



## Studio For sale, Kalithea, 24,90 sq.m., €120.000



### Ügynök információ

|            |  |
|------------|--|
| Név:       | ArKadia  |
| Cégnév:    |  |
| Ország:    | United Kingdom   |
| Telefon:   |  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 140,926.74 |

### Elhelyezkedés

|                        |                |
|------------------------|----------------|
| Ország:                | Greece         |
| Állam/Régió/Tartomány: | Central Greece |
| Feladta:               | 2025. 09. 07.  |

#### Leírás:

Apartment Studio in Kallithea for sale. Located just 100 meters from the Kallithea metro station, this newly built 24.9 sqm studio apartment on the 3rd floor offers a sophisticated blend of minimal design, energy efficiency, and urban practicality—ideal for modern city living or smart investing in one of Athens' most dynamic districts.

The interior is shaped by a minimalist philosophy that prioritizes clean lines, abundant natural light, and functional elegance.

Large openings enhance the flow of light and offer a sense of openness, while the materials used are carefully selected for sustainability and long-term durability.

The apartment belongs to energy class A+, featuring aluminum energy frames with double glazing, a thermal façade, moisture and sound insulation, and a high-performance heat pump system for autonomous heating and cooling.

Every detail has been thoughtfully designed—from the LED lighting and solar water heater to the sleek kitchen and bathroom with modern sanitary ware and premium tiling.

New mechanical, electrical, plumbing, and drainage systems ensure flawless operation and peace of mind, while high-quality interior fittings, including wardrobes, cabinetry, and internal doors, complete the residence with refined simplicity.

Although there is no private parking, the development includes ample shared parking areas and easy



access to all forms of public transportation. The location also provides proximity to everyday essentials such as shops, schools, universities, and green spaces.

A nearby park with a jogging track and playground adds to the neighborhood's appeal for residents seeking wellness and convenience in equal measure.

With Davaki Square just 650 meters away, Harokopio University 1 km, Syntagma Square 4 km, and the Port of Piraeus only 5 km, this property is ideally positioned for seamless access across Athens.

Construction is set for completion 16 months after excavation begins, with estimated delivery by July 2027.

Whether you're seeking a low-maintenance home or a high-yield rental asset, this studio apartment in Kallithea is a forward-looking choice that reflects the future of urban living.

#### Location Information:

One of the largest municipalities in Greece, Kallithea is in the south of Athens bordering the Saronic Gulf and Athens' historic center.

In 2016 Kallithea got a shot in the arm when the Stavros Niarchos Foundation Cultural Centre was unveiled close to the Faliro Bay in the south of the suburb.

This ultramodern facility was designed by Renzo Piano and is made up of a landscaped park around stirring new venues for the Greek National Opera and National Library.

By the water, Kallithea's waterfront was revitalized at the advent of the 2004 Olympics and has a waterfront plaza, while down in Faliron are cafes and restaurants next to the dazzling superyachts at the Flisvos Marina.

All the while, the timeless Acropolis and the other monuments of ancient Athens are moments on the 550 bus, by tram, or by taxi.

PROPERTY ID: A4-10444. Ktimatoemporiki Real Estate, contact phone: 2150000250, 2821056600, email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr), website: <http://ktimatoemporiki.gr>

Built: 2025

#### Gyakori

Fürdőszobák: 1  
Kész négyzetméter: 24.9 nm  
Floor Number: 3

#### Room details

Total rooms: 1  
Indoor Features: Fitted kitchen



## Building details

Parking: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/FMTB-T69/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T69/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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