

Kolonaki - Lykavittos

## Urban Nest

CODE DU BIEN: 1577618



PRIX D'ACHAT: 620.000 EUR • SURFACE HABITABLE: ca. 90 m<sup>2</sup> • PIÈCES: 2

**CODE DU BIEN: 1577618 - 106 76 Kolonaki - Lykavittos**

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## En un coup d'œil

<b>CODE DU BIEN</b>	<b>1577618</b>	<b>Prix d'achat</b>	<b>620.000 EUR</b>
<b>Surface habitable</b>	<b>ca. 90 m<sup>2</sup></b>	<b>Modernisation /</b>	<b>2018</b>
<b>Pièces</b>	<b>2</b>	<b>Rénovation</b>	
<b>Chambres à coucher</b>	<b>1</b>		
<b>Salles de bains</b>	<b>2</b>		
<b>Année de construction</b>	<b>1971</b>		

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## La propriété



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## **Une première impression**

**A refined urban retreat in the heart of Athens. The Urban Nest blends timeless elegance with contemporary design, housed in a luminous, fully renovated 90 sq.m. apartment on the 2nd floor of a well-maintained 1971 building—completely transformed in 2018 with high-end finishes and thoughtful detail.**

**The layout is designed for modern living: two bedrooms – one of them a spacious master with en-suite bathroom – two stylish bathrooms, an inviting living room filled with natural light, and a fully equipped modern kitchen with built-in appliances. Wooden flooring, sleek aluminum window frames, and warm textures throughout create a serene and sophisticated ambiance.**

**Technical features include autonomous natural gas heating, air conditioning, security door, video intercom, and high-speed internet—ensuring comfort, connectivity, and peace of mind for both residents and guests.**

**Ideally situated in one of Athens' most sought-after neighborhoods, just steps from public transport, vibrant squares, fine dining, cultural venues, and upscale shopping. A residence that offers the energy of the city paired with a sense of privacy and quiet refinement.**

**Perfect for those seeking more than just a home: urban aesthetes, professionals in need of functional luxury, or investors looking for a turnkey property with immediate rental appeal in a prime location.**

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## Contact

**Pour de plus amples informations, veuillez contacter votre personne de contact :**

**VON POLL REAL ESTATE Athens**

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