



Exceptional Duplex Residence with Panoramic Views in Kato Ilisia

190 sq.m. | 6th & 7th Floors | 3 Bedrooms | 2
Bathrooms + Guest WC | Private Parking

For Sale : **€ 630,000**

Description

Set in a highly central location in Kato Ilisia, this impressive 190 sq.m. duplex residence occupies the 6th and 7th floors of a well-maintained building and offers an exceptional combination of generous proportions, panoramic views and expansive outdoor spaces.

The residence is in excellent condition and features a bright, cross-ventilated open-plan living and dining area centred around an elegant fireplace. Large terraces extend from every room, creating a remarkable sense of openness and providing multiple private settings for outdoor living and relaxation, all enhanced by unobstructed views across the city.

The upper and lower levels are connected by an internal staircase and comprise three generously proportioned bedrooms, two fully renovated bathrooms and an additional guest WC. The kitchen has also been fully renovated, combining contemporary functionality with the generous proportions expected of a residence of this scale.

The property offers autonomous heating, air conditioning, a reinforced security entrance door and abundant storage throughout. A private parking space is an important additional advantage in this central location, while the building also provides elevator access and a dedicated accessibility ramp.

The Kato Ilisia Lifestyle

Kato Ilisia occupies a particularly strategic position in central Athens, offering the convenience of an established residential neighbourhood while remaining close to the city's principal commercial, cultural and educational districts. Its proximity to Ilisia, Pangrati, Kolonaki and the city centre makes it an attractive choice for both permanent residents and investors seeking a well-connected Athens location.

The neighbourhood benefits from a wide range of everyday amenities, cafés, restaurants, shops and services, while its proximity to major universities, hospitals and key transport routes further enhances its appeal. The elevated position of the residence adds a further dimension, with expansive terraces and unobstructed views providing a rare sense of openness within the urban environment.

A Generous Urban Residence

With its substantial 190 sq.m. footprint, three bedrooms, multiple terraces, renovated interiors, fireplace and private parking, this duplex offers the scale and versatility of a family home combined with the convenience of a highly central Athens address.

A distinctive property for those seeking generous living spaces, panoramic views and an established urban setting, with significant potential to serve as a sophisticated primary residence or a long-term investment.

Details

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

Status: **Available**

Construction Type: **Concrete**

Main Features

Property Subtype: **Maisonette**
Bathrooms: **2**
Kitchens: **1**
Floor Type: **Wooden Floors**

Construction Stage: **Completed**
WC Bathrooms: **1**
Kitchen Type: **Open Plan**
Electricity Type: **Three Phase**

Bedrooms: **3**
Living Rooms: **1**
Furnished: **Fully Furnished**

Area

Internal Area: **190m²**

Energy & Heating

Heating Type: **Autonomous Heating System**
Cooling Type: **Autonomous Cooling System**

Heating Medium: **Petrol**
Energy Efficiency Grade: **Not Required**

Further Details

Secure Door, Home Office, Elevator, Pets Allowed, Fireplace, Storage Space, Water, Electricity, Air Condition, Corner Plot, Mountain View, Solar Water Heater

Gallery





