



## Duplex for sale in Glyfada, Athens Riviera Greece



### Agenten-Info

Name:	Panagiotis Giannakis
Name der Firma:	PMD Real Estate
Firma:	Network E.E.
Land:	Griechenland
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+30 (693) 737-7068
Sprachen:	English, Greek
Webseite:	<a href="http://pmdrealestate.gr">http://pmdrealestate.gr</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 1,200,000

#### Standort

Land:	Griechenland
Staat/Region/Provinz:	Attika
Stadt:	Glyfada
Veröffentlicht:	05.07.2024

#### Beschreibung:

Glyfada (South), duplex on the 2nd and 3rd floor with a total area of 161 sq.m.

On the first level (91 sq.m.), there is an open-plan space consisting of a living room, dining area, and kitchen, along with a WC and a spacious bedroom with an en-suite bathroom.

The unified living area seamlessly connects to a large veranda through a generous opening, creating a spacious covered area that combines the two spaces.

The internal staircase leads to the upper level (70 sq.m.), with two bedrooms, each with its own en-suite bathroom and an office space.

The property includes 1 parking space with EV charger and a storage room on the basement level.

The duplex is part of a five-story modern building of high architectural aesthetics, built to high specifications and classified as energy class A+ (underfloor heating, use of heat pumps, net metering, provision for electric vehicles at the basement level, etc.).



Located in the heart of the Athenian Riviera, close to Glyfada's central market and the coastal promenade.

## Property Details

Property ID: 5052

State: ATTICA

Area: GLYFADA

Status: Sale

Type: Duplex / Triplex Apartment

Year: 2024

Bedrooms: 3

Size: 161 sq.m

Level: 2nd, 3rd

Price: € 1,200,000

## Property Characteristics

### \* Heating:

\* Autonomous Heating

\* Heat Pump

\* Underfloor Heating system

\* VRV air conditioning system

### \* Parking Area:

\* Garage - 2

### \* View:

\* Mountain View

\* Seaview

### \* Location:

\* Close to bus station

\* Close to park

\* Close to School

\* Close to shopping center

\* Close to shops

\* Close to tram station

\* Gym



- \* Near Public Transport
  - \* Playground
  - \* Walking distance to beach
  - \* Various Characteristics:
  - \* Air Conditioning
  - \* Antiseismic
  - \* Balcony
  - \* Bath - 3
  - \* Bright
  - \* Corner Block
  - \* Double glazed windows
  - \* Elevator
  - \* Energy efficient fireplace
  - \* False Ceiling
  - \* Fire Extinguishers
  - \* Fire Place
  - \* Floor with tiles
  - \* Fly screens
  - \* From Side to Side
  - \* Garden
  - \* Intercom
  - \* Jacuzzi
  - \* Newly built
  - \* Painted
  - \* Roller Shutters
  - \* Roof Garden
  - \* Security Alarm
  - \* Security Door
  - \* Solar Heating
  - \* Store Room
  - \* Swimming Pool
  - \* Ventilation System
  - \* WC
  - \* Wheel-Chair Access
  - \* Wooden Floors
  - \* Energy efficiency rate:
  - \* Energy efficiency rate - A+
- Gebaut: 2024

## Allgemein

Schlafzimmer:	3
Fertige m <sup>2</sup> :	161 m <sup>2</sup>
Stockwerk Nummer:	2

## Versorgungsdetails



Heizung:

Ja

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der virtuellen Tour:

[https://www.youtube.com/channel/UChh5EXE2Ag  
hUeyuEaoHvhUA](https://www.youtube.com/channel/UChh5EXE2Ag<br/>hUeyuEaoHvhUA)

## **Kontaktinformation**

IMLIX ID:

IX5.886.680

