



## listing



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 285,000

### Localização

Country:	Grécia
State/Region/Province:	Central Macedonia
CEP:	555 35
Adicionado:	03/03/2026

#### Informação adicional:

Discover a rare opportunity to acquire a modern residence in one of the most developing areas of the Thessaloniki Urban Area. This is a newly built duplex under construction (delivery 2026) with a total area of 129.61 sq.m., which combines modern architectural design with excellent energy efficiency and quality living, offering privacy and modern amenities in a strategic location.

The property is developed on two levels with a functional layout that maximizes space usage. The ground floor of 60.43 sq.m. features an open-plan living room and kitchen with direct access to the garden, one bedroom, and a bathroom, ideal for daily living and hosting guests. The comfortable internal staircase leads to the semi-basement of 53.69 sq.m., where there are two additional bedrooms, a small room for office or storage use, and an additional bathroom. In total, 4 bedrooms and 2 bathrooms ensure comfort for families or professionals working from home. The property comes with common areas of 15.49 sq.m. and a private use garden of 73 sq.m., offering greenery and recreational space.

Pylaia is a strategic suburb of the Thessaloniki Urban Area, located 7.35 kilometers southeast of the center, at an altitude of 90 meters. It has direct access from the Ring Road, ensuring quick connections to all areas of the city, and is served by a number of bus lines (11, 12, 30, 36X) with stops nearby. In the neighborhood, there are supermarkets, a bakery, cafes, pharmacies, and all daily amenities, while the Macedonia Shopping Center is just a few minutes by car. The area is characterized by a quiet family neighborhood atmosphere with simultaneous access to infrastructures.

- Property Type: Duplex for sale – Under construction (delivery 2026)
- Location: Pylaia Thessaloniki (neighborhood center), near the Ring Road
- Levels: 2 (ground floor 60.43 sq.m. + semi-basement 53.69 sq.m.)
- Total Area: 129.61 sq.m. (with common areas of 15.49 sq.m.)



- Garden: 73 sq.m. for private use
- Layout: 4 Bedrooms, 2 Bathrooms, Living room with kitchen, Office/Storage
- Condition: Under construction – painted, corner, bright, luxurious, modern
- Energy Class: A – excellent energy efficiency
- Heating: Individual with natural gas, underfloor heating, thermal façade
- Frames: Thermal break aluminum with double energy glazing, screens
- Floors: Tiles and laminate
- Orientation: West – bright in the afternoon
- Parking Space: 1 space with EV charger (electric vehicles)
- Security: Security door, alarm
- Comfort: Elevator, internal staircase, storage
- Transportation: Near a bus stop (lines 11, 12, 30, 36X), direct access to the Ring Road
- Infrastructures: Close to supermarkets, dining, pharmacy, shops
- Price: €285,000

This newly built duplex in Pylaia is the ideal choice for families and professionals looking for a modern residence with low energy costs in a strategic location. The energy class A, underfloor heating, and EV charger meet the demands of the new era, while the garden and quiet neighborhood offer a quality of life. The proximity to the Ring Road and direct access to the center of Thessaloniki make this purchase an excellent investment opportunity. Don't miss the chance to acquire a home of the future at an affordable price. Contact [GreekEstate.eu](http://GreekEstate.eu) today for more information and booking.

For the property indication, it is necessary to present your ID and your VAT number (according to Law 4072/11-4-2012 Government Gazette 86 A). All information is based on data provided by the client. The location on the map is the exact area where the property is located.

[GreekEstate.eu](http://GreekEstate.eu)

Contact Phone: ...

Email: ...

Property Code: W4337

Exclusively available through [GreekEstate.eu](http://GreekEstate.eu) – Real Estate Agency of Thessaloniki & Ioannina.

## Comum

Banheiro:	2
Pés quadrados acabados:	129 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Parking:	Sim
----------	-----

## Lease terms

Date Available:



## **Informação adicional**

URL do site:

[http://www.arkadia.com/PBNR-T213/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T213/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

2274511

