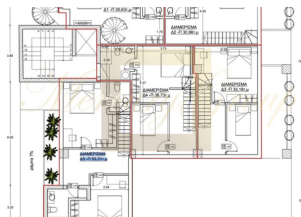
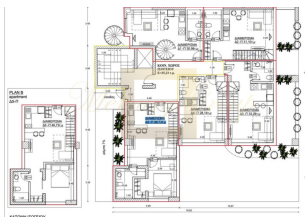




### Duplex 100 m<sup>2</sup> Athens

Greece, Athens

<b>Price:</b>	<b>€ 375 000</b>
<b>Object type</b>	Apartment
<b>Year built</b>	2003
<b>Bedrooms</b>	3
<b>Number of rooms</b>	4
<b>Land area</b>	424 m <sup>2</sup>
<b>Area</b>	100 m <sup>2</sup>
<b>Category</b>	For sale



For sale under construction duplex of 100 sq.meters in Athens. The duplex is situated on ground floor and semi-first floor. Ground floor consists of one bedroom, living room with kitchen, one shower WC. Semi-first floor consists of 2 bedrooms, 2 shower WC. A view of the city opens up from the windows. There are: air conditioning, heating. Building has an elevator. Renovated Apartment Building in Piraeus Suitable for Golden Visa! Conversion of Commercial Properties: You can now invest €250,000 in commercial properties that are being converted into residential units. Location: Psaron 27 & Methonis 88, Piraeus (Center - Port) The apartment D5 is situated in an excellent location in the center of Piraeus, one of the most historic and vibrant municipalities of Athens with direct access to one of the largest and busiest ports in Europe which serves as a crucial gateway for trade and passenger traffic in Greece. Piraeus Port is a popular destination for cruise ships, welcoming thousands of tourists every year. It offers modern facilities and services for cruise passengers. The port serves as a hub for domestic and international ferry connections, providing transportation to various Greek islands and mainland destinations. Also, Piraeus has undergone significant infrastructure development: is well-connected to Athens by the metro system, tram and bus network, making it easy to commute between the two cities. has several well-equipped hospitals and clinics that offer a wide range of medical services. has a good number of public and private schools and several universities and technical institutes, offering a variety of academic programs. has a wide variety of shops, ranging from local markets to modern shopping centers. Distances from Metro Stations: Direct connection from Athens Airport to Piraeus port. Piraeus: 1300m (18 minutes walk) Maniatika: 1200m (17 minutes walk) Other Points of Interest: Kastiraki Park: 600m (9 minutes walk) Central Port of Piraeus: 600m (9 minutes walk) General Building Information: Total Area: 2361 sq.m. Plot Area: 424 sq.m. Number of Floors: 11 Year of Construction: 2003 Current Status: Under renovation to create luxury apartments Infrastructure: Second Basement: 9 parking spaces (153 sq.m.) - Each parking space is sold separately at a price of 20,000 €. (2 parking spaces reserved) First Basement: 10 parking spaces and storage areas (458.88 sq.m.) - Each parking space is sold separately at a price of 20,000 €. (2 parking spaces reserved) See all available properties in the building [Here]. The photo-realistics refer to apartments D2 D13 D33

#### Contacts:



ID: GR-35-158552  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37129128323

**Julia Barsukova**  
**GSM:** +37129128323  
(Viber, WatsApp)  
**E-mail:** julia@mgroup.lv