



Furnished 1-Bedroom Residence in Pangrati

For Sale : **€ 178,000**

Description

This elegant 40 m² apartment is situated on a quiet street in central Pangrati, between Filolaou and Imittou and close to Kaisariani. The residence combines a comfortable interior layout with thoughtful details and a well-appointed outdoor space.

The apartment comprises a separate bedroom, a living area with open-plan kitchen and a spacious balcony. The bedroom features wooden flooring and high-quality furnishings, complemented by a premium Four Seasons hotel mattress. The living area has ceramic flooring, a sleeper sofa, dining area and 43-inch Smart TV.

The generously sized balcony extends the living space outdoors and is equipped with a swing bed, breakfast table and chairs, retractable awning and protective bird netting, creating a comfortable setting for relaxing or enjoying breakfast outdoors.

Comfort is supported by central natural-gas heating throughout the bedroom, living room and bathroom, as well as air conditioning in both the bedroom and living area. Additional features include an electric shutter at the living-room balcony door, a sliding shutter at the bedroom balcony door and a secure entrance with access code.

The residence is located in a professionally managed and well-maintained building with a modern elevator.

Investment Potential

The apartment is currently generating rental income of €700 per month, excluding utilities. With its furnished turnkey condition, efficient one-bedroom layout and central Pangrati location, it offers an attractive proposition for long-term rental investment, while remaining equally suitable for owner-occupation.

The property can appeal to professionals, couples, students and digital nomads seeking a well-equipped residence with convenient access to the wider centre of Athens.

Pangrati – Central Athens

Central Pangrati combines a lively neighbourhood atmosphere with an established residential character, offering cafés, bakeries, restaurants, pharmacies, supermarkets and everyday amenities within easy walking distance. Its position between Pangrati and Kaisariani provides convenient access to central Athens, while Evangelismos Metro station is approximately 1.3 km away. The area's strong connectivity and enduring residential appeal make it one of the most attractive locations for both living and investment in the capital.

Details

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

Status: **Available**

Construction Type: **Concrete**

Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **1**
Kitchens: **1**
Floor Type: **Tiles**

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

Construction Year: **2009**
Living Rooms: **1**
Furnished: **Fully Furnished**

Area

Internal Area: **40m²**

Energy & Heating

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

Heating Medium: **Gas Heating System**
Energy Efficiency Grade: **B**

Further Details

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