

Well-Located Studio in Profitis Ilias, Pangrati

A well-positioned 35 sq.m. ground-floor studio in the sought-after Profitis Ilias area of Pangrati, offering a practical layout and an ...

For Sale : **€ 120,000**

Description
This 35 sq.m. studio is situated on the ground floor of a residential building dating from 1972. The property is arranged across a single level and comprises a comfortable living area, a separate kitchen and one bathroom, creating a functional layout suitable for both personal use and rental accommodation.

The residence benefits from autonomous heating and holds an Energy Class C rating. Its compact footprint and straightforward configuration make it an adaptable option for those seeking a manageable city residence in Pangrati, while its ground-floor position provides convenient accessibility.

Investment Potential
The property’s size, practical layout and location within Pangrati make it suitable for consideration as a rental-oriented asset or as a compact city residence. Its proximity to the established amenities and everyday services of the surrounding neighbourhood supports its potential for convenient urban living.

Profitis Ilias – Pangrati
Profitis Ilias is one of Pangrati’s established residential pockets, combining a quieter neighbourhood character with easy access to the wider city. The area benefits from a range of local shops, cafés, restaurants and everyday amenities, while its position within central Athens places the major cultural, commercial and recreational destinations of the city within convenient reach.

Details

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

Main Features

Property Subtype: **Ground Apartment**
Bedrooms: **1**
Kitchens: **1**
Construction Stage: **Completed**
Bathrooms: **1**
Kitchen Type: **Separated**
Construction Year: **1972**
Living Rooms: **1**
Furnished: **Fully Furnished**

Area

Internal Area: **35m²**

Energy & Heating

Heating Type: **Autonomous Heating System**
Cooling Type: **Autonomous Cooling System**
Heating Medium: **Petrol**
Energy Efficiency Grade: **C**

Further Details

Secure Door, Home Office, Water, Electricity, Air Condition