



## 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 328,790.77

### Standort

Land:	Griechenland
Staat/Region/Provinz:	Epirus
Stadt:	Ioannina
Postleitzahl:	452 21
Veröffentlicht:	12.01.2026

### Beschreibung:

A bright 2-level apartment in the eastern part of Ioannina, just 3.4 km from the center! With 225 sqm of interior space, 4 bedrooms, a 38 sqm attic, and 3 parking spaces, this 1995 maisonette offers comfort, tranquility, and potential – ideal for families seeking space and quality of life close to the city.

The maisonette is spread over two levels with an internal staircase and consists of:

1st Floor (187 sqm): Large living room with dining area (can be converted into an office or 20 sqm veranda), kitchen, 3 bedrooms, 2 bathrooms, and an additional WC.

Attic (38 sqm): Via a wooden staircase, it features a kitchen, bathroom, and can function as an independent guesthouse or playroom.

The tiled and wooden floors, energy-efficient aluminum frames with double glazing, and independent oil heating per level ensure comfort and savings. The energy class D makes it efficient, while the property is bright, airy, sunny, and has a view of greenery. No shared expenses, and pets are allowed!

### Area & Neighborhood

The Eastern suburb is just 3.4 km from Ioannina's central square (about a 7-minute drive), 4 km from the hospital, and 4.2 km from the university. Nearby are parks, supermarkets, public transport, schools, squares, and restaurants. The area is purely residential, quiet, with well-kept houses and excellent infrastructure, ideal for families wanting quality living close to the center. The westward slope ensures sunshine all day and a view of greenery.

### List of Advantages & Features

- Type: 2-Level Maisonette with Attic
- Area: 225 sqm (187 sqm + 38 sqm attic) on a plot of 433 sqm.



- Rooms: 4 Bedrooms (3 on the 1st floor + 1 in the attic), Living Room, Kitchen, 3 Bathrooms, 1 WC
- Condition: Moderate, good maintenance condition
- Year of Construction: 1995
- Heating: Independent Oil Heating per Level (autonomy, economy)
- Frames: Aluminum with Double Glazing
- Energy Class: D
- Floors: Tiles, Wood
- Orientation: Western (bright, sunny)
- View: Greenery
- Features: Corner, Bright, Airy, Sunny, Cross-ventilated
- Spaces: 38 sqm attic with kitchen & bathroom (independent guesthouse)
- Storage: Includes storage
- Staircase: Internal wooden staircase
- Safety: Screens
- Common Expenses: No Common Expenses (economical)
- Pets: Allowed
- Parking: 3 spaces (2 open + 1 closed)
- Location: Close to Park, Supermarket
- Distances: 3.4 km from Central Square, 4 km from Hospital, 4.2 km from University, 10 km from Airport
- Suitable for: Family residence, Investment, Holiday home

A large bright maisonette with an attic in the center of eastern Ioannina, just 3.4 km from the square! With 4 bedrooms, 3 bathrooms, storage, 3 parking spaces, and no shared expenses. Don't miss this opportunity – contact us today to schedule a visit!

#### NOTE

The information and details included in this description are based on the owner's information.

GreekEstate.eu is not responsible for any discrepancies or inconsistencies.

GreekEstate.eu, Contact Phone: ... , email: ...

NOTE: Identification and your tax ID (AFM) are required for property viewing (according to Law 4072/11-4-2012 Government Gazette 86 A).

All information is based on data provided by the client. The position on the map accurately reflects the area where the property is located.

Gebaut: 1995

### Allgemein

Badezimmer: 3  
Fertige m<sup>2</sup>: 225 m<sup>2</sup>  
Grundstücksgröße: 433 m<sup>2</sup>  
Stockwerk Nummer: 1

### Zimmerdetails

Zimmer insgesamt: 4  
Innenausstattung: Fitted kitchen



## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/PBNR-T202/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T202/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 2105494

