



SPACIOUS TWO LEVELS APARTMENT OVERLOOKING THE HELLINICO PARK (C) – ALIMOS, ATTICA

PRICE: 2.100.000 €

REF Nr: 10015-AAL

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SPACIOUS TWO LEVELS APARTMENT OVERLOOKING THE
HELLINICO PARK (C) – ALIMOS, ATTICA

This new building is located in the developing area of Alimos, close to the sea and the new Elliniko Park, which will be built on the site of the former airport. The Elliniko Metropolitan Park, which is planned to be the largest in Greece and one of the largest urban parks in Europe, plays a dominant role in the development of the entire area of the former Elliniko airport and will become a reference point for all of Europe. The park will be open and accessible to all, will feature high aesthetics of landscape architecture, and will contain cultural, sports and educational facilities. As for the Alimos area in general, it should be noted here that this is a seaside municipality with a well-developed infrastructure: beaches are organized here along almost the entire length of its coastline, there are a large number of parks and squares, schools and kindergartens, shops and supermarkets, cafes and restaurants. Public transport is also easily accessible in the area, served by 15 bus lines, 2 tram lines and the Athens Metro Red Line, which connect it to neighboring municipalities, Athens city center, Piraeus Port, and Eleftherios Venizelos Airport. This is a new building where, both during its design and during its construction, emphasis was placed on modernity, functionality and elegance. The building is characterized by its minimalistic design, thoughtfulness of all details and the care of architects and builders to preserve the best aesthetic views of the sea and the future park, which will open from all floors of the building. The building consists of five luxurious maisonettes with private pools, designed with aesthetics in mind and using high quality materials. This duplex apartment occupies the 4th and 5th floors. On the fourth floor there is a kitchen, a dining area, a spacious living room, as well as 3 bedrooms. The living room and kitchen have access to the balcony, which offers an unlimited view of the future Elliniko Park, as well as a view of the sea. An internal staircase leads to the 5th floor, which is an attic, there is another bedroom with a bathroom, as well as a storage room here. All bedrooms are en suite and they have their own bathrooms and dressing rooms. The area of this apartment is 224,6 sq.m. Storage area - 21.9 sq.m. This apartment also has 2 parking spaces. Distance from the sea - 700m, from the airport - 31km, from the port of Pireas - 12km, from the Elliniko park - 1.2km.

Building area: 224 m²

Levels: 2

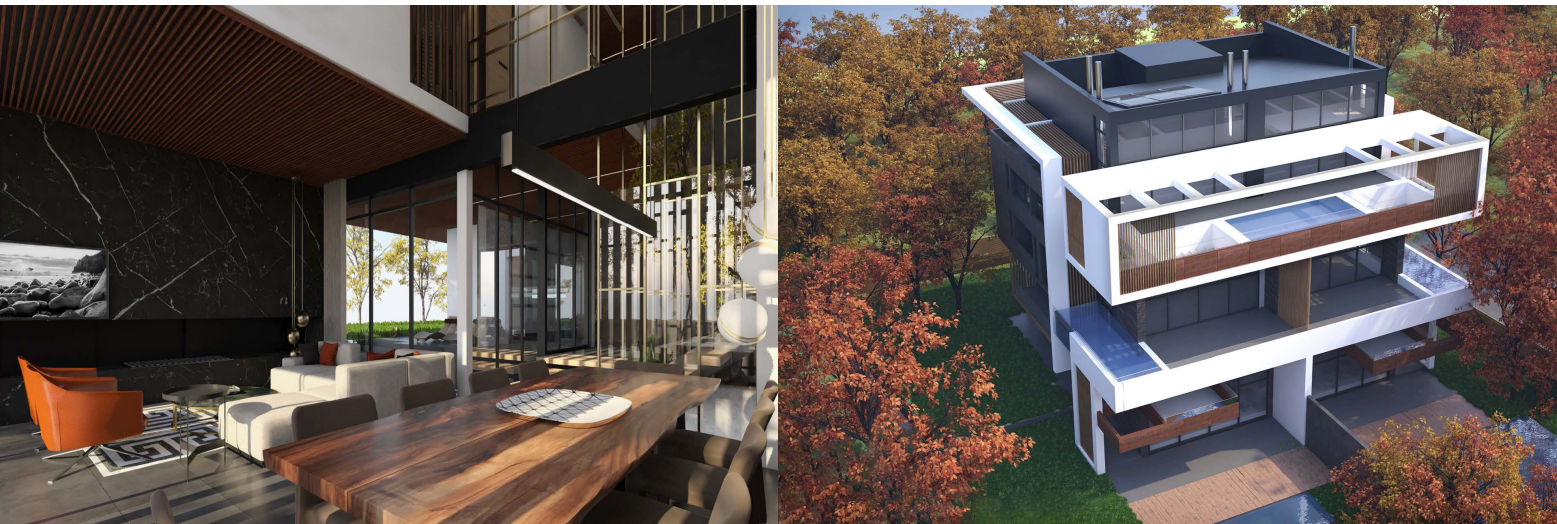
Bedrooms: 4

Bathrooms: 4

Built: 2023

Energy Performance Certificate: A

- Air conditioning
- Attic
- Boiler
- Electric shutters
- Elevator
- Fire detection system
- Heating per level
- Internal stair case
- Jacuzzi
- Luxury
- Near metro
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Park view
- Parking
- Playroom
- Private swimming pool
- Safety door
- Sea View
- Seaside
- Smart Home
- Solar panels
- Solar water panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Ventilation system
- Wheelchair access
- Window screens



ΠΡΟΔΙΑΓΡΑΦΕΣ

- Ευήλια και εύερα διαμερίσματα
- Ιδιωτικές θέσεις στάθμευσης
- Αποθηκευτικός χώρος και playrooms στο υπόγειο
- Αυτόνομη θέρμανση
- Ιδιόκτητες πισίνες σε κάθε μεζονέτα
- Παροχή φυσικού αερίου
- Πόρτες ασφαλείας
- Εξωτερική μόνωση
- Ενεργειακοί υαλοπίνακες
- Εφαρμογή τεχνολογίας έξυπνου σπιτιού
- Θερμοστάτης – χειρισμού του FCU σε κάθε χώρο
- Μοντέρνα σταθερή επίπλωση (κουζίνα, μπάνιο)

ΜΕΓΕΘΗ

Κατόψεις Κατοικιών

| | |
|---------------|------------------------------|
| όροφος | τετραγωνικά διαμερίσματος |
| 12-Α | 182,85 μ. |
| Β-Γ | 203,70 τ.μ. |
| Δ (με σοφίτα) | 224,65 τ.μ. |



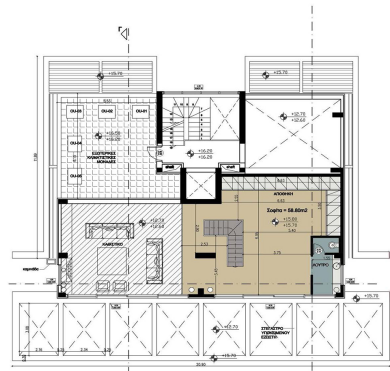




Κάτοψη Δ' Όρόφου

Στον τέταρτο όροφο γίνεται η είσοδος για το αεροδιαμέρισμα στο οποίο διαμορφώνεται η κουζίνα, η τραπεζαρία και το καθιστικό καθώς και τρία υπνοδωμάτια. Η εσωτερική κλίμακα οδηγεί στην σοφίτα όπου βρίσκεται ένα ακόμη υπνοδωμάτιο καθώς και μία αποθήκη. Τα υπνοδωμάτια είναι όλα master καθώς διαθέτουν ατομικό μπάνιο και γκαρνταρόμπα. Επιπλέον το αεροδιαμέρισμα διαθέτει την δικιά του ιδιόκτητη πισίνα.

Για τον σχεδιασμό των χώρων δόθηκε ιδιαίτερη έμφαση στην αισθητική και χρησιμοποιήθηκαν υλικά υψηλής ποιότητας καθώς και τα πιο σύγχρονα τεχνολογικά συστήματα θέρμανσης, ψύξης και ασφαλείας.



Κάτοψη Σοφίτα

Ο ενιαίος χώρος καθιστικού και κουζίνας επικοινωνεί με εξώστη ο οποίος έχει απεριόριστη θέα προς το Μητροπολιτικό Πάρκο Ελληνικού αλλά και προς τη θάλασσα. Ο εσωτερικός χώρος είναι 224,65 τ.μ. και η αποθήκη καταλαμβάνει 21,90 τ.μ.

