



## 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 253,803.4

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Epirus
Plaats:	Ioannina
Postcode:	45332
Geplaatst:	03-03-2026

### Omschrijving:

Discover an exceptional investment opportunity in the center of Ioannina, with rare double views and immediate access to all the city's infrastructure. This is a spacious 80 sq.m. apartment (3rd floor), built in 2000, in excellent condition, which offers flexibility of use as a permanent residence, professional premises (office, clinic, corporate headquarters), or high-yield Airbnb, meeting all modern buyers' and investors' needs.

The property features two comfortable bedrooms, a spacious living room that can be configured as a reception area, a functional kitchen, and a full bathroom. The layout is cross-ventilated with a southern orientation, ensuring ample natural light throughout the day and excellent ventilation. The apartment is corner and façade-facing, offering unobstructed double views of Lake Pamvotis and the mountain, a rare advantage that significantly enhances the property's value and attractiveness. The surfaces are finished with tiled floors, the frames are aluminum with double energy-efficient glazing and screens, while the autonomous oil heating with radiators ensures comfort in winter.

The property is situated in the commercial center of Ioannina, just a stone's throw away from the central square, the market, entertainment centers, dining, and the city's shopping center. The area is served by numerous Urban KTEL lines (1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 16, 17). In immediate proximity are schools, churches, supermarkets, and all services required for daily living, professional activity, or tourism exploitation. The strategic location guarantees stable demand from both long-term tenants and Airbnb visitors year-round.



- Property Type: Apartment for Sale – Luxurious & Flexible
- Location: Ioannina Commercial Center (city center)
- Area: 80 sq.m. – 3rd floor with elevator
- Configuration: 2 Bedrooms, Living Room, Kitchen, Bathroom, Balcony
- Condition: Very good – built in 2000, ready for immediate occupancy
- Energy Class: C – double energy-efficient glazing
- Heating: Autonomous with oil, radiators
- Frames: Aluminum with double energy-efficient glazing, screens
- Orientation: Southern – bright, sunny, airy, cross-ventilated
- View: Double view – Lake Pamvotis & Mountain (rare advantage)
- Features: Elevator, balcony, drainage, pets allowed
- Uses:
  - Permanent residence – comfort and access to all services
  - Professional premises – clinic, office, corporate headquarters with visibility
  - Airbnb investment – high demand due to view and location
  - Rental income – stable return in a central location
- Neighborhood: Close to transportation, schools, square, church, supermarket, shopping center, entertainment centers, market, dining
- Price: €220,000 (opportunity for a center with double view and multiple uses)

This apartment in the commercial center of Ioannina is the ultimate investment choice due to its flexibility of use and rare double views. Whether you are looking for a family home in the city center, a professional space with visibility, or a high-yield property for Airbnb, this apartment meets all requirements. The strategic location, the view of the lake and mountain, and immediate access to all infrastructure guarantee reliable investment and quick returns. Do not miss the opportunity to acquire a property that offers multiple revenue potential. Contact GreekEstate today for an immediate visit.

NOTE: The property is located in the commercial center of Ioannina, just a stone's throw away from the central square, the market, entertainment centers, and the city's shopping mall. The selling price amounts to €220,000. The property is suitable for permanent residence, professional premises (clinic, office), Airbnb investment, and rental income. For more information and to schedule a visit, please contact our office:

GreekEstate

Contact Phone: ...

Email: ...

Property Code: W3211

Available from GreekEstate – Real Estate Office Ioannina.

Gebouwd: 2000

## Algemeen

Badkamers:	1
Afgewerkte vierkante meter:	80 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-T212/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T212/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2274856

