



FINDERS

Tailor Made Investments

HIGHLIGHTS

Price of the apartment	220,000 €
Apartment area in sqm (net sqm)	117.12 + 3.18 (warehouse)
Price per sqm	1833 €
Construction year	1957
Renovation year	2022

This fully renovated and immaculately apartment is on the 1st floor of a 6th floor excellently maintained apartment building and located in Koliatsou Square.

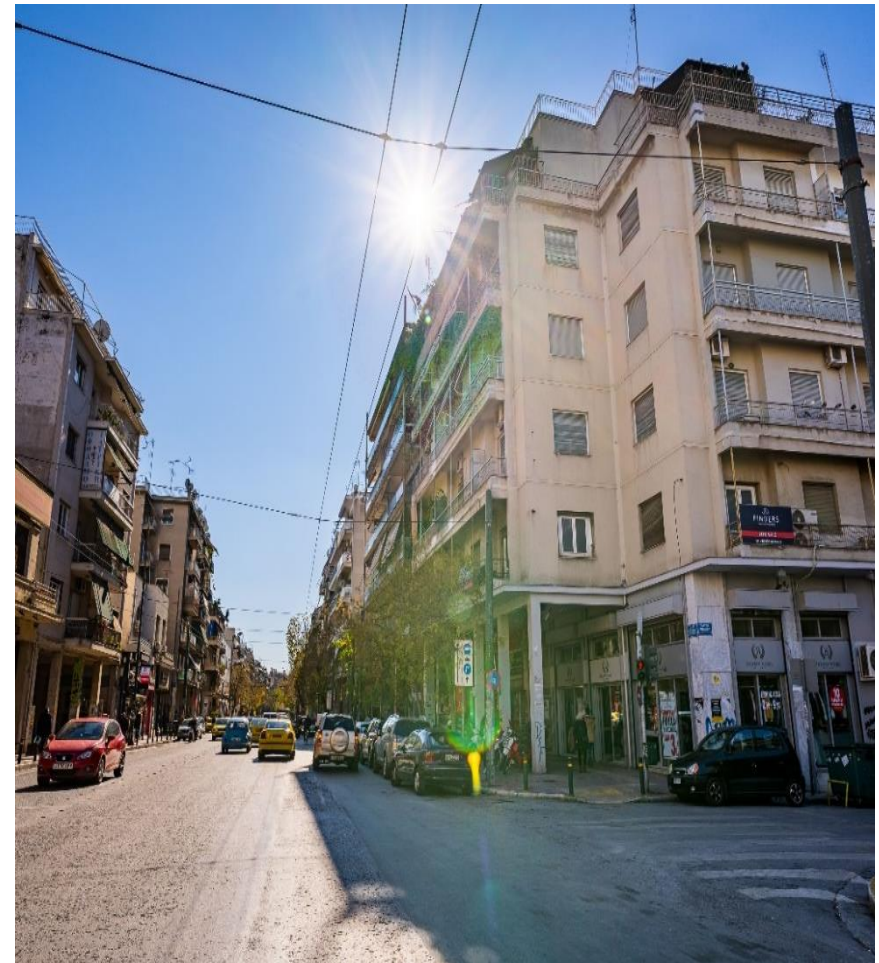
The apartment's design is modern but elegant and consists of an open kitchen space, a spacious family living room, three capacious bed rooms, one of them is a master bedroom.

The additional benefits of the apartment are i) all rooms are spacious and natural well-lighted with a nice view to the square, ii) electric shutters, iii) a satisfactory balcony that can host an outside small table iv) and a private storage room in the basement of the apartment building.v) the building is managed by a responsible building supervisor making sure the building is operating properly. It is a perfect and comfortable apartment to host a family or to use it as students' sharing apartment.



Virtual Tour

[Hermes View](#)

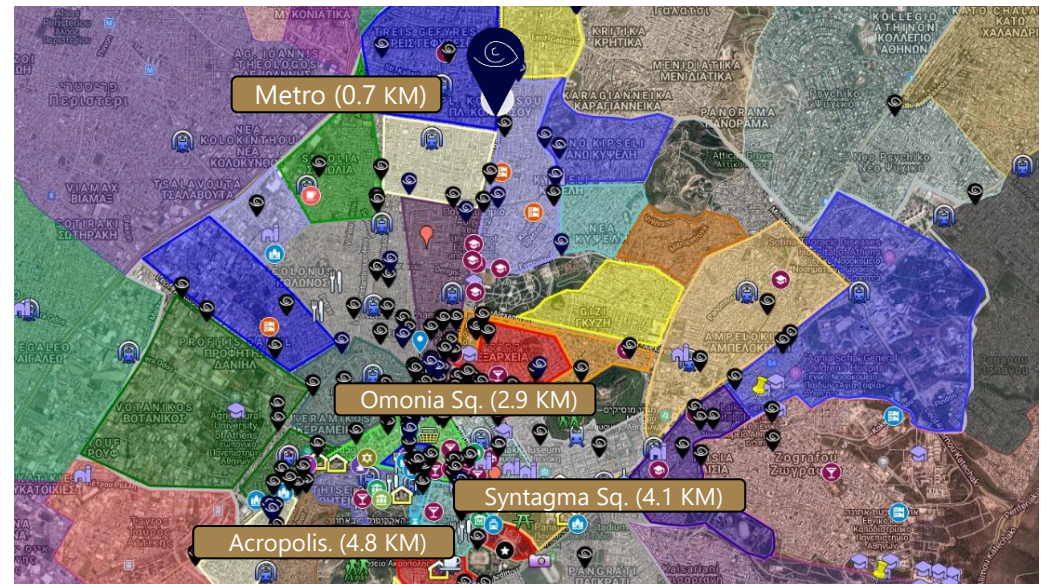


ABOUT THE AREA

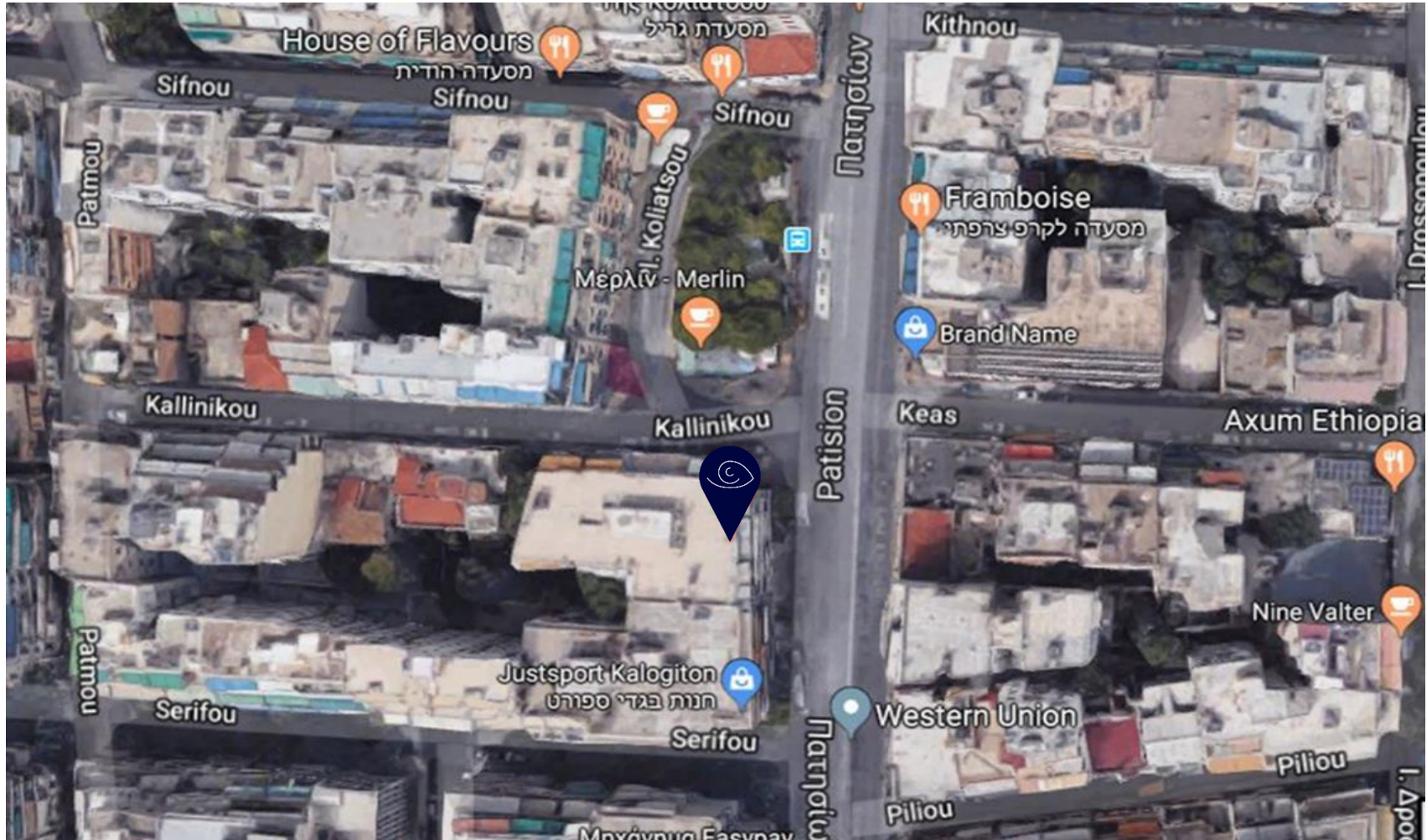


This newly renovated apartment is in the "Kato Patissia" area next to "Koliatsou Square". The area offers the residents a lot of advantages as it combines the benefits of living in the city center and at the same time offers you alternative solutions to enjoy green spaces. The "Cultural sports center of Grava" is 650m away from the apartment, this open green space offers relaxing opportunities for the adult and playgrounds for the little ones, also has a open theater where concerts and theatrical performances are taking place, specially in summer time. Also the "Antonis Tritsis" Grava Municipal Indoor Sports Hall" is 650m away, where the residents may use the track, the swimming pool, the basketball and volleyball courts. Last but not least, and only 3 km away is the largest green park of Athens the "Pedion tou Areos Park", this park consists of a lot of statues and lovely tranquil pathways are laid out. This property is a great investment opportunity for those who are interested in starting a new investment path in real estate as this neighborhood has a great rental demand.

Distance from student dorms in km	0.3
Distance from metro station in km	0.7
Distance from Athens University of Economics & Business	1.8
Distance from national archeological museum in km	2.5
Distance from Omonia square in km	2.9
Distance from the central market in km	3.4
Distance from Lycabettus Hill in km	3.5
Distance from Monastiraki in km	4
Distance from Syntagma square in km	4.1
Distance from Acropolis in km	4.8
Distance from Athens airport in km	37

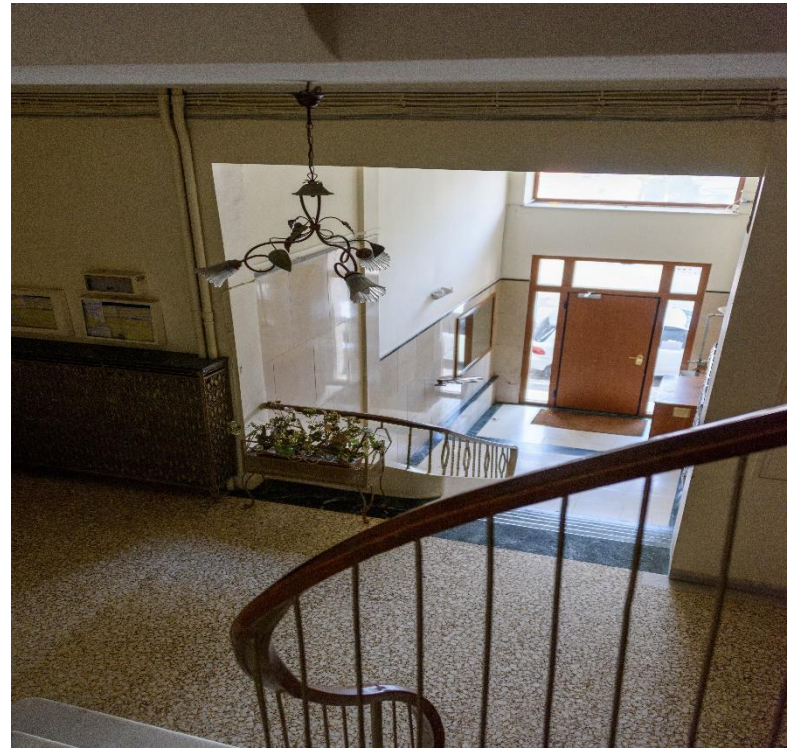


MAP & STREET VIEW



Apartment building & view from the apartment





Entrance

Kitchen
&
Living room





Dining table
&
Living room





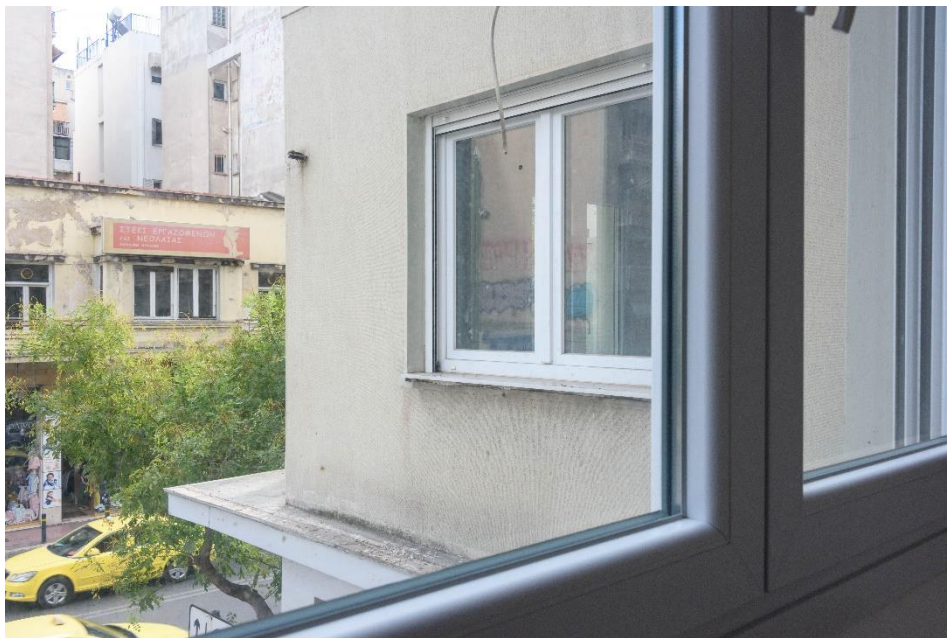
Master Bedroom





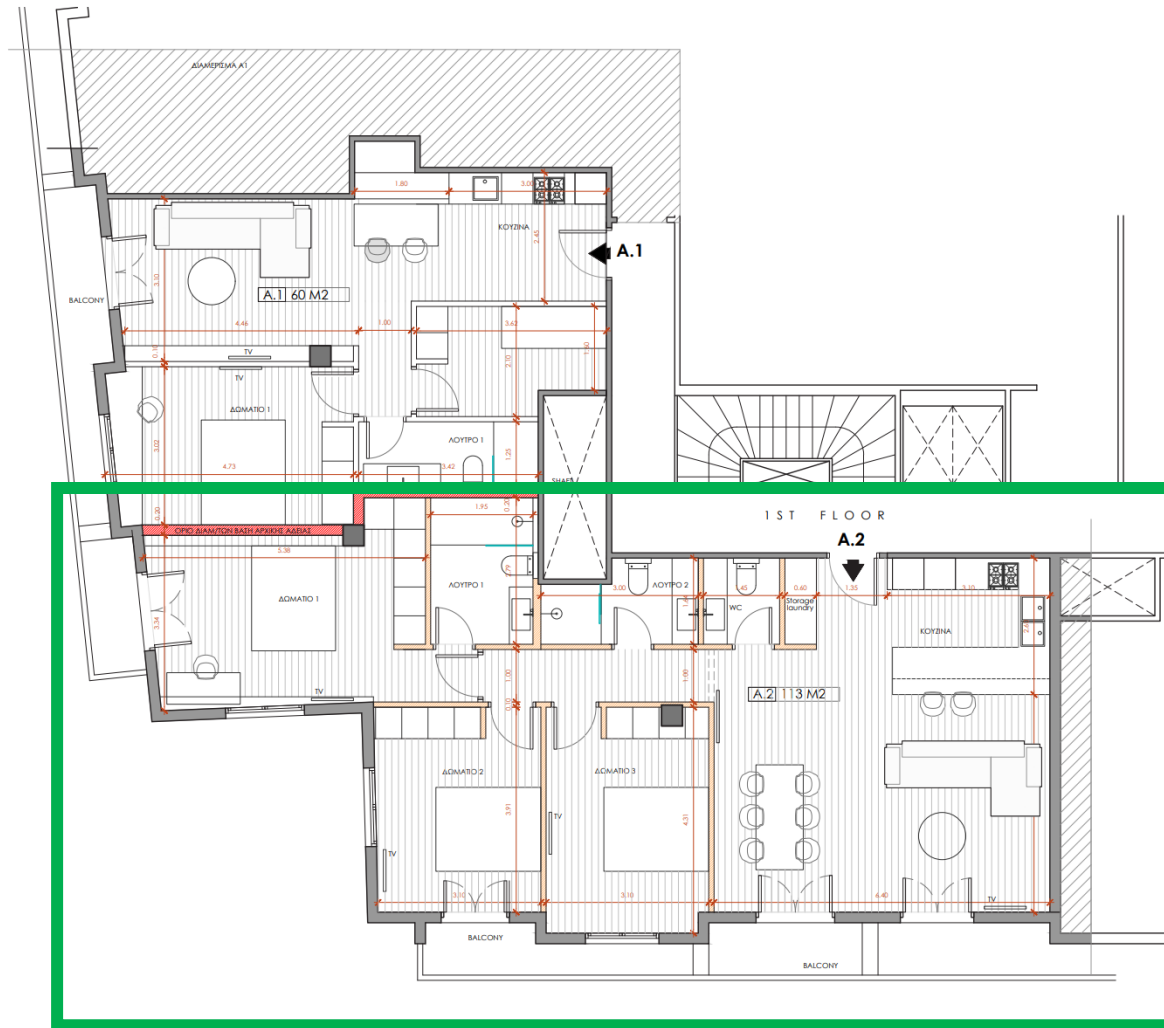
2nd Bedroom
&
Toilette with
Shower





3rd Bedroom & WC

BLUEPRINTS



2 Apts

MULTI STOREY APARTMENT BUILDING AT PATISION 243
2 A PARTMENTS

1ST FLOOR

A.1.....60.00 M2
A.2.....113.00 M2

TOTAL AREA 173.00 M2



PLACES OF INTEREST

- **Elikonas Hill** - Green hill overlooking Athens. On the hill is a pleasant park with sports fields and spectacular vantage points over the entire city of Athens (850 m from the property).
- **The Epigraphic Museum** - The Epigraphic Museum is a unique museum in Greece, the largest of its kind in the world. It holds 14,078 addresses, mostly in Greek, from early historical periods to the Late Roman period (2.1 km from the property).
- **Hellenic Motor Museum** - A unique and impressive car museum that displays over 100 different vehicles from the 19th and 20th centuries. Visitors are given the opportunity to experience driving a Formula 1 simulator (2.3 km from the property).
- **National Museum of Archeology of Athens** - This is one of the most important and beautiful museums of its kind. The museum, which opened in 1874, contains more than any other museum in the world, the ancient treasures of the various monuments in ancient Greece, including the Mycenaean period, murals unearthed at Acrotiri on Santorini Island, exhibits from Delos Island and more (2.5 km from the property).





FINDERS

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