



Renovated Garden Studio in Pangrati

A charming 30 m² studio in the sought-after Proskopon Square area of Pangrati, fully renovated and furnished, with direct access to a peaceful garden of approximately 30 m².

For Sale : **€ 127,000**

Description

This autonomous 30 m² studio is ideally positioned in the desirable Proskopon Square area of Pangrati, offering a practical and well-equipped residence within one of central Athens' most established neighbourhoods.

The interior comprises a functional open-plan living, sleeping and kitchen area, complemented by a separate bathroom. Direct access to a peaceful garden of approximately 30 m² is one of the property's defining features, creating a private outdoor retreat that is particularly rare for a centrally located studio.

Fully renovated in 2019, the property was freshly painted in 2024 and is offered with new furniture, electrical appliances and everyday equipment, allowing for immediate use. Additional features include air conditioning, a 46-inch television, 1 Gbps fibre-optic internet, security door and solar water heater.

The residence also benefits from particularly low common charges of approximately €25 per month and a south-eastern orientation.

Investment Potential

Priced at €127,000, the property offers an attractive entry point into one of Athens' most established and desirable central neighbourhoods. Its furnished turnkey condition, low running costs and rare private outdoor space make it well suited to rental investment, while its compact layout also appeals to students, young professionals or buyers seeking a convenient base in Athens.

Its proximity to both the existing Evangelismos Metro station and the planned Line 4 Metro connection adds further potential to the property's long-term appeal.

Pangrati – Proskopon Square

Proskopon Square sits within one of Pangrati's most sought-after pockets, known for its cafés, restaurants, independent shops and vibrant yet residential atmosphere. The location offers immediate access to major cultural and recreational landmarks, including the Panathenaic Stadium, National Garden, National Gallery, War Museum and Goulandris Museum. The existing Evangelismos Metro station provides convenient connectivity across Athens and direct access towards the Airport, while the future Line 4 is expected to further enhance the area's accessibility.

Details

Property Type: Apartment Website	Status: Available	Construction Type: Concrete
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Main Features

Property Subtype: Studio	Construction Stage: Completed	Construction Year: 1965
Renovation Year: 2019	Bedrooms: 1	Bathrooms: 1
Living Rooms: 1	Kitchens: 1	Kitchen Type: Open Plan
Furnished: Fully Furnished	Floor Type: Tiles	Electricity Type: Three Phase

Area

Internal Area: **30m²**

Energy & Heating

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

Heating Medium: **Electric Heating**
Energy Efficiency Grade: **E**

Further Details

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