



## Golden Visa Duplex Apartment 110m<sup>2</sup> for sale in Athens Center



### 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 643,440.55

### Standort

Land:	Griechenland
Staat/Region/Provinz:	Attika
Stadt:	Athen
Postleitzahl:	118 55
Veröffentlicht:	09.09.2025

### Beschreibung:

Golden Visa Duplex Apartment for sale in Athens Center. In the heart of Athens, in the district of Votanikos, a neighborhood that is quickly transforming into one of the capital's most dynamic areas, this fifth-floor duplex apartment offers a rare opportunity for both lifestyle and investment.

With a total interior area of 110 sqm and the exclusive use of a 45 sqm private balcony, it combines modern city living with generous outdoor space.

The residence is arranged over two levels and includes two spacious bedrooms and three bathrooms, offering comfort, privacy, and flexibility for residents and guests alike. The interiors are designed to maximize light and functionality, while the expansive private balcony provides an exceptional outdoor living area, ideal for entertaining or quiet relaxation above the city.

Beyond the apartment itself, the building stands in Votanikos, a district at the center of Athens' urban redevelopment.

The highlight of this transformation is the construction of the new Panathinaikos Stadium, a landmark project that will bring not only a modern sports venue but also multifunctional areas, shops, cafés, and large green parks. These developments are designed to enhance both lifestyle and sustainability, creating an environmentally friendly urban environment that will drive long-term demand.



The location ensures excellent accessibility. The Kerameikos metro station on the blue line is only eight minutes away on foot, connecting the apartment effortlessly with the rest of the city.

The Kerameikos archaeological site is within a ten-minute walk, while the lively districts of Thisio and Monastiraki, with their restaurants, shops, and cultural landmarks, can be reached in just 12–15 minutes. The Melina Mercouri Cultural Center and the Platon Academy Park, both only 1.5 km away, add cultural and recreational value to the area.

Votanikos today offers a unique mix of central Athens authenticity and forward-looking development. With its close proximity to the Acropolis and the historic core of the city, it appeals to both locals and international buyers. The ongoing infrastructure projects guarantee rising demand, ensuring excellent prospects for long-term investors.

This duplex apartment is more than a residence—it is a statement property that offers Golden Visa eligibility, spacious interiors, and a large private balcony in a district on the rise. It represents the perfect opportunity to secure a prestigious home and a valuable investment in the heart of Athens.

PROPERTY ID: A4-11266. Ktimatoemporiki Athina, contact phone: 2150000250, email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr), website:

Gebaut: 1980

### **Allgemein**

Schlafzimmer: 2  
Badezimmer: 3  
Fertige m<sup>2</sup>: 110 m<sup>2</sup>  
Stockwerk Nummer: 5

### **Zimmerdetails**

Zimmer insgesamt: 2  
Innenausstattung: Fitted kitchen

### **Gebäudedetails**

Parkplatz: Ja

### **Mietbedingungen**

Verfügbar ab:

### **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/FMTB-T74/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T74/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Kontaktinformation**

IMLIX ID: 1812179



IMLIX

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<https://www.imlix.com/de/>

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