



Elegant Renovated Apartment in the Heart of Pangrati

For Sale : **€ 345,000**

Description

Located in the very heart of Pangrati, one of the most sought-after and vibrant neighborhoods in downtown Athens, this exceptional apartment offers a rare combination of generous living spaces, contemporary comfort and an outstanding central location. Fully renovated in 2025, the property is bright, airy and cross-ventilated, with a carefully considered design and high-quality materials throughout.

The residence features three generously sized bedrooms, one of which benefits from its own private bathroom, while the additional bathrooms have also been completely renovated. The living and sleeping areas are enhanced by beautiful wooden flooring, creating a warm and elegant atmosphere throughout the home.

At the heart of the property is a beautifully appointed, fully fitted kitchen, designed with excellent-quality materials and complemented by concealed lighting. The kitchen is equipped with brand-new Bosch and AEG appliances, while newly installed fitted wardrobes provide generous and practical storage. Additional storage is provided by a 10 sq.m. private basement storage room.

The apartment has been thoughtfully upgraded to provide modern standards of comfort and energy efficiency. The entire residence features new Alumil thermally insulated windows and balcony doors with double glazing, complemented by high-quality shutters in different shades. New radiators, air conditioning and continuous heating throughout the winter months ensure year-round comfort.

Particular attention has also been given to lighting, with LED lighting throughout the residence, concealed lighting in the kitchen, automatic lighting at the entrance and a dedicated lighting system in the loft area. According to the owner, the electricity bill is approximately €60 per month, depending on usage.

The outdoor space extends the living experience, with a balcony equipped with awnings and a gas BBQ, creating an inviting setting for outdoor dining and entertaining. The property also benefits from a solar water heater, security entrance door and video intercom.

The building itself has recently benefited from the installation of a new elevator, further enhancing the overall convenience of the property.

The Location - Alsos Pangrati

Alsos Pangrati is one of the defining features of this residence. Set in one of the best neighborhoods in downtown Athens, the area combines the character and energy of traditional Pangrati with the cosmopolitan lifestyle of the modern city. The green surroundings of Alsos Pangrati provide a welcome escape from the urban environment, while the immediate neighborhood offers an exceptional selection of cafés, restaurants, bars, bakeries, boutiques, supermarkets and everyday amenities, all within walking distance.

Pangrati has evolved into one of Athens' most desirable residential and lifestyle destinations, particularly appreciated for its authentic local character, vibrant cultural scene and excellent connectivity to the city's key districts. The property is positioned at the center of this lively environment, allowing residents to enjoy an essentially car-free lifestyle while remaining within easy reach of Syntagma, Kolonaki, the National Garden and the wider historic center of Athens.

This is a property that stands out not only for the quality and completeness of its recent renovation, but also for its exceptional position. A spacious three-bedroom residence in the heart of Pangrati, surrounded by everything the neighborhood has to offer, it represents an excellent opportunity for those seeking a sophisticated primary residence or a high-quality investment in one of central Athens' most established and desirable areas.

Details

Property Type: **Apartment**
[Website](#)

Status: **Available**

Construction Type: **Concrete**

Main Features

Property Subtype: Standard Apartment	Construction Stage: Completed	Construction Year: 1969
Renovation Year: 2025	Bedrooms: 3	Bathrooms: 2
WC Bathrooms: 2	Living Rooms: 1	Kitchens: 1
Kitchen Type: Open Plan	Furnished: Fully Furnished	Floors Building: 3
Floor Type: Wooden Floors	Electricity Type: Three Phase	

Area

Internal Area: **101m²**

Energy & Heating

Heating Type: Central Heating	Heating Medium: Petrol
Cooling Type: Autonomous Cooling System	Energy Efficiency Grade: C

Further Details

Alarm, Secure Door, Elevator, Storage Space, Electricity, Air Condition, Solar Water Heater

Gallery







