



## 2113536 - Maisonette For sale, Kalamos, 253 sq.m., €450.000



### 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 528,069.64

### Location

Pays:	Grèce
État/Région/Province:	Îles Ioniennes
Indicatif régional:	190 14
Soumis:	12/01/2026

### Description:

Three Bedroom Maisonette for sale in Kalamos Attica. The residence itself is defined by volume, light, and long-term flexibility, rather than by decorative excess. This 253 sq.m. three-level maisonette (basement, ground floor, and first floor) was built in 1999 and sits on a private 608 sq.m. plot, offering a balanced combination of indoor comfort and outdoor living.

The property is cross-ventilated, exceptionally bright, and carefully structured to function equally well as a permanent home, a holiday residence, or an income-producing asset.

The main living areas include a generous living room with fireplace, a kitchen-dining area, three bedrooms, two bathrooms, a central hall, and four verandas that extend daily living outdoors.

The basement level adds real functional value, featuring a playroom, two storage rooms, and a private garage, all connected internally by two staircases. Finishes include tile, marble, and wood flooring, aluminum window frames with insect screens, security entrance door, night electricity, and autonomous oil heating.

The house also benefits from a wooden pergola, pre-installation for alarm system, and an established garden with lawn, trees, plants, and automatic irrigation. Importantly, there is remaining building capacity on the plot, offering the option for additional construction and the creation of a swimming pool, enhancing both lifestyle and investment potential.



In terms of location, the property is situated in Kalamos, within the settlement plan and close to the town center.

It enjoys open, uninterrupted views of both the sea and the surrounding mountains, a combination that is increasingly rare in Attica.

The beach of Agioi Apostoloi is approximately 15 minutes away, while the wider area offers a calm residential environment with easy access to daily amenities.

Kalamos provides a lifestyle that bridges city and nature—quiet, green, and seaside in character—while remaining realistically connected to Athens.

This is a property with substance and future upside: generous square meters, a strong plot, view protection, expansion potential, and a location that supports residential, holiday, or investment use without compromise.

PROPERTY ID: Ste4-12220. Ktimatoemporiki Real Estate, contact phone: 2150000250, 2821056600, email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr), website: <http://ktimatoemporiki.gr>

Année: 1999

### Commun

Salle de bains: 3  
Pied carré fini: 253 m<sup>2</sup>  
Dimensions du lot: 608 m<sup>2</sup>  
Floor Number: 2

### Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

### Building details

Parking: Oui

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/FMTB-T406/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T406/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 2113536



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