



## Duplex for sale in Glyfada, Athens Riviera Greece



### Ügynök információ

Név:	Panagiotis Giannakis
Cégnév:	PMD Real Estate Network E.E.
Ország:	Greece
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Greek
Weboldal:	<a href="http://pmdrealestate.gr">http://pmdrealestate.gr</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 1,200,000

### Elhelyezkedés

Ország:	Greece
Állam/Régió/Tartomány:	Attica
Város:	Glyfada
Feladta:	2024. 07. 05.
Leírás:	

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.).



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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+
- Built: 2024

## **Gyakori**

Hálószobák:	3
Kész négyzetméter:	161 nm
Floor Number:	2

## **Utility details**



Heating: Yes

## Lease terms

Date Available:

## További információ

Virtual tour URL:

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

## Contact information

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