



## 2197089 - Apartment For sale, Kallithea, 50 sq.m., €250.000



### 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 292,472.98

### Standort

Land:	Griechenland
Staat/Region/Provinz:	Attika
Stadt:	Athen
Postleitzahl:	17672
Veröffentlicht:	01.03.2026

### Beschreibung:

Golden Visa One-Bedroom Apartment for Sale in Kallithea | Delivery 2H 2026

A smart Golden Visa opportunity in one of Athens' most connected urban districts. This 50 sq.m. apartment, located on the 1st floor, is part of a building currently being converted from commercial to residential use, with delivery scheduled for the second half of 2026.

The layout is functional and efficient, featuring one bedroom, an open-plan living and kitchen area, and one bathroom—ideal for modern city living or rental use. The property includes autonomous electric heating, air conditioning, a security entrance door, and elevator access. It holds Energy Class D and is positioned within a commercial zone, ensuring strong accessibility and vibrant urban surroundings.

For buyers seeking a turnkey solution, there is an option to have the apartment delivered fully furnished and equipped at an additional cost of €10,000—perfect for immediate rental exploitation or effortless move-in readiness.

The location is a key advantage. With direct access to Syngrou Avenue, the apartment offers excellent connectivity to central Athens, public transportation, universities, and the coastal front. The area consistently attracts students, professionals, and long-term tenants, supporting stable rental demand.



Compact, strategically positioned, and eligible for the Greek Golden Visa program, this property represents a flexible and forward-looking investment in one of Athens' most dynamic and high-demand neighborhoods.

Contact us for availability and Golden Visa details.

PROPERTY ID: A4-12494  
Ktimoemporiki Real Estate  
contact phone: 2150000250, 2821056600  
email: [info@ktimoemporiki.gr](mailto:info@ktimoemporiki.gr)  
website: <http://ktimoemporiki.gr>  
Gebaut: 2026

## Allgemein

Badezimmer: 1  
Fertige m<sup>2</sup>: 50 m<sup>2</sup>  
Stockwerk Nummer: 1

## Zimmerdetails

Zimmer insgesamt: 1  
Innenausstattung: Fitted kitchen

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/FMTB-T520/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T520/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 2197089

