



## COMFORTABLE APARTMENT AT THE SEA SIDE (A2) – ALIMOS, ATHENS

**TIM'H:** 570.000 €

**REF Nr:** 10007-AAL

**CAPITAL PROPERTIES**

28-30, Gr. Lampraki str.

16674, Glyfada

Athens, Greece

**Phone:** +30 210 8900830

**Email:** [info@capitalproperties.eu](mailto:info@capitalproperties.eu)



## COMFORTABLE APARTMENT AT THE SEA SIDE (A2) – ALIMOS, ATHENS

This newly built complex is located in one of the southern areas of Athens on the coast of the Saronic Gulf - Alimos. This area is located 10 km south of the center of Athens and has a well-developed infrastructure, including a large number of parks and playgrounds, schools and kindergartens, supermarkets and shops, cafes and restaurants. Here, within walking distance is one of the most popular city beaches - Kalamaki. The area has been popular among tourists for many years and has numerous hotels. This location is unique in the way that it allows you to enjoy living at the seaside, being only a 20-minute drive from the city center, which is very convenient for family living with a place of work/study in the center of Athens. The apartment is located on the 2nd floor and covers an area of 110 sq.m. It consists of a large living room with a separate seating and dining area, a kitchen, three bedrooms and two bathrooms, one with a shower and the other with a bath tub. The living room opens onto a large balcony, which can be used as an additional lounge area. There are balconies in each bedroom. This apartment includes a storage room located in the basement of the building. The house is equipped with an elevator and parking. The energy certificate of the building belongs to the most modern and economical type A+: solar panels, thermal and noise insulation, air conditioning and ventilation systems are installed in the house, natural gas is chosen as the type of heating. Distance from the city center - 10 km, from the international airport "Eleftherio Venizelu" - 31 km, from the nearest beach - 500 m.

**Εμβαδόν κτιρίου:** 110 m<sup>2</sup>

**Επίπεδο:** 1

**Υπνοδωμάτια:** 3

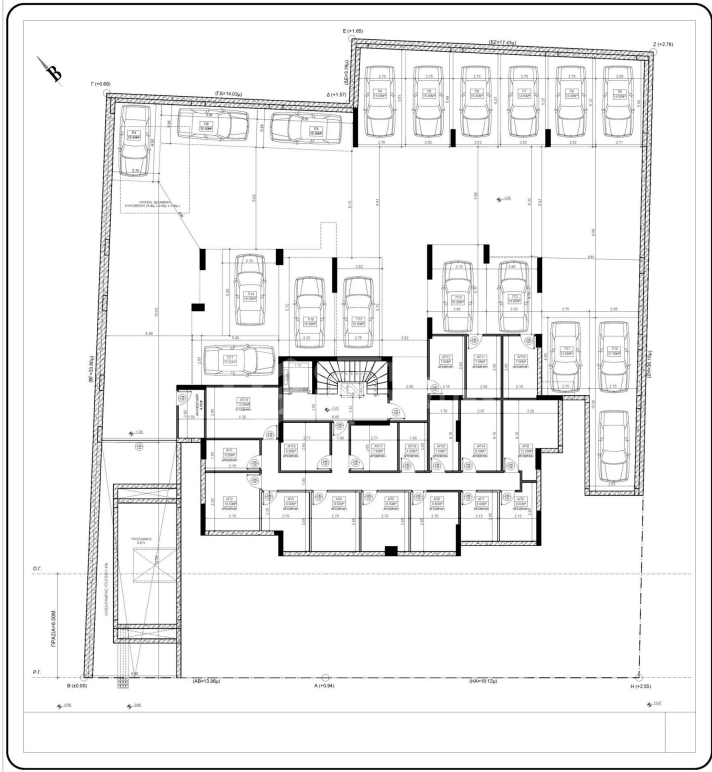
**Μπάνια:** 2

**Χτισμένο:** 2025

**Πιστοποιητικό Ενεργειακής Απόδοσης:** A

- Κλιματισμός
- Μπουλερ
- Ηλεκτρικά ρολά
- Ασανσέρ
- Σύστημα Πυρόσβεσης
- Κοντά σε πάρκο
- Κοντά σε πλατεία
- Κοντά σε σχολείο
- Κοντά σε supermarket
- Νεόδμητο
- Στάθμευση
- Πόρτα Ασφαλείας
- Πλησίον θαλασσας
- Φωτοβολταϊκά Πάνελ
- Ηλιακός θερμοσίφωνας
- Ηχομόνωση
- Αποθήκη
- Ταράτσα
- Θερμομόνωση
- Εξαερισμός
- Πρόσβαση/Ράμπα για ΑΜΕΑ
- Σίτες





• Ενεργειακή κλάση A+

• Φωτοβολταϊκά πάνελ

• Λέβητες φυσικού αερίου

• Θερμοπρόσοψη πάχους 10εκ.

ΕΝΕΡΓΕΙΑΚΟ ΤΖΑΚΙ

ΦΩΤΟΒΟΛΤΑΪΚΑ ΠΑΝΕΛ

ΚΟΥΦΙΜΑΤΑ U<sub>g</sub> = 1,8

ΚΛΙΜΑΤΙΣΜΟΣ MULTI SPLIT

ΜΟΝΩΣΗ ΠΛΩΤΗΣ | ΔΩΜΑΤΟΣ 10cm

ΕΝΔΟΔΑΤΕΛΙΑ ΘΕΡΜΑΝΣΗΣ

ΚΕΛΙΦΟΣ ΕΞΟΤΕΡΙΚΗΣ ΘΕΡΜΟΜΟΝΩΣΗΣ 10cm