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### Maisonette 146 m<sup>2</sup> Athens

Greece, Athens

<b>Price:</b>	<b>€ 580 000</b>
<b>Object type</b>	Twin Houses
<b>Year built</b>	2023
<b>Bedrooms</b>	4
<b>Number of rooms</b>	5
<b>Land area</b>	243 m <sup>2</sup>
<b>Area</b>	146 m <sup>2</sup>
<b>Category</b>	For sale



For sale maisonette of 146 sq.meters in Athens . The maisonette has 2 levels. 3rd floor consists of one bedroom, living room with kitchen, one shower WC. 4th floor consists of 3 bedrooms, one shower WC. A view of the mountain opens up from the windows. There are: solar panels for water heating, a fireplace, air conditioning, heating. Building has an elevator. Extras included with the property: garage. The maisonette is located in Chalandri area. Features that reduce energy consumption: - 10cm Kerakoll reinforced thermal facade (special order)- Heavy-duty aluminum frames with thermal break- Triple energy glazing with a panel that provides anti-theft protection- Energy class A++ (consumption less than 16% of a typical building)- Enhanced photovoltaics 8 kw instead of 1.8 with net metering and not net billing- Solar water heater 150 lt- Heat pumps for heating and cooling with fan coils and hot water- Natural oak flooring throughout, with a special underlay that makes it silent- Self-cleaning double wall inox chimneys Features that improve occupant comfort: - Veneta Cucine kitchen and wardrobes- Fiber optics- Pre-installation of alarm with discreet pre-positioned trapdoors- Glass balconies including bedrooms- Luxury Italian sanitary ware- Ornate internal staircase- Electric shutters remote-controlled from the mobile phoneScreens- Energy fireplace of great heating capacity

#### Contacts:

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