



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

PRICE: 475.000 €

REF Nr: 10005-AKA

CAPITAL PROPERTIES

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

Phone: +30 210 8900830

Email: info@capitalproperties.eu



COZY AND BRIGHT NEW BUILT APARTMENT (H) – 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 8th floor. The area - 111 sq.m. Price - 475.000 euro.

Building area: 111 m²

Level: 1

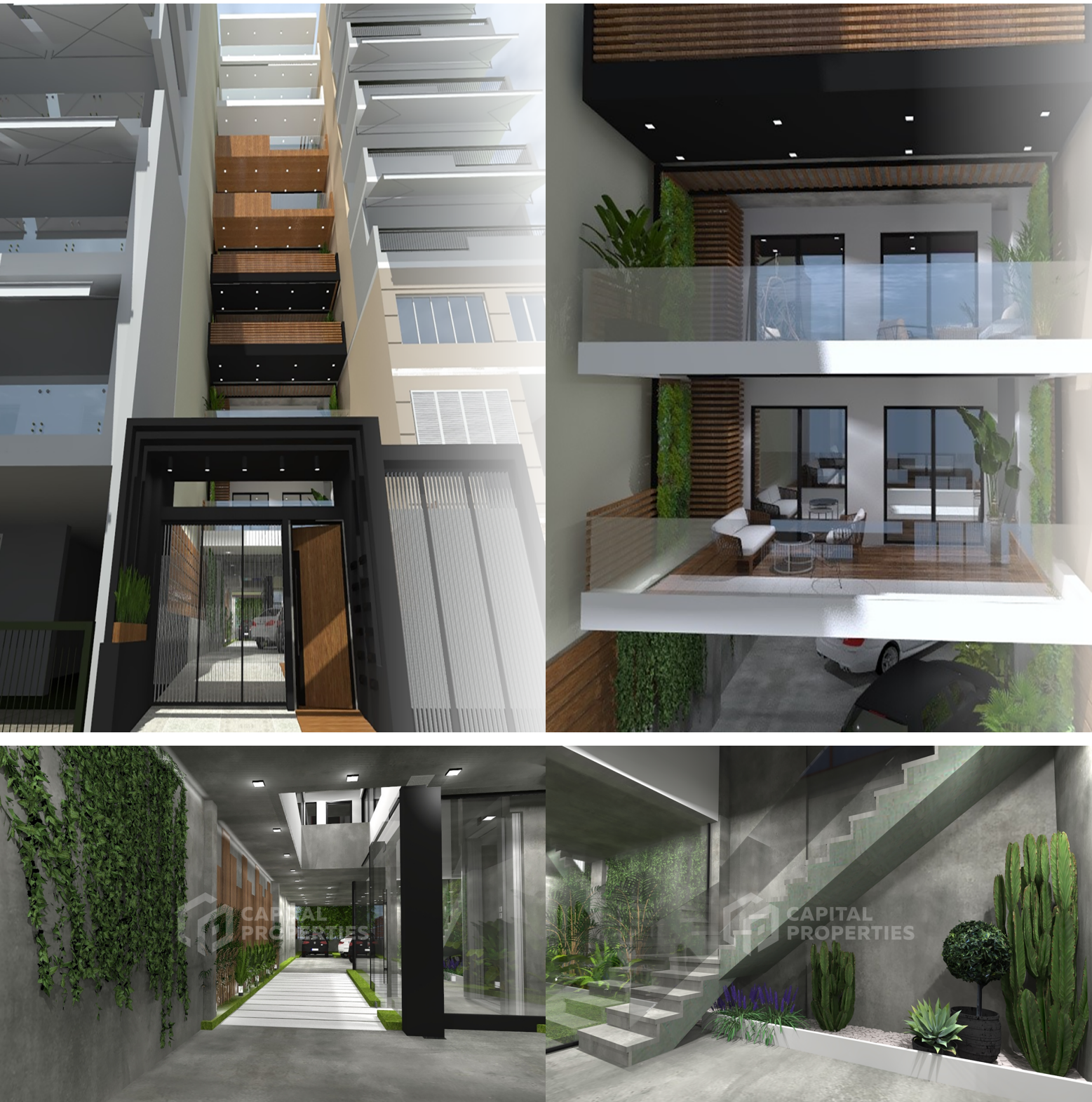
Bedrooms: 3

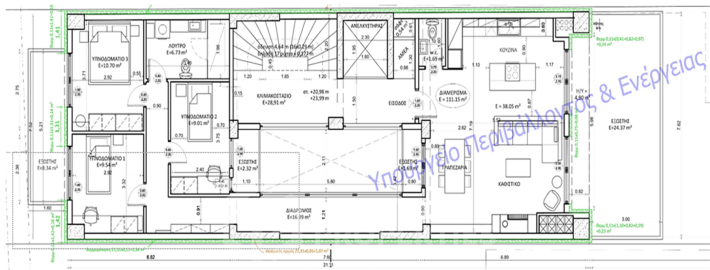
Bathroom: 1

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
- Sea View
- Seaside
- Smart Home
- Solar water panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens



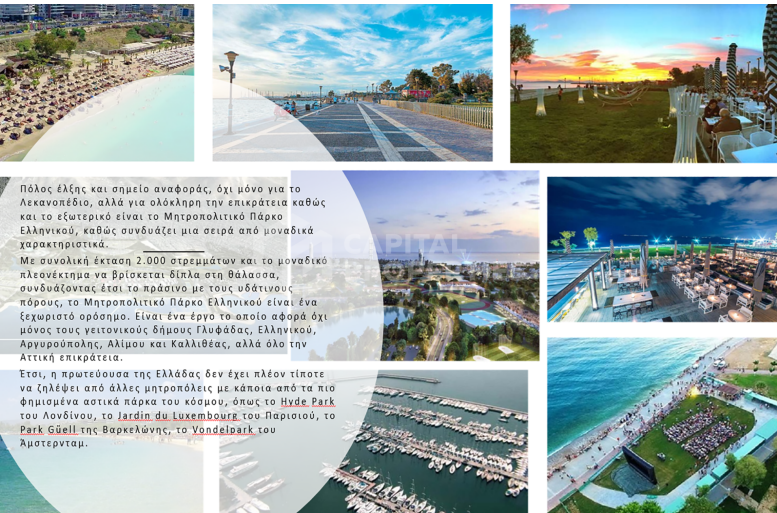


Απο τον έβδομο όροφο μέχρι τον όγδοο διαμορφώνονται πολυτελή οροφοδιαμερίσματα 111,15 τ.μ., όπου το καθιστικό επικοινωνεί με τη κουζίνα και τον χώρο της τραπεζαρίας. Τα διαμερίσματα αποτελούνται επιπλέον από τρία υπνοδωμάτια, λουτρό και wc επισκεπτών. Διαθέτουν σύνολο εξωστών 36,72 τ.μ. έκαστως.

Κάτοψη Z – Η ορόφου

A rendering of the building's exterior entrance, showing a modern glass and concrete facade. To the right, a table titled 'ΔΙΑΜΕΡΙΣΜΑΤΑ' (Apartments) provides floor area data for different levels.

| Όροφος | Επιφάνεια τ.μ. |
|---------------------|----------------|
| Διαμέρισμα Α1 – 2Γ1 | 109,05 τ.μ. |
| Διαμέρισμα 2Γ – Θ1 | 111,15 τ.μ. |



Πόλος έλξης και σημείο αναφοράς, όχι μόνο για το Λεκανοπέδιο, αλλά για ολόκληρη την επικράτεια καθώς και το εξωτερικό είναι το Μητροπολιτικό Πάρκο Ελληνικού, καθώς συνδυάζει μια σειρά από μοναδικά χαρακτηριστικά.
Με συνολική έκταση 2.000 στρεμμάτων και το μοναδικό πλεονέκτημα να βρίσκεται δίπλα στη Θάλασσα, συνδυάζοντας έτσι το πράσινο με τους υδάτινους πόρους, το Μητροπολιτικό Πάρκο Ελληνικού είναι ένα ξεχωριστό ορόσημο. Είναι ένα έργο το οποίο αφορά όχι μόνο τους γειτονικούς δήμους Γλυφάδας, Ελληνικού, Αργυρούπολης, Αλίμου και Καλλιθέας, αλλά όλο την Αττική επικράτεια.
Έτσι, η πρωτεύουσα της Ελλάδας δεν έχει πλέον τίποτε να ζητήσει από άλλες μητροπόλεις με κάποια από τα πιο φημισμένα αστικά πάρκα του κόσμου, όπως το Hyde Park του Λονδίνου, το Jardin du Luxembourg του Παρισιού, το Park Güell της Βαρκελώνης, το Vondelpark του Αμστερνταμ.