



# FACTOR

THE LIFE FACTORY / VOTANIKOS

RESIDENCES • AGIOU OROUS • VOTANIKOS • ATHENS



36 RESIDENCES • 7 FLOORS



# FACTOR.

More home than the floor plan shows. Thirty-six new residences in brick and black steel — twenty of them with a second level above the living room.

COMPLETION

## Q2 2029

# FOUR REASONS.

01 • Location

## SIX MINUTES TO THE METRO

Agiou Orous, Votanikos. Kerameikos station on the M3 airport line is 450 m away; Gazi and Technopolis are seven minutes on foot.

02 • Second level

## TWENTY OF THIRTY-SIX

Twenty residences have a sleeping mezzanine or an attic bedroom above the main floor — space on top of the indoor area.

03 • Finishes

## DELIVERED FINISHED

Kitchen, bathroom and joinery in place on handover.

04 • Management

## AFTER THE KEYS

Professional management for owners who rent: tenants, upkeep and reporting handled.

THE DISTRICT · AGIOU OROUS, ATHENS

# VOTANIKOS

## ONE OF CENTRAL ATHENS' LARGEST URBAN REGENERATION ZONES.

West of the centre, between Kerameikos and Eleonas. For a hundred years a working district — workshops, tanneries, textile lines. Now the city is investing in it: a new park, a new stadium, new streets.

Athens didn't come here to relax. That character is the reason people are arriving now.

WHAT IS BEING BUILT AROUND IT • 2024-2029

# THE DOUBLE REGENERATION.

## A PARK, A STADIUM – FACTOR, 1.4 KM AWAY.

|         |                                                        |                        |
|---------|--------------------------------------------------------|------------------------|
| 2024    | Infrastructure and park landscaping begin              |                        |
| 2026    | Eleonas international design competition               | 500 hectares           |
| 2027    | NEW PANATHINAIKOS STADIUM OPENS FOR THE 2027-28 SEASON | ~40,000 seats          |
| 2027    | THE PARK OPENS – ATHENS' LARGEST NEW PARK              | 215,000 m <sup>2</sup> |
| 2028    | Votanikos Business Park delivers (DIMAND)              | H2 2028                |
| Q2 2029 | FACTOR COMPLETES ON AGIOU OROUS                        | 36 residences          |



ILLUSTRATIVE RENDER – VOTANIKOS PARK AND THE NEW STADIUM



## LOCATION

# FACTOR IN VOTANIKOS

Agiou Orous 26 · between Kerameikos and Eleonas

## ON FOOT

|   |                           |        |          |
|---|---------------------------|--------|----------|
| 1 | Kerameikos metro · M3     | 450 m  | 6 min    |
| 2 | Gazi / Technopolis        | 500 m  | 7 min    |
| 3 | Agricultural University   | 650 m  | 8 min    |
| 4 | New Panathinaikos stadium | 1.4 km | 18 min   |
| 5 | Larissa railway station   | 1.4 km | 18 min   |
| 6 | Eleonas metro · M3        | 1.6 km | 20 min   |
| 7 | Acropolis                 | 1.8 km | in sight |

## BY CAR

Athens International Airport ~30 min

City centre · Syntagma ~15 min

STRAIGHT-LINE DISTANCES FROM AGIOU OROUS 26  
· TIMES APPROXIMATE

LOCATION

# AROUND FACTOR

The metro, the bars of Gazi and a university campus — all within ten minutes on foot from Agiou Orous. The Acropolis is in view.



**KERAMEIKOS - M3**

450 M • THE METRO LINE STRAIGHT TO THE AIRPORT



**GAZI - TECHNOLIS**

500 M • BARS, LIVE MUSIC AND THE OLD GASWORKS — WEST ATHENS AFTER DARK



**AGRICULTURAL UNIVERSITY**

650 M • A WORKING CAMPUS AND ITS GREEN GROUNDS



**ACROPOLIS**

1.8 KM • THE HILL EVERY ATHENIAN ADDRESS IS MEASURED AGAINST

# FACTOR.

ONE WORD.  
THREE MEANINGS.

01

## FACTORY

WHAT THE DISTRICT WAS

A hundred years of leather, textile and concrete floors. The building keeps that DNA — exposed brick, black steel, open stairs — instead of painting over it.

02

## FACTOR

WHAT MAKES THE DIFFERENCE

Buying early — before the park and the stadium open, before everyone who follows them. Being here now is the factor.

03

## THE LIFE FACTOR

WHAT THE BUILDING PRODUCES

Not square metres — a way of living. Homes built for the life you make in them.

VOTANIKOS USED TO MANUFACTURE GOODS. FACTOR MANUFACTURES A WAY OF LIVING.

KEY FIGURES

36

RESIDENCES

7

FLOORS, PLUS AN ATTIC LEVEL

20.5-72.8 M<sup>2</sup>

INDOOR AREA

20

WITH A MEZZANINE OR ATTIC

5

RESIDENCE TYPES

Q2 2029

COMPLETION

FROM THE ARCHITECT'S PLANS, SEPTEMBER 2026



FACTOR ON AGIOU OROUS, FROM ABOVE



THE BUILDING

# NEW BUILD. LOFT SOUL

Not a converted warehouse — a new building, with a new structure and new services, that keeps the character of the district in brick and black steel.

Seven floors of residences above an open ground level on Agiou Orous. Balconies face both the street and the quiet internal garden at the back.

Five residence types — from gallery studios with a sleeping mezzanine to two-bedroom duplexes.

ARCHITECTURE

NOTHING ADDED.  
NOTHING HIDDEN.

Brick left exposed, inside and out. Black steel frames carrying glass. Balconies stepping out over the street and the garden; at street level, brick piers frame a covered parking area and the entrance. Nothing is added on top to make the building look industrial — it is built that way.

|             |                                                 |
|-------------|-------------------------------------------------|
| BRICK       | Exposed, on the facade and inside               |
| STEEL       | Matte black frames, balustrades and open stairs |
| TIMBER-LOOK | Floors and stair treads                         |
| GLASS       | Steel-framed windows and balustrades            |



GROUND LEVEL — COVERED PARKING UNDER EXPOSED BRICK

INTERIORS

# DELIVERED FINISHED.

Every residence is handed over complete, in the same material language as the building: exposed brick and black steel.

The final specification is set out in the sale and purchase agreement.



## KITCHEN

STUDIO B4



## LIVING

GALLERY A4



## BATHROOM

GALLERY A5



## ENTRANCE LOBBY

GROUND FLOOR



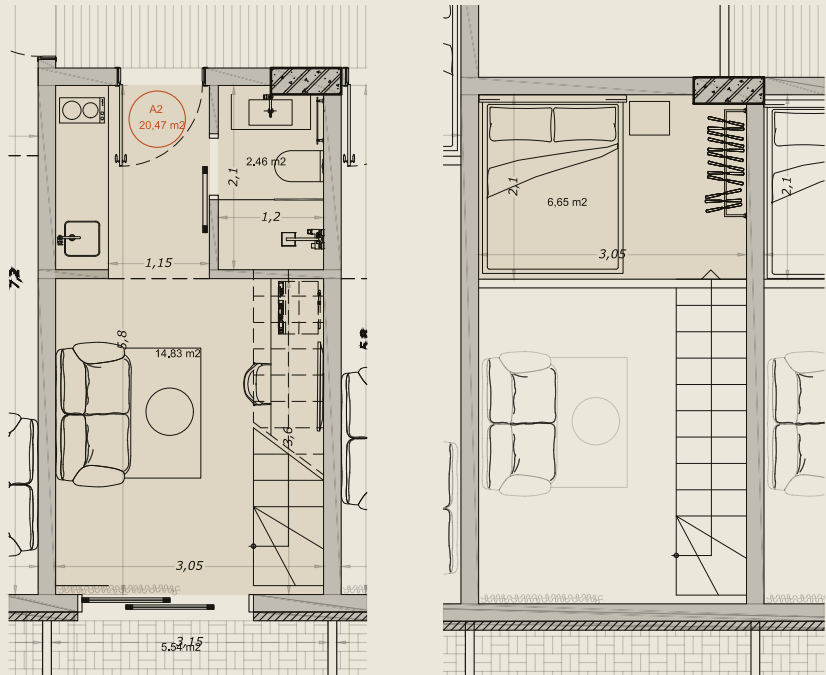
A2 — LIVING, STAIR TO THE MEZZANINE

RESIDENCE TYPE • 01

1

# GALLERY

A studio with a gallery: one open room for living, cooking and working, with the bed lifted onto a timber mezzanine above it. The floor stays free; the sleeping deck is space on top of the indoor area.



A2 PLAN

|                    |                            |
|--------------------|----------------------------|
| Unit               | A2                         |
| Floor              | 1st                        |
| Indoor area        | 20.47 m <sup>2</sup>       |
| + Mezzanine        | 6.65 m <sup>2</sup>        |
| <b>Living area</b> | <b>27.12 m<sup>2</sup></b> |
| Balcony            | 5.54 m <sup>2</sup>        |
| Faces              | Street                     |

LIVING AREA = INDOOR AREA + MEZZANINE. GALLERY RESIDENCES IN FACTOR: 20.5-26.3 M<sup>2</sup> + MEZZANINE 6.3-6.9 M<sup>2</sup> • 12 RESIDENCES, A1-A6 AND D1-D6

A modern, minimalist interior space. On the left, a red brick wall features a large, dark-framed window. A black metal staircase with wooden treads leads up from the ground floor. To the right of the stairs is a kitchen area with a white countertop, a sink, and a small potted plant. Above the kitchen is a white cabinet. In the background, a doorway leads to another room. The overall aesthetic is clean and contemporary.

GALLERY • LIVING, THE DECK ABOVE THE KITCHEN

**YOU PAY FOR TWENTY METRES.  
YOU LIVE ON TWENTY-SEVEN.**



KITCHEN UNDER THE STAIR



THE SLEEPING LEVEL



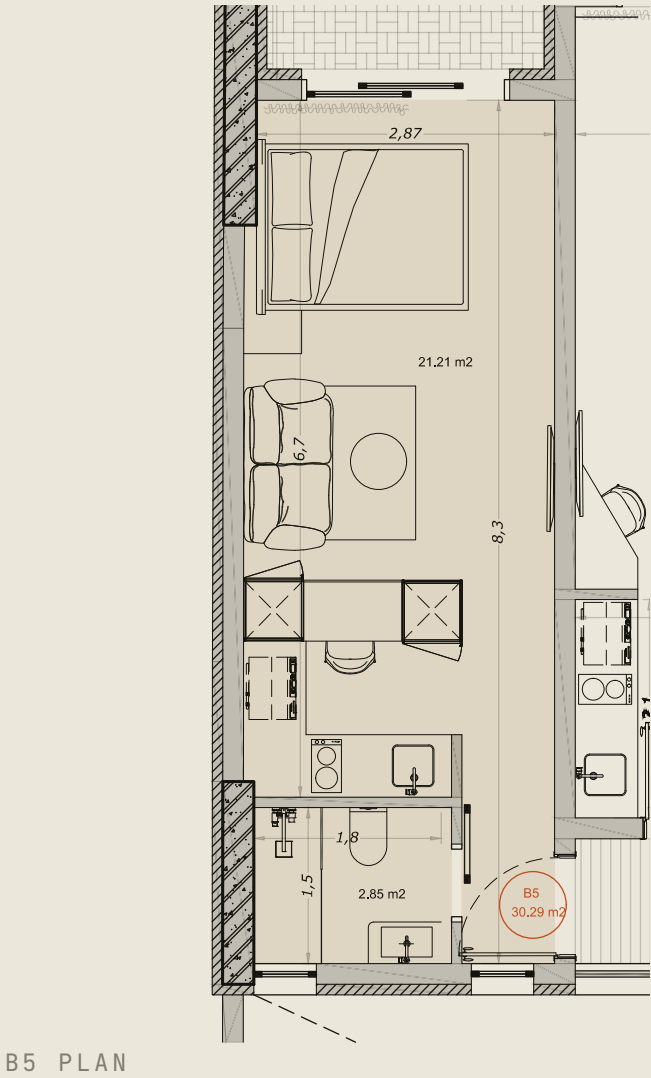
AREAS FROM THE ARCHITECT'S PLANS, SEPTEMBER 2026

RESIDENCE TYPE • 02

2

# STUDIO

A single, well-proportioned room with a separate bathroom and its own balcony. All twelve face the quiet internal garden, across floors 2, 3, 5 and 6.



|             |                      |
|-------------|----------------------|
| Unit        | B5                   |
| Floor       | 2nd                  |
| Indoor area | 30.29 m <sup>2</sup> |
| Balcony     | 5.10 m <sup>2</sup>  |
| Faces       | Internal garden      |

STUDIOS IN FACTOR: 26.8-  
30.3 M<sup>2</sup> • 12 RESIDENCES



ONE LONG ROOM, KITCHEN AT THE FAR END



KITCHEN



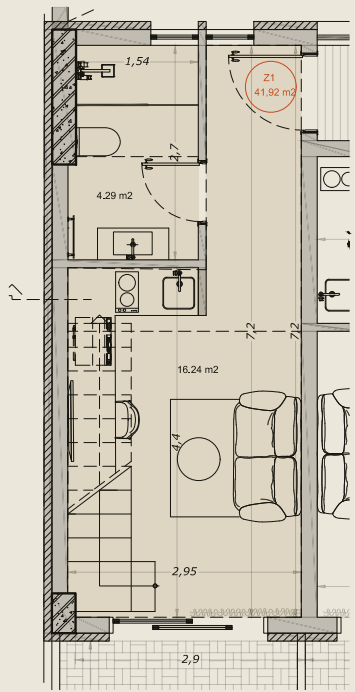
Z1 — KITCHEN AND STAIR TO THE ATTIC

RESIDENCE TYPE • 03

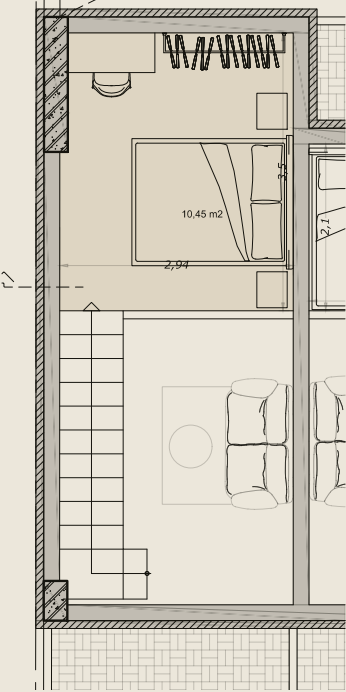
3

# ATTIC LOFT

The top floor. A living room with an open steel stair to an attic bedroom under the roof — two levels, one front door.



Z1 PLAN



|               |                      |
|---------------|----------------------|
| Unit          | Z1                   |
| Floor         | 7th + attic          |
| Indoor area   | 41.92 m <sup>2</sup> |
| Attic bedroom | 10.45 m <sup>2</sup> |
| Balcony       | 5.40 m <sup>2</sup>  |
| Faces         | Street               |

ATTIC LOFTS IN FACTOR: 30.0-44.0 M<sup>2</sup> • 6 RESIDENCES, Z1-Z6

ATTIC LOFT



SEVENTH-FLOOR LIVING, STAIR TO THE ATTIC



THE ATTIC BEDROOM



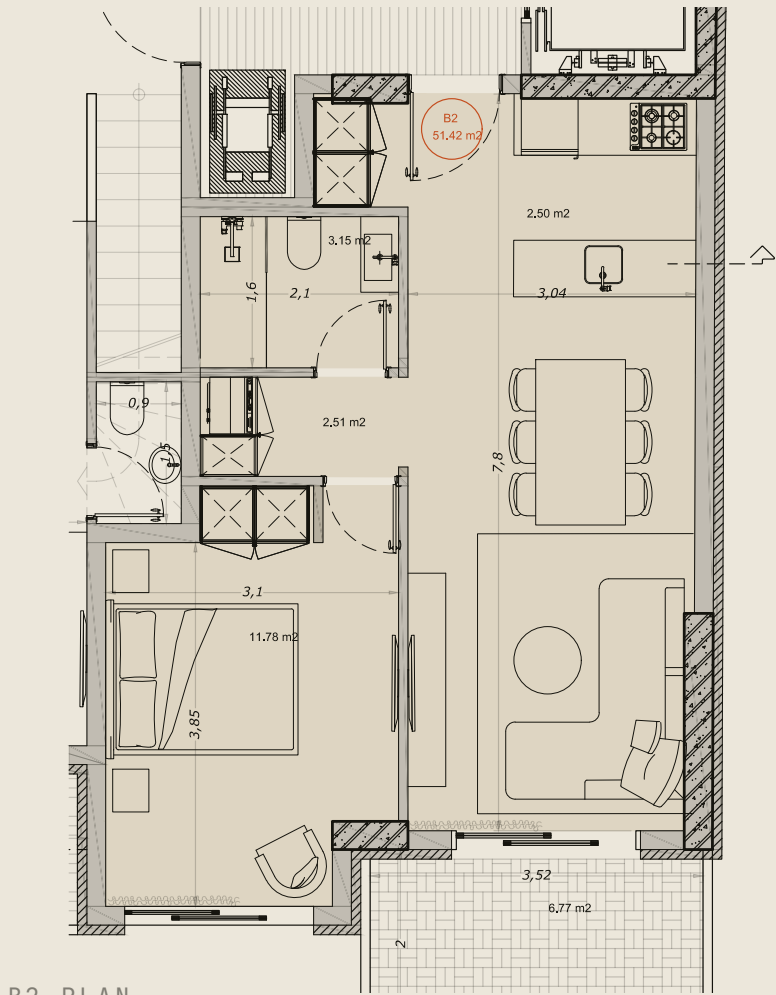
B2 — LIVING AND DINING

RESIDENCE TYPE • 04

4

# ONE BEDROOM

A bedroom behind its own door, a living room with an open kitchen and dining table, and a balcony to the street. For one person, a couple, or a long let.



B2 PLAN

|             |                      |
|-------------|----------------------|
| Unit        | B2                   |
| Floor       | 2nd                  |
| Bedrooms    | 1                    |
| Indoor area | 51.42 m <sup>2</sup> |
| Balcony     | 6.77 m <sup>2</sup>  |
| Faces       | Street               |

ONE-BEDROOM RESIDENCES IN  
FACTOR: 51.42 M<sup>2</sup> • 4  
RESIDENCES, B2, E2, Γ2, ST2

ONE BEDROOM



LIVING



THE BEDROOM



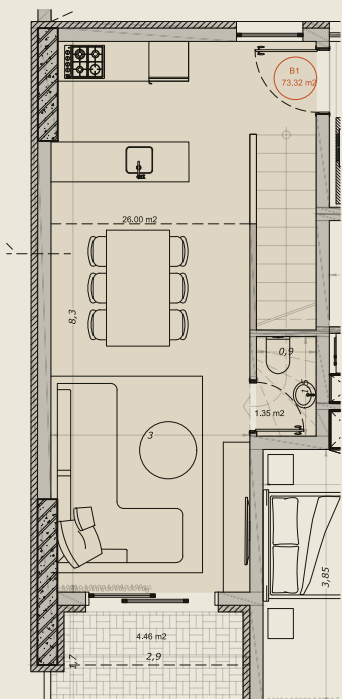
B1 — LIVING AND KITCHEN

RESIDENCE TYPE • 05

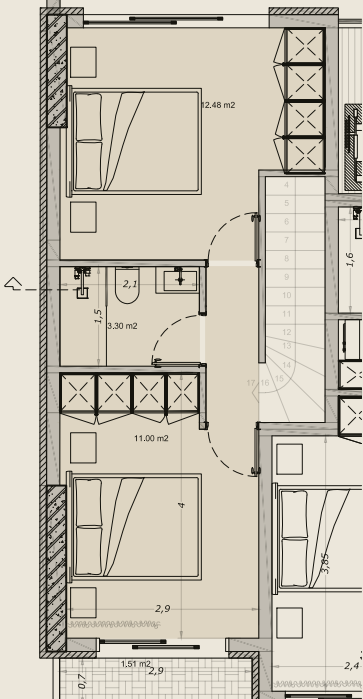
5

# DUPLEX

The largest homes in the building: two bedrooms over two levels. Living and kitchen below; the bedrooms and a second balcony on the floor above.



B1 PLAN



|             |                            |
|-------------|----------------------------|
| Unit        | B1                         |
| Floors      | 2nd + 3rd                  |
| Bedrooms    | 2                          |
| Indoor area | 72.80 m <sup>2</sup>       |
| Balconies   | 4.46 + 1.51 m <sup>2</sup> |
| Faces       | Street                     |

DUPLEXES IN FACTOR: 72.80-  
72.82 M<sup>2</sup> • 2 RESIDENCES, B1  
AND E1

DUPLEX



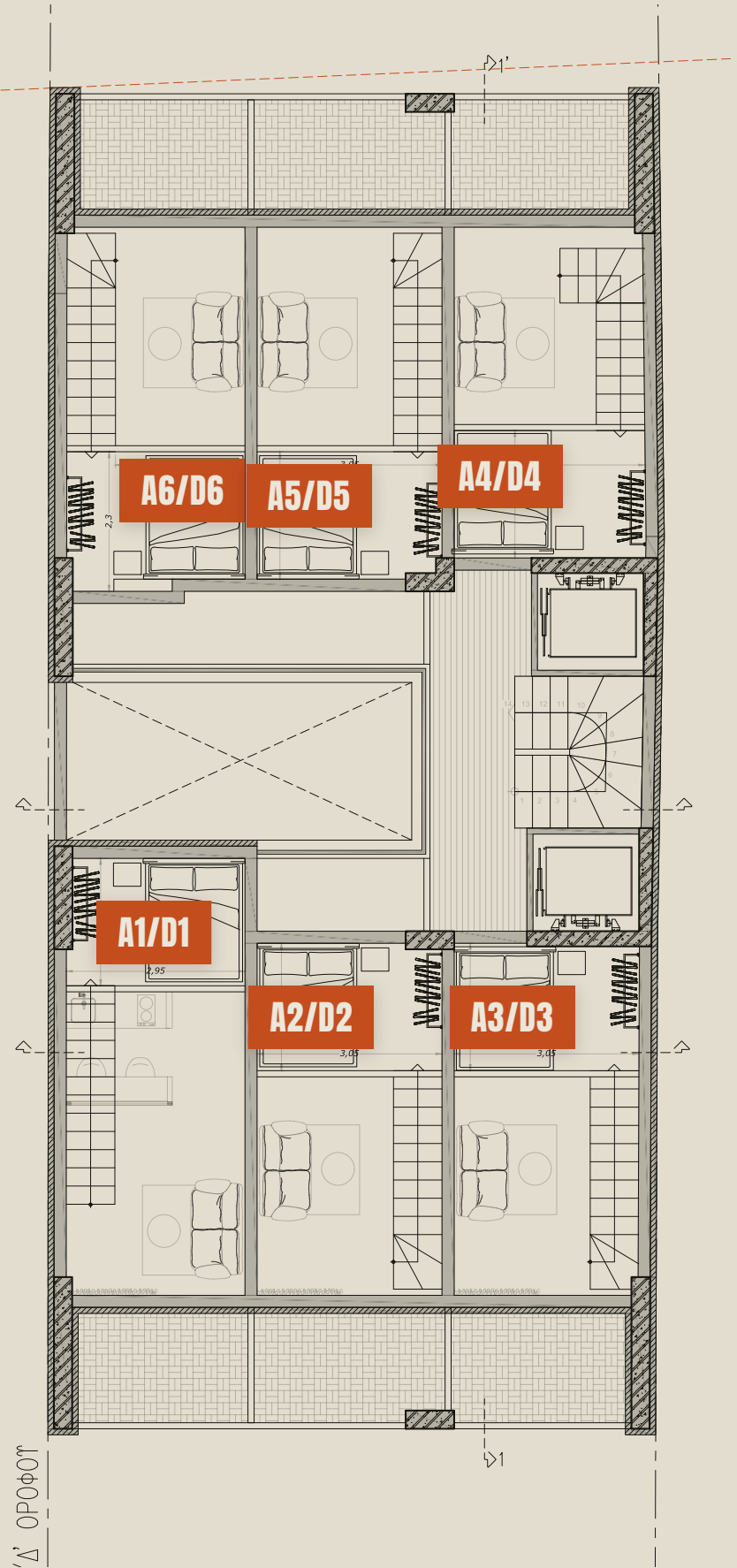
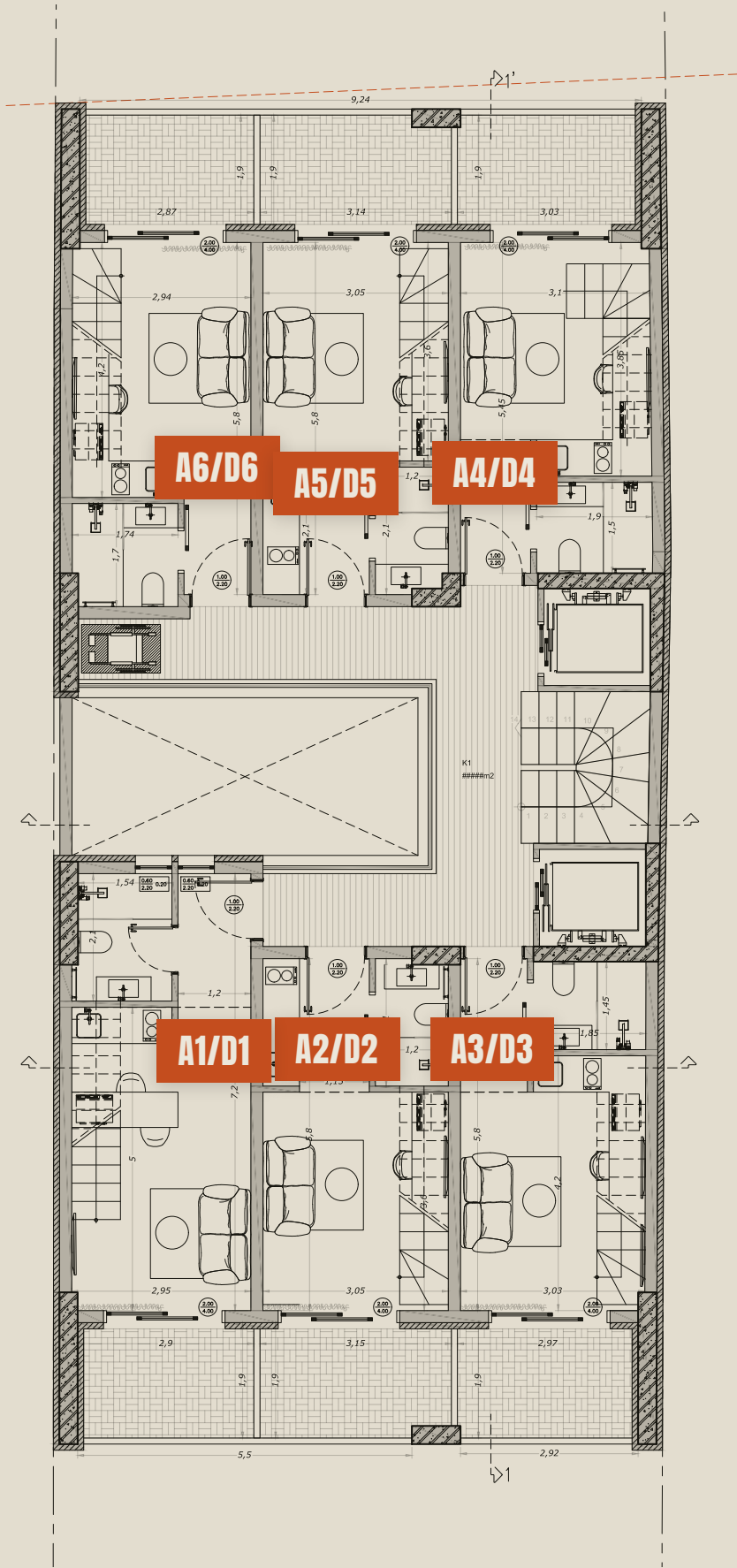
LIVING, LOWER LEVEL



BEDROOM, UPPER LEVEL

MAIN LEVEL

MEZZANINE LEVEL



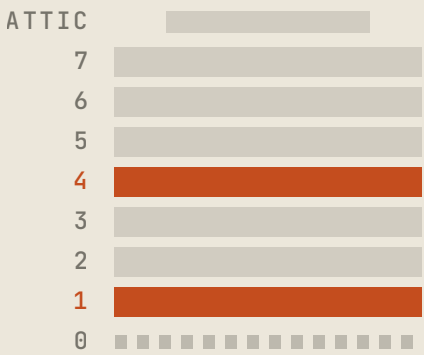
AGIOU OROUS STREET

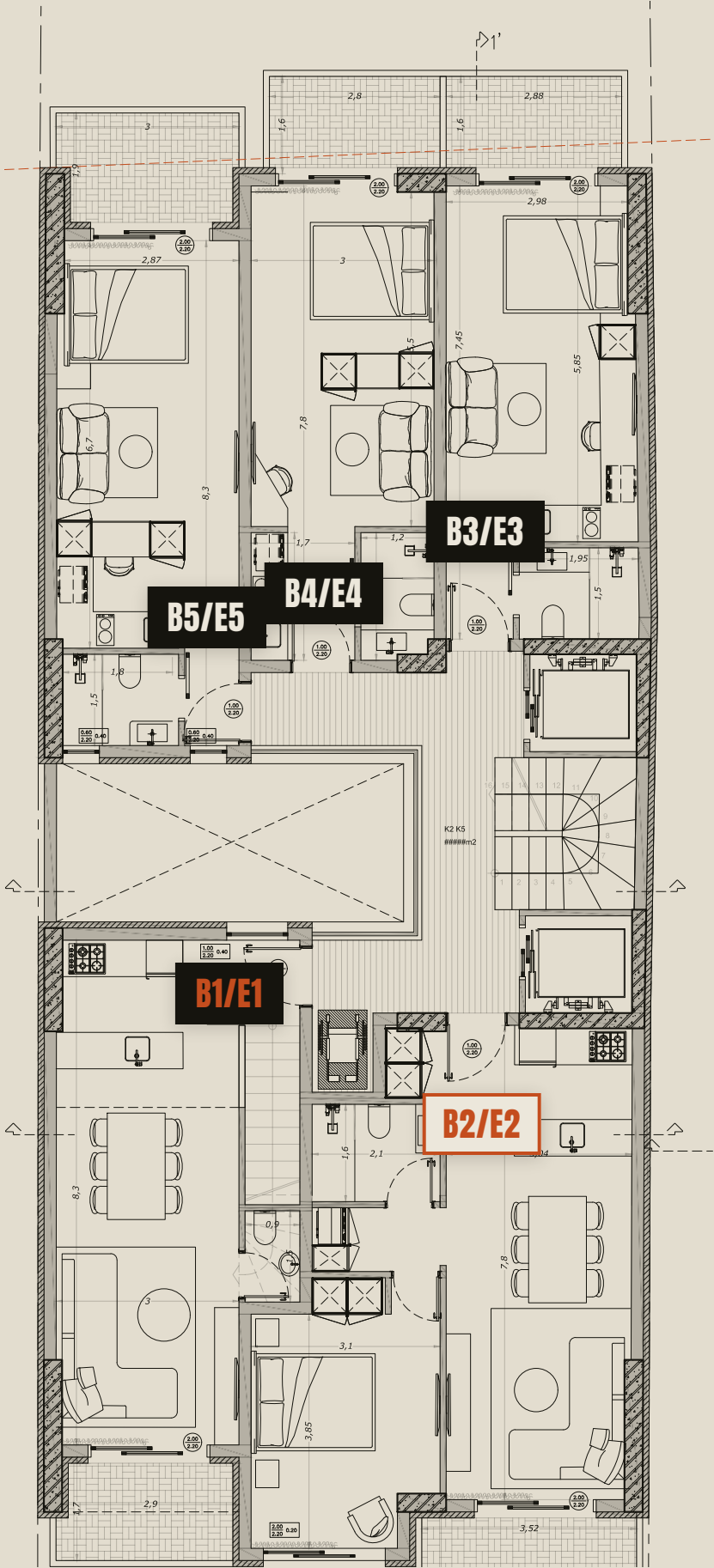
FLOOR PLAN

# FLOORS 1 AND 4

Six gallery studios per floor — A1–A6 on the 1st, D1–D6 on the 4th, identical plans. Each sleeping deck is reached by its own stair and is extra to the indoor area.

| UNIT  | INDOOR M <sup>2</sup> | MEZZ. M <sup>2</sup> | BALC. M <sup>2</sup> | FACES  |
|-------|-----------------------|----------------------|----------------------|--------|
| A1/D1 | 26.25                 | 6.33                 | 5.07                 | Street |
| A2/D2 | 20.47                 | 6.65                 | 5.54                 | Street |
| A3/D3 | 21.69                 | 6.62                 | 5.16                 | Street |
| A4/D4 | 21.03                 | 6.94                 | 5.26                 | Garden |
| A5/D5 | 20.51                 | 6.62                 | 5.54                 | Garden |
| A6/D6 | 21.48                 | 6.76                 | 5.00                 | Garden |





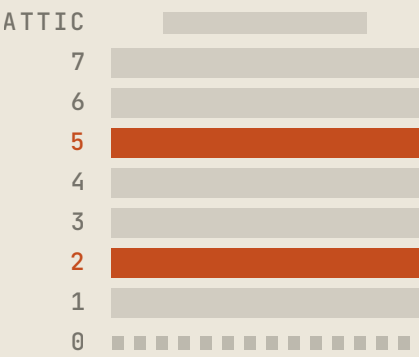
AGIOU OROUS STREET

FLOOR PLAN

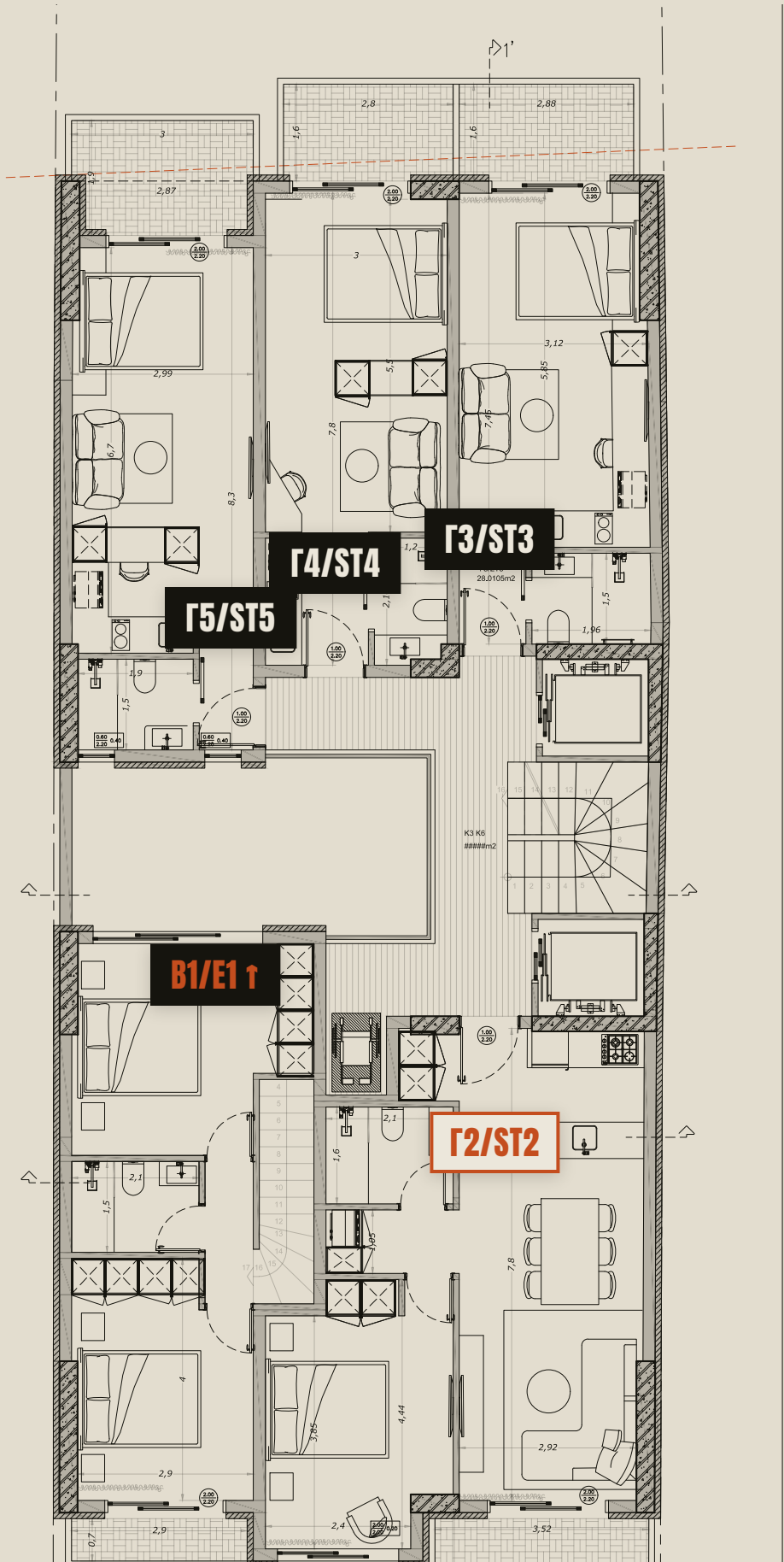
# FLOORS 2 AND 5

Five residences per floor. B on the 2nd, E on the 5th. B1 and E1 continue to the floor above.

| UNIT  | INDOOR M <sup>2</sup> | BALCONY M <sup>2</sup> | FACES  |
|-------|-----------------------|------------------------|--------|
| B1/E1 | 72.80 / 72.82         | 4.46 + 1.51            | Street |
| B2/E2 | 51.42                 | 6.77                   | Street |
| B3/E3 | 28.01                 | 4.32                   | Garden |
| B4/E4 | 26.77                 | 5.10                   | Garden |
| B5/E5 | 30.29                 | 5.10                   | Garden |



- 1 GALLERY
- 2 STUDIO
- 3 ATTIC LOFT
- 4 ONE BEDROOM
- 5 DUPLEX

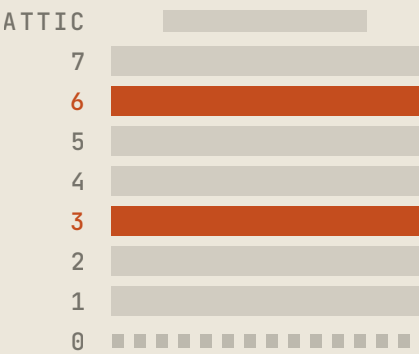


FLOOR PLAN

# FLOORS 3 AND 6

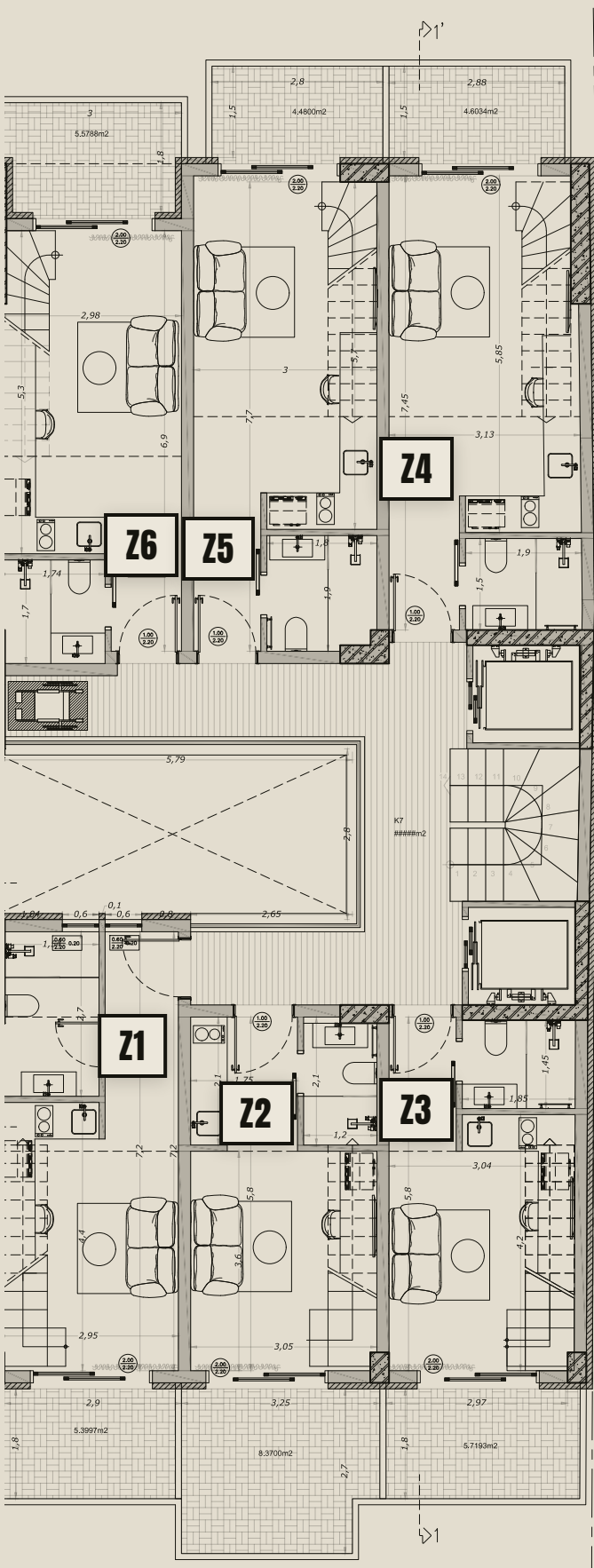
The upper level of B1 and E1, plus four residences. Γ on the 3rd, ST on the 6th.

| UNIT   | INDOOR M <sup>2</sup> | BALCONY M <sup>2</sup> | FACES  |
|--------|-----------------------|------------------------|--------|
| B1/E1  | upper                 |                        | Street |
| Γ2/ST2 | 51.42                 | 6.77                   | Street |
| Γ3/ST3 | 28.01                 | 4.32                   | Garden |
| Γ4/ST4 | 26.77                 | 5.10                   | Garden |
| Γ5/ST5 | 30.29                 | 5.10                   | Garden |

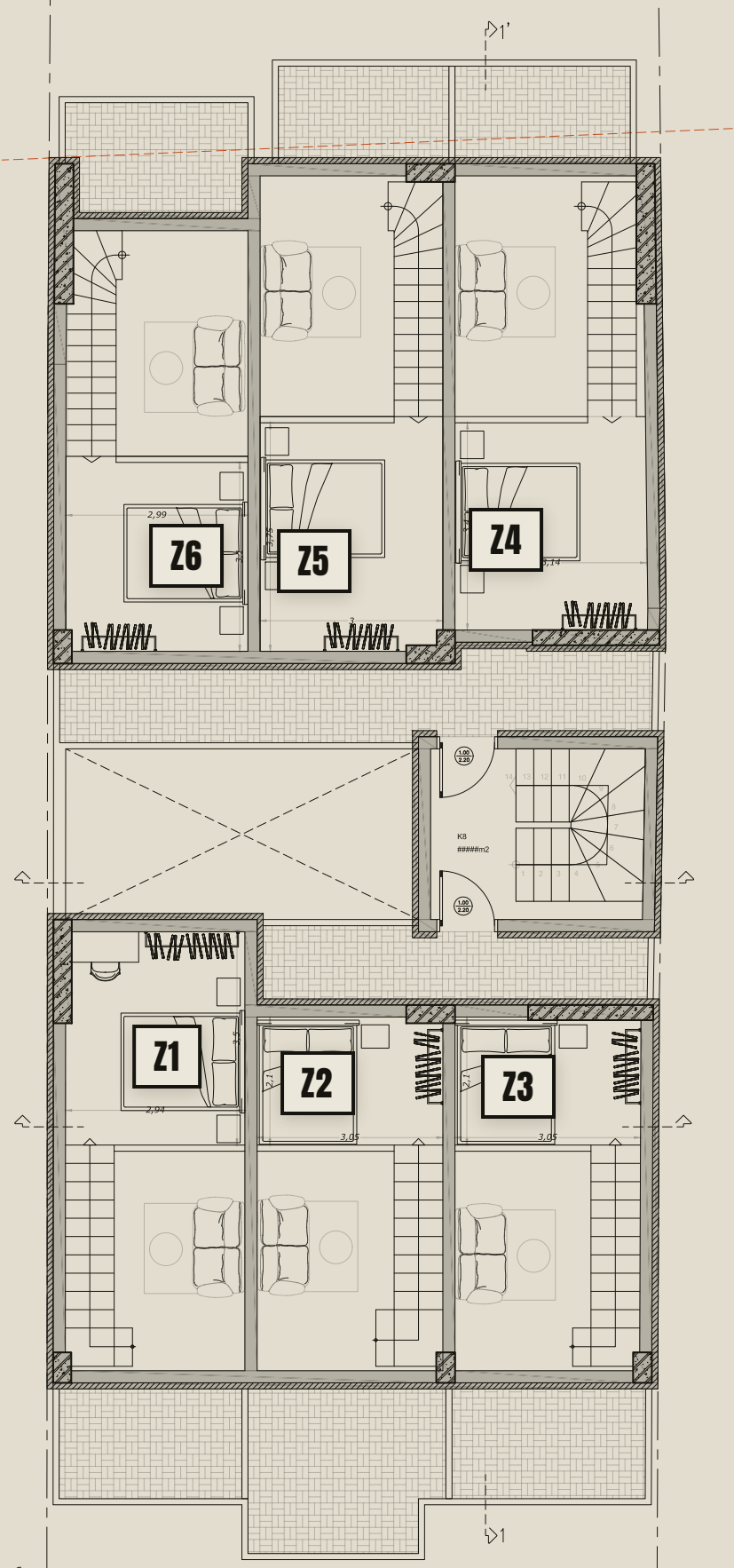


- 1 GALLERY
- 2 STUDIO
- 3 ATTIC LOFT
- 4 ONE BEDROOM
- 5 DUPLEX

FLOOR 7



ATTIC LEVEL

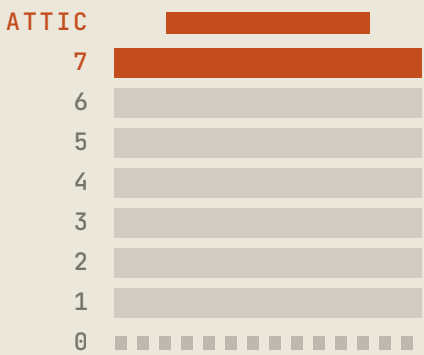


FLOOR PLAN

# FLOOR 7 AND ATTIC

Six attic lofts under the roof. Each has its own bedroom on the attic level, reached by an open stair from the residence below.

| UNIT      | INDOOR M <sup>2</sup> | ATTIC M <sup>2</sup> | BALC. M <sup>2</sup> | FACES  |
|-----------|-----------------------|----------------------|----------------------|--------|
| <b>Z1</b> | 41.92                 | 10.45                | 5.40                 | Street |
| <b>Z2</b> | 30.00                 | 6.65                 | 8.37                 | Street |
| <b>Z3</b> | 32.47                 | 6.62                 | 5.72                 | Street |
| <b>Z4</b> | 44.00                 | 11.00                | 4.32                 | Garden |
| <b>Z5</b> | 41.76                 | 11.46                | 4.20                 | Garden |
| <b>Z6</b> | 40.10                 | 9.53                 | 5.10                 | Garden |





A Greek development company founded in 2020, building residential projects in Athens, Patras and other regions of Greece. Factor is one of them.

12

COMPLETED PROJECTS

14

IN PROGRESS

500+

RESIDENCES

# FROM CHOOSING TO KEYS.

01

## CHOOSE

Pick the residence from the current price list.

02

## RESERVE

Reservation agreement and deposit. The residence comes off the market.

03

## CONTRACT

Notary, purchase contract, Greek registration. Power of attorney possible from abroad.

04

## PAYMENTS

As set out in the purchase contract.

05

## KEYS

Inspection, handover, utility registration.

PRICES AND AVAILABILITY ARE KEPT IN A SEPARATE, DATED LIST • LIVEBETTERGR.COM

# AFTER THE KEYS.

01

## HANDOVER

The owner hands the finished residence to the management company.

02

## PREPARATION

Condition and inventory check, ready for the first tenant.

03

## TENANTS

Listing, tenant selection and move-in.

04

## OPERATIONS

Tenant contact, day-to-day issues, maintenance.

05

## ONGOING

Owner reporting for as long as the agreement runs.

YOU OWN IT. **WE MANAGE IT.**

**WE BUILD  
THE FACTOR.  
YOU MAKE  
THE LIFE.**

**THIRTY-SIX HOMES ON AGIOU OROUS.  
READY Q2 2029.**



**LIVEBETTERGR.COM**

OFFICE@LIVEBETTERGR.COM

+30 693 184 3439

AGIOU OROUS • VOTANIKOS • ATHENS



FACTOR - AGIOU OROUS, VOTANIKOS

DEVELOPED BY



#### DISCLAIMER

All images, visualisations, renders, floor plans, views, furniture and design elements are for illustration only and may differ from the finished building. Areas, layouts, specifications, prices and completion dates may change as the project develops. The final terms and specifications are those set out in the sale and purchase agreement and the project's technical documentation.