



For Sale Complex 240 m² in Athens



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 299,121.64

Posizione

Nazione:	Greece
Pubblicato:	20/07/2026

Descrizione:

Located in Kalithea.

For sale complex of 240 sq.meters in Athens. The complex has 2 levels. 1st floor consists of 3 bedrooms, 3 living rooms with kitchen, 3 shower WC. 2nd floor consists of 3 bedrooms, 3 living rooms with kitchen, 3 shower WC. The property offers a roof garden. There are: solar panels for water heating, air conditioning, heating, a barbecue area. Building has an elevator. Modern Residential Project of Six Apartments in Kallithea 71 Ifigeneias Street – Complete Renovation, Private Rooftop Areas and Modern Technologies A modern residential project consisting of six fully renovated apartments is being developed at 71 Ifigeneias Street, Kallithea 176 72 . The apartments are distributed over two typical residential floors, with three residences on each level. Each apartment includes one bedroom, an open-plan living room with kitchen, a modern bathroom with shower and a balcony. The renovation has been designed with an emphasis on construction quality, sound insulation, energy efficiency, safety and remote control of key functions. Available apartments First floor A1: 38.98 m² + 6.74 m² balcony A2: 40.52 m² + 8.10 m² balcony A3: 38.68 m² + two small balconies with a total area of approximately 3.68 m² Second floor B1: 38.98 m² + 6.74 m² balcony B2: 40.52 m² + 8.10 m² balcony B3: 38.68 m² + two small balconies with a total area of approximately 3.68 m² Both floors follow the same functional layout. A pharmacy operates on the ground floor of the building. It is a separate property and is not included in the project. Exclusive entrance and modern security The six apartments will be served by an exclusive entrance , which will be fully renovated and equipped with an exterior security door, automatic lighting with motion sensors and a video intercom with camera. The access system will allow: remote opening through a mobile application; creation of temporary access codes; control of the main entrance; photographing visitors as they approach the entrance. Access to the two residential floors is provided by staircase and elevator. Private rooftop area for each apartment Each residence will have its own exclusive-use rooftop area , arranged with a pergola, seating space and provision for a barbecue. Each private zone



will have an independent electrical circuit and a separate breaker connected to the electrical panel of the corresponding apartment, allowing the owner to activate or disconnect the power supply independently. The areas will be separated with decorative elements, greenery and large planters. Durable mountain and Mediterranean plants suitable for strong sunlight, wind and high temperatures will be selected. The planting will be supported by an automatic irrigation system . A shared point with water supply and sink will also be provided for washing dishes and barbecue equipment. Construction quality and modern finishes The walls separating the independent residences will be constructed with Alpha Block , offering greater strength, privacy and improved sound insulation compared with standard plasterboard partitions. The internal layout of each apartment will be formed with suitable plasterboard systems. The renovation includes: modern tiles throughout; security entrance doors; concealed skirting boards; concealed decorative lighting at floor level; complete replacement of electrical installations; new plumbing and drainage networks; execution of all works in accordance with applicable technical standards and legislation. All windows and balcony doors will feature modern aluminium frames with double glazing for improved thermal and sound insulation. All opening elements will be fitted with insect screens. Air conditioning, heating and hot water Each apartment will be delivered with two Wi-Fi air-conditioning units , remotely controlled through an application. The outdoor units will be installed on the rooftop rather than on the balconies. As a result: the balconies remain free and functional; hot air is not discharged near seating areas; the façades remain clean; noise is significantly reduced both indoors and on the balconies. Each residence will also have its own autonomous solar water heater . Infrastructure will additionally be created for the future installation of autonomous gas heating, including positions for separate gas meters at the building entrance, installed radiators inside the apartments and the necessary rooftop connections for an individual boiler. Smart functions The apartments will be equipped or prepared for wireless monitoring and control systems for: temperature and humidity; fire detection; alarm security; operation of the air-conditioning units; access to the main entrance. A master switch will be installed near the exit of each residence, allowing all lights to be switched off with one action. Two-way switches will be installed in the bedrooms, allowing lighting control both from the entrance and beside the bed. Prime location in Kallithea The property is located in a central part of Kallithea, where most daily needs can be covered on foot. Davaki Square is approximately 100 metres away, or 1 minute on foot . The square is included in the planning of a future Metro extension towards Kallithea and the Stavros Niarchos Foundation Cultural Center. This is a future plan and not an operational station today. The existing Kallithea Station on Line 1 is approximately 850 metres away, or 12 minutes on foot , providing access to central Athens and Piraeus. Also nearby: Kyprou Square: approximately 350 m or 5 minutes on foot Harokopio University: approximately 450 m or 7 minutes on foot Middle school, high school and kindergarten: approximately 400 m or 5 minutes on foot The main facilities of Harokopio University are located at 70 Eleftheriou Venizelou Avenue in Kallithea. Within a radius of approximately 300 metres , there are supermarkets, butcher shops, fishmongers, fruit and vegetable shops, bakeries, pharmacies and many everyday services, all within approximately 3 minutes on foot. Kallithea's main commercial market is also within immediate reach, with well-known stores such as Zara, Hondos Center and Intersport , as well as numerous options for clothing, footwear, dining, beauty and services. Approximate distances from the property: Stavros Niarchos Foundation Cultural Center: 2 km Acropolis: 3 km Syntagma Square: 3.5 km The project stands out from standard renovated apartments through its Alpha Block construction, enhanced sound insulation, absence of outdoor air-conditioning units on the balconies, autonomous technical systems, modern security functions and the private landscaped rooftop area allocated to each residence.

Condizione:

Reformed



Comune

Camere da letto:	6
Bagni:	6
Finito piedi quadrati:	240 mq
Floor Number:	1

Room details

Total rooms:	12
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Building details

Numero di piani:	2
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Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/EOYX-T8296/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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