



LUXURIOUS MAISONETTE AT THE SEASIDE (A) – ALIMOS, ATHENS

TIM'H: 850.000 €

REF Nr: 10004-AAL

CAPITAL PROPERTIES

28-30, Gr. Lampraki str.
16674, Glyfada
Athens, Greece

Phone: +30 210 8900830

Email: info@capitalproperties.eu



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Maisonette on the coast of the Saronic Gulf is located in a new building in one of the southern districts of Athens - 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 maisonette is located at the ground floor and it consists of two levels. On the lower floor, covering an area of 102 sq.m., there is a spacious bright living room with separate seating and dining areas, a kitchen, one bedroom and one bathroom. On the upper level of the maisonette, which is 65 sq.m., there are 2 bedrooms and 2 bathrooms, as well as additional space that can be equipped as a workplace, a library or a small lounge area. The building has an elevator and underground 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 international airport of Athens "Eleftherios Venizelos" - 32 km, from the city center - 10 km, from the sea - 500 m.

Εμβαδόν κτιρίου: 167 m²

Επίπεδα: 2

Υπνοδωμάτια: 3

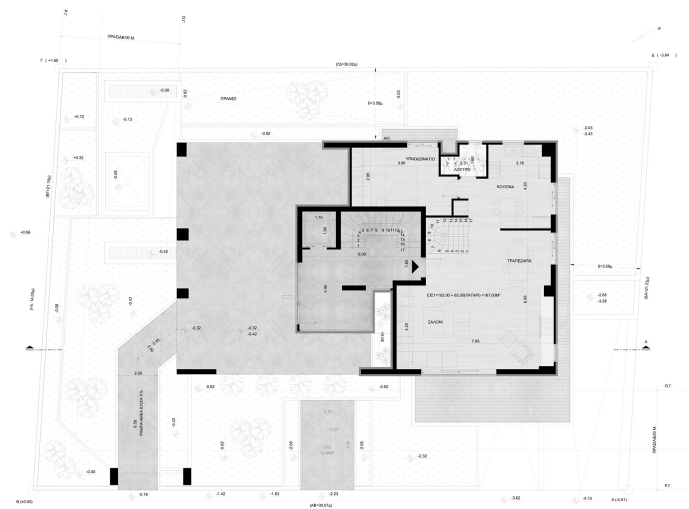
Μπάνια: 2

Χτισμένο: 2024

Πιστοποιητικό Ενεργειακής Απόδοσης: A

- Κλιματισμός
- Μποιλερ
- Ηλεκτρικά ρολά
- Ασανσέρ
- Σύστημα Πυρόσβεσης
- Τζάκι
- Γκαράζ
- Εσωτερική Σκάλα
- Κοντά σε πάρκο
- Κοντά σε πλατεία
- Κοντά σε σχολείο
- Κοντά σε supermarket
- Νεόδμητο
- Στάθμευση
- Πόρτα Ασφαλείας
- Πλησίον θαλασσας
- Φωτοβολταϊκά Πάνελ
- Ηλιακός θερμοσίφωνας
- Ηχομόνωση
- Αποθήκη
- Θερμομόνωση
- Υπόγεια στάθμευση
- Εξαερισμός
- Πρόσβαση/Ράμπα για ΑΜΕΑ
- Σίτες







· Διαμερίσματα

Σ1 102.00 μ² & 65.00 μ² πατάρι | 167.00μ²

A1 105.00μ²

B1 104.50μ²

B2 108.00μ²

Γ1, Δ1 87.00μ²

Γ2, Δ2 125.50μ²

Ε1 106.00 μ² & 68.50 μ² πατάρι | 174.50μ²

Ε2 106.50μ²

· Ενεργειακή κλάση A+

· Φωτοβολταϊκά πάνελ

· Λέβητες φυσικού αερίου

· Θερμοπρόσοψη πάχους 10εκ.



ΕΝΕΡΓΕΙΑΚΟ ΤΖΑΚΙ



ΦΩΤΟΒΟΛΤΑΪΚΑ ΠΑΝΕΛ



ΚΟΥΦΙΜΑΤΑ Uw = 1,8



ΚΛΙΜΑΤΙΣΜΟΣ MULTI SPLIT



ΜΟΝΩΣΗ ΠΛΩΤΗΣ | ΔΩΜΑΤΟΣ 10cm



ΕΝΔΟΔΑΤΕΛΙΑ ΘΕΡΜΑΝΣΗΣ



ΚΕΛΙΦΟΣ ΕΞΟΤΕΡΙΚΗΣ ΘΕΡΜΟΜΟΝΩΣΗΣ 10cm

