



## 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 80,137.09

### Location

Pays:	Grèce
État/Région/Province:	Épire
Ville:	Ioannina
Indicatif régional:	455 00
Soumis:	08/04/2026

### Description:

An affordable opportunity in the center of Ioannina! This corner ground floor apartment of 82 sqm, with a private yard, parking space, and the possibility of configuration, is just 2.5 km from the central square. With an eastern orientation and no common expenses, it is an ideal choice for investment, Airbnb, or permanent residence.

The apartment is developed on the ground floor and consists of a comfortable bedroom, a bright living room that serves as a reception area, a functional kitchen, and a full bathroom. Built in 1972, it is in good structural condition but requires renovation, offering a unique opportunity to configure it according to your preferences. The tiled and wooden floors, energy-efficient aluminum frames with double glazing, and energy class Z ensure basic comfort. The property is corner, has a façade, is airy, sunny, with a ramp for disabled access, and a yard that can be transformed into a garden. No common charges and pets are allowed!

### Area & Neighborhood

The property is located in a quiet neighborhood in the center of Ioannina, with direct access to public transport, a farmers' market, supermarkets, restaurants, and shops. It is 2.5 km from the central square (approximately 5-7 minutes by car or bus), 4 km from the University Hospital, and 4.3 km from the University of Ioannina, making it ideal for students, professionals, or employees at the hospital. The eastern slope ensures sunlight throughout the day and natural light in the spaces. The neighborhood combines tranquility with immediate access to all city services.

### List of Advantages & Features

- Property Type: Ground Floor Apartment



- Area: 82 sqm
- Rooms: 1 Bedroom, Living Room, Kitchen, 1 Bathroom
- Condition: Requires renovation (unique configuration opportunity)
- Year of Construction: 1972
- Heating: Not available (opportunity for modern installation)
- Frames: Aluminum with Double Glazing
- Energy Class: Z
- Floors: Tiles, Wood
- Orientation: Eastern (bright, sunny)
- Features: Corner, Façade, Bright, Airy, Sunny, Through
- Outdoor Space: Garden/Yard (configurable)
- Parking: 1 space in an open area
- Access: Ramp for Disabled
- Common Charges: No Common Charges (economical)
- Pets: Allowed
- Location: Close to Public Transport, Farmers' Market, Supermarket, Dining
- Distances: 2.5 km from Central Square, 4 km from Hospital, 4.3 km from University
- Suitable for: Investment, Airbnb, Permanent Residence, Holiday Home

A corner, façade ground floor apartment with a yard and parking, just 2.5 km from the center of Ioannina, at an incredibly low price! No common charges, pets are allowed, and with the possibility of renovation as you wish. Don't miss this opportunity - contact us today to visit it!

#### NOTE

The property requires renovation and is in good structural condition. The information and details included in this description are based on information from the owner. GreekEstate.eu is not responsible for any deviations or inconsistencies.

GreekEstate.eu, Contact Phone: ... , email: ...

Property Code: W2089

NOTE: An identity card and your VAT number are required for the property viewing (according to Law 4072/11-4-2012, Government Gazette 86 A).

All information is based on information provided by the principal. The location on the map is accurate for the area where the property is located.

Année: 1972

#### Commun

Salle de bains: 1  
Pied carré fini: 82 m<sup>2</sup>  
Floor Number: 1

#### Room details

Total rooms: 1  
Indoor Features: Fitted kitchen

#### Building details



Parking: Oui

## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/PBNR-T240/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T240/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 2131969

