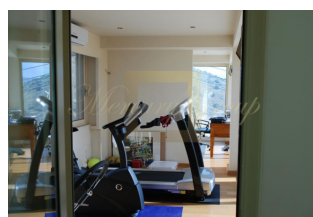
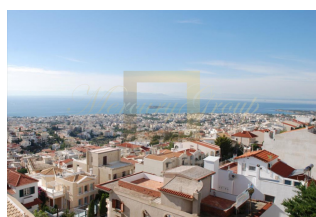


**Villa 550 m<sup>2</sup> in Athens**

*Greece, Athens*

<b>Price:</b>	<b>€ 1 650 000</b>
<b>Object type</b>	House
<b>Year built</b>	2007
<b>Bedrooms</b>	1
<b>Number of rooms</b>	9
<b>Land area</b>	467 m <sup>2</sup>
<b>Area</b>	550 m <sup>2</sup>
<b>Category</b>	For sale



A beautiful villa is for sale with swimming pool in the prestigious seaside district of Athens, Voula. The house consists of 5 levels: two of them are below ground level and three above ground. The lowest level (the second basement) consists of two storage rooms, garage for 3 cars and space for a washing machine. The first basement includes a living room, kitchen, bathroom and bedroom with en-suite. On the ground floor there is a living room, kitchen and bathroom. The second floor consists of 2 bedrooms, bathroom, spacious living room and office. On the third floor there is a bedroom with a bathroom. The house has 2 fireplaces, air-conditioners, heating, wardrobes. Alarm system is installed, there is an elevator. The villa has 467 square meters of adjacent territory. Voula is one of the richest and most prestigious of the southern suburbs of Athens. The villa has an amazing, breathtaking panoramic views of the sea and surrounding countryside. The proposed investment project provides an opportunity to earn income in the amount of 1,64% per annum of the lease. When calculating the profitability were fully taken into account all the costs of the acquisition and registration of real estate (including legal costs and tax on transfer of property), as well as obtaining the average cost of rent in the amount of 3.700 euros.

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