



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

PRICE: 1.400.000 €

REF Nr: 10005-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 on the fifth floor and consists of two levels, its total area is 174.5 sq.m. On the lower floor, covering 106 sq.m., there is a spacious living room with a separate seating and dining area, a kitchen, one bedroom and a bathroom. On the top floor of the maisonette, which is 68.5 sq.m., there are three bedrooms and two bathrooms. From this level of the maisonette there is access to a terrace, stunning in its views and size, the use of which belongs exclusively to the owners of this maisonette. A large lounge area can be equipped here, allowing you to enjoy the sea breeze and incredible scenery. 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.

Building area: 174 m²

Levels: 2

Bedrooms: 4

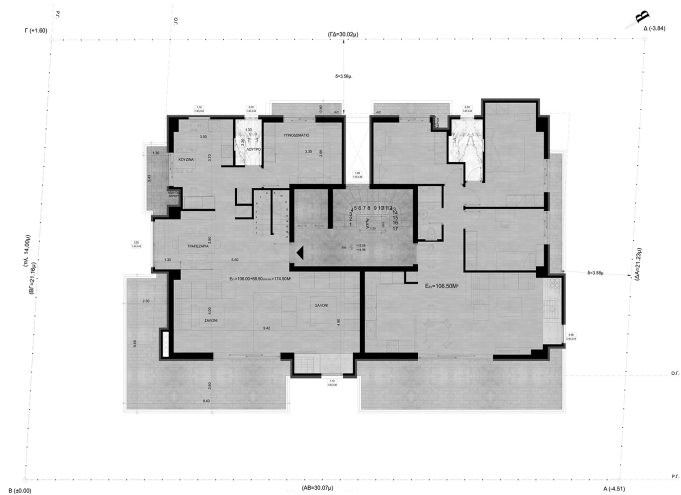
Bathrooms: 3

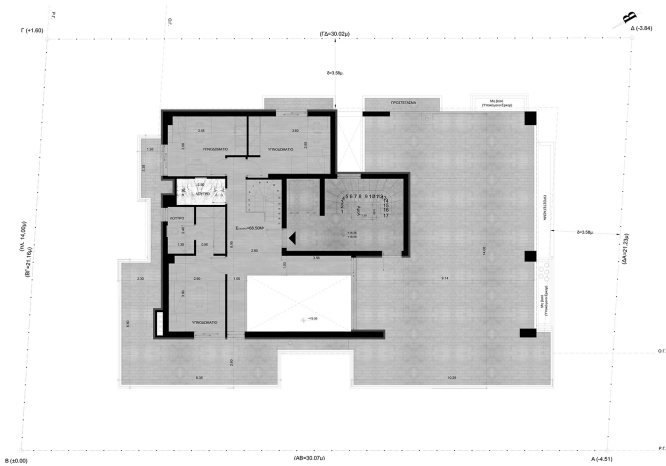
Built: 2024

Energy Performance Certificate: A

- Air conditioning
- Boiler
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garage
- Internal stair case
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Parking
- Safety door
- Seaside
- Solar panels
- Solar water panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens







· 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

· Θερμοπρόσωση πάχους 10εκ.



ΕΝΕΡΓΕΙΑΚΟ ΤΖΑΚΙ



ΦΩΤΟΒΟΛΤΑΪΚΑ ΠΑΝΕΛ



ΚΟΥΦΙΔΙΑΤΑ Ute = 1,8



ΚΛΙΜΑΤΙΣΜΟΣ MULTI SPLIT



ΜΟΝΩΣΗ ΠΛΩΤΗΣ | ΔΩΜΑΤΟΣ 10cm



ΕΝΔΟΔΑΠΕΔΙΑ ΘΕΡΜΑΝΣΗ



ΚΕΛΙΦΟΣ ΕΞΟΤΕΡΙΚΗΣ ΘΕΡΜΟΜΟΝΩΣΗΣ 10cm

