



## Maisonette For sale, Alimos, 168 sq.m., €1.000.000



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,169,972.78

### Location

Pays:	Grèce
État/Région/Province:	Attique
Ville:	Athènes
Indicatif régional:	174 56
Soumis:	13/09/2025

### Description:

Spanning the second and third floors, the home unfolds across two thoughtfully designed levels. On the first, a spacious bedroom offers a calm retreat, while a refined bathroom with premium finishes elevates daily comfort.

The open-plan kitchen is sleek, fully equipped, and ready for both casual meals and special occasions. It flows effortlessly into the dining area—ideal for gathering with friends or family. A discreet guest WC adds convenience.

Upstairs, two more cozy bedrooms create warm and restful spaces, complemented by two modern bathrooms that ensure privacy for every resident. A second living room on this level invites you to relax, unwind, or entertain, with room for everything from movie nights to quiet afternoons.

Step outside and you're greeted by your own private swimming pool—perfect for cooling off on summer days or enjoying evening dips under the stars.

Expansive verandas and balconies surround the home, framing views of the sea, mountains, and the green landscape that embraces the complex. Electric awnings offer shade without sacrificing the feeling of being outdoors.

The maisonette is fitted with autonomous heating via a heat pump, air conditioning, a security door, high-



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speed internet wiring, and a modern alarm and surveillance system—ensuring comfort, safety, and peace of mind.

Practical features include a private parking space in a closed garage, extra storage, and access to the landscaped communal gardens—complete with walking paths and serene seating areas.

Just 2 km from the beach and 1.5 km from the metro, this location makes commuting easy and places you within quick reach of both central Athens and the coast. A bakery is just 300 meters away, while a pharmacy and bus stop are within a short walk.

With panoramic views, high-end finishes, and a true sense of home, this seaview maisonette in Alimos offers more than just a place to live—it offers a lifestyle.

Ideal for families, professionals, or international buyers seeking comfort, beauty, and coastal charm.

#### Location Information:

Alimos Marina, the largest in Greece, is located just 45 minutes from Athens International Airport, El. Venizelos. The marina offers hot water showers, a snack bar/cafe, and card telephones.

It also provides convenient bus and taxi services to Athens, Piraeus, and the airport. In addition, water and electricity are provided on the piers. Moreover, a fuel wagon delivers fuel right to the pier before checkouts.

Nearby, a wide variety of restaurants line Poseidonos Avenue, offering both Greek and Italian cuisine.

Alimos Beach, a beautiful sandy shore just 11 km south of downtown Athens, is easily accessible. From the start of summer, the beach becomes a popular destination for locals and visitors alike, especially those living nearby.

The beach features showers, beach umbrellas, and exciting water sports, such as jet skiing and windsurfing. Additionally, its an ideal spot for families with children, thanks to its waterslide and play area offering plenty of activities.

Alimos Beach also features attractions like the bustling yachting marina and numerous cafes, making it a vibrant spot for tourists.

PROPERTY ID: A4-10487. Ktimatoemporiki Real Estate, contact phone: 2150000250, 2821056600, email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr), website: <http://ktimatoemporiki.gr>

Année: 2025

#### **Commun**

Salle de bains:	3
Pied carré fini:	168 m <sup>2</sup>
Floor Number:	3



## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Building details

Parking: Oui  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/FMTB-T103/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T103/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1670631

