



## Duplex for sale in Glyfada, Athens Riviera Greece



### Emlakçı Bilgisi

İsim:	Panagiotis Giannakis
Şirket Adı:	PMD Real Estate Network E.E.
Ülke:	Greece
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+30 (693) 737-7068
Languages:	English, Greek
Web sitesi:	<a href="http://pmdrealestate.gr">http://pmdrealestate.gr</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 1,200,000

### Konum

Ülke:	Greece
Eyalet/Bölge/ Şehir:	Attica
Şehir/İlçe:	Glyfada
Yayınlandı:	05.07.2024

### Açıklama:

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+

Yıl: 2024

## Genel Bilgiler

Yatak odası: 3  
Bitmiş metrekare: 161 m2  
Floor Number: 2

## Utility details

Heating: Evet



# IMLIX

**IMLIX Gayrimenkul Pazarı**

<https://www.imlix.com/tr/>

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## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL:

[https://www.youtube.com/channel/UCCh5EXE2Ag  
hUeyuEaoHvhUA](https://www.youtube.com/channel/UCCh5EXE2Ag<br/>hUeyuEaoHvhUA)

## Contact information

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