



## Elegant Renovated Apartment Overlooking Pangrati Grove

Fully Renovated in 2025 | 1st Floor | 2 Bedrooms |  
2 Bathrooms | South-East Facing

For Sale : **€ 340,000**

### Description

Ideally positioned opposite Pangrati Grove, this beautifully renovated first-floor apartment offers an exceptional combination of contemporary elegance, natural light and a prime central Athens location.

Completely renovated in September 2025, the residence features a bright open-plan living and kitchen area opening onto a front balcony with views over the greenery of Pangrati Grove. The private quarters comprise two bedrooms, including a spacious master suite with en-suite bathroom, with both bedrooms enjoying access to a quiet rear balcony.

The property has been comprehensively upgraded and includes high-performance aluminium double-glazed windows with electric shutters, autonomous natural-gas heating, three air-conditioning units, a reinforced security entrance door and a fully equipped contemporary kitchen with built-in energy-efficient appliances.

### A Prime Central Athens Location

Pangrati is widely regarded as one of the most desirable neighbourhoods in central Athens, celebrated for its authentic character, sophisticated urban atmosphere and vibrant café, restaurant and cultural scene. The immediate proximity of Pangrati Grove adds a rare element of greenery and tranquillity, while the neighbourhood's excellent walkability places an exceptional range of amenities directly on the doorstep.

Evangelismos Metro Station, Kolonaki, the War Museum, the National Garden and Syntagma Square are all within easy reach, offering excellent connectivity to the wider city.

Currently leased at **\*\*€1,300 per month until January 2027\*\***, the property offers an attractive combination of lifestyle appeal, quality and immediate rental income, making it equally compelling as a private residence or investment in one of Athens' most established and sought-after neighborhoods.

### Details

|                                                            |                          |                                    |
|------------------------------------------------------------|--------------------------|------------------------------------|
| Property Type: <b>Apartment</b><br><a href="#">Website</a> | Status: <b>Available</b> | Construction Type: <b>Concrete</b> |
|------------------------------------------------------------|--------------------------|------------------------------------|

### Main Features

|                                             |                                      |                                      |
|---------------------------------------------|--------------------------------------|--------------------------------------|
| Property Subtype: <b>Standard Apartment</b> | Construction Stage: <b>Completed</b> | Construction Year: <b>1961</b>       |
| Renovation Year: <b>2025</b>                | Bedrooms: <b>2</b>                   | Bathrooms: <b>2</b>                  |
| Living Rooms: <b>1</b>                      | Kitchens: <b>1</b>                   | Kitchen Type: <b>Open Plan</b>       |
| Furnished: <b>Unfurnished</b>               | Floor Type: <b>Laminate</b>          | Electricity Type: <b>Three Phase</b> |

### Area

Internal Area: **81m²**

### Energy & Heating

|                                                |                                           |
|------------------------------------------------|-------------------------------------------|
| Heating Type: <b>Autonomous Heating System</b> | Heating Medium: <b>Gas Heating System</b> |
| Cooling Type: <b>Autonomous Cooling System</b> | Energy Efficiency Grade: <b>C</b>         |

### Further Details

Secure Door, Home Office, Elevator, Storage Space, Water, Electricity, Air Condition

## Gallery





