



FIX

RESIDENCES

THESSALONIKI

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LORD NORMAN FOSTER

Founder and Executive Chairman
Foster + Partners

“This is a wonderful opportunity to transform the formerly industrial site, and its historic FIX brewery, into a landmark destination for Thessaloniki. It will be a place for living and working, with strong cultural dimensions, and a continuous dialogue between old and new. Responding to the Mediterranean climate, the scheme has all the ingredients to become a thriving city quarter that is accessible to all, with green pocket parks, pedestrian and bicycle-friendly areas, and sheltered exhibition spaces.”

DIMITRIS ANDRIOPOULOS

Chief Executive Officer
DIMAND Group

“FIX will revitalize Thessaloniki’s western gateway, creating a destination of lasting value and distinctive character. Located near the port and city center, it will connect residents to the heart of the city while shaping a new landmark district that celebrates Thessaloniki’s vibrant spirit and forward-looking vision, a city we proudly reimagine for the future.

Thoughtfully designed homes, inviting hospitality and dining spaces, and beautifully landscaped open spaces will come together to form a lively, inclusive community. At its heart will be a dynamic cultural hub, home to the MOMus–Museum of Modern Art–Costakis Collection and the Thessaloniki State Symphony Orchestra, making art and creativity part of everyday life.”



THESSALONIKI

A VIBRANT CITY

With a metropolitan population of around 1.1 million, Thessaloniki stands at the crossroads of the Balkans and Southeast Europe. Its port, Greece's second-largest, connects the city to Europe and the Mediterranean, reinforcing its role as a dynamic hub for commerce and innovation. Steeped in more than 2,300 years of history, adorned with world-class museums, galleries, and UNESCO World Heritage sites, Thessaloniki is a living mosaic of culture and timeless heritage. Its esteemed universities and the renowned State Conservatory enrich the city with knowledge, talent, and artistic excellence. Vibrant streets, acclaimed gastronomy, and year-round festivals complete the picture of a city that is not only extraordinary to visit but exceptional to call home.

WELCOME

TO

FIX



After more than four decades of silence, FIX, Thessaloniki’s first brewery, is reborn as a new local focal point of the city.

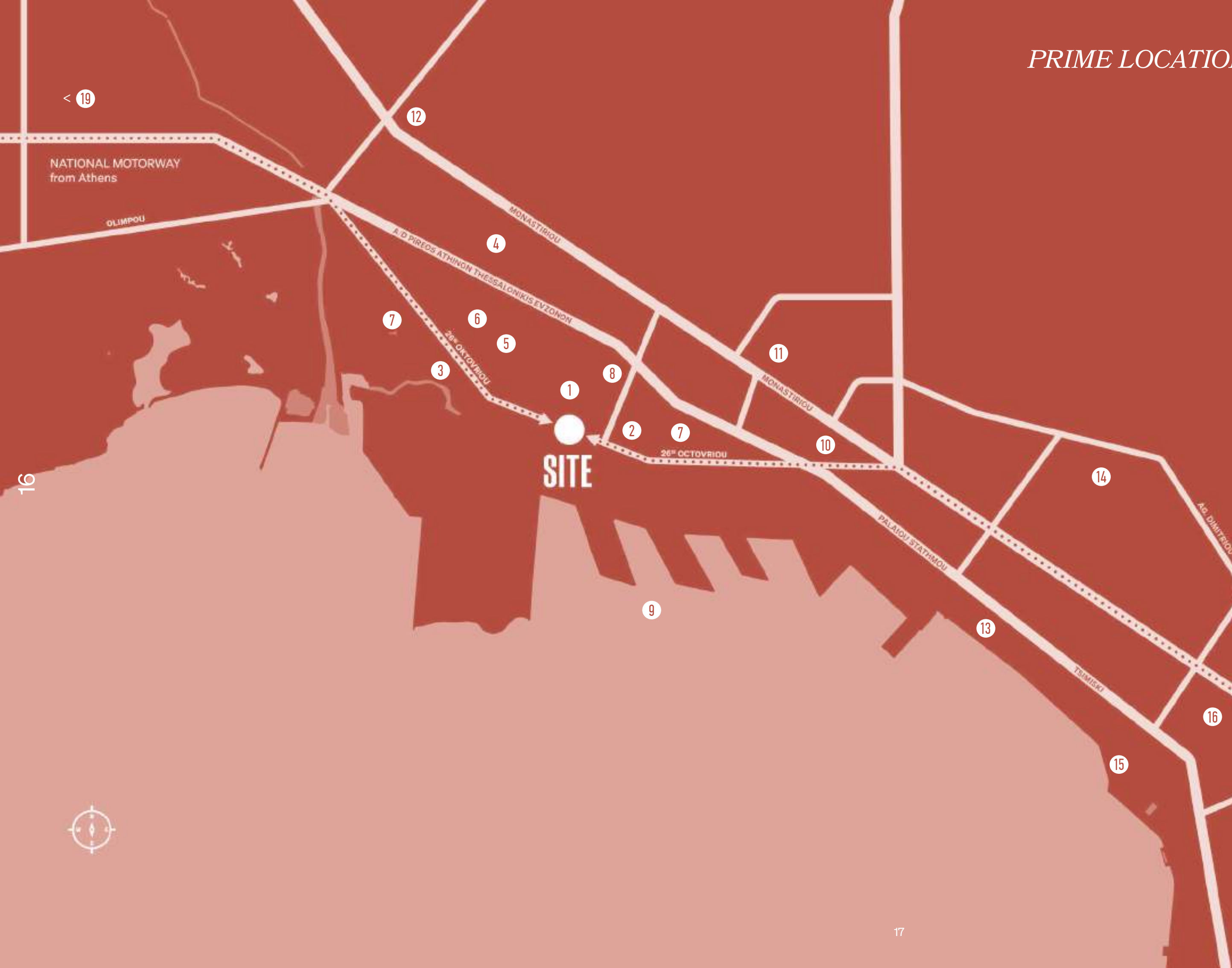
Originally built in the late 19th century and completed by the 1980s, the historic FIX building embodies the elegance and craftsmanship of its time. Its stately architecture, marked by refined details and enduring charm, reflects the city’s industrial heritage and cultural evolution. With its dignified character and elegant proportions, it reflects the aesthetics of its era, while every wall and corner still whispers stories of the past.

Today, this iconic landmark invites us on a journey through time, a space where history and modernity meet, and where the spirit of renewal opens the door to an inspired future.

PRIME LOCATION AT THE HEART OF THESSALONIKI

PROXIMITY

- 1. HUB 26: ~ 20 m
- 2. Independent Authority for Public Revenue (IAPR): ~ 90 m
- 3. EYATH Water Museum: ~ 140 m
- 4. Shopping Center: ~ 300 m
- 5. Railway Metropolitan Park: ~ 300 m
- 6. Holocaust Museum: ~ 400 m
- 7. 5-Star Hotels: ~ 450 m
- 8. Region of Central Macedonia: ~ 500 m
- 9. Port of Thessaloniki: ~ 1 km
- 10. Courthouse of Thessaloniki: ~ 1.5 km
- 11. New Train Station - Metro Station: ~ 1.9 km
- 12. KTEL Macedonia Bus Station: ~ 2.4 km
- 13. Aristotelous Square: ~ 2.6 km
- 14. Archaia Agora Square ~ 2.7 km
- 15. White Tower: ~ 3.4 km
- 16. Helexpo Exhibition Center: ~ 4 km
- 17. Aristotle University of Thessaloniki (AUTH): ~ 4 km
- 18. University of Macedonia (UoM): ~ 4.5 km
- 19. Sindos Industrial Area: ~ 15 km
- 20. Thessaloniki Airport Makedonia: ~ 17 km





CULTURAL HUB

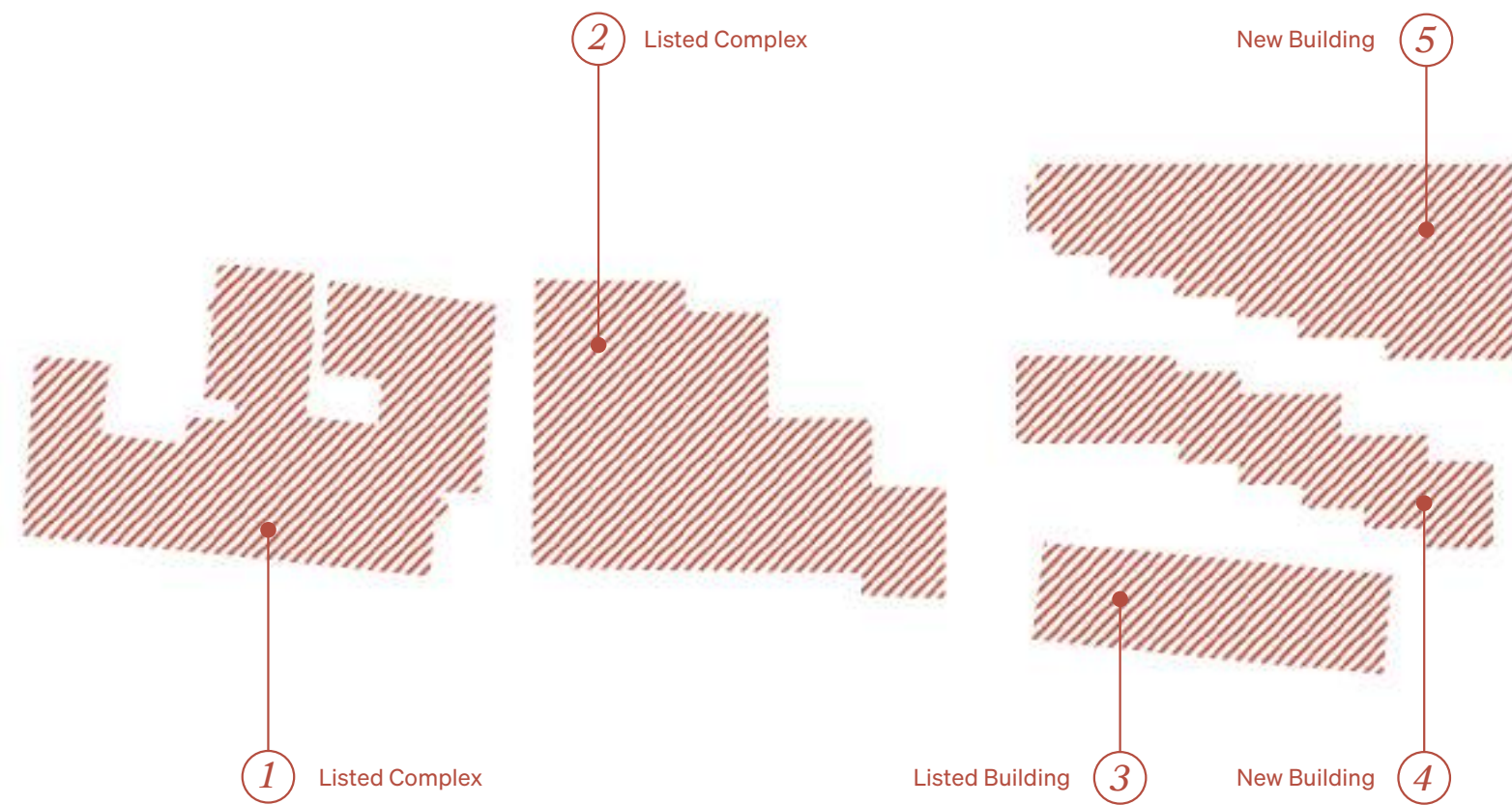
THE RETREAT

FIX RESIDENCES

HOSPITALITY EXPERIENCE

EVENTS & DINING EXPERIENCE

THE FIX VISION

CULTURAL HUB *1*THE RETREAT *2*EVENTS & DINING EXPERIENCE *3*HOSPITALITY EXPERIENCE *4*FIX RESIDENCES *5*

A new pillar of the community at the heart of Thessaloniki, FIX extends across an area of approximately 25,000 square meters, combining mixed-use spaces that seamlessly blend culture, wellness experiences, exceptional dining, luxury residences, and curated public areas, creating a dynamic environment that inspires, connects, and elevates everyday urban life.

THE WESTERN ENTRANCE

THESSALONIKI'S NEXT GROWTH EPICENTER

The western entrance of Thessaloniki is entering a new era of growth and renewal. Once defined by industry and infrastructure, it is now transforming into a contemporary, vibrant district, a destination of investment, culture, and opportunity that marks the next chapter in the city's evolution.

At the heart of this transformation stands FIX, a landmark mixed-use development that captures Thessaloniki's new urban vision. Just minutes from the city center and approximately 30 minutes from Thessaloniki International Airport, FIX sits at the intersection of connectivity and potential where culture thrives, hospitality flourishes, and contemporary living is redefined through sophistication, comfort, and inspiration.

Just across the street, HUB 26, Northern Greece's first sustainable business park, has already reshaped the local business landscape, attracting leading national and multinational corporations, major financial institutions, and over 2,500 professionals, establishing the area's position as Thessaloniki's new business epicenter. Nearby, the forthcoming Metropolitan Park, currently being designed on land owned by the Hellenic Railways Organization, will become one of Thessaloniki's largest and most vibrant green destinations, enriching the city's urban fabric with open space.

The property's prime location is further enhanced by its proximity to five-star hotels and major retail destinations, as well as by Thessaloniki's ongoing infrastructure upgrades, including the FlyOver project, which, though located elsewhere in the city, will play a key role in enhancing connectivity and mobility across the wider metropolitan area.

Yet beyond its commercial and urban value, this part of the city is also emerging as Thessaloniki's new cultural frontier. Just a few steps from FIX, the Holocaust Museum of Greece is taking shape, a landmark of remembrance, reflection, and education that deepens Thessaloniki's global cultural narrative. Through dialogue and collaboration with other leading international



museums and institutions, it will position Thessaloniki as a key center for the study and commemoration of the Holocaust, as well as a vital participant in the broader global discourse on culture, memory, and human values.

Within the FIX complex, the Cultural Hub, a listed heritage property owned by the Ministry of Culture, will soon host the MOMus–Museum of Modern Art with its world-renowned Costakis Collection, alongside the Thessaloniki State Symphony Orchestra, establishing the western entrance as a new gateway of culture.

The Costakis Collection ensemble, 1,277 masterpieces of the Russian avant-garde, alongside works by Greek and international modernists, stands as a cornerstone of Greece's visual arts legacy and a symbol of bold artistic innovation. The Thessaloniki State Symphony Orchestra, Northern Greece's most historic and distinguished symphonic institution, brings to FIX its long tradition of excellence and creative vision. As one of the country's foremost cultural organizations, it will find here a new home, a contemporary stage that bridges heritage with innovation and reinforces Thessaloniki's position as a center of cultural distinction.

Together, these institutions elevate the western entrance into far more than a district of growth, they transform it into a living symbol of Thessaloniki's evolution: a place where investment meets inspiration, and where culture defines the city's future. This new ecosystem of business, culture, and urban life positions the western entrance as Thessaloniki's most strategic destination, a district of enduring value and global resonance.



A NEW HEARTBEAT FOR THE CITY



FIX

RESIDENCES



ENTER A WORLD

OF REFINED LIVING

Within the historic FIX complex, at one of Thessaloniki's most storied locations, a new chapter begins: FIX Residences, a contemporary development of newly built structures that introduce modern design and sustainability into a site rich with history. Designed with care for people and the environment, it aspires to achieve LEED Gold certification.





THE ULTIMATE

RESIDENCE EXPERIENCE

At FIX Residences, sophistication begins with the details. A 24-hour reception and security team ensure absolute peace of mind, while private underground parking, garbage and recycling chutes accessible on all floors, and a dedicated secure storage unit per home offer effortless convenience. The thoughtfully designed apartments provide privacy and serenity, creating a peaceful retreat within a vibrant new neighborhood. Amid landscaped gardens and shared spaces, residents enjoy a sanctuary of calm, while comfort and vitality come together to define an unparalleled residential experience, a true celebration of elegant urban living.

19.800
SQM

96
HOMES

9
FLOORS
(NOT INCLUDING GF)

147
PARKING SPACES

5x Penthouses 180m² - 340m²

23x 3 Bed 130m² - 200m²

21x 2 Bed 100m² - 155m²

31x 1 Bed 80m² - 95m²

16x 1 Bed 50m² - 80m²

Two secure, portered entrances with easy access, five lifts including two service lifts, and a dedicated concierge available day and night ensure comfort and convenience for all residents.



Two underground car park levels, with a dedicated secure level for residents offering controlled access, one to two spaces per home, and monitored guest parking.

Convenient access by car or on foot.



Main lobby entrance.



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An elegant prelude to the FIX Residences experience.



Seamless arrival, from parking to home.

EXCLUSIVE HOMES

WITH SIGNATURE VIEWS OF THE SEA,
HERITAGE AND PUBLIC REALM

The nine-storey high-end residential building is offering premium views of Thessaloniki's harbor, the Thermaic Gulf, Mount Olympus, landscaped public realm, the historic FIX brewery buildings and the city of Thessaloniki.



A range of curated interior concepts allows each residence to be tailored through exclusive choices of colors, materials, and finishes, creating homes defined by sophistication and personal expression.



*Panoramic vistas, abundant natural light,
and exquisitely designed interiors
make every moment at home extraordinary.*





*Spacious and functionally laid out kitchens
in hardwearing and high quality finishes.*



*Connected Integrated Kitchen
to Living and Dining Spaces.*



Spacious, private, and lush balconies offering a serene connection to the outdoors.



Every home features underfloor heating, comfort cooling, and advanced mechanical ventilation for year-round comfort.



*Using signature, industrial-inspired
openable glazing that enhances and
extends the interior spaces.*

*An elegant extension of your living room - open, bright,
and perfectly attuned to the Mediterranean climate.*



*Spacious signature penthouses
occupy the top two floors, offering
stunning views and expansive
terraces.*





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