



New-Build Smart Home Residence in Metaxourgeio

A newly built 78 m² two-bedroom residence in Metaxourgeio, completed in 2025 and offered for first occupation. Positioned on the 1st fl...

For Sale : **€ 248,000**

Description

This bright and airy 78 m² residence is situated on the 1st floor of a modern six-storey building in Metaxourgeio. Completed in 2025 and never previously occupied, it offers the experience of a genuinely new home, with contemporary architecture, carefully selected finishes and a strong emphasis on technical quality.

The residence features a generous open-plan living, dining and kitchen area, two bedrooms, one spacious main bathroom, an additional WC and a separate laundry room. Its dual-aspect layout and two large balconies, totalling approximately 30 m², provide abundant natural light and excellent ventilation, while one side of the property faces a pedestrian street, contributing to a quieter residential atmosphere.

A defining feature is the integrated Smart Home system, allowing lighting, electric shutters and heating to be controlled through an application, with custom automation scenarios available for everyday use. Underfloor natural-gas heating provides even warmth, complemented by three independent split A/C units serving the living area and bedrooms.

The kitchen and built-in bedroom wardrobes have been designed with quality materials, refined mechanisms and integrated LED lighting. The bathroom and WC feature carefully selected contemporary fittings, including built-in Geberit cisterns.

The property also includes a 4.7 m² private basement storage room, elevator, security entrance door and alarm provision.

Investment Potential

Priced at €248,000, this newly built and never-occupied residence offers an appealing investment proposition in an evolving central Athens neighbourhood. Its two-bedroom configuration, substantial balconies, modern energy infrastructure, Smart Home technology and turnkey condition provide flexibility for both owner-occupation and rental use, including demand from students and professionals.

Metaxourgeio – Central Athens

Metaxourgeio has developed into one of central Athens' most dynamic residential and creative districts, combining historic urban character with contemporary hospitality, dining and cultural activity. Its proximity to Kerameikos, Gazi and the historic centre, together with convenient access to public transport, makes the area particularly attractive to residents and investors seeking a modern home within the wider central Athens landscape.

Details

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

Status: **Available**

Construction Type: **Concrete**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **2**
Living Rooms: **1**
Furnished: **Unfurnished**
Electricity Type: **Three Phase**

Construction Stage: **Completed**
Bathrooms: **1**
Kitchens: **1**
Floors Building: **6**

Construction Year: **2025**
WC Bathrooms: **1**
Kitchen Type: **Open Plan**
Floor Type: **Tiles**

Area

Internal Area: **78m²**

Energy & Heating

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

Heating Medium: **Underfloor Heating**
Energy Efficiency Grade: **A**

Further Details

Secure Door, Home Office, Elevator, Pets Allowed, Storage Space, Smart Home, Water, Electricity, Air Condition, Solar Water Heater