



MODERN MAISONETTE BY THE SEA (D) – ALIMOS, ATTICA

TIM'H: 1.300.000 €

REF Nr: 10003-AAL

CAPITAL PROPERTIES

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

Phone: +30 210 8900830

Email: info@capitalproperties.eu



MODERN MAISONETTE BY THE SEA (D) – 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 maisonette is located on the sixth floor and consists of two levels. On the lower floor, covering an area of 134 sq.m., there is a spacious bright living room with separate seating and dining areas, a kitchen, three bedrooms and two bathrooms, an upper floor with an area of 46.5 sq.m. can be used as an additional living room or lounge with a library or home cinema. There is also an additional bathroom at the upper floor of maisonette. From this level there is an access to a very large terrace, the size of which is 80.5 sq.m. An additional lounge area can be equipped here, from where you can admire the seascapes of the Saronic Gulf. 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: 180 m²

Επίπεδα: 2

Υπνοδωμάτια: 3

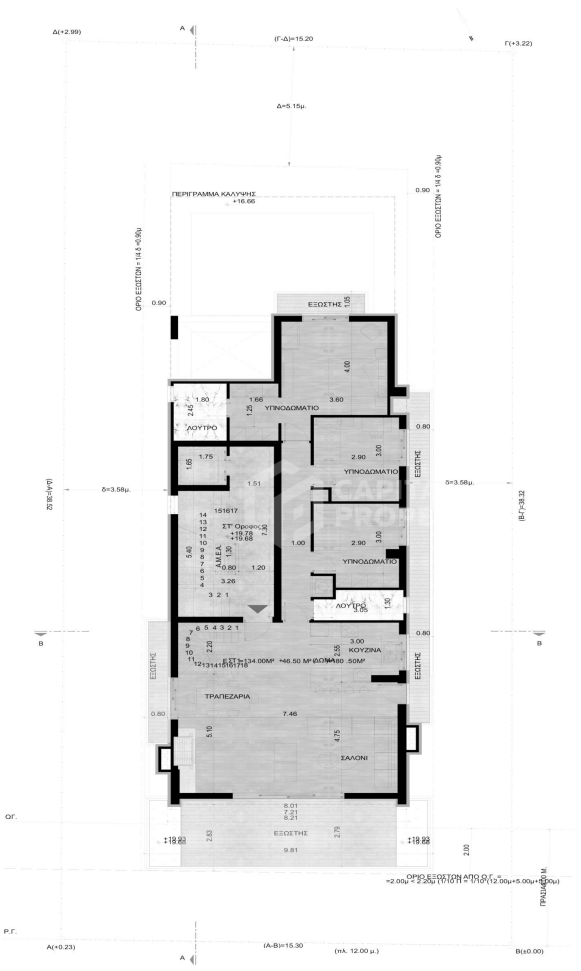
Μπάνια: 3

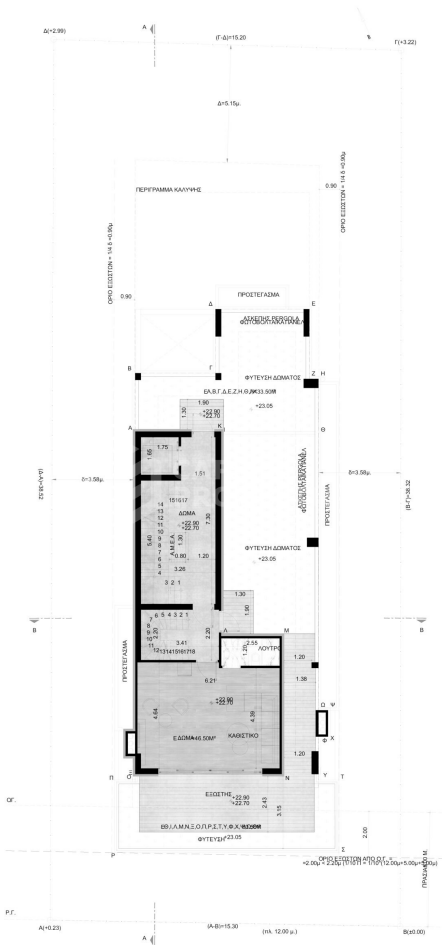
Χτισμένο: 2023

Πιστοποιητικό Ενεργειακής Απόδοσης: A

- Κλιματισμός
- Μπουλερ
- Ηλεκτρικά ρολά
- Ασανσέρ
- Σύστημα Πυρόσβεσης
- Τζάκι
- Γκαράζ
- Κοντά σε πάρκο
- Κοντά σε πλατεία
- Κοντά σε σχολείο
- Κοντά σε supermarket
- Νεόδμητο
- Στάθμευση
- Playroom
- Πόρτα Ασφαλείας
- Θέα Θάλασσα
- Πλησίον θαλασσας
- Ανιχνευτής καπνού
- Φωτοβολταϊκά Πάνελ
- Ηλιακός θερμοσίφωνας
- Ηχομόνωση
- Αποθήκη
- Ταράτσα
- Θερμομόνωση
- Υπόγεια στάθμευση
- Εξαερισμός
- Πρόσβαση/Ράμπα για ΑΜΕΑ
- Σίτες







• Διαμερίσματα
ΣΤ1 134.00 μ² & 46.50 μ² πατάρι | 180.50 μ²
• Ενεργειακή κλάση A+
• Φωτοβολταϊκά πάνελ
• Λεβήτες φυσικού αερίου
• Θερμοπρόσοψη πάχους 10εκ.



ΕΝΕΡΓΕΙΑΚΟ ΤΖΑΚΙ



ΦΩΤΟΒΟΛΤΑΪΚΑ ΠΑΝΕΛ



ΚΟΥΦΟΜΑΤΑ Uw = 1,6



ΚΛΙΜΑΤΙΣΜΟΣ MULTI SPLIT



ΜΟΝΩΣΗ ΠΛΩΤΗΣ | ΔΩΜΑΤΟΣ 10cm



ΕΝΔΟΔΑΠΕΔΙΑ ΘΕΡΜΑΝΣΗ



ΚΕΛΙΦΟΣ ΕΞΩΤΕΡΙΚΗΣ ΘΕΡΜΟΜΟΝΩΣΗΣ 10cm

