



## listing



### 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 519,143.32

#### Location

Pays:	Grèce
État/Région/Province:	Épire
Ville:	Ioannina
Indicatif régional:	453 32
Soumis:	17/03/2026

#### Description:

Discover a unique investment opportunity in one of the most developed neighborhoods of Ioannina. It is a luxurious maisonette of 184.76 sq.m. with an independent ground floor two-room apartment of 57.74 sq.m., on a corner plot of 393.60 sq.m., which combines the comfort of a permanent residence with the potential for tourist exploitation, offering excellent energy efficiency and modern amenities in a key location.

The main building is spread over two levels with an internal wooden staircase and features:

- First floor (113.92 sq.m.): Open living-dining area with a glass partition separating the living room from the kitchen, and an energy-efficient fireplace for warm winter evenings
- Intermediate half-level: Master bedroom with privacy
- Second floor (70.84 sq.m.): Two additional bedrooms with a bathroom
- Last half-level: Additional bedroom

The ground floor apartment of 57.74 sq.m. is an autonomous two-room unit, ideal for hosting relatives, renting or using as a studio. The auxiliary spaces and storage areas of 56.00 sq.m. and the parking space of 24.95 sq.m. offer additional storage possibilities and comfort.

The residence has modern energy infrastructure: oil condensing boiler (2020) with heating autonomy per apartment, solar water heater and boiler for domestic hot water, external thermal insulation shell of 7 cm (2020) and intermediate thermal insulation of 5 cm from the construction. The aluminum frames with double glazing and the laminate, wood, and marble floors ensure comfort and low energy costs. The outdoor space includes a BBQ/grill on the terrace, ideal for outdoor gatherings.

Penteli and Drosia are neighboring districts at the western extension of Ioannina, at an altitude of 570



meters, with direct connection to the city center via the ring road. The area is served by public transport (lines 2, 10, 16, 17) with stops nearby, while it is just 1.5 kilometers from the center, 2.5 kilometers from Lake Pamvotida, 3.5 kilometers from the hospital, and 5 kilometers from the airport. Drosia is located 1.2 kilometers from the center and 0.7 kilometers from Perivleptos. The areas are characterized by a residential zone with modern infrastructure, recent urban expansions, and direct access to the suburban forest.

- Property Type: Maisonette with ground floor two-room apartment – Investment opportunity
- Location: Penteli/Drosia Ioannina (western continuation of the city, close to the center)
- Plot: 393.60 sq.m. – Corner
- Maisonette A1: 184.76 sq.m. (First floor: 113.92 sq.m. – Second floor: 70.84 sq.m.)
- Living-dining room with glass partition, energy-efficient fireplace
- Master bedroom (half-level)
- 2 bedrooms + bathroom (Second floor)
- 1 additional bedroom (last half-level)
- Wooden internal staircase, BBQ on the terrace
- Ground floor I1: 57.74 sq.m. – Autonomous two-room (rental/hosting)
- Auxiliary spaces: 56.00 sq.m. (storage)
- Parking space: 24.95 sq.m.
- Year of construction: 1994-1995 – Energy upgrade 2020
- Heating: Oil condensing boiler (2020) – autonomy per apartment
- Domestic hot water: Solar water heater and boiler
- Thermal insulation: External 7 cm (2020) + intermediate 5 cm
- Frames: Aluminum with double glazing
- Floors: Laminate, wood, marble
- Features: Security door, storage, BBQ, parking space
- Distances: 1.5 km from the center, 2.5 km from the lake, 3.5 km from the hospital, 5 km from the airport
- Transport: Urban bus (lines 2, 10, 16, 17) with direct connection to the center
- Price: €450,000 (investment opportunity in a key location)

This maisonette in Penteli/Drosia is the ideal choice for investors looking to combine permanent residence with tourist exploitation in one of the most developed neighborhoods of Ioannina. The autonomy of the ground floor two-room unit allows for immediate income from rentals, while the energy upgrade of 2020 ensures low operating costs. The close distance from the center, the lake, the hospital, and the airport makes the property extremely practical for everyday living or short-term renting (Airbnb). Don't miss the opportunity to acquire a luxurious property in a strategic location with direct access to all the amenities. Contact [GreekEstate.eu](https://greekestate.eu) today for an immediate visit.

NOTE: The property is located in the Penteli/Drosia area of Ioannina, 1.5 kilometers from the city center, 2.5 kilometers from Lake Pamvotida, and 5 kilometers from the airport. The selling price amounts to €450,000. The property includes a maisonette of 184.76 sq.m., an autonomous ground floor two-room apartment of 57.74 sq.m., auxiliary spaces of 56 sq.m., and a parking space of 24.95 sq.m. on a plot of 393.60 sq.m. For more information and to schedule a visit, contact our office:

[GreekEstate.eu](https://greekestate.eu)

Contact Phone: ...

Email: ...

Property Code: Available upon request



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Exclusively available through GreekEstate.eu – Ioannina Real Estate Office.

Année: 1995

## Commun

Chambres: 1  
Salle de bains: 3  
Pied carré fini: 243 m<sup>2</sup>  
Dimensions du lot: 394 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PBNR-T225/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T225/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2271395

