



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 340,327.29

#### Standort

Land:	Griechenland
Staat/Region/Provinz:	Epirus
Stadt:	Ioannina
Postleitzahl:	45221
Veröffentlicht:	08.06.2025

#### Beschreibung:

This is a unique opportunity to purchase an impressive apartment in the heart of Ioannina. This newly built penthouse apartment, 105 sq.m., combines luxury, comfort, and modern architecture, offering an excellent option for any family or investor.

#### -PROPERTY DESCRIPTION-

This apartment is an excellent example of modern design and construction, with full energy certification A+. It is located on two levels, on the 3rd and 4th floors, emphasizing comfort and convenience. Its bright and airy design is intended to fill the space with natural light, while modern amenities such as underfloor heating (cooling/heating), an air conditioning unit, and an electric fireplace contribute to creating a comfortable and welcoming environment.

#### -ROOMS AND EQUIPMENT-

The apartment features two comfortable bedrooms, including the master bedroom, which offers extra space and privacy. It is accompanied by two modern bathrooms, a living room, and a fully equipped kitchen. The large terraces - totaling 50 sq.m. - offer views of an unobstructed urban landscape and are ideal for relaxation or entertainment with friends and family.

#### -HEATING AND AMENITIES-

The heating system includes an individual heat pump and thermal insulation for optimal performance. Additionally, the double energy windows provide sound insulation and excellent thermal insulation. The



space is already painted and is offered fully furnished, ready for occupancy.

### -NEIGHBORHOOD AND ACCESSIBILITY-

The location of the apartment is ideal, with immediate access to public transportation, schools, central squares, and supermarkets. The distance from the university is only 6.4 kilometers, while the hospital and health center are 4.3 kilometers away. The airport is located 5.4 kilometers away, making the location suitable for both students and professionals.

### -ATTENTION TO DETAIL-

The property includes electrical appliances, electric shutters, screens, a security door, an intercom system, and an alarm, providing additional security and comfort for the tenants. Furthermore, the building has an elevator and is situated in a quiet neighborhood, ensuring tranquility and quality of life.

Gebaut: 2024

### Allgemein

Schlafzimmer: 1  
Badezimmer: 2  
Fertige m<sup>2</sup>: 105 m<sup>2</sup>  
Stockwerk Nummer: 3

### Zimmerdetails

Zimmer insgesamt: 2  
Innenausstattung: Fitted kitchen

### Gebäudedetails

Parkplatz: Ja

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/PBNR-T62/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T62/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Kontaktinformation

IMLIX ID: 1494400

