



## listing



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: EUR 350,000

### Ubicación

País: Grecia  
Estado/Región/Provincia: Epirus  
Ciudad: Ioánina  
Código postal: 452 21  
Publicado: 20/01/2026

### Descripción:

A unique investment property in the center of East Ioannina! This building of 250 sq.m (on a plot of 275 sq.m) consists of two completed apartments (ground floor 105 sq.m & 1st floor 110 sq.m) with independent heating, solar panel, yard, parking, and a 35 sq.m loft. With a southern orientation and the possibility of being divided into 4 apartments for short-term rental/Airbnb, it is a smart choice for investment or permanent residence.

The building is developed on two levels with an internal staircase, and each apartment has 3 bedrooms, a living room, a kitchen, a bathroom, and a WC. Built in 1994 (with a permit from 1985), it is in good condition, featuring tiles, aluminum frames with double glazing, independent oil heating, and a solar water heater. The apartment on the 1st floor has a fireplace, while the 35 sq.m loft functions as storage but can be transformed. The property is corner, front-facing, airy, light-filled, with a yard and parking space. No common expenses!

### Area & Neighborhood

The building is located in the center of East Ioannina, in a quiet neighborhood with immediate access to a square, church, supermarket, and a local market. East Ioannina is just a 10-minute drive from the center of Ioannina (approximately 3-4 km) and offers excellent public transportation, schools, playgrounds, and plenty of greenery. The southern slope ensures sun all day long and the area is ideal for families and investors due to the high demand for short-term rentals near the University and the Hospital.

### List of Advantages & Features

- Type: Building with 2 Apartments (Ground Floor & 1st Floor)
- Area: 250 sq.m on a plot of 275 sq.m (large coverage)



- Apartments: 2 (ground floor 105 sq.m, 1st floor 110 sq.m) + 35 sq.m loft storage
- Rooms: 6 Bedrooms (3+3), 2 Living Rooms, 2 Kitchens, 2 Bathrooms, 2 WCs
- Condition: Good maintenance condition
- Year Built: 1994 (permit 1985)
- Heating: Independent Oil (per apartment)
- Energy: Solar Water Heater
- Frames: Aluminum with Double Glazing
- Energy Class: D
- Floors: Tiles
- Orientation: Southern (bright, sunny)
- Features: Corner, Front-facing, Bright, Airy, Sunny, Cross-ventilated
- Outdoor Space: Yard, Parking Space (1 open)
- Potential: Division into 4 apartments for Airbnb/ rental
- Common Expenses: No Common Expenses
- Pets: Allowed
- Location: Close to a Square, Church, Supermarket, Local Market
- Distances: 10-15 minutes from Ioannina Center
- Suitable for: Investment (Airbnb), Family residence, Exploitation
- Unique Advantage: Ready building with depreciation possibilities through short-term rental

A corner, front-facing building with 2 apartments and the potential for 4 Airbnb in East Ioannina, close to all amenities! Ready for use, with solar panels, a yard, and parking. Don't miss this opportunity - contact [GreekEstate.eu](http://GreekEstate.eu) today!

#### NOTE

The information and details included in this description are based on information from the owner. [GreekEstate.eu](http://GreekEstate.eu) is not responsible for any discrepancies or inconsistencies. [GreekEstate.eu](http://GreekEstate.eu), Contact Phone: ... , email: ...

NOTE: For the property viewing, it is necessary to present your ID and your Tax Identification Number (according to Law 4072/11-4-2012 Government Gazette 86 A).

All information is based on information provided by the client. The location on the map is the exact area where the property is located.

Fabricado: 1985

#### **Común**

Baños: 2  
Pies cuadrados terminados: 250 m2  
Tamaño del lote: 275 m2  
Floor Number: 1

#### **Room details**

Total rooms: 6  
Indoor Features: Fitted kitchen

#### **Building details**



Parking: Sí

## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web:

[http://www.arkadia.com/PBNR-T203/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T203/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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