

Kolonaki - Lykavittos

## Urban Condo

Αριθμός ακινήτου: 2149583



ΤΙΜΗ ΑΓΟΡΑΣ: 1.000.000 EUR • ΕΠΙΦΑΝΕΙΑ: ca. 178 m<sup>2</sup> • ΔΩΜΑΤΙΑ: 3 • ΈΚΤΑΣΗ ΓΗΣ: 480 m<sup>2</sup>

**Αριθμός ακινήτου: 2149583 - 106 75 Kolonaki - Lykavittos**

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## Urban Condo – Your Kolonaki Landmark

Located in the heart of Kolonaki, one of Athens' most timeless and prestigious urban neighborhoods, Urban Condo represents a rare opportunity to acquire an authentic, grand apartment combining enduring elegance with modern investment potential. Spanning 178 sq.m. on the 2nd floor of a well-maintained building, the apartment stands out for its generous spaces, cross-ventilation, and abundant natural light. The layout features a spacious entrance leading to the living and dining area, a separate kitchen, three comfortable bedrooms, two bathrooms, and an additional guest WC — striking the perfect balance between a high-end residence and an investment asset.

With an east-southeast orientation, the apartment enjoys sunlight throughout the day, while its open urban views enhance the cosmopolitan character of the property. Wooden floors, large openings, and the architectural charm of the 1970s provide an exceptional foundation for a high-level renovation, transforming the apartment into a modern residence of prestige. Set in a prime yet discreet location in Kolonaki, just a few steps from the Metro, boutiques, fine dining, and cultural destinations, Urban Condo offers the rarity of a distinguished address that combines prestige, urban vitality, and functionality. It is ideal for those seeking a property with character, strong appreciation potential, and a position in one of the city's most sought-after neighborhoods — perfect as a private residence or a high-end investment.

Kolonaki is Athens' most sophisticated and consistently sought-after neighborhood, renowned for its cosmopolitan character and lively atmosphere throughout the day. The area combines boutique shopping, fine-dining restaurants, art galleries, and stylish cafés, while its proximity to the city center and Mount Lycabettus provides easy access to major urban points, walking paths, and scenic leisure spots. With a mix of neoclassical buildings, modern residences, and narrow tree-lined streets, Kolonaki blends urban comfort with discreet luxury, offering a high quality of life and safety — ideal for both permanent residence and investment opportunities.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our real estate expertise, we collaborate with a trusted network of professionals — including legal advisors, notaries, tax consultants, and architects — to ensure every stage of the transaction is handled smoothly and securely. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for both international and local clients alike.

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**VON POLL REAL ESTATE Athens**

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