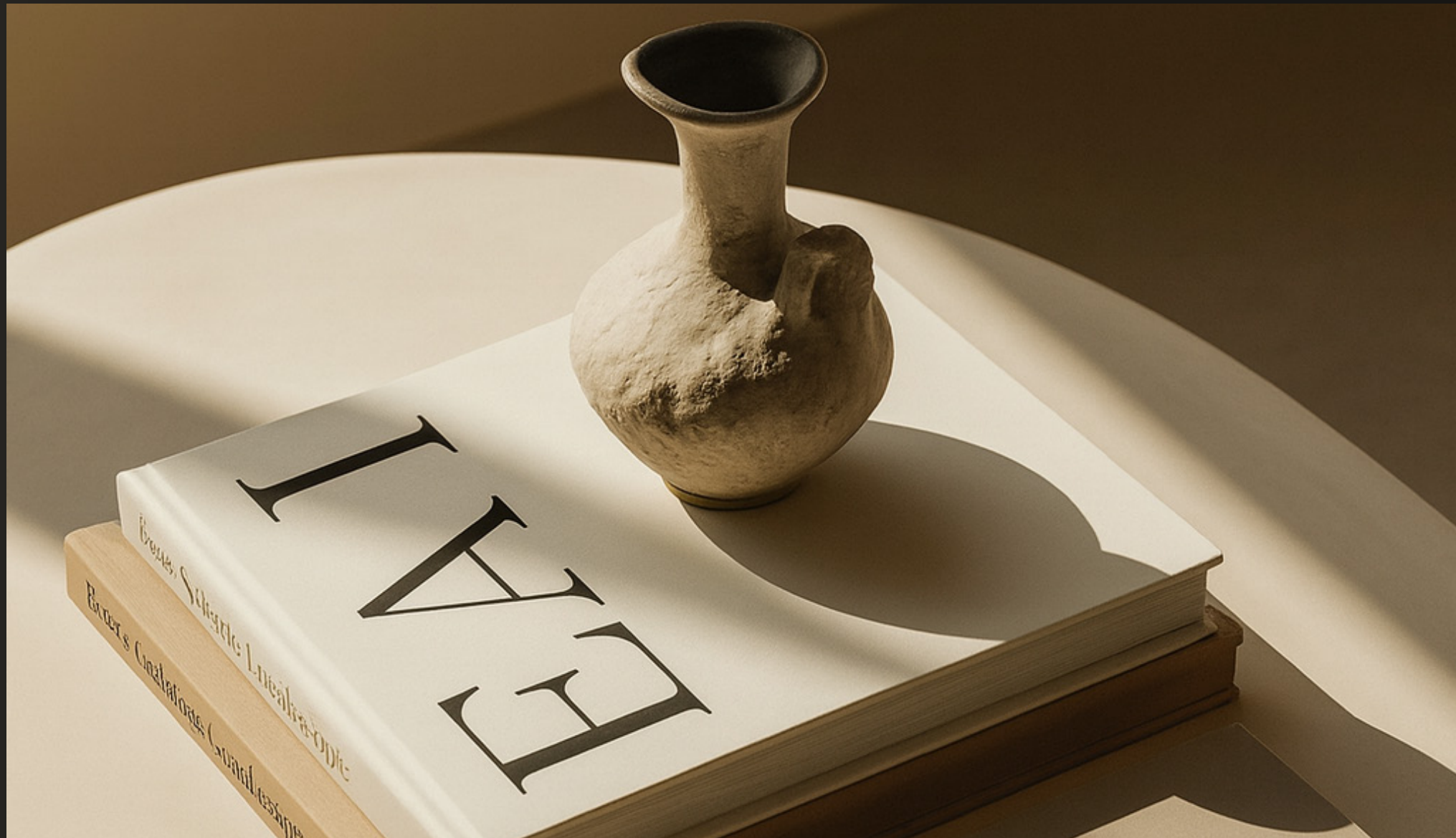
The Details are in Everything

## Alma Group

Alma Group is an international property development group specialising in new builds and urban regeneration in Athens. Our team combines the experience of dozens of successful projects with in-depth knowledge of the local market and an extensive network of contacts with the best professionals.







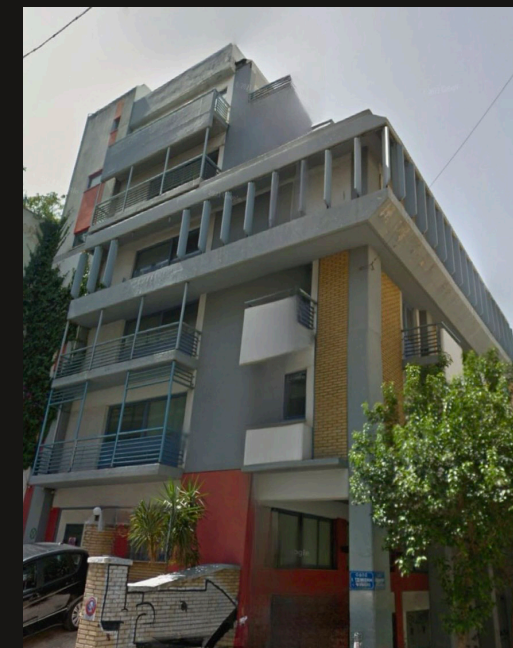
## Our Vision

To create unique projects that provide investors with security, stability, and superior profitability, while also adding real value to the city, the neighborhood, and life itself.

We believe in total transparency, uncompromising professionalism, and a long-term vision where every project we undertake remains a source of pride even decades from now.







## Previous Projects

In the past, Alma Group has transformed dozens of buildings and plots in Athens into modern, luxurious, and highly desired residential spaces.



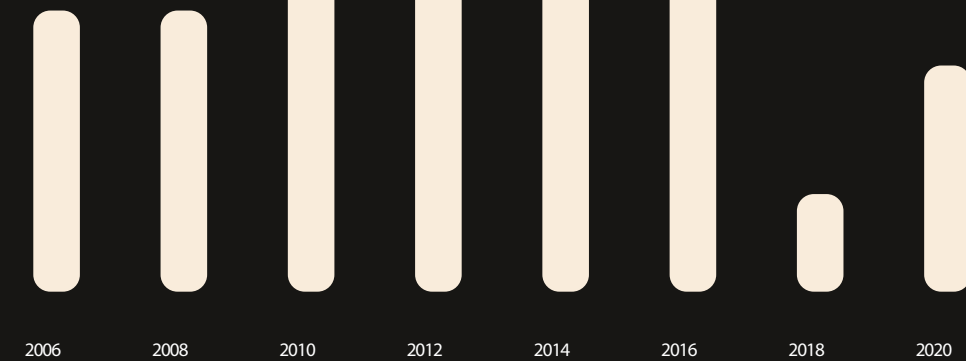


## Location

Athens is the capital and largest city of Greece, a major political, economic, and cultural hub in Europe, known as one of the oldest cities in the world and the cradle of Western civilization. The city is an open-air museum blending its rich historical and archaeological heritage with the Acropolis and Parthenon as its main landmarks with a vibrant modern life full of nightlife and rich gastronomy.





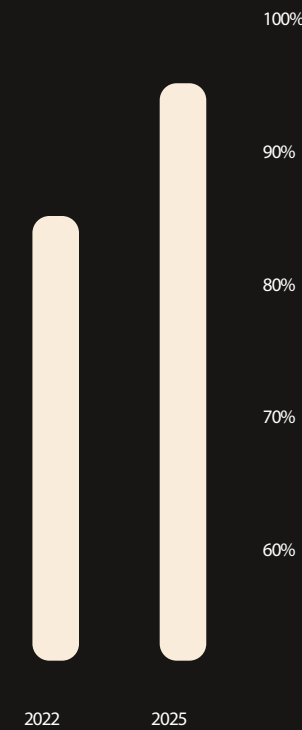


## ATHENS TOURISM GROWTH

Tourism breaks records every year, with increasing demand for apartments and tourist stays.

The real estate market shows consistent growth in asset value and profitability, along with growing interest from international investors.

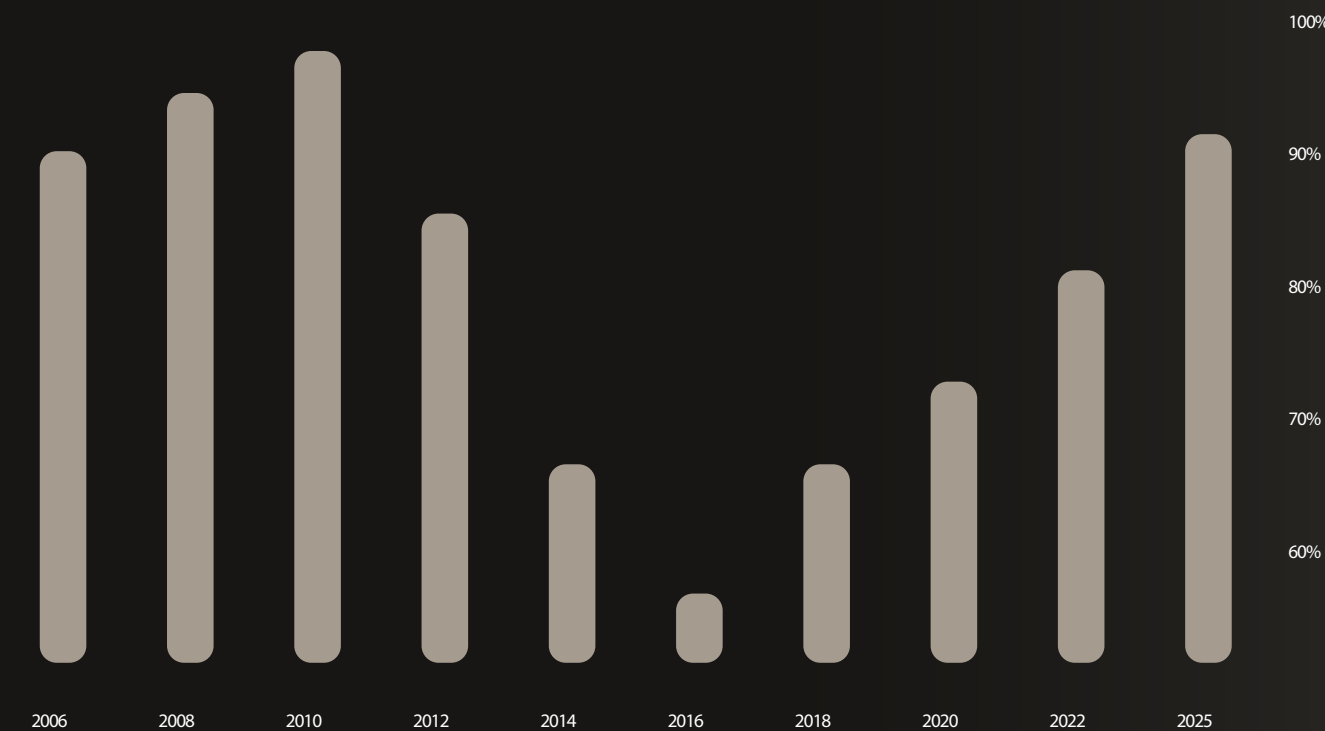
The combination of strong tourism, high housing demand, and urban regeneration positions Athens as Europe's leading investment destination.



## ATHENS ECONOMICS GROWTH

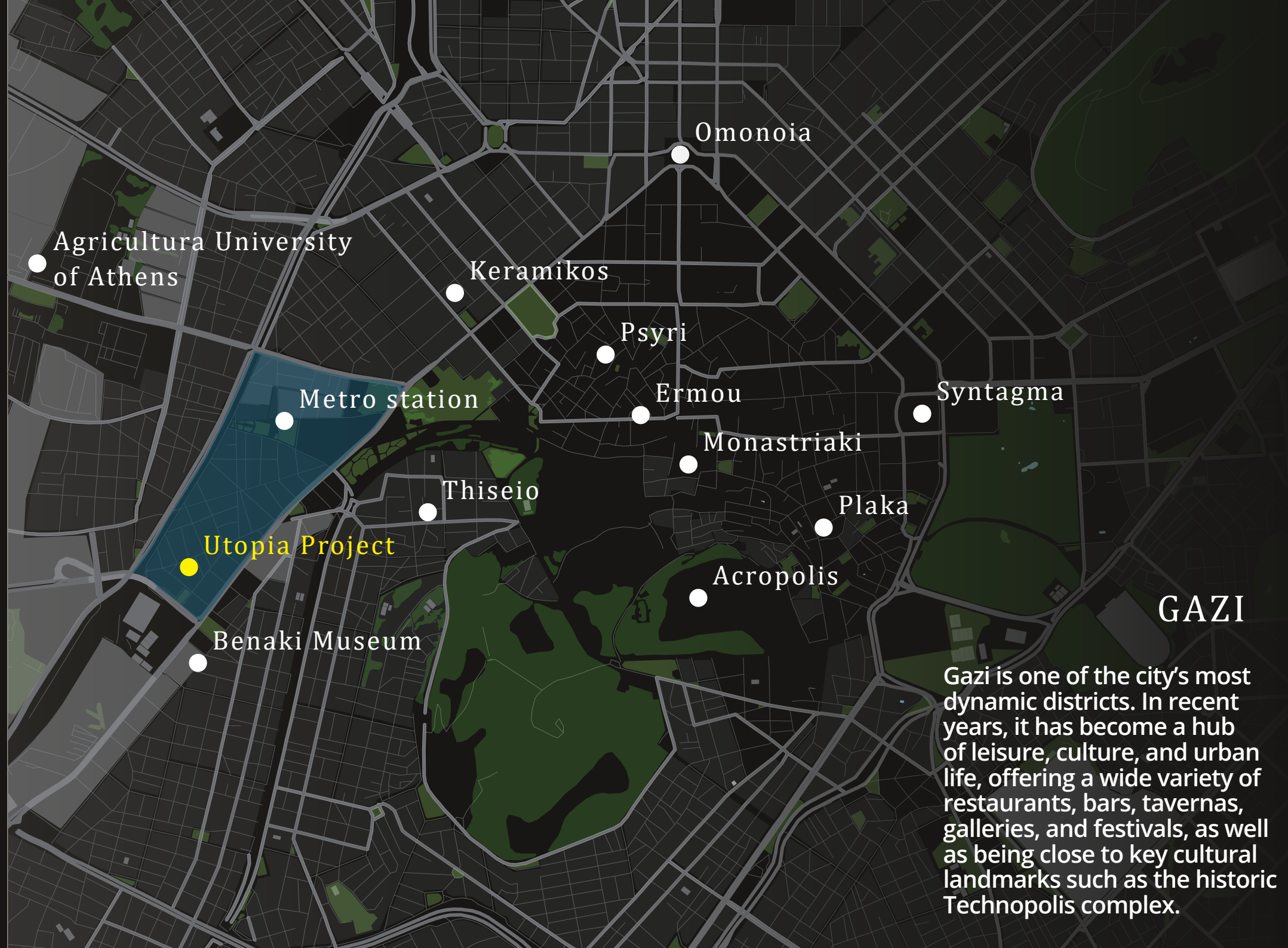
Greece's steadily strengthening economy, supported by robust growth, foreign investment, and urban revitalization, has fueled a continuous rise in real estate values.

A combination of economic stability, growing demand, and limited supply positions the Greek property market as one of Europe's most attractive arenas for long-term capital appreciation and high returns.

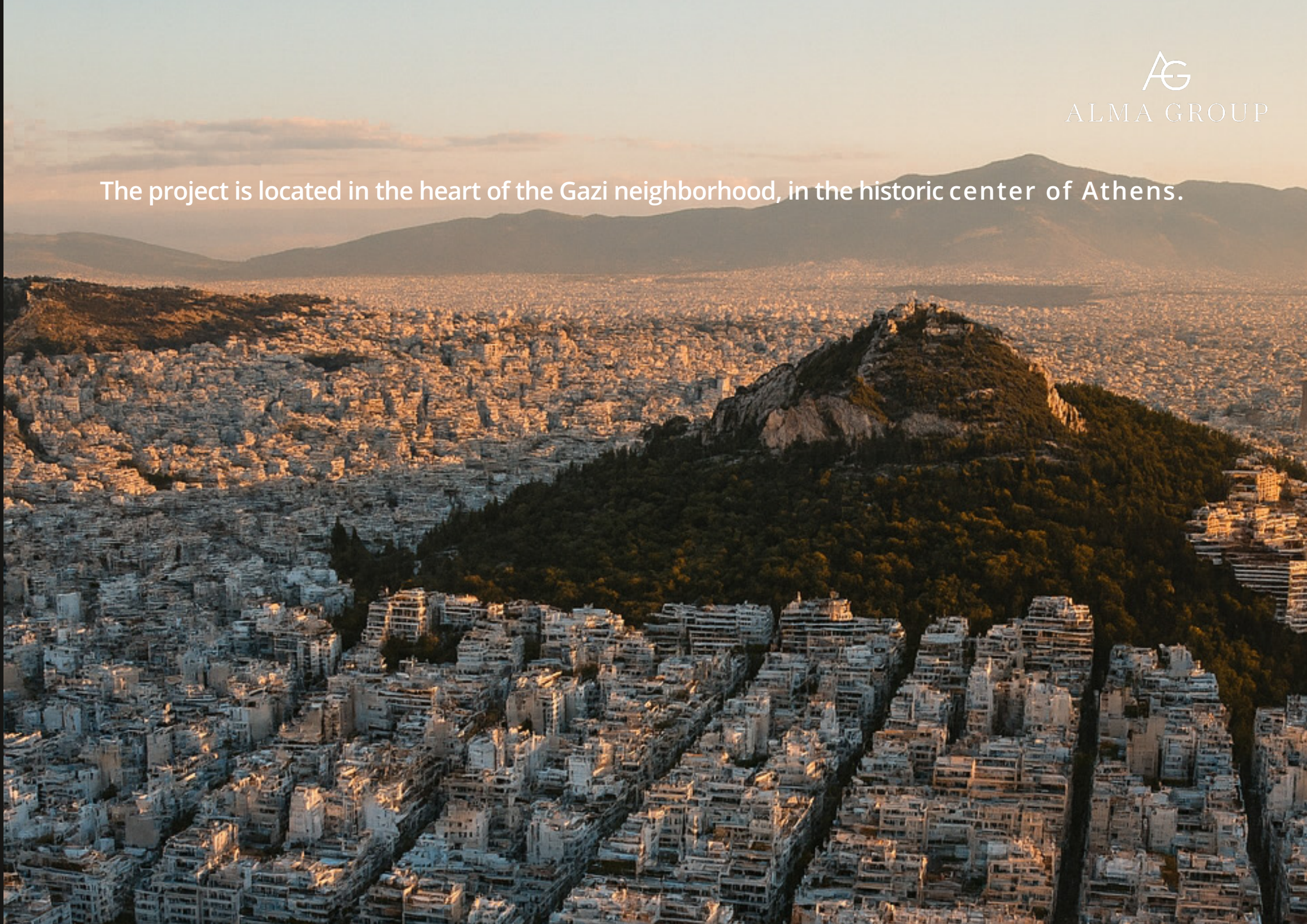




The project is located in the heart of the Gazi neighborhood, in the historic center of Athens.



Gazi is one of the city's most dynamic districts. In recent years, it has become a hub of leisure, culture, and urban life, offering a wide variety of restaurants, bars, tavernas, galleries, and festivals, as well as being close to key cultural landmarks such as the historic Technopolis complex.





## The neighborhood



An urban, creative, and vibrant neighborhood with culture, gastronomy, and stunning views all within walking distance.

## The Beating Heart of Athens

The neighborhood has a young and international character, attracting tourists from all over the world, students, creators, entrepreneurs, and investors. Kerameikos metro station, located in Gazi Square, offers perfect accessibility to the whole city and direct connection to the airport.

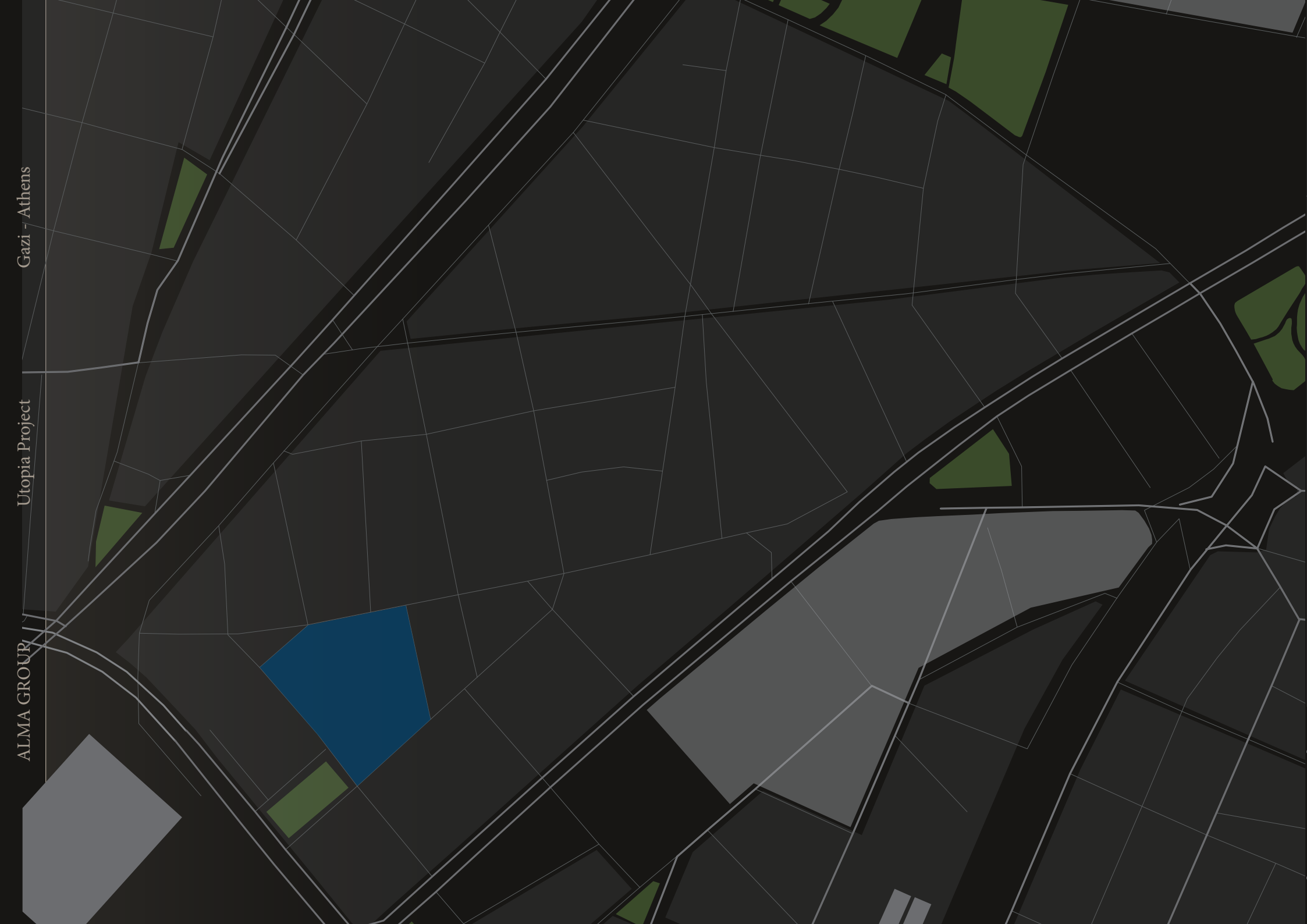
The combination of strategic location, accelerated renewal, vibrant nightlife, and growing tourist and investor demand makes Gazi one of the most attractive investment opportunities in Athens.



## Points of interest

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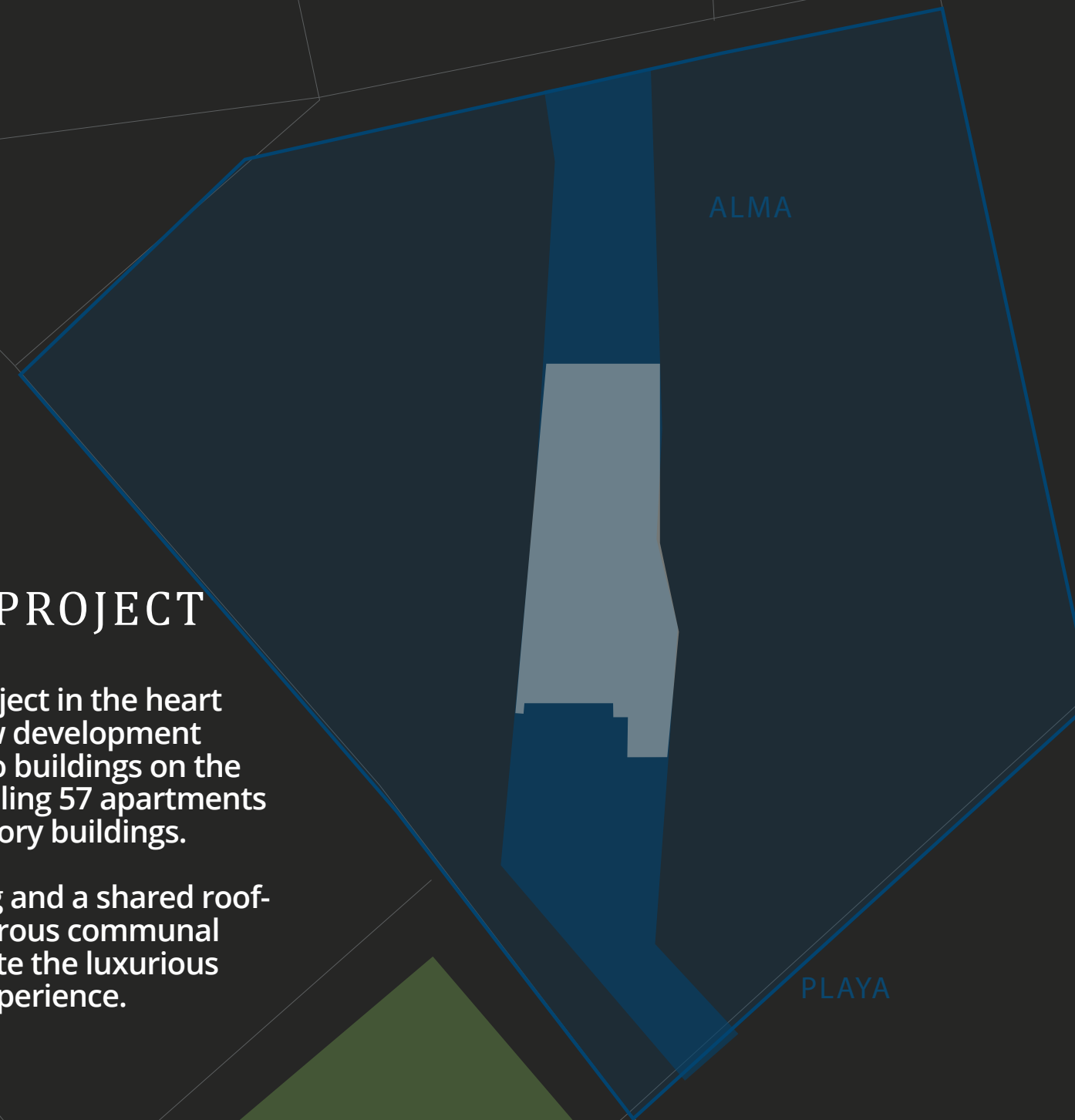




## UTOPIA PROJECT

The Utopia Project in the heart of Gazi is a new development comprising two buildings on the same plot, totaling 57 apartments across two 6 story buildings.

Private parking and a shared rooftop with numerous communal spaces complete the luxurious urban living experience.







## PLAYA

A new development building with 35 apartments, ranging from studios to 4-bedroom units. A vast shared rooftop featuring a swimming pool, gym, jacuzzi, sauna, outdoor lounge, dining area, and more.

## ALMA

A new development building with 22 apartments, each enjoying access to all shared amenities of the Utopia Project.

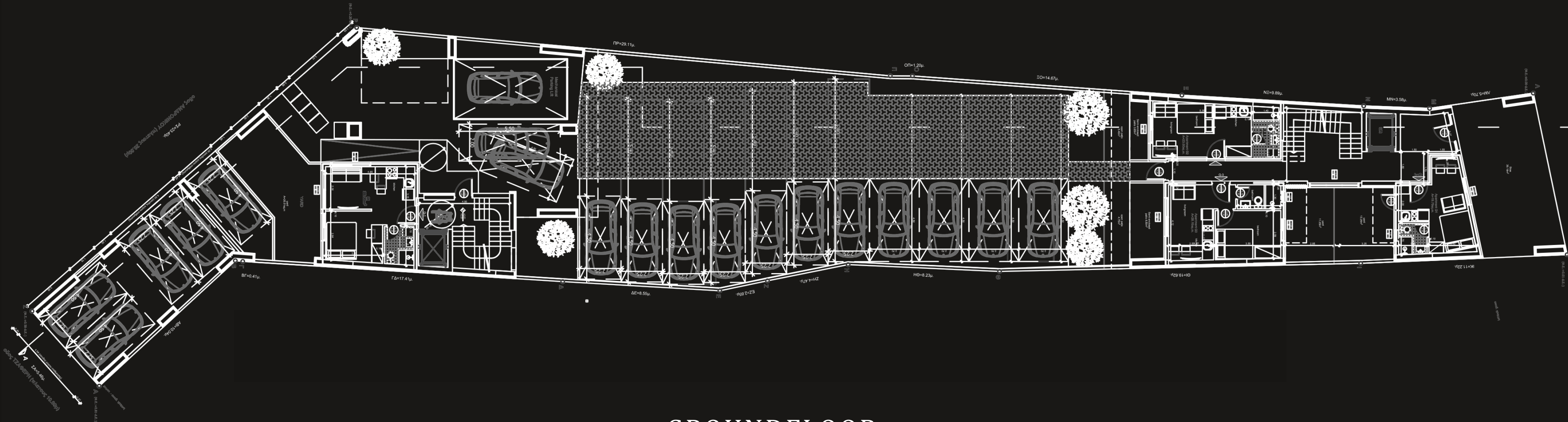




PLAYA

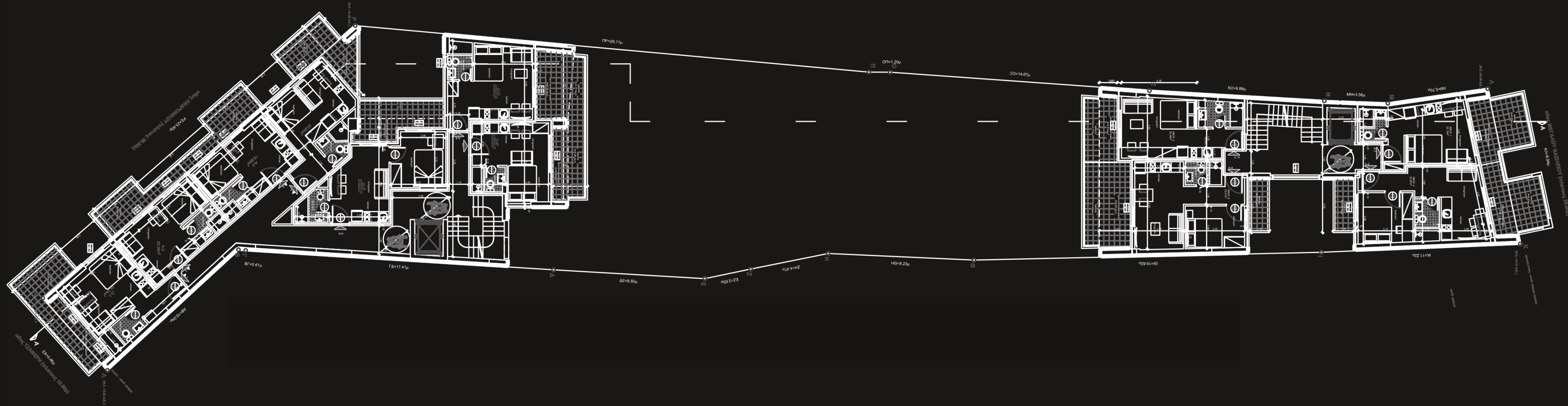
GROUND FLOOR

ALMA





PLAYA



# FLOOR A

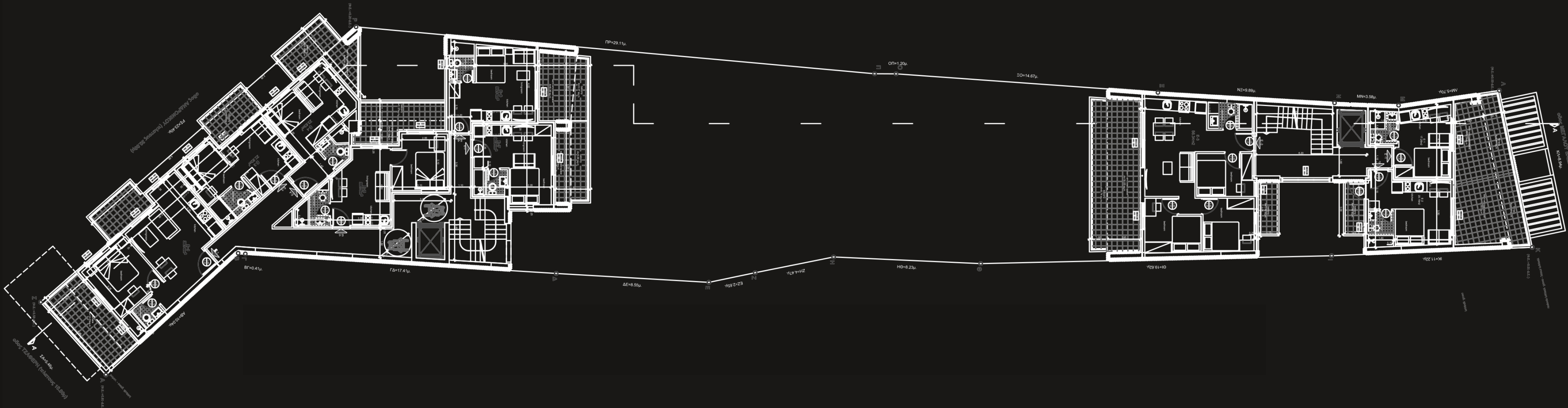
ALMA



## ALMA



PLAYA



FLOOR E

ALMA







# Interior Design





## Two Room Apartment

**Kitchen:** cabinets, durable countertop, ceramic hob and oven, microwave, refrigerator, stainless steel sink, lighting, coffee maker, kettle, utensils and tableware, table with chairs.

**Bathroom:** wall-hung toilet, rainfall shower, glass screen, ceramic tiles, modern sink, mirror and lighting, sanitary accessories.

**Living Room:** sofa, Smart TV, outlets and internet, decorative lamps, framed picture.

**Balcony/Garden:** high-quality flooring, seating area, tap, outdoor lighting, power outlet, decorative planter.

**Bedroom & General Features:** double bed, wardrobe, washing machine, air conditioning, wooden/ceramic floors, mosquito nets, electric shutters, aluminum windows, modern doors, security entrance door, switches and sockets, internet, smoke detector.

**Building:** secure parking, waterproofing and thermal insulation, insulated façade, earthquake-resistant structure, fireproof materials, modern elevator, rooftop access, entry intercom, energy efficiency, LED lighting.





## Living Room

The heart of the home, where life's most beautiful moments are shared.

A bright and thoughtfully designed space, combining modern comfort with timeless elegance.





## One Room Apartment

**Kitchen:** cabinets, durable countertop, ceramic hob and oven, microwave, refrigerator, stainless steel sink, lighting, coffee maker, kettle, utensils and tableware, table with chairs.

**Bathroom:** wall-hung toilet, rainfall shower, glass screen, ceramic tiles, modern sink, mirror and lighting, sanitary accessories.

**Living Room:** sofa, Smart TV, outlets and internet, decorative lamps, framed picture.

**Balcony/Garden:** high-quality flooring, seating area, tap, outdoor lighting, power outlet, decorative planter.

**Bedroom & General Features:** double bed, wardrobe, washing machine, air conditioning, wooden/ceramic floors, mosquito nets, electric shutters, aluminum windows, modern doors, security entrance door, switches and sockets, internet, smoke detector.

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## Bedroom

The place where routine disappears and calm begins.

Elegant design, quality materials, and careful planning.  
A space where every night feels like a private vacation in the heart of Athens.





## Kitchen

The center of the home, where design meets functionality.

Quality materials, clean lines, and an exceptional user experience.  
A space where every meal becomes a unique moment.





## Studio Apartment

**Kitchen:** cabinets, durable countertop, ceramic hob and oven, microwave, refrigerator, stainless steel sink, lighting, coffee maker, kettle, utensils and tableware, table with chairs.

**Bathroom:** wall-hung toilet, rainfall shower, glass screen, ceramic tiles, modern sink, mirror and lighting, sanitary accessories.

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## Studio Apartment

A refined open-plan living space where elegance meets practicality.

Bright, functional, and stylish. perfectly designed for modern city life.

A private sanctuary that offers comfort, sophistication, and effortless living in the heart of Athens.





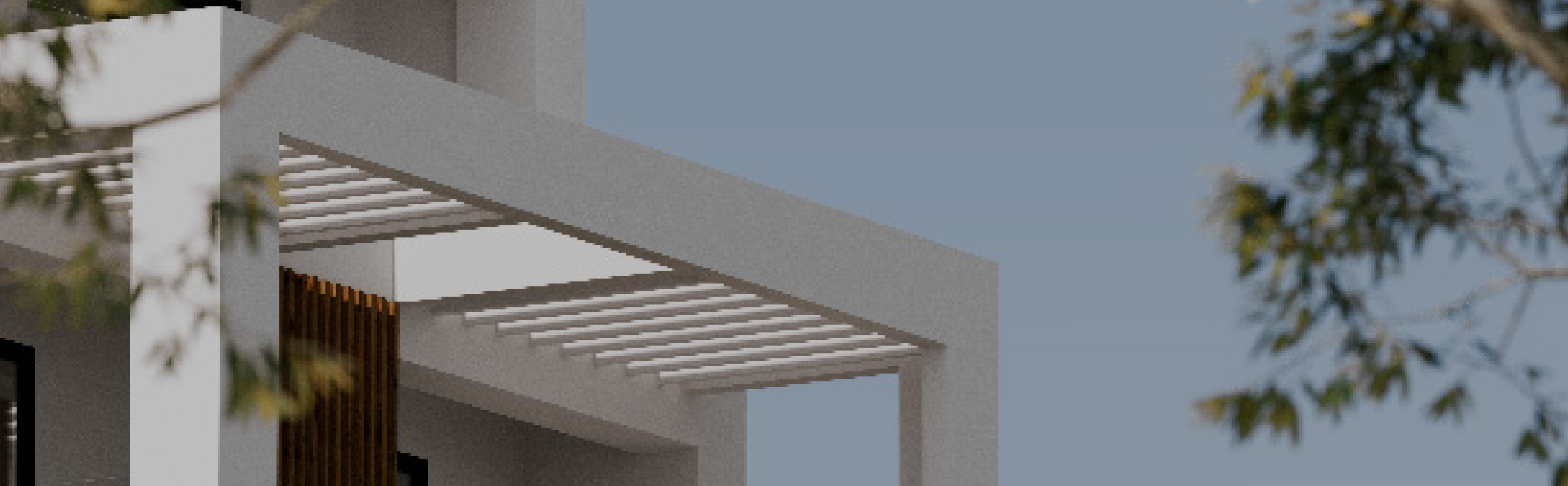
## ROOFTOP

A spectacular rooftop retreat featuring a swimming pool, fully equipped gym, jacuzzi, sauna, and more.

An exclusive haven above the city, designed for relaxation, wellness, and unforgettable moments with breathtaking views of Athens.







ALMA GROUP



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The Standard You Deserve