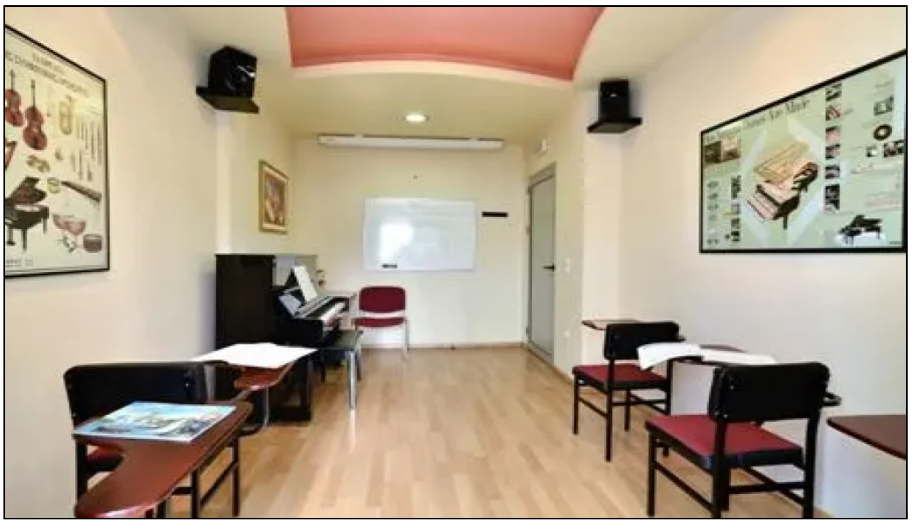


Professional Property for Sale near Hilton, Ilisia

A distinctive 115 sqm property in the sought-after Hilton area of Ilisia, comprising two interconnected apartments currently configured...

For Sale : **€ 344,000**

Description
Situated on the first floor, this 115 sqm property brings together two adjoining apartments into a single, adaptable space. Currently used as professional accommodation, its layout comprises six rooms, a kitchen, a living area and two bathrooms, providing the versatility to accommodate different requirements.

The independent entrance is a particularly valuable feature, offering greater autonomy for professional activities or a potential combination of living and working within the same property.

Thermally broken aluminium window frames with triple tinted glazing enhance insulation and privacy, while autonomous natural gas heating and air conditioning provide year-round comfort. Structured network cabling supports contemporary office requirements, making the property particularly suitable for professional practices, consulting services or other office-based activities.

An additional advantage is the absence of communal maintenance charges. The property has an energy rating of C and is located outside Athens' restricted traffic zone.

Investment Potential

The combination of two interconnected units, independent access and established professional infrastructure creates opportunities for owner-occupation or income-generating use. The property may appeal to buyers seeking professional premises, a residence with dedicated workspace or an investment with potential for residential letting.

Its suitability for short-term accommodation, including Airbnb, would depend on the property's legal residential status, applicable regulations and any necessary approvals.

Location – Hilton, Ilisia

The Hilton area occupies a strategic position between central Athens and the established residential neighbourhoods of Ilisia. Known for its proximity to major hotels, cultural institutions, professional offices and everyday amenities, it offers a particularly convenient setting for both living and working.

Megaro Moussikis Metro station is nearby, providing access to the wider city, while the surrounding streets offer restaurants, cafés, shops and essential services. The combination of central accessibility and a well-established urban environment reinforces the property's appeal for residential and professional purposes.

Details

Property Type: **Apartment**
Website

Status: **Available**

Construction Type: **Concrete**

Main Features

Property Subtype: **Standard Apartment**
Bathrooms: **2**
Furnished: **Fully Furnished**

Construction Stage: **Completed**
Kitchens: **1**
Floor Type: **Laminate**

Bedrooms: **6**
Kitchen Type: **Separated**
Electricity Type: **Three Phase**

Area

Internal Area: **115m²**

Energy & Heating

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

Further Details

Secure Door, Water, Electricity, Air Condition

Gallery

