Κέντρο

Palette

CODE DU BIEN: 2389426

PRIX D'ACHAT: 1.200.000 EUR • SURFACE HABITABLE: ca. 165 m^2 • PIÈCES: 2

CODE DU BIEN: 2389426 - 105 54 Κέντρο

- En un coup d'œil
- La propriété
- Une première impression
- Contact

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En un coup d'œil

CODE DU BIEN	2389426
Surface habitable	ca. 165 m²
Pièces	2
Chambres à coucher	1
Salles de bains	2
Année de construction	1975

Prix d'achat	1.200.000 EUR
Modernisation / Rénovation	2024

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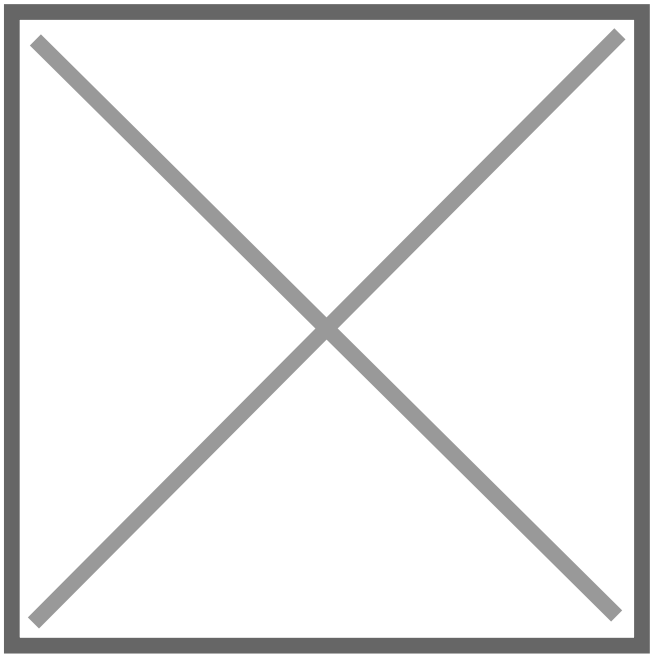
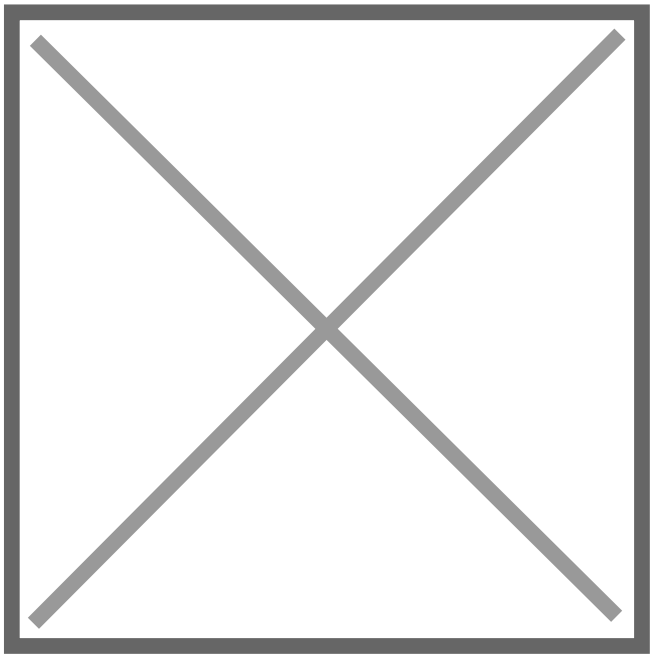
La propriété





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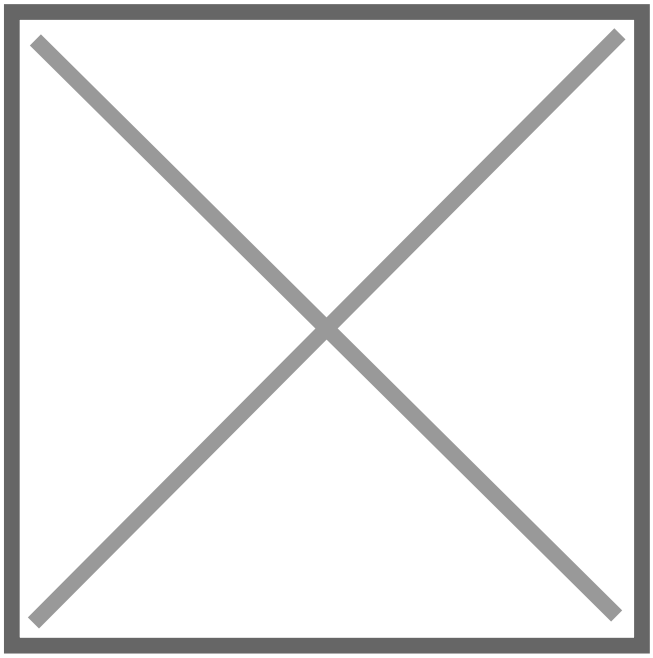

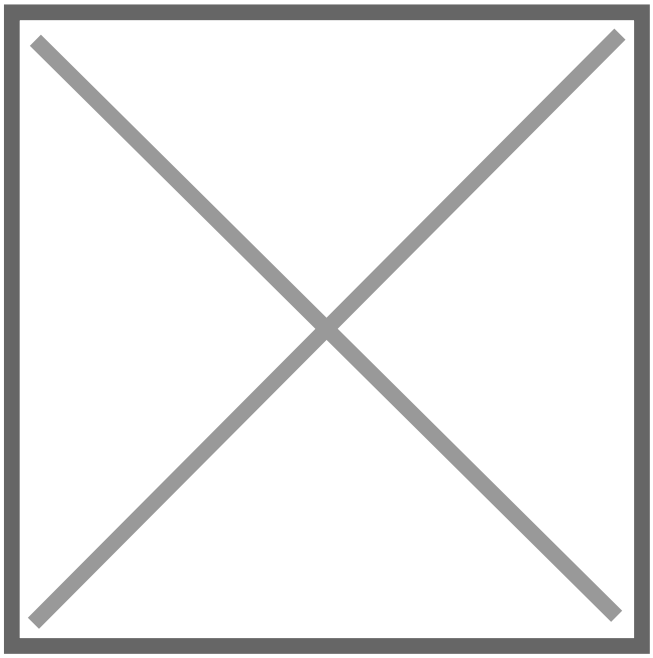

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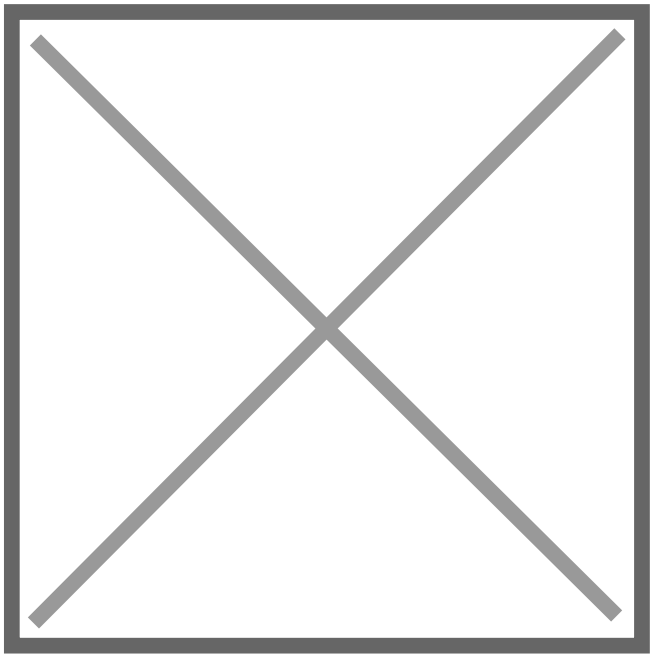

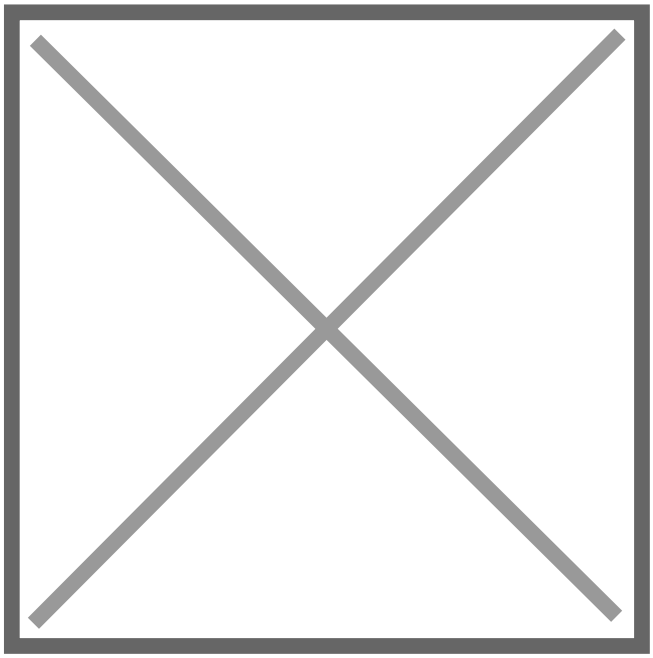

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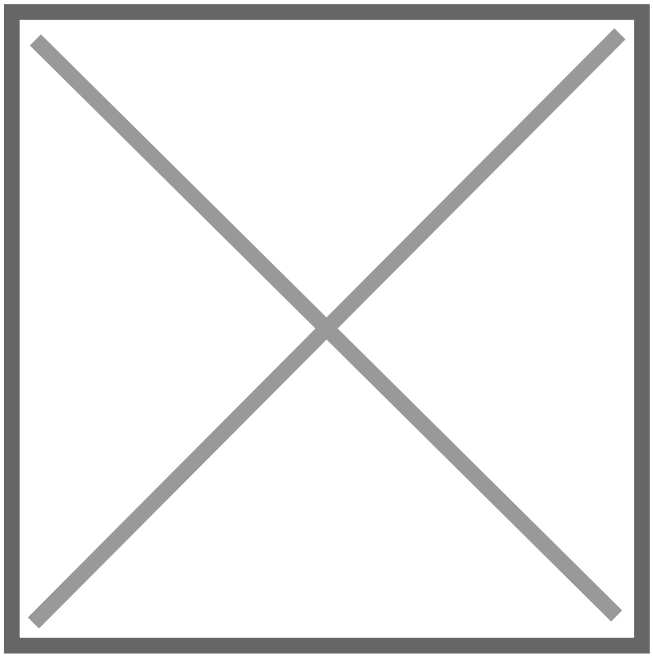

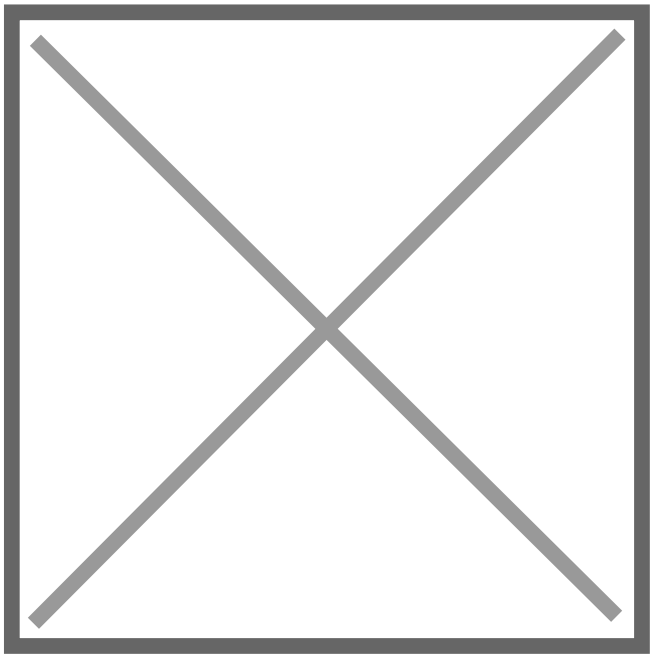

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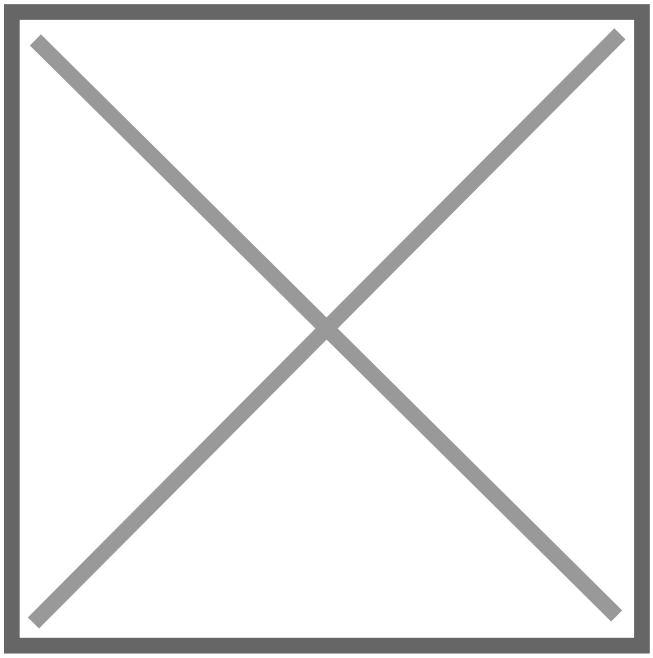

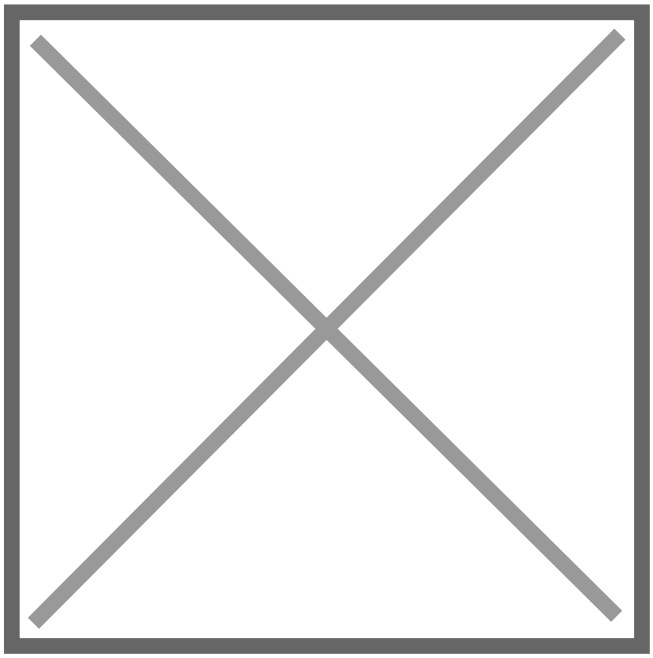

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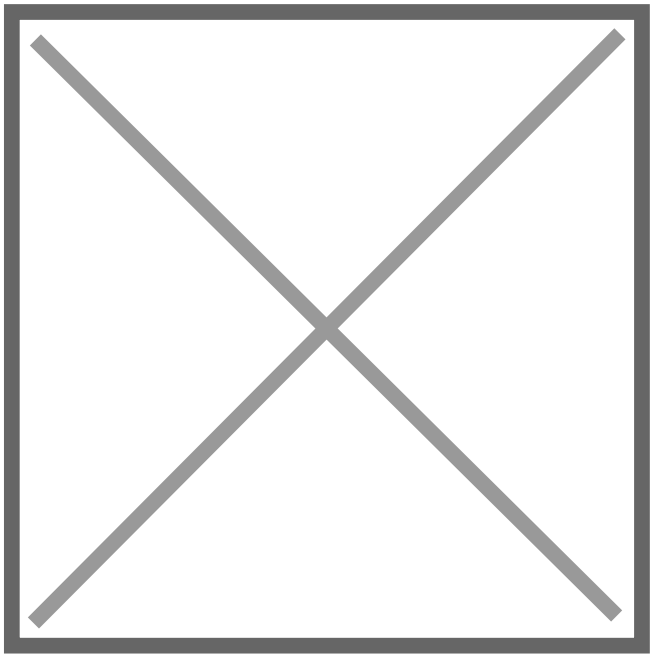

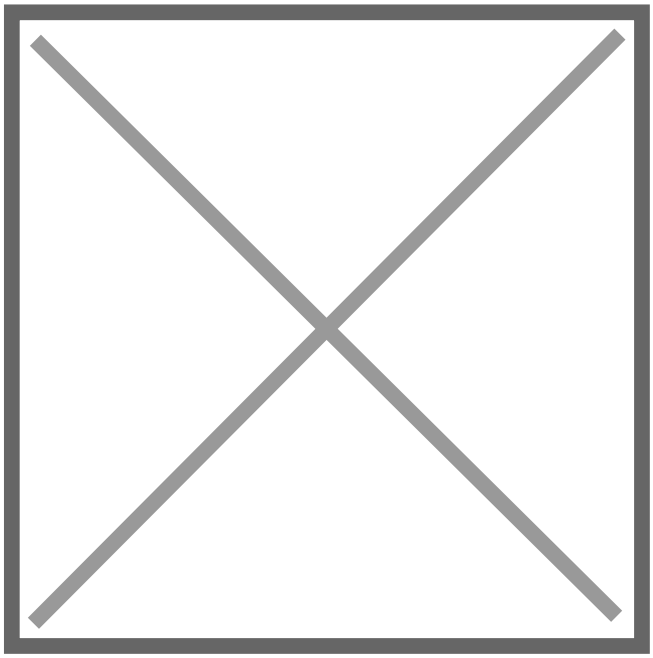

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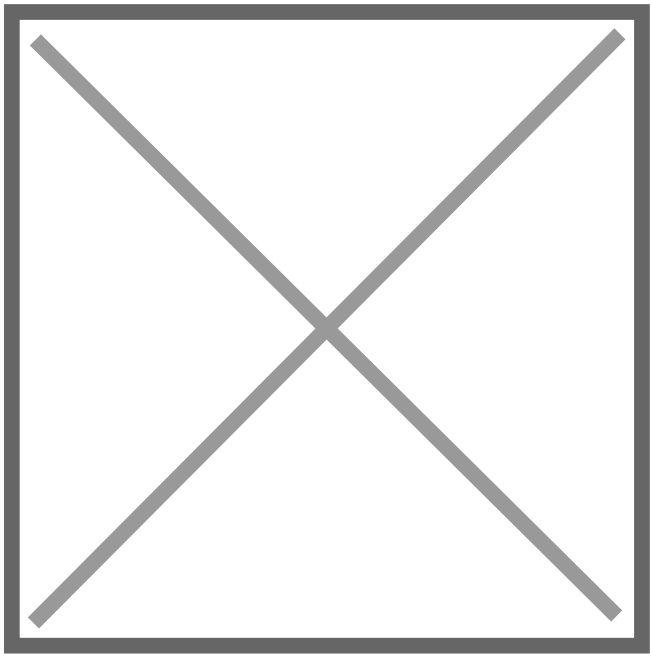

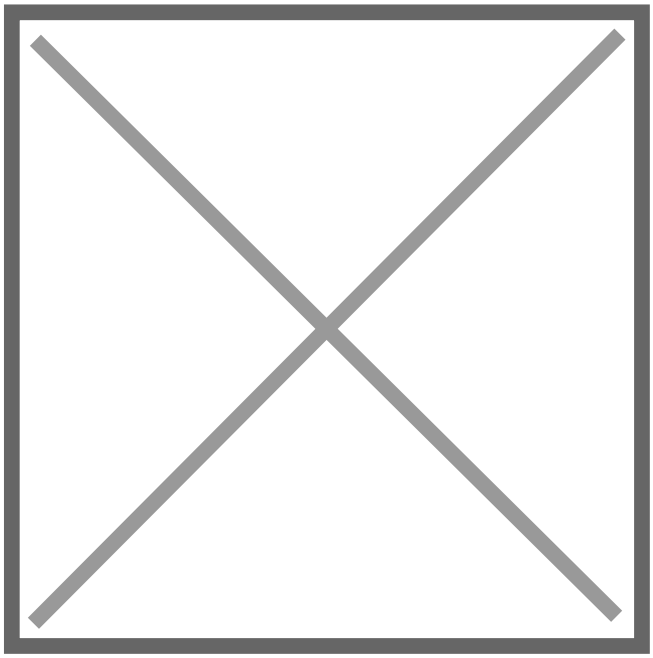

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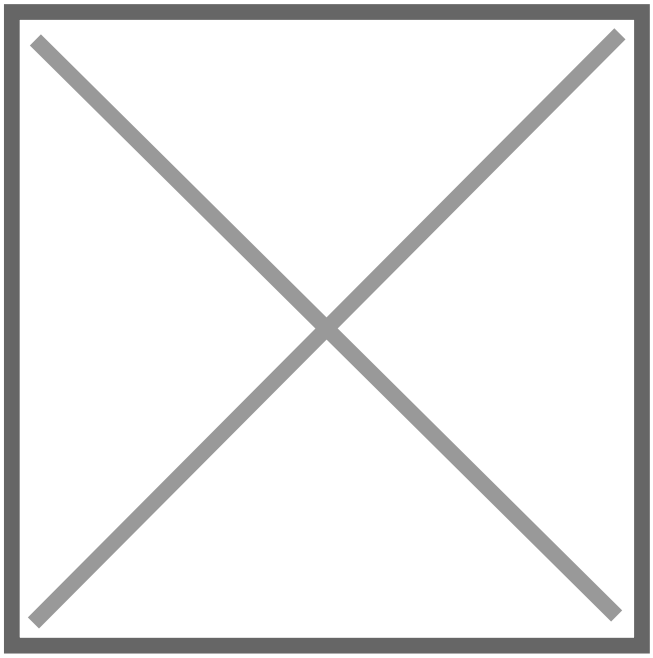

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Une première impression

This rare industrial sanctuary is a masterwork of "emotional design," conceived by the visionary artist who defined the Athenian boho-chic movement and curated the homes of Greece's elite. Nestled in the city's vibrant core yet offering absolute privacy, this former factory has been transformed into a sophisticated architectural palimpsest, featuring authentic Zoellner concrete tile flooring and a spectacular 17-meter glass facade that floods the space with light. The sprawling, high-ceilinged interior flows with Bauhaus precision, leading to a master suite that rivals the world's finest boutique hotels.

The property is equipped with top-tier infrastructure, including full smart-home readiness, dual natural gas boilers, a centralized water filtration system for the entire residence, and a dedicated pressure booster system to guarantee optimal water pressure at all times. The interior is a showcase of uncompromising luxury, dressed in bespoke furniture and prestigious textiles from elite global brands such as Jim Thompson, Designers Guild, Pierre Frey, Matthew Williamson, Elitis, and Manuel Canovas. Offering the ultimate in high-end security, this exclusive whole-floor apartment features secure, private access control, locking securely directly from both the elevator and the internal staircase to ensure absolute privacy and peace of mind. Framed by a breathtaking, private view of the Acropolis, this €1.2M property is a unique acquisition of Athenian soul, crafted by the master hand that shaped the city's modern aesthetic character.

Psirri stands as the vibrant epicenter of Athens' cultural renaissance and one of the most lucrative investment hotspots in Europe. This authentic, boho-chic district seamlessly blends historic industrial charm with high-end cosmopolitan living, offering an unrivaled central location just steps away from the Acropolis and major transit hubs. For the forward-thinking investor, Psirri is a goldmine of high-yield returns, driven by an explosive and recession-proof demand for luxury boutique accommodations and premium short-term rentals. The neighborhood offers the ultimate investment trifecta: exponential capital appreciation, robust rental yields, and high liquidity within an area that spearheads Athens' luxury urban regeneration. Investing in Psirri is not just a real estate acquisition; it is securing a trophy asset in the capital's most fashionable and rapidly appreciating district.

Von Poll Greece offers a comprehensive range of services to support clients throughout the entire property purchasing process in Greece. Beyond our real estate expertise, we collaborate with a network of trusted professionals—including legal advisors, notaries, tax consultants, and architects—ensuring that every stage of the transaction is completed smoothly and with absolute security. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to the

signing of contracts, tax procedures, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for both international and Greek clients.

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Contact

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

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