



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

**PRICE:** 1.300.000 €

**REF Nr:** 10003-AAL

**CAPITAL PROPERTIES**

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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.

**Building area:** 180 m<sup>2</sup>

**Levels:** 2

**Bedrooms:** 3

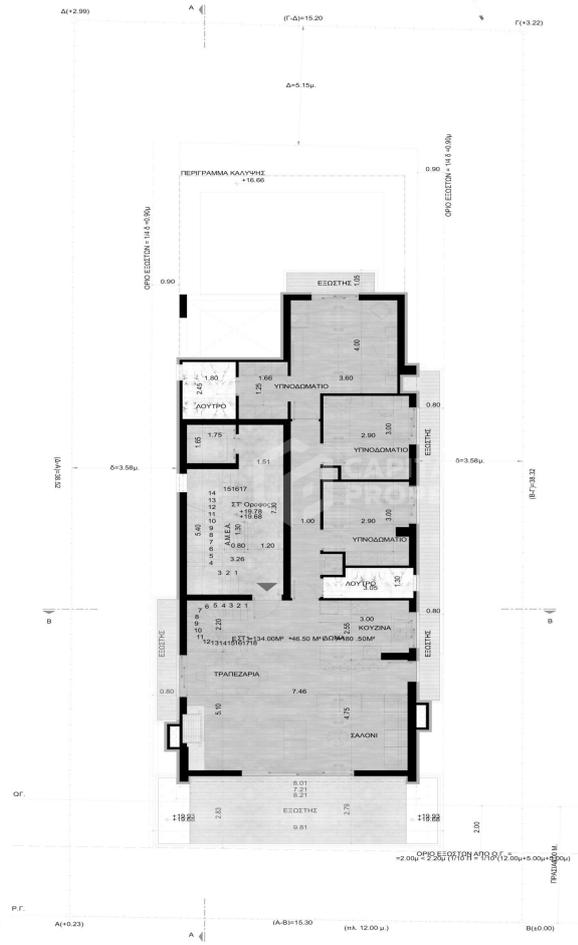
**Bathrooms:** 3

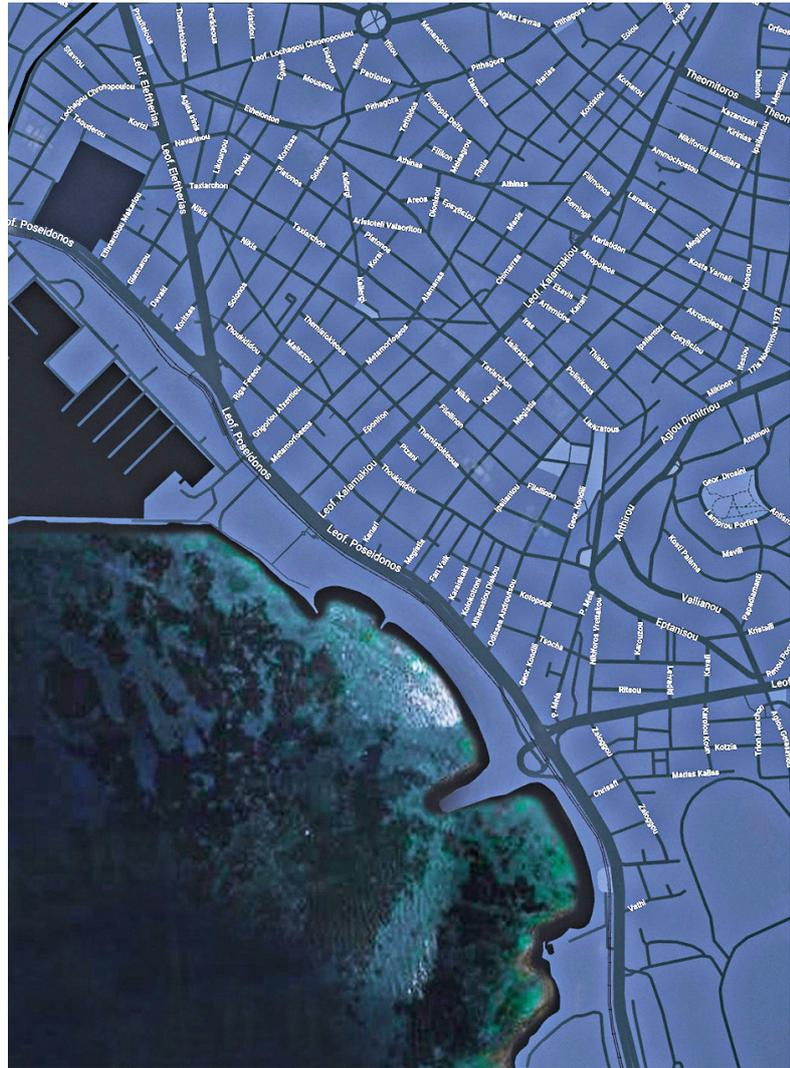
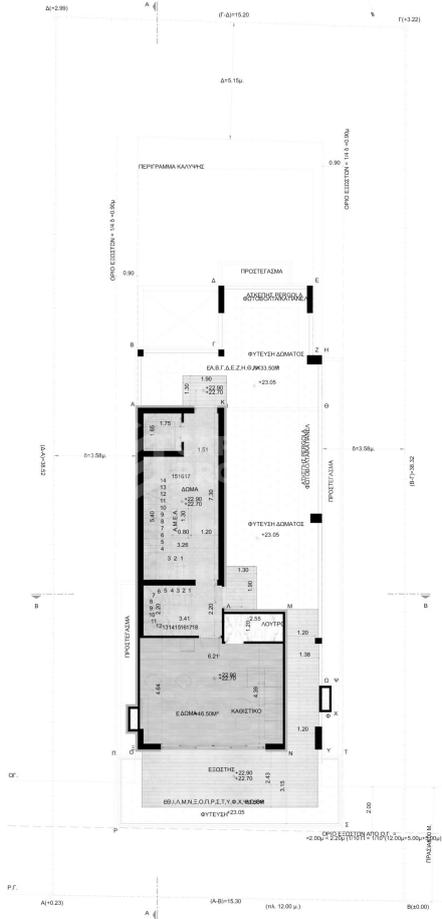
**Built:** 2023

**Energy Performance Certificate:** A

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







• Διαμερίσματα

ΣΤ1 134.00 μ² & 46.50 μ² πατάρι | 180.50μ²

• Ενεργειακή κλάση A+

• Φωτοβολταϊκά πάνελ

• Λεβήτες φυσικού αερίου

• Θερμοπρόσοψη πάχους 10εκ.

ΕΝΕΡΓΕΙΑΚΟ ΤΖΑΚΙ

ΦΩΤΟΒΟΛΤΑΪΚΑ ΠΑΝΕΛ

ΚΟΥΦΩΜΑΤΑ U<sub>g</sub> = 1,0

ΚΛΙΜΑΤΙΣΜΟΣ MULTI SPLIT

ΜΟΝΩΣΗ ΠΛΩΤΗΣ ΙΔΡΟΜΑΤΟΣ 10cm

ΕΝΔΟΔΑΠΕΔΙΑ ΘΕΡΜΑΝΣΗ

ΚΕΛΙΦΟΣ ΕΞΩΤΕΡΙΚΗΣ ΘΕΡΜΟΜΟΝΩΣΗΣ 10cm