



## MODERN APARTMENT BY THE SEA (B) – ALIMOS, ATTICA

**TIM'H: 600.000 €**

**REF Nr: 10001-AAL**

**CAPITAL PROPERTIES**

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## MODERN APARTMENT BY THE SEA (B) – ALIMOS, ATTICA

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 second floor and covers an area of 119 sq.m. It consists of a large living room with separate seating and dining areas, a kitchen, three bedrooms and two bathrooms. From the living room there is access to a large terrace, the space of which can also be organized as an additional 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" - 31 km, from the city center - 10 km, from the sea - 400 m.

**Εμβαδόν κτιρίου:** 119 m<sup>2</sup>

**Επίπεδο:** 1

**Υπνοδωμάτια:** 2

**Μπάνια:** 2

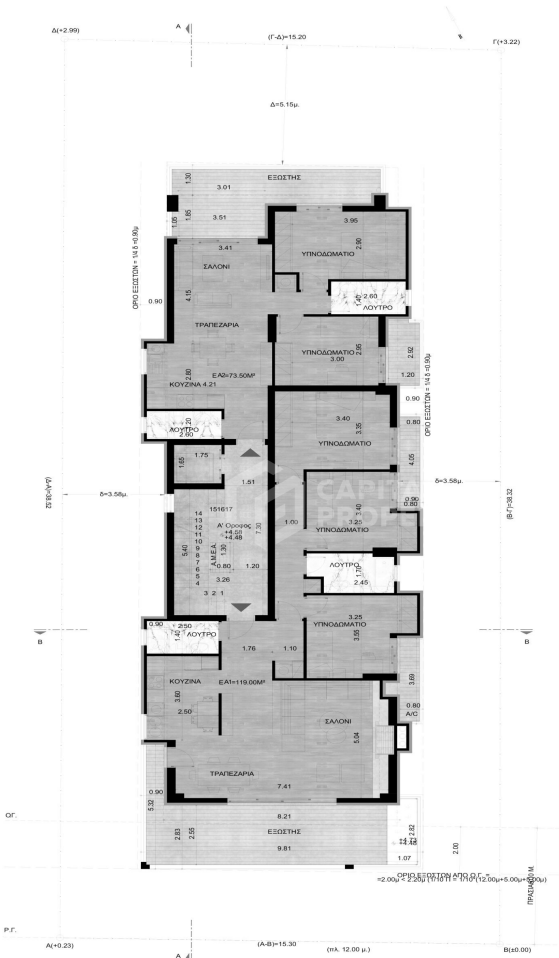
**Χτισμένο:** 2023

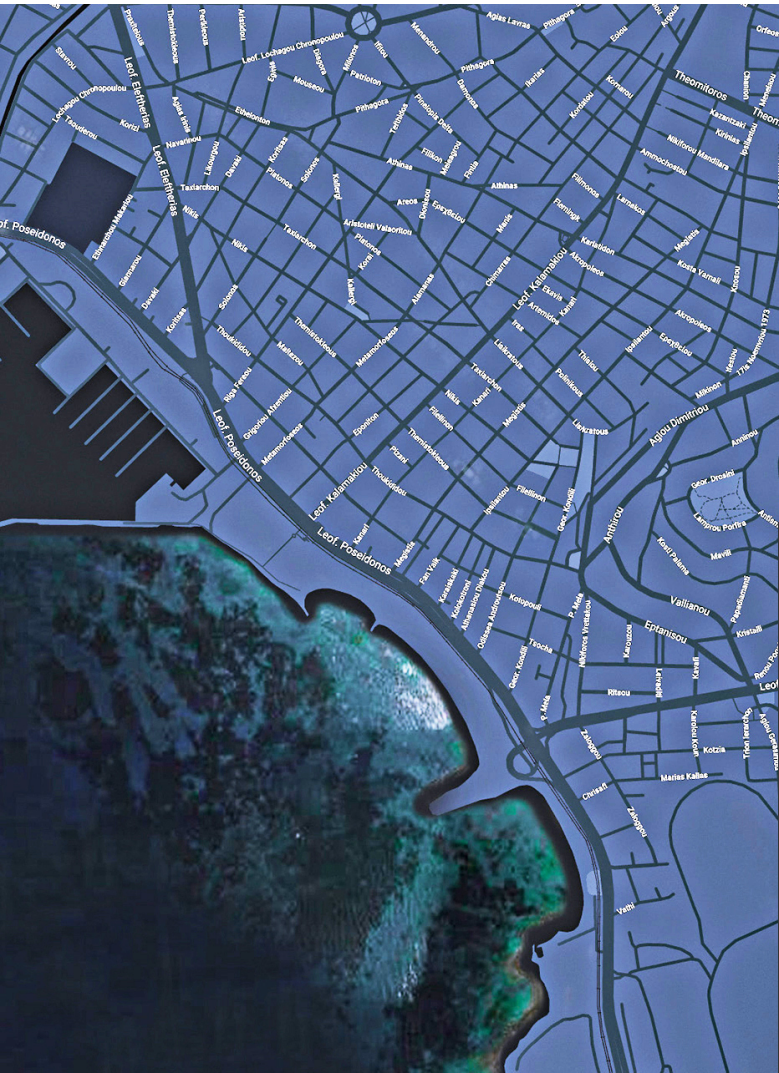
**Πιστοποιητικό Ενεργειακής Απόδοσης:** A

- Κλιματισμός
- Μποιλερ
- Ηλεκτρικά ρολά
- Ασανσέρ
- Σύστημα Πυρόσβεσης
- Τζάκι
- Γκαράζ
- 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
- Υπόγεια στάθμευση
- Εξαερισμός
- Πρόσβαση/Ράμπα για ΑΜΕΑ
- Σίτες









·Διαμερίσματα

A1, B1, Γ1 | 119.00μ²

A2, B2, Γ2, 73.50μ²

Δ1, Ε1 | 131.00μ²

ΣΤ1 | 134.00 μ² & 46.50 μ² πατάρι | 180.50μ²

·Ενεργειακή κλάση A+

·Φωτοβολταϊκά πάνελ

·Λεβήτες φυσικού αερίου

·Θερμοπρόσωση πάχους 10εκ.

ΕΝΕΡΓΕΙΑΚΟ ΤΖΑΚΙ

ΦΩΤΟΒΟΛΤΑΪΚΑ ΠΑΝΕΛ

ΚΟΥΦΟΜΑΤΑ Uw = 1,8

ΚΛΙΜΑΤΙΣΜΟΣ MULTI SPLIT

ΜΟΝΩΣΗ ΠΛΩΤΗΣ | ΔΟΜΑΤΟΣ 10cm

ΕΝΔΟΔΑΤΕΛΙΑ ΘΕΡΜΑΝΣΗΣ

ΚΕΛΗΦΟΣ ΕΞΩΤΕΡΙΚΗΣ ΘΕΡΜΟΜΟΝΩΣΗΣ 10cm