



JIREH PROPERTIES ATHENS MIKE

# MATRIX V

PRESENTATION

KARAMANLI 7 VOULA

JUNE 2024





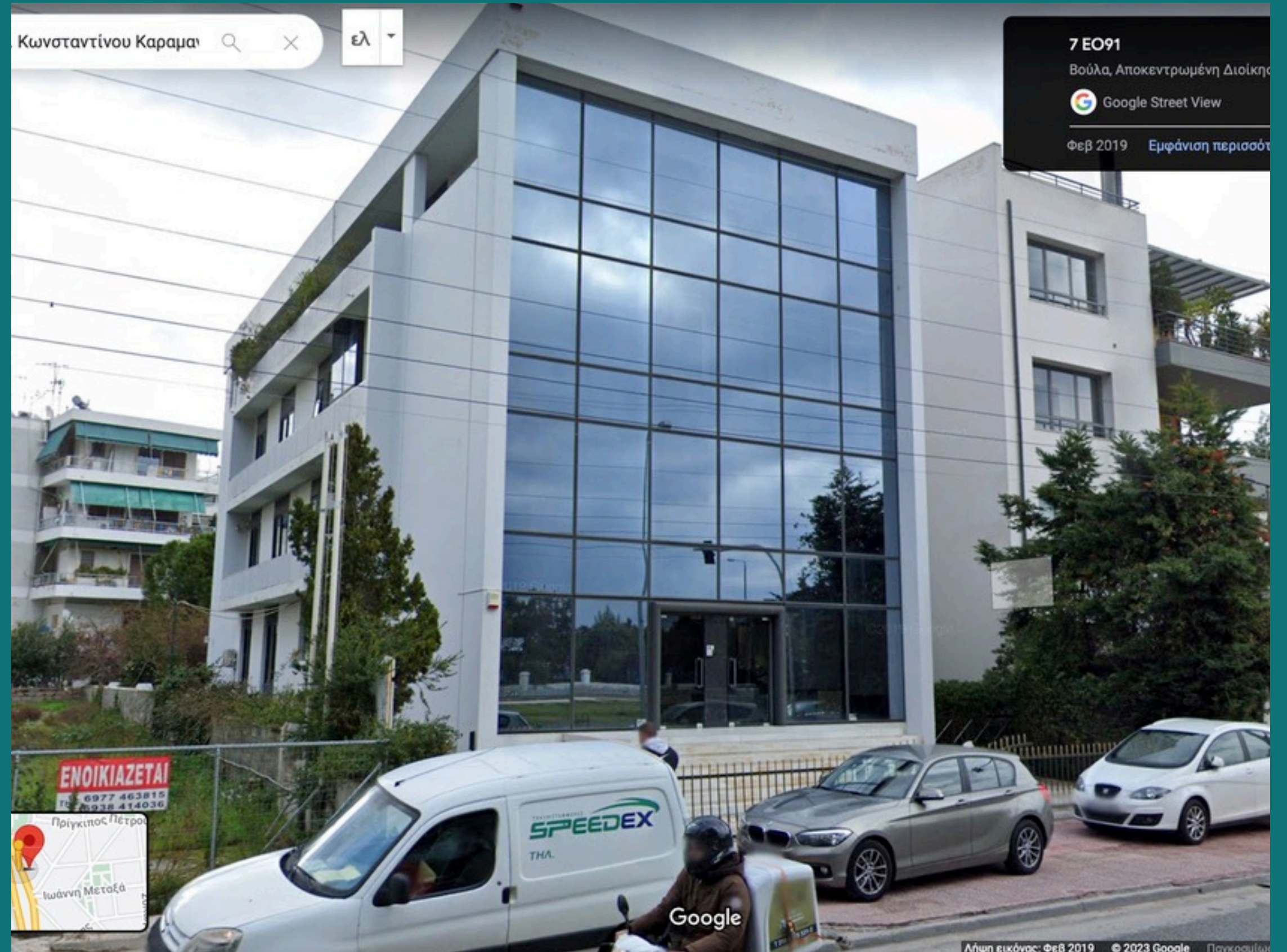
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# MATRIX V

KARAMANLI 7

VOULA

OFFICE BUILDING

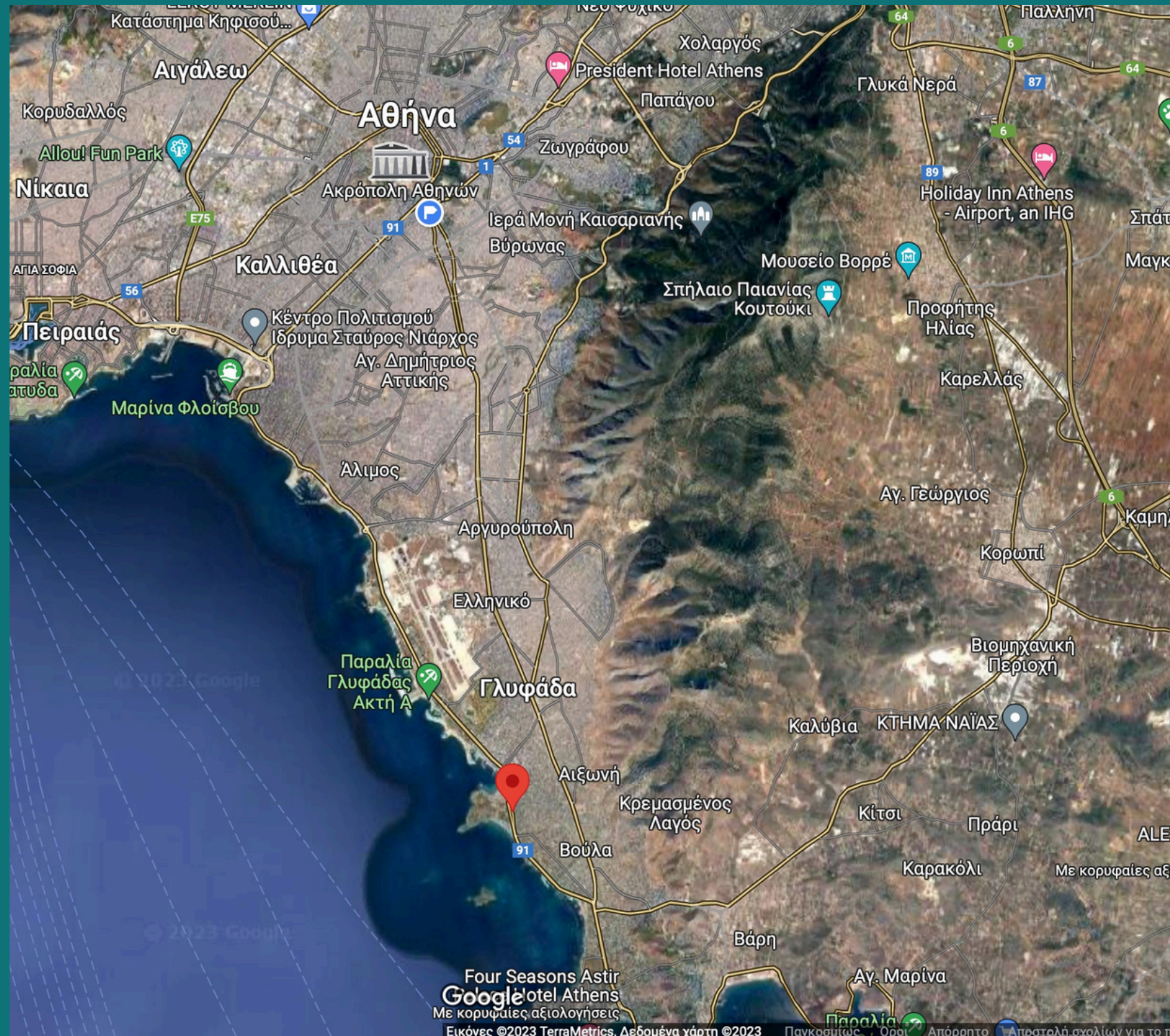




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# Location

Matrix IV is a 1250sqm office building located on the seaside avenue Karamanli 7 of Glyfada and Voula opposite One and Only Hotel in Glyfada and next to Blazer Suites Hotel

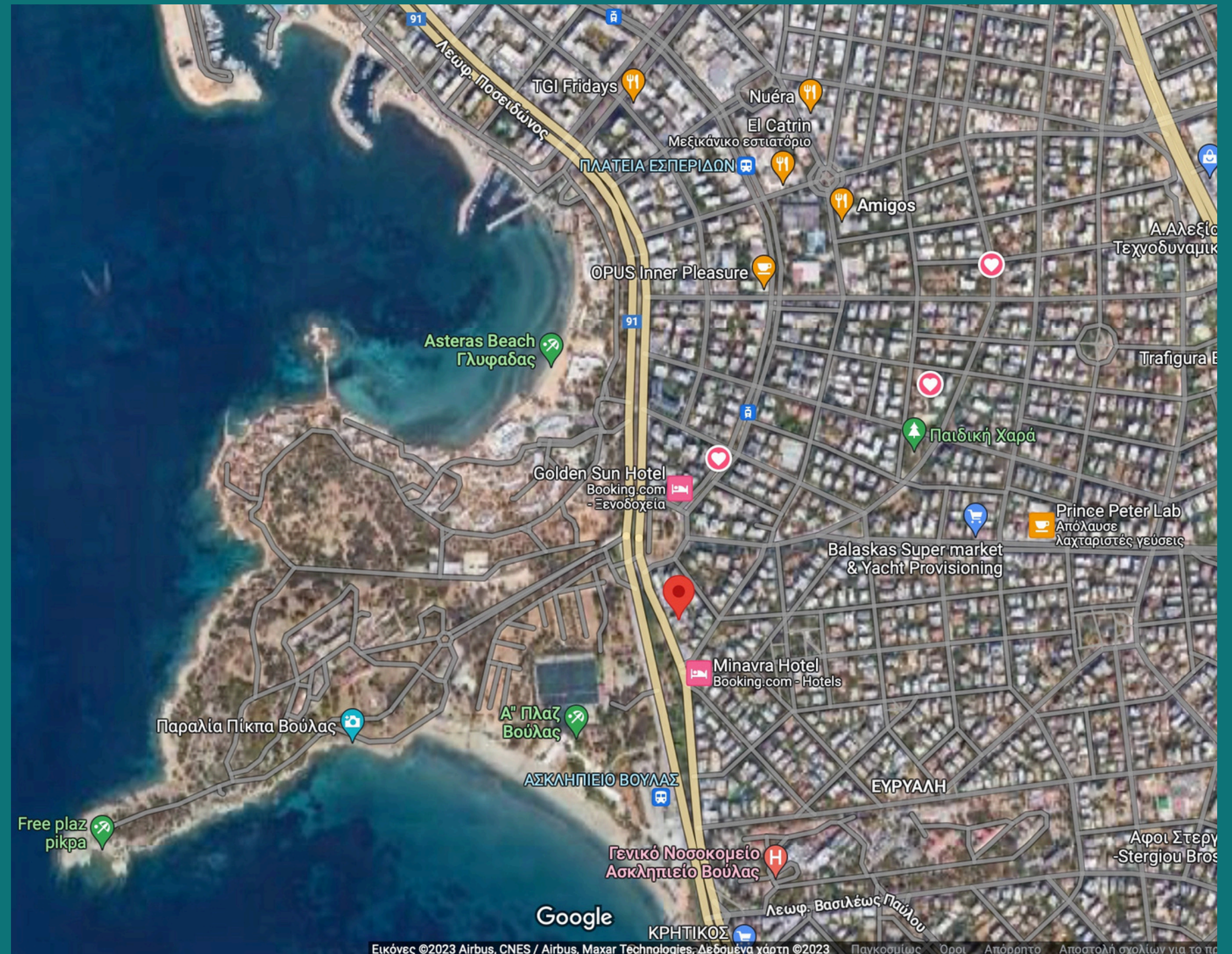




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# Views

The building enjoys amazing seaviews in front of Asteras and One and Only Hotel in Glyfada





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# Build Quality

Matrix V was licensed as a hotel and transformed in 1993 to an office building developed to the highest anti-earthquake standards. It features wooden floors, suspended ceilings, double glazing, HVAC systems access control and security systems, 1 8pax OTIS lift.

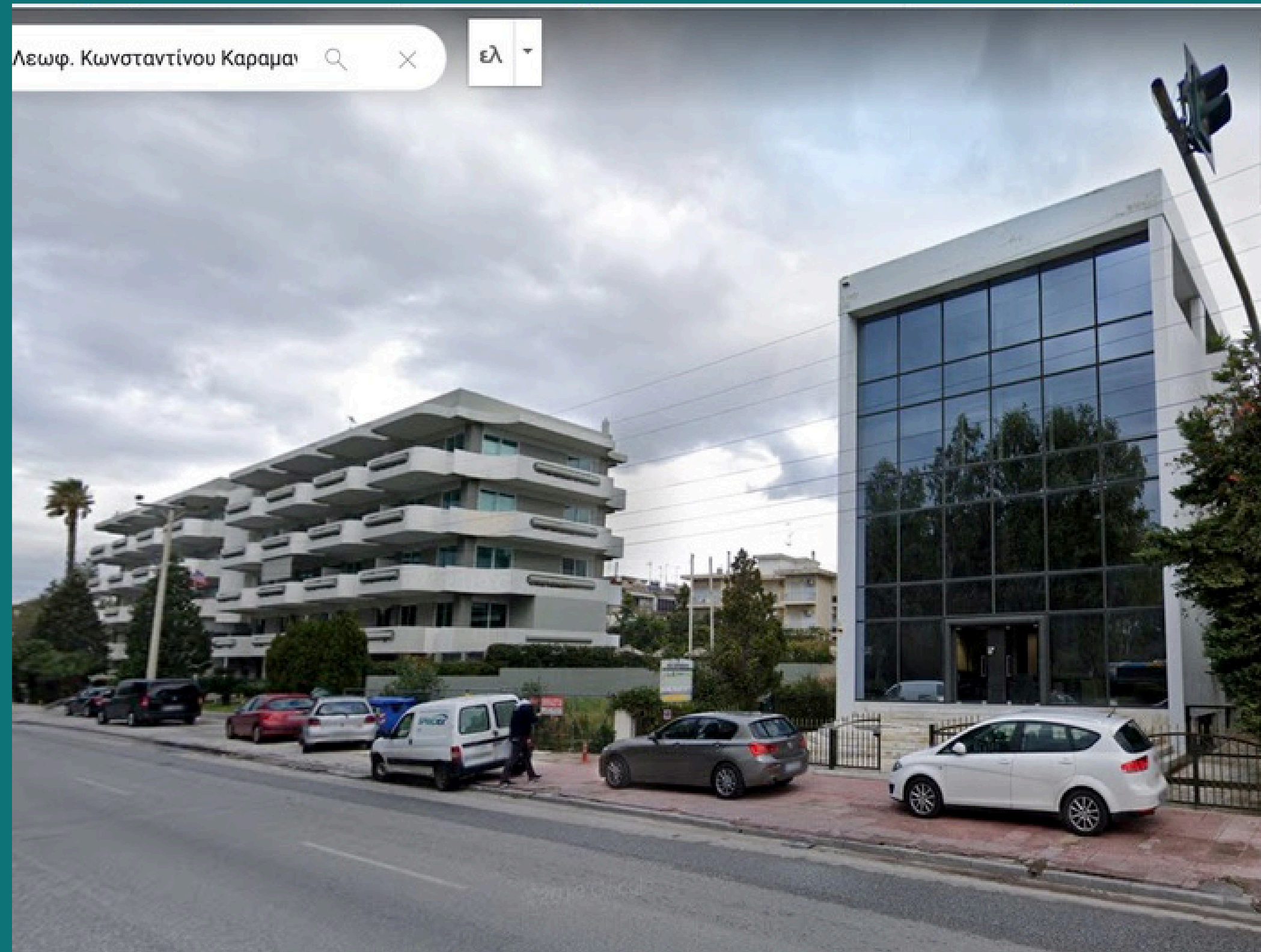




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# Capacity

Matrix V has over 1250sqm spread in 4 overground and one underground floor in a 647sqm plot with stores and 10 parking lots.





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# Renovation

A renovation of the building is in process and will be completed in Q3 2024

There is one available floor for rent 250sqm plus 50sqm auxiliary spaces.

Christos Savvidis  
Jireh Properties Group  
[www.matrix-towers.com](http://www.matrix-towers.com)  
[christos@sabel-inv.com](mailto:christos@sabel-inv.com)  
Cy Mob +35797888444  
Gr Mob +306907045970