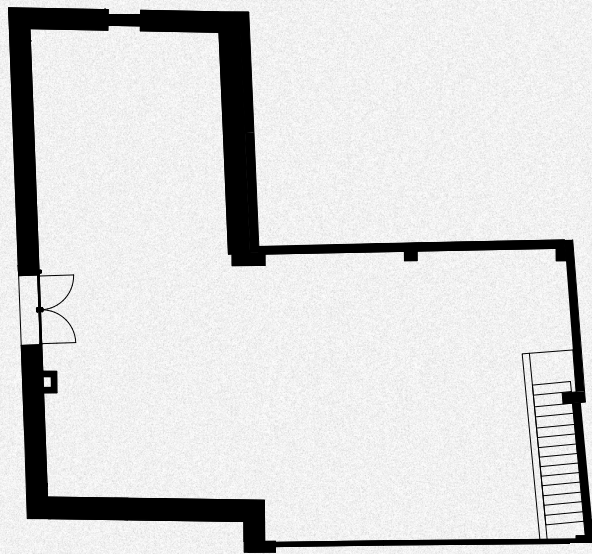
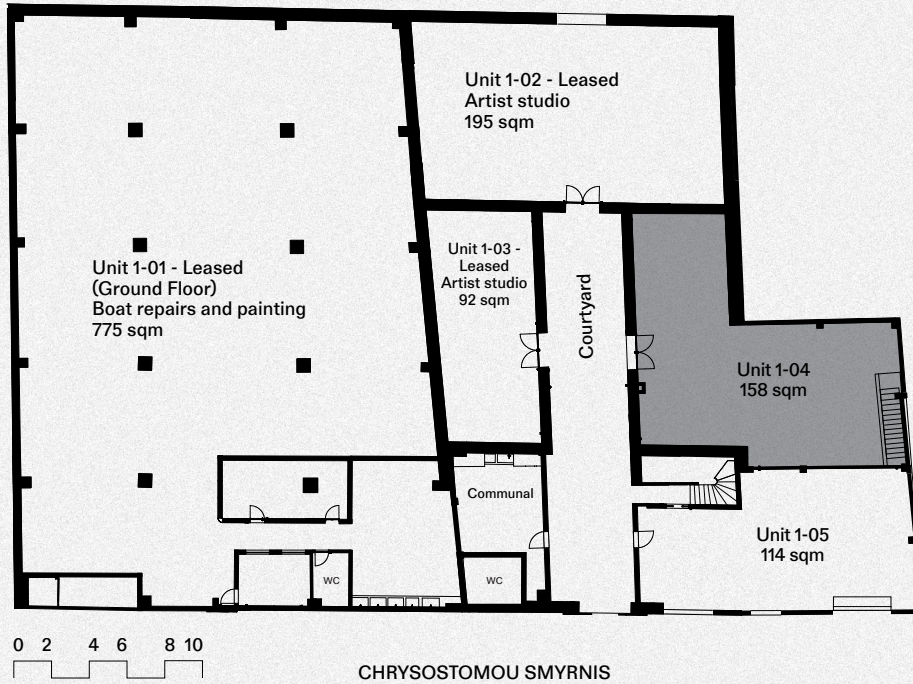




Kaminos 44 is a former ouzo factory located in the port city of Piraeus, recently repaired by Molonglo. Brutal in character, the building provides robust spaces for production, manufacturing, artistic work or offices. Across five floors, the available spaces range in size from 114 to 2,411 sqm, with ceiling heights of 7 metres on the ground floor and 3 metres on the upper floors.



Floorplan not to scale

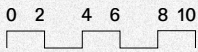
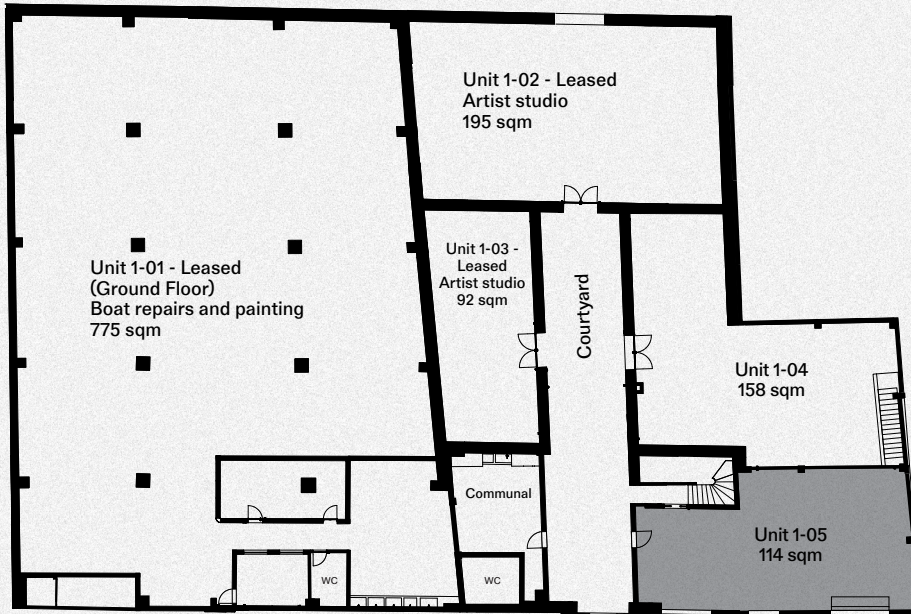
Ground Floor Unit 1-04

DETAILS

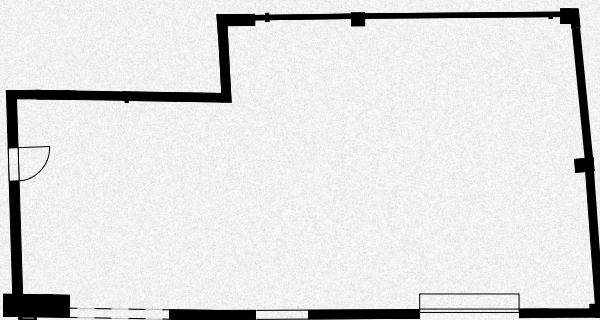
SIZE	158 sqm
TYPE	Cold shell
USE	Artistic work, production and manufacturing, office or storage

FEATURES

- Concrete floors
- High ceilings with exposed concrete
- Large windows
- Loading area
- Shared kitchen and bathrooms
- Potential to be combined with 1-05



CHRYSOSTOMOU SMYRNIS



Floorplan not to scale

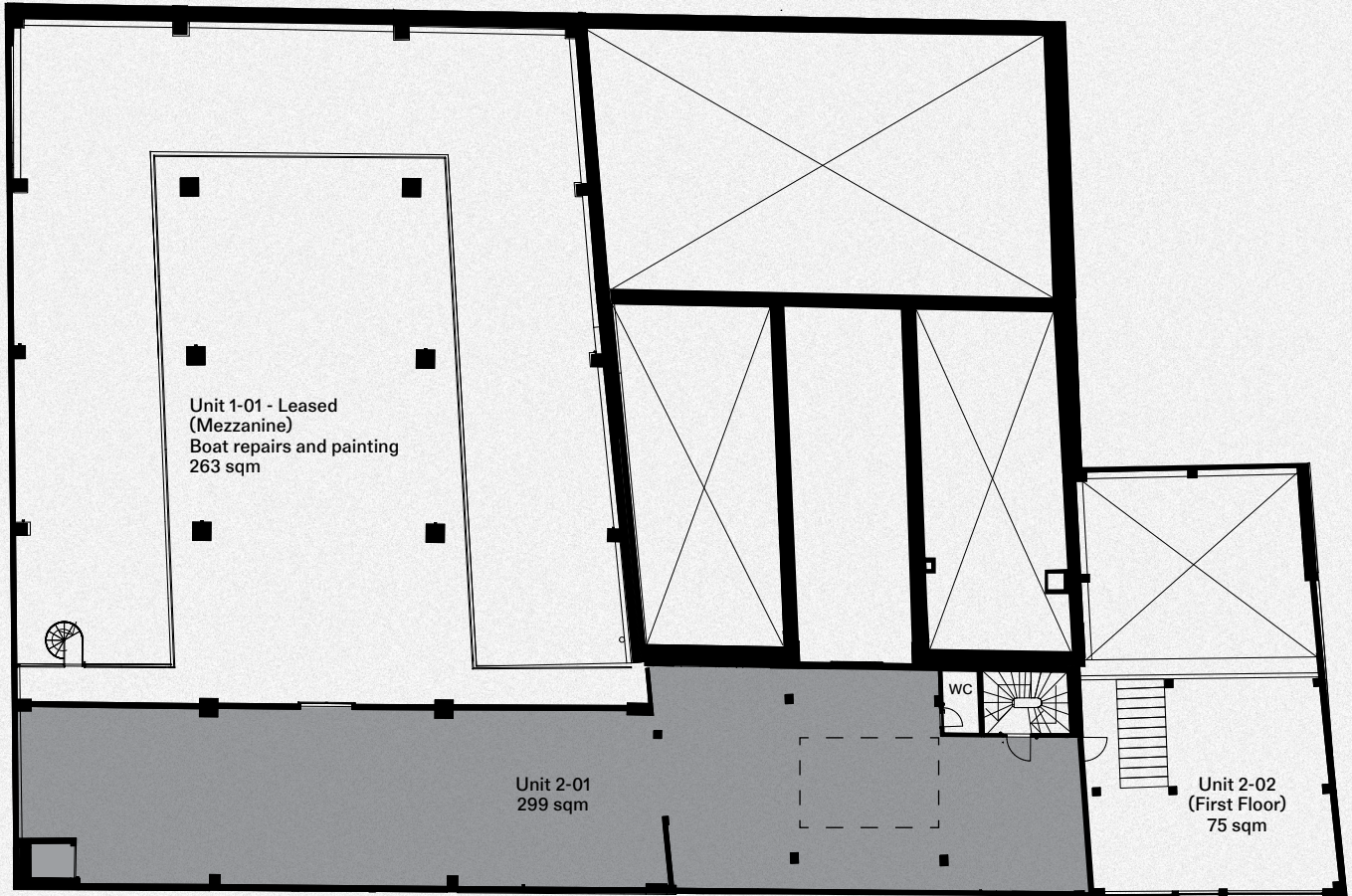
DETAILS

SIZE	114 sqm
TYPE	Cold shell
USE	Artistic work, production and manufacturing, office or storage

FEATURES

- Concrete floors
- High ceilings with exposed concrete
- Large windows
- Loading area
- Shared kitchen and bathrooms
- Direct street access via shutter door
- Potential to be combined with 1-04

Ground Floor Unit 1-05



First Floor

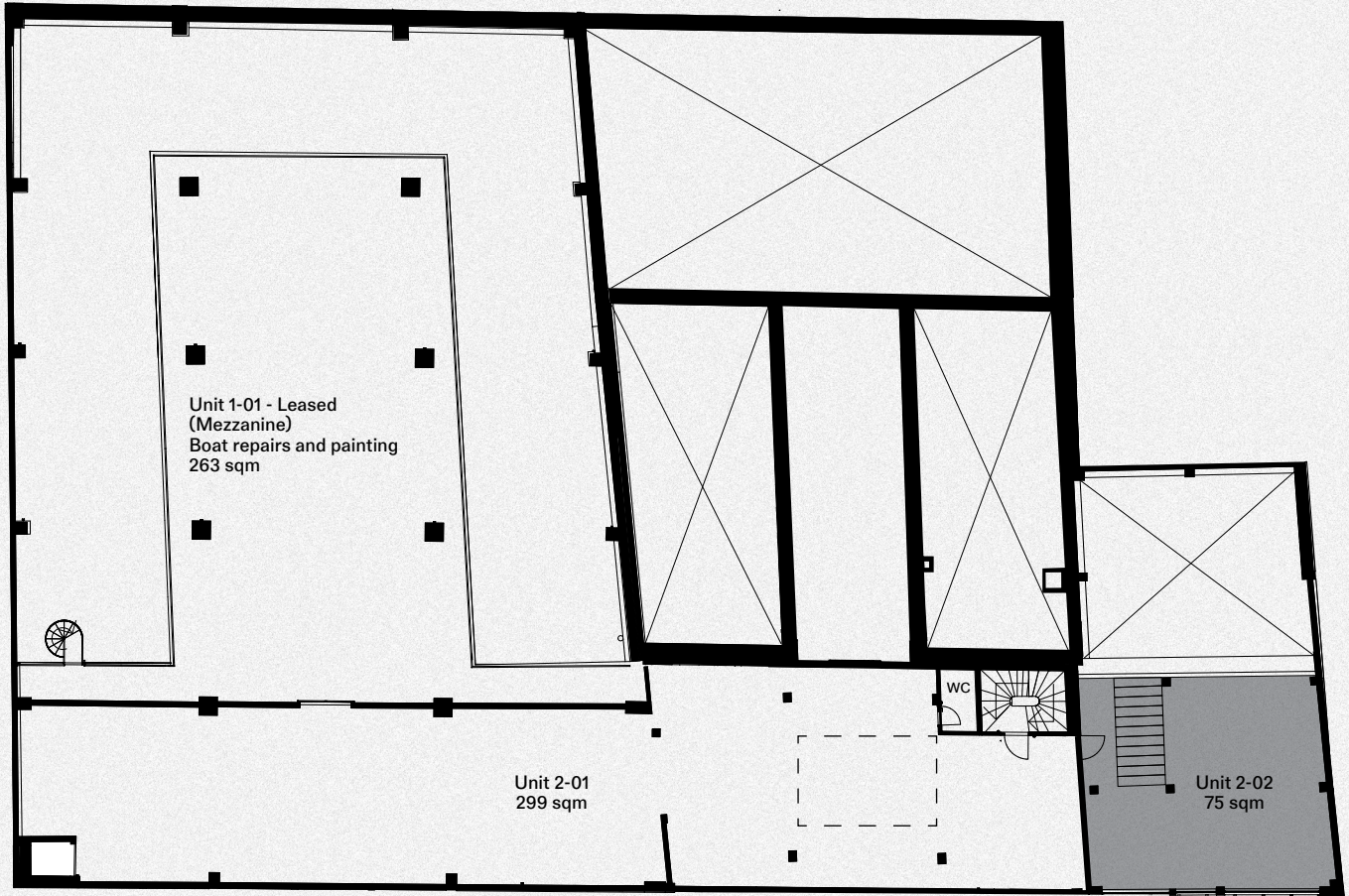
DETAILS

SIZE	299 sqm
TYPE	Cold shell
USE	Artistic work, production and manufacturing, office or storage

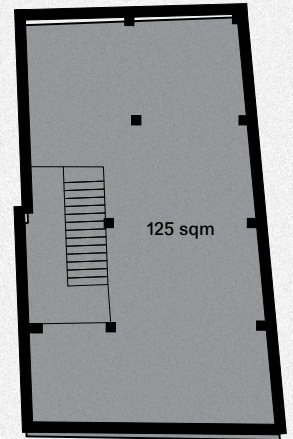
FEATURES

- Concrete floors
- High ceilings with exposed concrete
- Large windows
- Loading area
- Shared kitchen and bathrooms
- Potential to be combined with 2-02

First Floor
Unit 2-01



First Floor



Second Floor

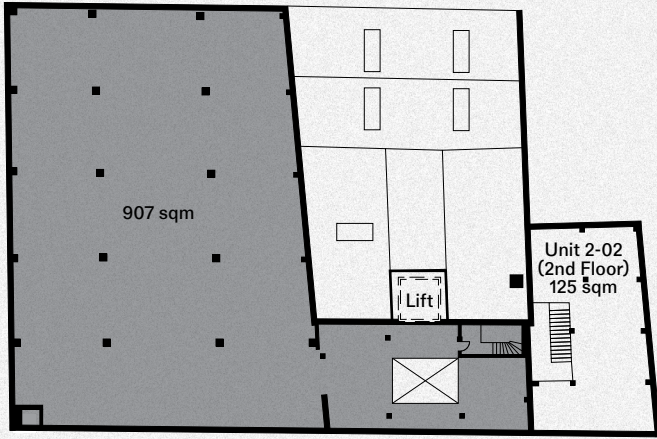
First and Second Floors Unit 2-02

DETAILS

SIZE	200 sqm
TYPE	Cold shell
USE	Artistic work, production and manufacturing, office or storage

FEATURES

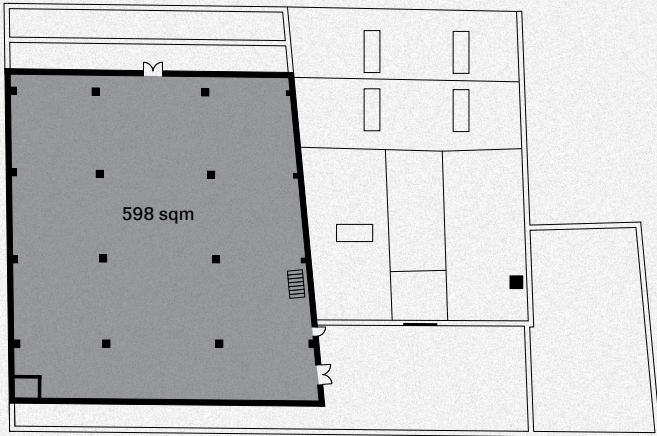
- Concrete floors
- High ceilings with exposed concrete
- Large windows
- Loading area
- Shared kitchen and bathrooms
- Multi-level tenancy
- Potential to be combined with 2-01



Second Floor



Third Floor



Fourth Floor

Second, Third and Fourth Floors Unit 3-01

DETAILS

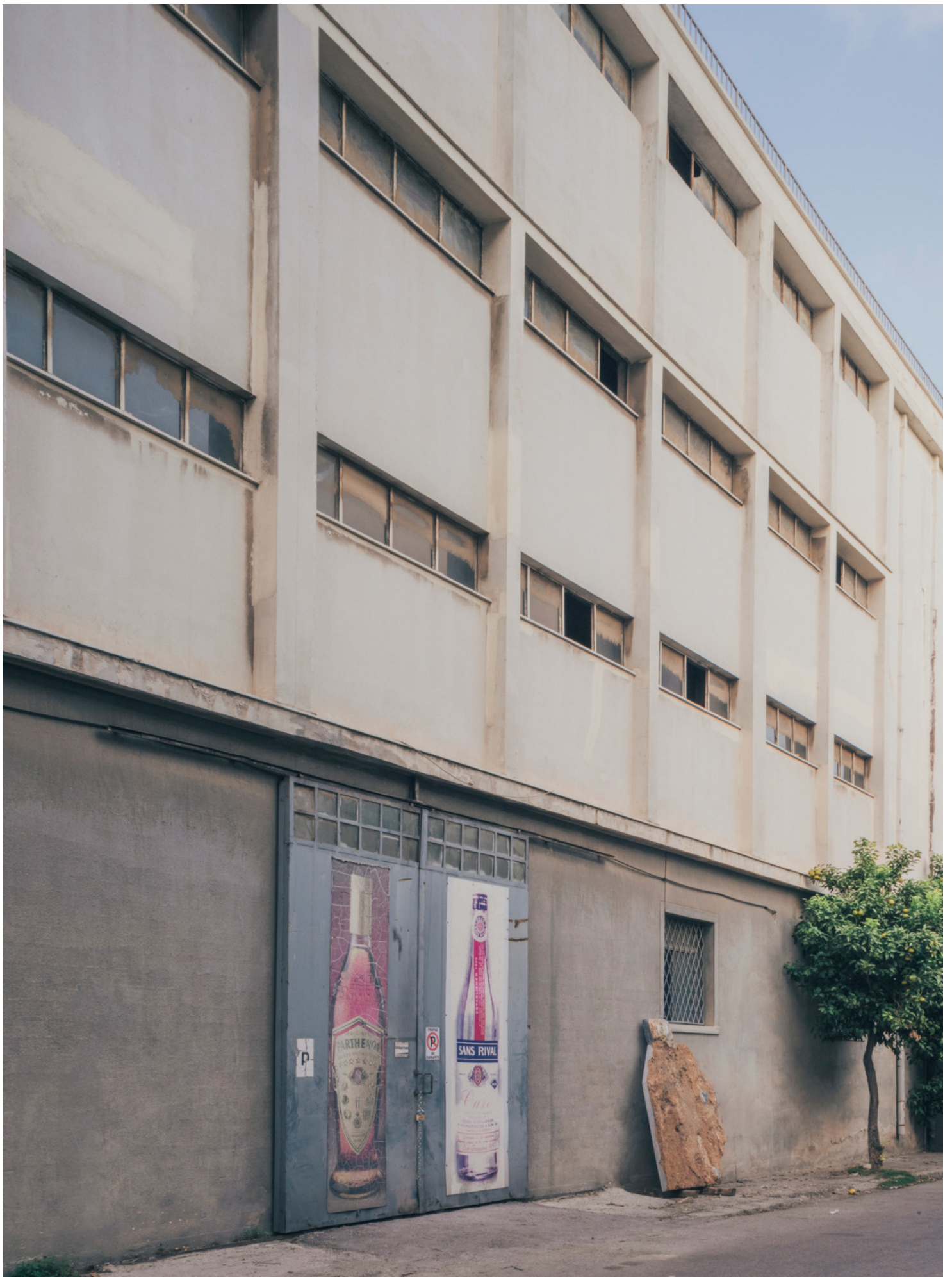
SIZE	2,411 sqm
TYPE	Cold shell
USE	Artistic work, production and manufacturing, office or storage

FEATURES

Concrete floors
High ceilings with exposed concrete
Large windows
Cargo lift (subject to tenant requirements and agreement)
Loading area
Shared kitchen and bathrooms
Multi-level tenancy







ABOUT MOLONGLO

Molonglo was established in 1964 and has offices and active projects in Athens, Canberra and Melbourne. Molonglo sees property development as the willing of architecture into being; from an abstraction of drawings and ideas into something to be touched, inhabited and lived in. Molonglo does this through property investment, development and design, and research and publishing. In addition to Kaminos 44, Molonglo has recently completed the restoration of a series of residential buildings in Athens, investing them, through sensitive renovation and repair, with new life.

For more information contact:

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