

Renovated Ground-Floor Studio with Private Courtyard in Varnava, Pangrati

For Sale : **€ 180,000**

Description
Located in the sought-after Varnava area of Pangrati, just behind the Panathenaic Stadium, this 40 sqm ground-floor studio offers a practical combination of contemporary living and a highly desirable central Athens location.

The property comprises a well-proportioned open-plan living and sleeping area, a separate kitchen and one bathroom. Partially renovated in 2026, it is offered unfurnished and available for immediate occupancy. An additional highlight is the 22 sqm open-air space for exclusive use, providing a private outdoor setting that is particularly valuable in the heart of Athens.

The residence benefits from autonomous natural-gas heating, ensuring efficient year-round comfort.

Varnava is one of Pangrati's most vibrant and established neighbourhoods, known for its lively square, cafés, restaurants, local shops and relaxed urban atmosphere. Its proximity to the Panathenaic Stadium, National Garden and central Athens makes it an attractive choice for both residents and investors seeking a well-connected city location.

An appealing opportunity for private living or investment, combining outdoor space, centrality and immediate availability.

Details

Property Type: **Apartment**
Website
Status: **Available**
Construction Type: **Concrete**

Main Features

Property Subtype: **Studio**
Renovation Year: **2026**
Kitchens: **1**
Floors Building: **5**
Construction Stage: **Completed**
Bathrooms: **1**
Kitchen Type: **Separated**
Floor Type: **Tiles**
Construction Year: **2004**
Living Rooms: **1**
Furnished: **Unfurnished**
Electricity Type: **Three Phase**

Area

Internal Area: **40m²**
Uncovered Verandas: **22m²**

Energy & Heating

Heating Type: **Autonomous Heating System**
Energy Efficiency Grade: **H**
Heating Medium: **Gas Heating System**

Further Details

Water, Electricity

Gallery

