

Golden Visa - Ready Renovated Residence near Varnava Square

A fully renovated and furnished 84 sqm ground-floor residence in Pangrati, moments from Varnava Square, Ymittou Avenue and Vouliagmenis...

For Sale : **€ 230,000**

Description
The residence has been comprehensively renovated and is delivered fully furnished and equipped, including electrical appliances and air-conditioning throughout. It features a bright living and dining area with an open kitchen, two bedrooms and two bathrooms, complemented by a mezzanine and an airy basement level.

A particularly notable feature is the property’s independent entrance, giving it the character and privacy of a private residence. It has no common charges and is ready for immediate occupation or rental.

The property has already undergone a change of use from commercial to residential, while its legal documentation has been reviewed and prepared for immediate transfer. Its B energy rating further reflects the quality of the renovation.

Golden Visa & Investment Potential
The completed change of use to residential makes the property suitable for the Golden Visa programme, while its furnished, turnkey condition allows for immediate rental use. The property is indicated to achieve rental income of approximately €1,200 per month, subject to market conditions.

Pangrati – Varnava Square
Set beside Varnava Square - one of the most sought after neighborhoods in Athens, the property is surrounded by cafés, restaurants, local shops and everyday amenities. Ymittou and Vouliagmenis Avenues provide convenient road and public-transport connections, while tram and bus services are within easy reach. Parks and the wider Pangrati neighborhood are also close by, with central Athens and metro connections readily accessible.

Golden Visa eligibility and rental income are subject to confirmation of the applicable legal requirements and current market conditions.

Details

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

Main Features

Property Subtype: **Ground Apartment**
Renovation Year: **2026**
Living Rooms: **1**
Furnished: **Fully Furnished**
Construction Stage: **Completed**
Bedrooms: **2**
Kitchens: **1**
Floor Type: **Tiles**
Construction Year: **1980**
Bathrooms: **2**
Kitchen Type: **Open Plan**
Electricity Type: **Three Phase**

Area

Internal Area: **84m²**

Energy & Heating

Heating Type: **Autonomous Heating System**
Cooling Type: **Autonomous Cooling System**
Heating Medium: **Electric Heating**
Energy Efficiency Grade: **B**

Further Details

Water, Electricity, Air Condition