

DELFI PROPERTIES

DP-GR04809/DPS_522

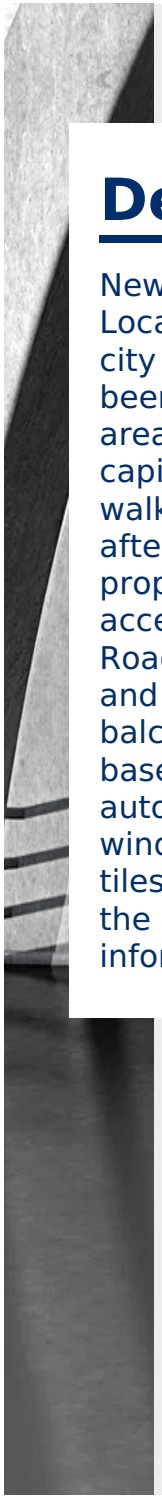
Newbuilt 5th Floor Duplex in Kerameikos-Gkazi, Athens in Athens, Athens Center

Athens, Athens Center Apartment

Price

€295,000

* Not Subject to VAT



Description

Newbuilt two-level (4th-5th floor) duplex apartment in a newly developed residential building in Gkazi-Kerameikos area in Athens. Location Located in a residential area in the popular neighborhood of Gkazi, this property is situated in short distance from Athens city centre, but also from retail stores, coffee shops, pubs and other points of interest in the broader Kerameikos area. Gkazi has been a great location for people who wish to stay close to Athens centre, but also have the benefit in living in a modern residential area. Furthermore, due to the proximity from Athens centre and the increasing demand in housing, the apartment is also a smart capital investment solution. The property is just a few meters away from Kerameikos Square and Kerameikos Metro Station (600 m. walking distance). It is also in short proximity from Kerameikos Archaeological site park, a large-size park, suitable for a relaxed afternoon walk. Distance from Athens city centre (Syntagma) is just 10 m. using the Subway (Metro). Most of all, the property's location offers the option to walk to Monastiraki Square within just 27 min. by feet (1.7 km.). The location offers good access to many main arteries and key roads of Athens, such as Pireos Road, Syggrou Ave., Patision Ave., Piraeus-Lamia National Road etc. Description The apartment includes 2 bedrooms and a bathroom in the upper level (5th floor) and a w.c., a living room and a kitchen in the 4th floor. Living areas total 80 sq.m. Both bedrooms have eastern orientation and access to the backside balcony with views to Lycabettus hill beyond. The property comes with a storage area and also a parking area, both in the basement level of the building. Features The apartment is of good contrusction quality and "A" Energy Class certified. It features an autonomous heating/cooling fancoil system with the use of heat pumps, thermally insulated walls (7-8 cms.) and double glazed windows with energy efficient aluminum frames. Part of the property are a solar water heater and an alarm pre-installation. Ceramic tiles will be floored in all areas, except for the bedrooms (wooden floors). Notes Apartment is expected to be delivered turnkey by the end of December 2025. More apartments may be also available in the same building. Call Delfi Properties Athens office for more information.

Internal area
80m^2

Bathrooms
2

Covered Verandas
N/A m^2

Floor
N/A

Parking Spaces
1

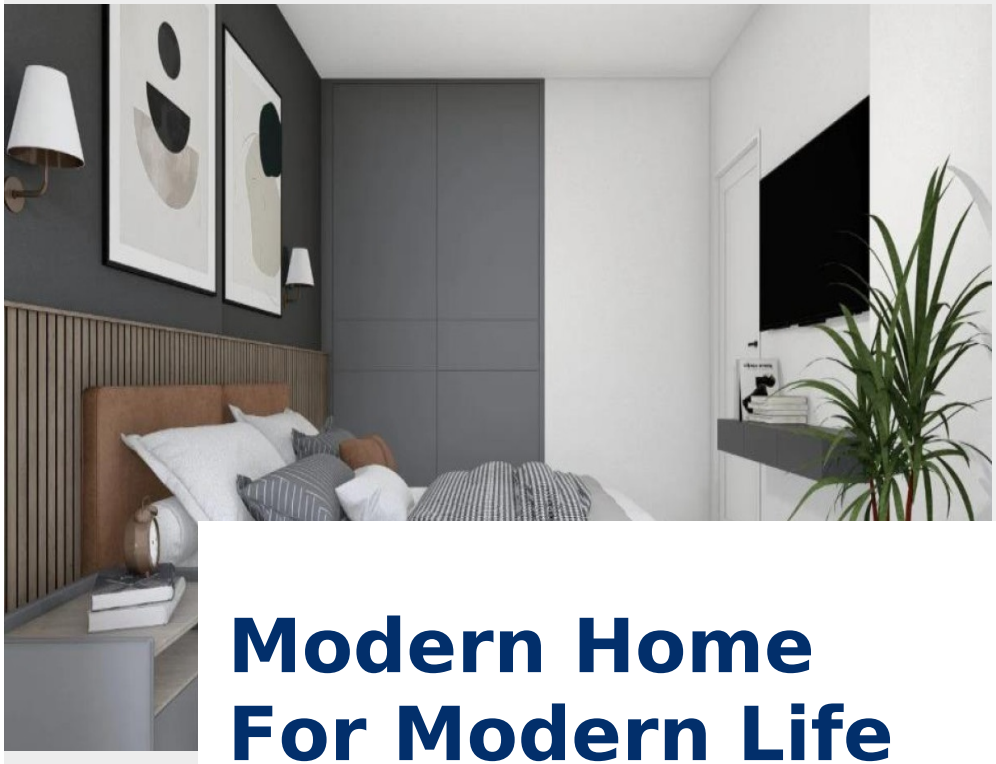
Furnished
Yes

Energy Class
Under Issuance



Property Details

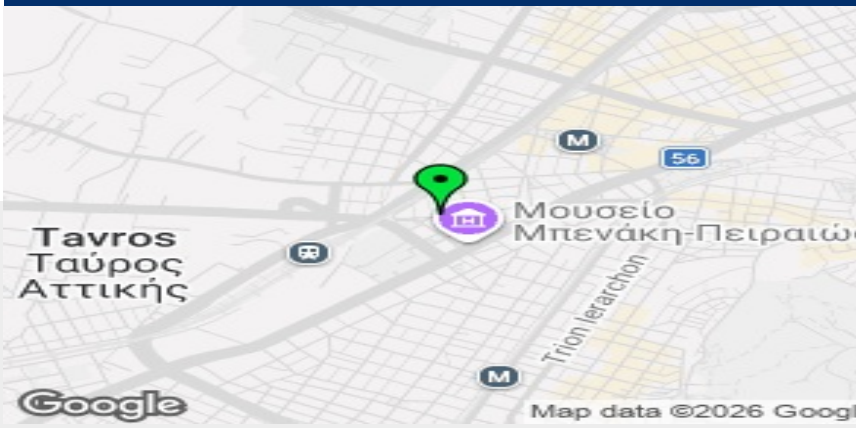
○ Air Conditioning	○ Fireplace	○ Guestroom	✓ Storage room	✓ Solar Heater
✓ Alarm System	○ Barbeque Area	○ Basement	○ Shower	○ Photovoltaic System
○ Ensuite Toilet	○ Swimming Pool	○ Dining Room	○ Gym	○ Garden
○ Jacuzzi	✓ Double Glaze Windows	○ Showroom	✓ Kitchen	○ Near Beach
○ Central Heating	○ Roof Garden	○ Barbeque Area	○ Spa	○ Near Public Park
✓ City View	○ Countryside	○ Raised Floor		





Modern Home
For Modern Life

Location:





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