



Renovated Duplex Residence near Varnava Square

For Sale : **€ 420,000**

Description

This bright and dual-aspect 97 m² residence is arranged across the 3rd and 4th floors, creating a distinctive duplex layout with a clear separation between living and private spaces. Fully renovated in 2021, the property combines contemporary interiors with carefully considered functional details.

The residence comprises two bedrooms, a spacious living area, one bathroom and an additional WC. Four comfortable balconies extend the interiors outdoors and enhance the sense of openness and natural light. The property also benefits from an elevator and a reinforced security entrance door.

The renovation includes a completely updated bathroom with contemporary sanitaryware, new fittings and a modern shower, together with a fully renovated kitchen featuring contemporary cabinetry and worktops. Double energy-efficient glazing further enhances comfort and insulation.

A particularly versatile feature is the inclusion of two fold-away Murphy beds in the bedrooms. These allow the rooms to be easily adapted according to the owner's needs, whether used as bedrooms, home offices, creative spaces or a private gym, while preserving valuable floor area.

Additional features include air conditioning, an internal staircase and fireplace, complementing the property's comfortable year-round character.

Investment Potential

Priced at €420,000, the residence offers an attractive combination of substantial floor area, contemporary renovation and a highly sought-after Pangrati location. Its flexible layout and proximity to the area's cafés, restaurants, parks and public transport make it suitable both as a sophisticated primary residence and as an investment property with multiple potential uses.

Pangrati – Varnava Square

Varnava Square is one of Pangrati's most established and vibrant neighbourhood hubs, known for its cafés, restaurants, local shops and relaxed residential atmosphere. The surrounding streets combine authentic Athenian character with convenient access to parks, cultural destinations and public transport, while the wider Pangrati area continues to attract strong interest from residents and investors seeking a central yet distinctly neighbourhood-oriented setting.

Details

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

Status: **Available**

Construction Type: **Concrete**

Main Features

Property Subtype: **Duplex**
Renovation Year: **2021**
WC Bathrooms: **1**
Kitchen Type: **Open Plan**
Electricity Type: **Three Phase**

Construction Stage: **Completed**
Bedrooms: **2**
Living Rooms: **1**
Furnished: **Fully Furnished**

Construction Year: **1976**
Bathrooms: **1**
Kitchens: **1**
Floor Type: **Wooden Floors**

Area

Internal Area: **97m²**

Energy & Heating

Energy Efficiency Grade: **C**

Further Details

Secure Door, Home Office, Pets Allowed, Fireplace, Storage Space, Water, Electricity, Air Condition