

Renovated 1-Bedroom Residence in Pagkrati

A beautifully renovated 47 m² one-bedroom residence in Pagkrati, offering contemporary interiors, quality furnishings and an attractive...

For Sale : **€ 299,000**

Description
This elegant 47 m² apartment offers a refined urban living experience in one of Athens' most sought-after residential neighborhoods. Situated in an exceptionally central yet tranquil part of Pagkrati, the property enjoys a privileged position just moments from the Pagkrati Grove, the Panathenaic Stadium and the vibrant Kolonaki district.

The apartment benefits from an elevated position on the third floor and enjoys an open outlook towards the slopes of Ardittos Hill, creating a pleasant sense of space while maintaining immediate access to the energy and amenities of central Athens. The property has been fully renovated in 2025 to high standards of quality and contemporary design, offering a turnkey residence that combines modern aesthetics with everyday functionality.

Fully furnished and equipped, the apartment is offered with all furniture, decorative elements, curtains, electrical appliances and equipment included in the sale price. The carefully considered interior creates a sophisticated and welcoming atmosphere, making the property equally suitable as a primary residence, pied-à-terre or investment property.

Investment Potential

From an investment perspective, the property presents an attractive opportunity, as it is currently leased at €1,300 per month, providing an immediate rental income stream until November 2026. Following the expiration of the existing lease, the property offers flexibility for continued long-term rental or private use. Given its fully renovated and furnished condition, together with its highly desirable location, the apartment may also offer potential for short-term rental use in the future. Should the applicable restrictions on short-term rentals be lifted or otherwise change, and subject to the regulations and eligibility in force at that time, the property could potentially be considered for an Airbnb-style operation.

Pagkrati Grove

The property enjoys a particularly desirable location in the immediate vicinity of Alsos Pagkratiou (Pagkrati Grove), one of the neighborhood's most valued green spaces. The Grove provides a tranquil setting for walking, exercise and relaxation, offering a welcome natural retreat within the heart of the city. At the same time, the apartment is within easy reach of Pagkrati's vibrant selection of cafés, restaurants, bars, boutiques and local shops, while the Panathenaic Stadium is just a short distance away and Kolonaki can be reached within minutes. The area combines the character of an established residential neighborhood with excellent access to central Athens, making it particularly attractive for both residents and investors. Its proximity to green spaces, cultural landmarks and the city's most sought-after districts further enhances the property's long-term appeal.

Details

Property Type: **Apartment**
Website
Status: **Available**
Construction Type: **Concrete**

Main Features

Property Subtype: **Standard Apartment**
Renovation Year: **2025**
Living Rooms: **1**
Furnished: **Fully Furnished**
Construction Stage: **Completed**
Bedrooms: **1**
Kitchens: **1**
Floor Type: **Laminate**
Construction Year: **1975**
Bathrooms: **1**
Kitchen Type: **Open Plan**
Electricity Type: **Three Phase**

Area

Internal Area: **47m²**

Energy & Heating

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

Further Details

Secure Door, Elevator, Pets Allowed, Water, Electricity, Air Condition

Gallery





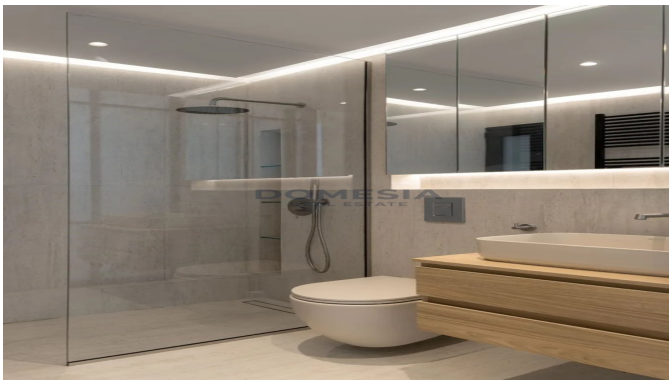




















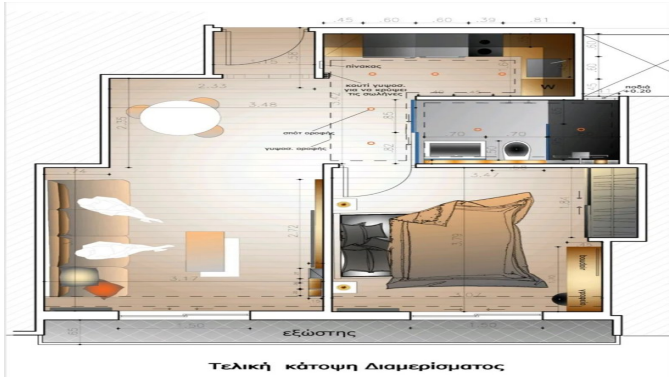












Τελική κάτοψη Διαμερίσματος