

Διαμέρισμα προς πώληση, 14 τ.μ.

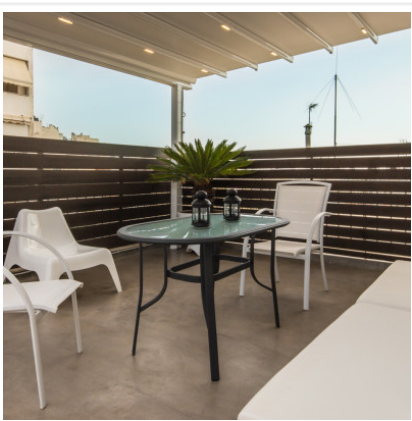
Κέντρο Αθήνας, Κυψέλη, 40.000 €

Κωδικός ακινήτου: # 266



Κωδικός: 266 **Εμβαδόν:** 14 τ.μ. **Υπνοδωμάτια:** 1 **Μπάνια:** 1 **WC:** 0
Σαλόνια: 1 **Όροφος:** 1

Τύπος θέρμανσης: Αυτόνομη **Μέσο θέρμανσης:** Φυσικό αέριο
Επίπλωση: Καμία **Κουφώματα:** Άγνωστο
Τύπος δαπέδων: Άγνωστο **Ενεργειακή κλάση:** B **Κλιματισμός:**
Προσανατολισμός: Απροσδιόριστος



ABOUT THE APPARTMENT This penthouse luxury studio with its high class private balcony offering panoramic views, is fully renovated (2016) and fully furnished / equipped to the last detail (meaning that residents need only to bring their personal items). All furniture / equipment are in perfect condition, almost new and included in the price. It's ready for airbnb type bookings. In addition to the furniture / equipment seen in the photos and listed in detail in the available "Equipment and Furniture List" the following is included: 1) Fujitsu air condition unit of energy class A+ that automatically shuts off as soon as a window or a door opens. 2) Solar power water boiler that reverts to electrical power with timer that shuts off the boiler (the time interval is adjustable). 3) "Card key" system exactly as it is in hotels, for saving electricity when guests are away. 4) Computerized and fully automated plant watering system, no need to worry about the plants! 5) New electrical and plumbing installations of the highest standards (Hager switch board). 6) Concealed lighting in the bathroom and in the room which is adjustable (brightness) via remote control with which you can also turn the lights on/off. 7) The outdoors tent construction and the 12 led lights on it are fully operated via a remote control, the operations are: a. Tent retraction/expansion, it can also be expanded half way or as far as you please b. Lights ON/OFF and adjustment (brightness) Also it can withstand wind of any intensity thus someone does not need to retract it under any circumstances. Its construction is of superior quality (Tencate, made in Holland). It is legal to surround /seal the whole area under the tent construction and thus creating a fully air tight and heated environment (the installed air conditioning unit has the capacity to heat that area too) of an extra 15 square meters, without increasing taxation. This has been done in most cafes in Greece. All walls and floors that appear grey in the photos are constructed of cement technics

creating a very esthetically pleasing result that cannot be captured with photos and additionally it is one of the strongest and most humidity-resistant materials available. This is a ready to use, newly renovated and equipped to perfection, conveniently located, value for money property which makes it perfect as an investment also. ABOUT THE LOCATION It's situated in the area of Kipseli (central Athens), right next to the historic Fokionos Negri Street, now pedestrianized with numerous cafés, restaurants, convenient stores and a park along its length. Every Friday morning, right outside the main entrance of the building there is an open food market where you can taste fresh local products and experience the atmosphere of a Greek local food market. The area is located in the heart of the city and very close to the historical city-center and it's one of the safest (as the Prime Minister lives there). The bus terminus is literally "at the corner", just a few steps away from the main entrance of the building. Take bus 022 (every 15 minutes) which will take you within minutes at Syntagma Square and you'll find yourself right into the heart of the city, all main attractions are at a short walking distance from there. If you have other destinations in mind, you can get off at Victoria Metro Station (8 minutes) and go pretty much anywhere from there. Also the extension of the Athens Metro will include the metro station "Kupseli" which will be located at "Kupselis Square" 450m from the apartment (see relevant picture within the provided pictures) and this will be done within 2020 according to information you can easily find in the internet.

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