



## 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 132,669.96

### Standort

Land:	Griechenland
Staat/Region/Provinz:	Epirus
Stadt:	Ioannina
Postleitzahl:	45445
Veröffentlicht:	03.03.2026

### Beschreibung:

Discover an excellent opportunity to acquire a modern residence in the heart of the city of Ioannina. This is a fully renovated apartment of 60 sq.m. (2nd floor), built in 1983, which was radically transformed in 2025, offering modern amenities, energy efficiency, and immediate access to all central infrastructures. Ideal for investment, income from Airbnb, or permanent residence for professionals, students, and young couples.

The apartment features a comfortable bedroom, a large living room that can also be configured as a reception area, a functional kitchen, and a full bathroom. The radical renovation of 2025 includes individual heating with a heat pump (low energy cost), soundproofing, and thermal insulation for year-round comfort, radiators, and aluminum frames with double energy-efficient glazing. The southern orientation and corner location ensure plenty of natural light throughout the day, making the property bright, airy, and sunny, while the balcony offers space for relaxation. The tiled floors, security door, screens, and energy class B guarantee quality and low operating costs.

The center of Ioannina serves as the focal point of the city's economic and social life, with immediate access to all amenities. The property is located close to schools, churches, supermarkets (Agorá Mini Market, Masoutis, Express Market), retail stores, and services. The urban transport service serves the area with numerous lines (1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 16, 17, etc.), while there are also free routes to and from the center. The central square, market, cafes, and restaurants are within walking distance, making the property ideal for those who wish to live in the center of the action.

- Property Type: Apartment for sale – Renovated 2025
- Location: Center of Ioannina (city center)



- Area: 60 sq.m. – 2nd floor
- Configuration: 1 Bedroom, Living Room, Kitchen, Bathroom, Balcony
- Condition: Very good – painted, corner, façade
- Energy Class: B – thermal insulation, sound insulation, double energy-efficient glazing
- Heating: Individual with heat pump, radiators (low cost)
- Frames: Aluminum with double energy-efficient glazing, screens
- Orientation: Southern – bright, sunny, airy
- Features: Security door, balcony, drainage
- Uses: Ideal for investment, income from Airbnb, permanent residence
- Pets Allowed: Yes
- Neighborhood: Quiet despite the central location
- Price: €115,000 (opportunity for renovated center)

This renovated apartment in the center of Ioannina is the ideal choice for investors seeking immediate income from short-term rentals (Airbnb) due to its central location, as well as for those looking for a permanent residence with low operating costs and immediate access to all infrastructures. The energy class B, heat pump, and quality of the renovation guarantee comfort and savings. Don't miss the chance to acquire a modern home in the city center at an affordable price. Contact [GreekEstate.eu](http://GreekEstate.eu) today for an immediate visit.

NOTE: The property is located in the center of Ioannina, a stone's throw from the central square, schools, churches, and supermarkets. The sale price is €115,000. For more information and to schedule a visit, contact our office:

[GreekEstate.eu](http://GreekEstate.eu)

Contact Phone: ...

Email: ...

Property Code: W2088

Exclusively available from [GreekEstate.eu](http://GreekEstate.eu) – Ioannina Real Estate Agency.

Gebaut: 1983

## Allgemein

Badezimmer: 1  
Fertige m<sup>2</sup>: 60 m<sup>2</sup>  
Stockwerk Nummer: 2

## Zimmerdetails

Zimmer insgesamt: 1  
Innenausstattung: Fitted kitchen

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/PBNR-T211/?utm\\_campaign](http://www.arkadia.com/PBNR-T211/?utm_campaign)



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**Kontaktinformation**

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