



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

PRICE: 850.000 €

REF Nr: 10004-AAL

CAPITAL PROPERTIES

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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 at the ground floor and it consists of two levels. On the lower floor, covering an area of 102 sq.m., there is a spacious bright living room with separate seating and dining areas, a kitchen, one bedroom and one bathroom. On the upper level of the maisonette, which is 65 sq.m., there are 2 bedrooms and 2 bathrooms, as well as additional space that can be equipped as a workplace, a library or a small 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" - 32 km, from the city center - 10 km, from the sea - 500 m.

Building area: 167 m²

Levels: 2

Bedrooms: 3

Bathrooms: 2

Built: 2024

Energy Performance Certificate: A

- Air conditioning
- Boiler
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garage
- Internal stair case
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Parking
- Safety door
- Seaside
- Solar panels
- Solar water panels
- Sound insulation
- Storage room
- 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



ΚΟΥΦΙΜΑΤΑ Uw = 1,8



ΚΛΙΜΑΤΙΣΜΟΣ MULTI SPLIT



ΜΟΝΩΣΗ ΠΛΩΤΗΣ | ΔΩΜΑΤΟΣ 10cm



ΕΝΔΟΔΑΠΕΔΙΑ ΘΕΡΜΑΝΣΗ



ΚΕΛΙΦΟΣ ΕΞΟΤΕΡΙΚΗΣ ΘΕΡΜΟΜΟΝΩΣΗΣ 10cm

