



## Bright Corner Residence in Pagkrati - Agios Artemios

A bright and spacious 75 m<sup>2</sup> two-bedroom residence, distinguished by its corner position, dual aspect and three surrounding balconies, s...

For Sale : **€ 180,000**

### Description

This well-proportioned 75 m<sup>2</sup> residence occupies the second floor of a well-maintained residential building with elevator. Its corner position and dual-aspect orientation provide abundant natural light and excellent ventilation, while three surrounding balconies create a pleasant connection with the outdoors.

The thoughtfully arranged interior comprises a generous entrance hall, comfortable living room, separate kitchen, two well-proportioned bedrooms and one bathroom. The layout offers a practical separation between living and private areas, making the property equally suitable as a home or as a long-term investment.

The residence features new aluminium window frames, a reinforced security door, air conditioning and central heating. Ample storage is provided through three large built-in wardrobes and a spacious overhead storage area, adding considerable practicality to everyday living.

### Investment Potential

The property represents an attractive income-producing investment, as it is currently leased under an active three-year rental agreement, generating €650 per month, or €7,800 annually. The existing tenancy provides an immediate and stable rental income stream, while the property's two-bedroom configuration, generous proportions and central Athens location support its long-term investment appeal.

The surrounding area benefits from consistent rental demand, supported by convenient access to Pagkrati, Vyronas and central Athens, together with a wide range of everyday amenities and public transport connections.

### Agios Artemios – Pagkrati

The property enjoys a quiet and established residential setting on the borders of Pagkrati and Vyronas, offering an appealing balance between neighbourhood living and central-city accessibility. Schools, supermarkets, local shops, cafés, restaurants and public transport are all within easy reach, while convenient connections to central Athens and the surrounding districts further enhance the location. The combination of residential character, accessibility and established rental demand makes this part of Athens particularly attractive to both residents and investors.

### Details

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

### Main Features

|                                             |                                      |                                |
|---------------------------------------------|--------------------------------------|--------------------------------|
| Property Subtype: <b>Standard Apartment</b> | Construction Stage: <b>Completed</b> | Construction Year: <b>1978</b> |
| Bedrooms: <b>2</b>                          | Bathrooms: <b>1</b>                  | Living Rooms: <b>1</b>         |
| Kitchens: <b>1</b>                          | Kitchen Type: <b>Separated</b>       | Furnished: <b>Unfurnished</b>  |
| Floor Type: <b>Laminate</b>                 | Electricity Type: <b>Three Phase</b> |                                |

### Area

Internal Area: **75m<sup>2</sup>**

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### Energy & Heating

Heating Type: **Central Heating**  
Energy Efficiency Grade: **H**

Heating Medium: **Petrol**

### Further Details

Secure Door, Water, Electricity, Corner Plot