



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 340,327.29

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Epirus
Plaats:	Ioannina
Postcode:	45221
Geplaatst:	08-06-2025
Omschrijving:	

This is a unique opportunity to purchase an impressive apartment in the heart of Ioannina. This newly built penthouse apartment, 105 sq.m., combines luxury, comfort, and modern architecture, offering an excellent option for any family or investor.

### -PROPERTY DESCRIPTION-

This apartment is an excellent example of modern design and construction, with full energy certification A+. It is located on two levels, on the 3rd and 4th floors, emphasizing comfort and convenience. Its bright and airy design is intended to fill the space with natural light, while modern amenities such as underfloor heating (cooling/heating), an air conditioning unit, and an electric fireplace contribute to creating a comfortable and welcoming environment.

### -ROOMS AND EQUIPMENT-

The apartment features two comfortable bedrooms, including the master bedroom, which offers extra space and privacy. It is accompanied by two modern bathrooms, a living room, and a fully equipped kitchen. The large terraces - totaling 50 sq.m. - offer views of an unobstructed urban landscape and are ideal for relaxation or entertainment with friends and family.

### -HEATING AND AMENITIES-

The heating system includes an individual heat pump and thermal insulation for optimal performance. Additionally, the double energy windows provide sound insulation and excellent thermal insulation. The space is already painted and is offered fully furnished, ready for occupancy.



## -NEIGHBORHOOD AND ACCESSIBILITY-

The location of the apartment is ideal, with immediate access to public transportation, schools, central squares, and supermarkets. The distance from the university is only 6.4 kilometers, while the hospital and health center are 4.3 kilometers away. The airport is located 5.4 kilometers away, making the location suitable for both students and professionals.

## -ATTENTION TO DETAIL-

The property includes electrical appliances, electric shutters, screens, a security door, an intercom system, and an alarm, providing additional security and comfort for the tenants. Furthermore, the building has an elevator and is situated in a quiet neighborhood, ensuring tranquility and quality of life.

Gebouwd: 2024

### **Algemeen**

Slaapkamers: 1  
Badkamers: 2  
Afgewerkte vierkante meter: 105 m<sup>2</sup>  
Floor Number: 3

### **Room details**

Total rooms: 2  
Indoor Features: Fitted kitchen

### **Building details**

Parking: Ja

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/PBNR-T62/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T62/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1494400

