



## For Sale Duplex 220 m<sup>2</sup> on the Olympic Coast



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 380,745.44

### Location

Country: Greece  
Posted: Jun 04, 2026

#### Description:

Located in Litochoro.

For sale duplex of 220 sq.meters on the Olympic Coast. The duplex is situated on 1st floor and loft. 1st floor consists of 3 bedrooms, living room, one kitchen, one bathroom, one storeroom. Loft consists of one bedroom, living room with kitchen, one dining room, one shower WC. A magnificent view of the city, the sea, the mountain, the forest opens up from the windows. There are: heating. Extras included with the property: parking space. Live Between Mount Olympus and the Sea: An Exclusive Property in the Heart of Litochoro A unique real estate opportunity is offered for sale in the very center of Litochoro, comprising two apartments located on different floors of the same building and occupying the entire first floor and the entire penthouse level. This is an excellent opportunity both for comfortable living and for a profitable investment with strong income potential. Such a combination of location, panoramic views, living space, and land ownership rights is rarely available on the market. First-Floor Apartment A spacious apartment in good condition, last renovated in 2012. The layout includes: 3 bedrooms; a spacious living room; a separate kitchen; a large bathroom with a corner bathtub; a storage room. A significant advantage of this apartment is the possibility of redesigning and dividing it into two smaller independent apartments, making it highly attractive for investment purposes, whether for long-term or short-term rentals. Penthouse A modern apartment with quality finishes, brought into residential use in 2021. The apartment features: a spacious bedroom; a large modern bathroom; a bright living room combined with a kitchen and dining area; a loggia; a spacious panoramic balcony of approximately 25 m<sup>2</sup> with opening floor-to-ceiling glass windows. All engineering systems, plumbing, kitchen installations, and interior finishes are in excellent condition. Spectacular Panoramic Views The penthouse offers breathtaking views of: Mount Olympus; Thermaic Gulf; Halkidiki; a large part of picturesque Litochoro. The combination of majestic mountain landscapes and endless sea horizons creates an atmosphere that can be enjoyed every day of the year. Prestigious Location The property is situated directly opposite the



town park, in the very center of Litochoro. Within walking distance you will find: cafés and restaurants; traditional tavernas; shops and supermarkets; banks and pharmacies; all essential urban infrastructure and services. The coastline is just a few minutes away, while the famous Enipeas Springs and the scenic hiking trails of Mount Olympus are practically at your doorstep. Included in the Sale ✓ 50% ownership share of the 220 m<sup>2</sup> land plot on which the building stands. ✓ Private parking space. ✓ Automatic sliding gate with remote control. Ideal For permanent residence for a large family; combining personal use with rental income; developing a tourism or hospitality business; investing in one of the most attractive regions of Greece. Living between the legendary Mount Olympus and the azure sea, in the heart of one of Greece's most charming towns, is not simply the purchase of a property—it is the acquisition of a unique lifestyle.

Built: 1970

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 220 sq m  
Lot Size: 220 sq m  
Floor Number: 1

### Room details

Total rooms: 6

### Building details

Parking: Yes  
Number of Floors: 2

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/EOYX-T8024/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/EOYX-T8024/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 66221

