



## COZY AND BRIGHT NEW BUILT APARTMENT (D) – KALLITHEA, ATTICA

**PRICE: 395.000 €**

**REF Nr: 10001-AKA**

**CAPITAL PROPERTIES**

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## COZY AND BRIGHT NEW BUILT APARTMENT (D) – KALLITHEA, ATTICA

New floor apartments will be located in the center of the southern district of Athens Kallithea. This is a modern, lively area of the city with a well-developed infrastructure: there are many schools and kindergartens, parks and squares, children's and playgrounds, many shops and supermarkets, cafes and restaurants. The area is located in proximity to the sea, and it will not be difficult to get from here to the city center. It is a multi-ethnic area with a good reputation, where people of different nationalities live peacefully. It is a junction of different cultures. This is a very cozy and clean area with its own uniqueness and atmosphere. This new building will be located in the center of Kallithea at a short distance from the coastline. The house will consist of several floor apartments, each with an area of 109 sq.m. (two upper floor apartments - 111 sq.m.). During the process of designing and construction works, attention is focused on its elegance, functionality and quality. The latest generation technologies will be used and applied here, which will distinguish this property in terms of ergonomics. All work performed by a well-known construction company is carried out in compliance with all legal norms and requirements, which is confirmed by the technical documentation. Each apartment will have a spacious living room, dining and sitting area, kitchen, 1 guest wc, 3 bedrooms and 1 bathroom. Large balconies (36 sq.m.) will create additional space, most of which can be used as a lounge area, allowing you to admire the views of the area and the sea views from the upper floors of the building. Each apartment has a storage room on the -1 floor. The house provides the possibility of underground parking. Completion of construction works - November 2023. This apartment is located on the 4th floor. The area - 109 sq.m. Price - 395.000 euro.

**Building area:** 109 m<sup>2</sup>

**Level:** 1

**Bedrooms:** 3

**Bathroom:** 1

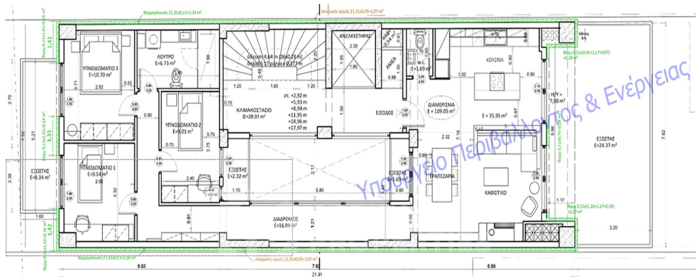
**Built:** 2023

**Energy Performance Certificate:** A

- Air conditioning
- Boiler
- City view
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garden (shared)
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Parking
- Safety door
- Seaside
- Smart Home
- Solar water panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens







Απο το πρώτο όροφο μέχρι τον έκτο διαμορφώνονται πολυτελή οροφοδιαμερίσματα 109,05 τ.μ., όπου το καθιστικό επικοινωνεί με τη κουζίνα και τον χώρο της τραπεζαρίας. Τα διαμερίσματα αποτελούνται επιπλέον από τρία υπνοδωμάτια, λουτρό και ως επισκεπτών. Διαθέτουν σύνολο εξωσώλων 36,72 τ.μ. έκαστως.

Κάτοψη Α – ΣΤ ορόφου

