



## 2132334 - Apartment For sale, Exarchia - Neapoli, 48 sq.m., €250.000

### 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:	USD 293,372.02

### Ubicación

País:	Grecia
Estado/Región/Provincia:	Attica
Ciudad:	Atenas
Código postal:	106 81
Publicado:	26/04/2026

### Descripción:

Golden Visa One Bedroom Apartment in Exarcheia for sale. Discover an exceptional opportunity in the heart of Exarcheia: a beautifully renovated 48 sq.m apartment on the 2nd floor, originally a commercial space now thoughtfully converted into a modern residential unit — fully Golden Visa eligible.

Designed for both investment and comfortable city living, the apartment features a bright open-layout living space, one well-proportioned bedroom, and a modern bathroom. Every detail has been updated to a contemporary standard: a/c unit, security door, double-glazed windows, and full furnishings with electric appliances included. The renovation elevates the property with a clean aesthetic, functional layout, and a stylish modern finish ideal for short-term rentals, long-term stays, or personal use.

The building, constructed in 1980, spans 5 levels and offers central heating with oil, an industrial lift for loading/unloading, and low monthly communal fees of just 25€. The property is located on a pedestrian street, enjoys front-facing exposure, and features monophasic electricity and a security alarm system, ensuring both practicality and peace of mind. Additional advantages include views, luxurious touches, and its clear classification as an investment property.

Set within a 400 sq.m plot in a vibrant commercial zone, the apartment is surrounded by shops, restaurants, cafés, and excellent public transportation options—placing you in one of Athens' most energetic and culturally rich neighborhoods.



A rare combination of location, modern design, full renovation, and Golden Visa eligibility, this one-bedroom apartment stands out as an outstanding investment opportunity in Exarcheia.

Golden Visa One Bedroom Apartment in Exarcheia for sale. Location Information:

Exarhia is one of the most authentic and liveliest areas in the center of Athens located between Omonia and Panepistimiou Ave.

The small neighborhood consists of cozy cafes and traditional Greek taverns serving delicious meals.

Small restaurants, known as mezedopolia with live Greek music are hidden in the narrow streets of Exarhia but they are the best places to enjoy the folklore music of Athens.

Underground bars and nightclubs for all music tastes can be discovered here. During the 1960s-1970s, Exarhia used to be the cultural center of the town, where most of the Greek artists, poets, and writers lived.

Today, it is known as a fashionable, easy-going place attracting mostly young people.

PROPERTY ID: A4-11873.

Ktimoemporiki Real Estate,  
contact phone: 2150000250, 2821056600,  
email: [info@ktimoemporiki.gr](mailto:info@ktimoemporiki.gr),  
website: <http://ktimoemporiki.gr>

Fabricado: 1980

## Común

Baños: 1  
Pies cuadrados terminados: 48 m<sup>2</sup>  
Tamaño del lote: 400 m<sup>2</sup>  
Floor Number: 2

## Room details

Total rooms: 1  
Indoor Features: Fitted kitchen

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/FMTB-T698/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IM](http://www.arkadia.com/FMTB-T698/?utm_campaign=multicast&utm_medium=web&utm_source=IM)



IMLIX

IMLIX Mercado Inmobiliario  
<https://www.imlix.com/es/>

---

LIX.COM

**Contact information**

IMLIX ID:

2132334

