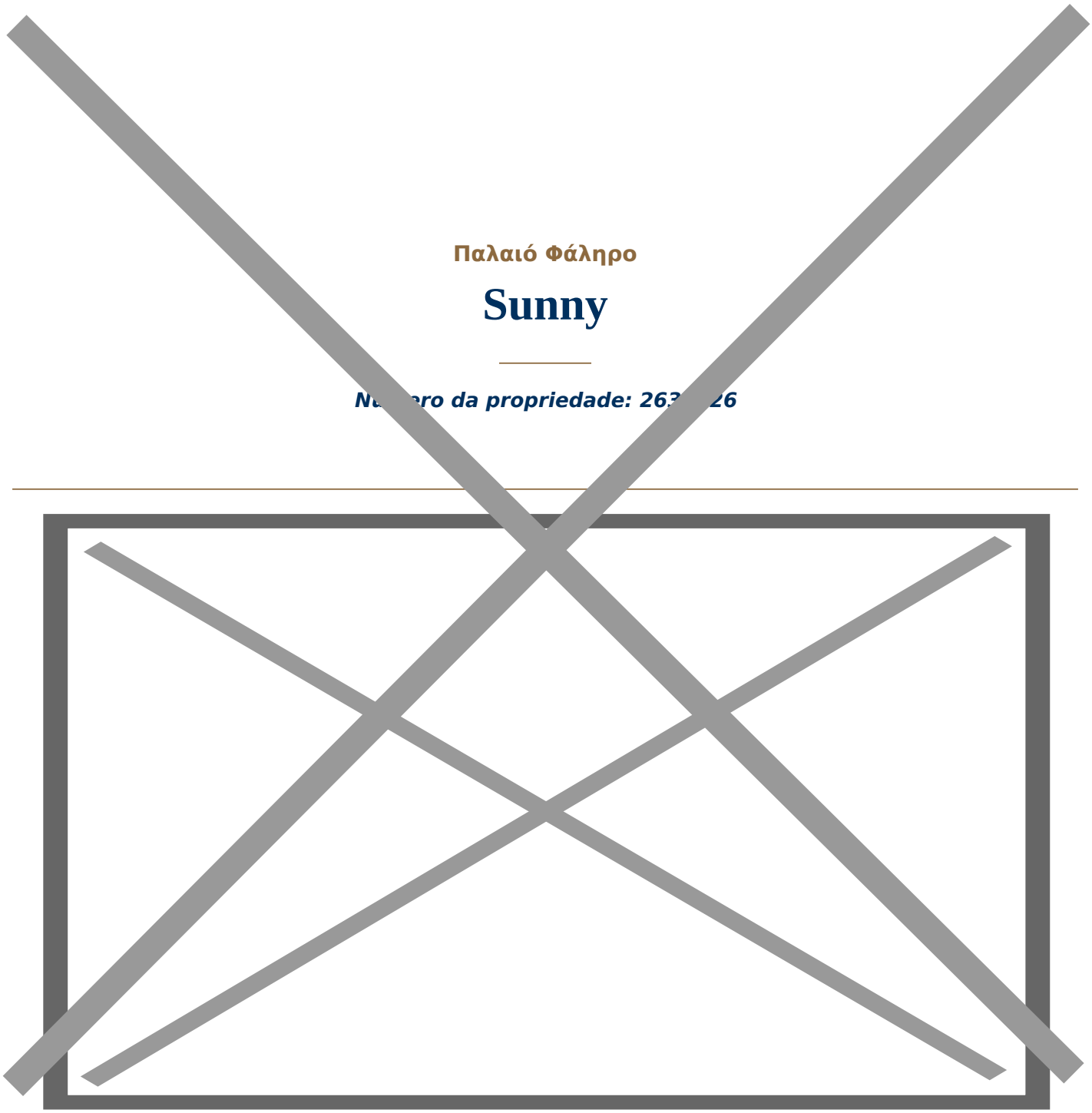
Παλαιό Φάληρο

# Sunny

***Número da propriedade: 263...26***



**PREÇO DE COMPRA: 730.000 EUR • ÁREA: ca. 97 $m^2$ • QUARTOS: 1**

- Numa vista geral
- O imóvel
- Uma primeira impressão
- Pessoa de contacto

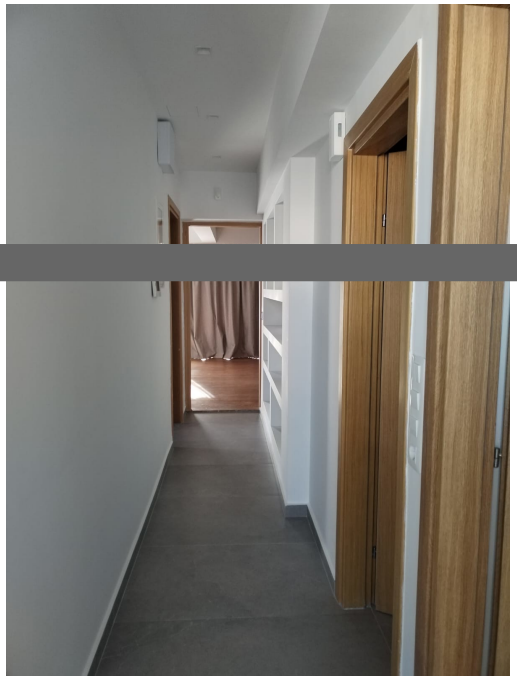
Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

# Numa vista geral

| | | | |
|---|---|---|---|
| Número da propriedade | 2637926 | Preço de compra | 730.000 EUR |
| Área | ca. 97 m² | Modernização / Reciclagem | 2025 |
| Quartos | 1 | | |
| Quartos | 1 | | |
| Casas de banho | 2 | | |
| Ano de construção | 1972 | | |

Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

# O imóvel

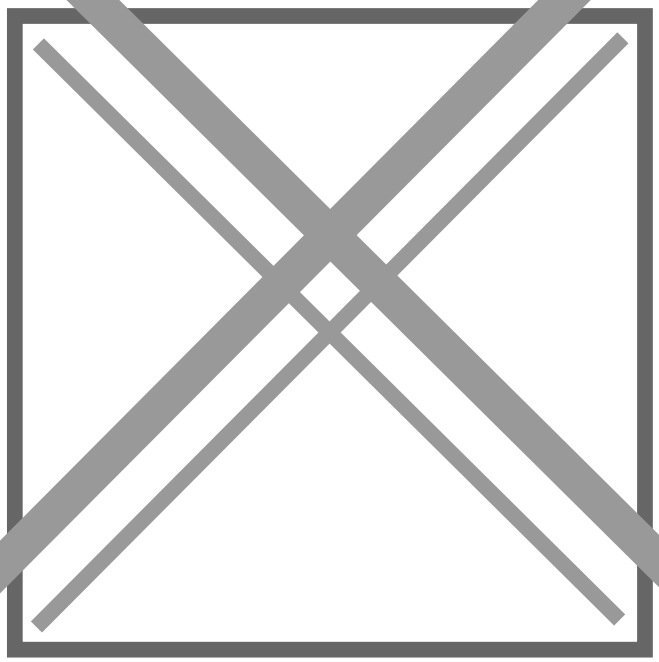


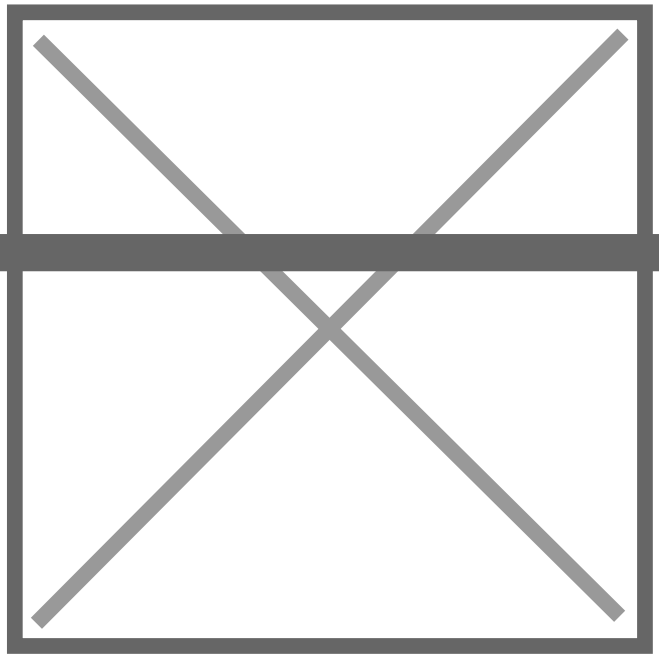
Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

# O imóvel

Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

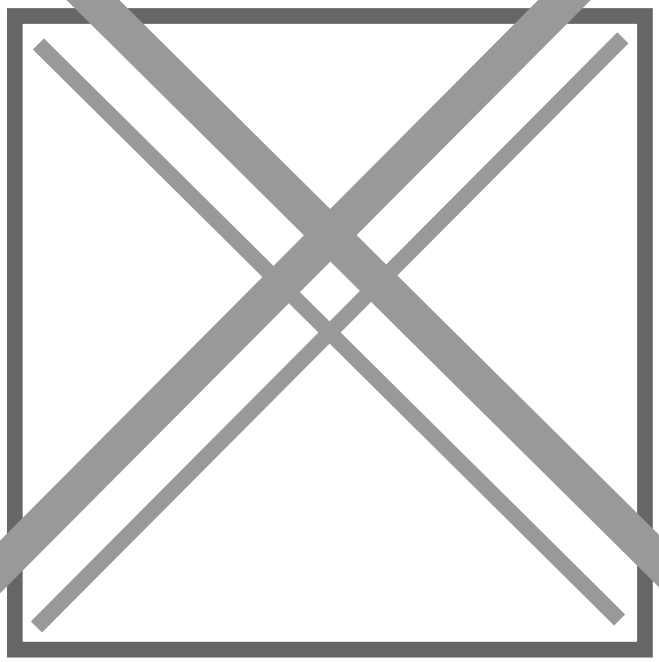
# O imóvel

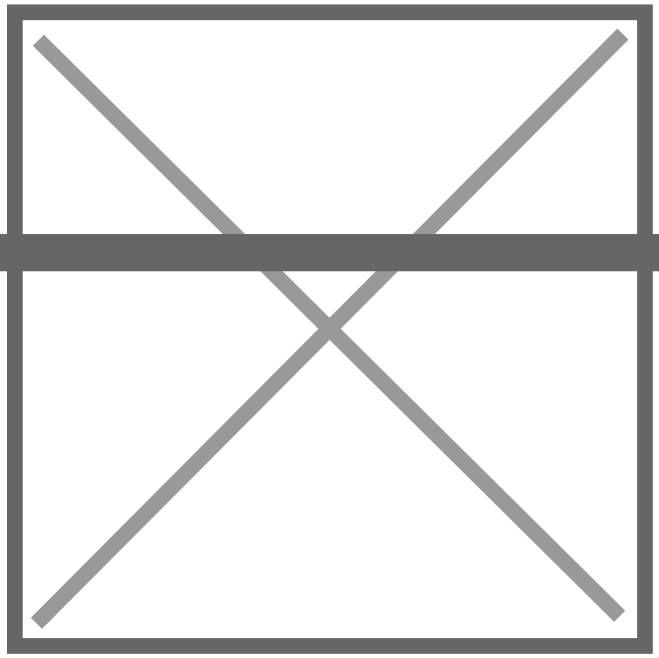




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

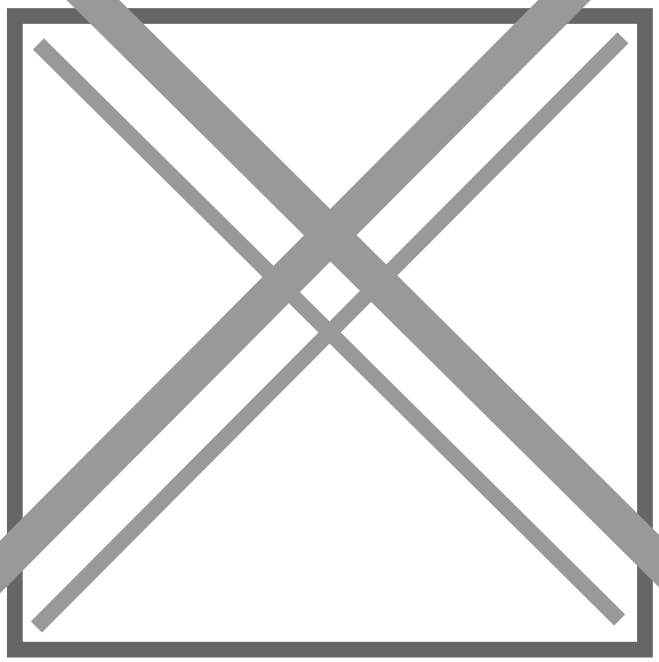
# O imóvel

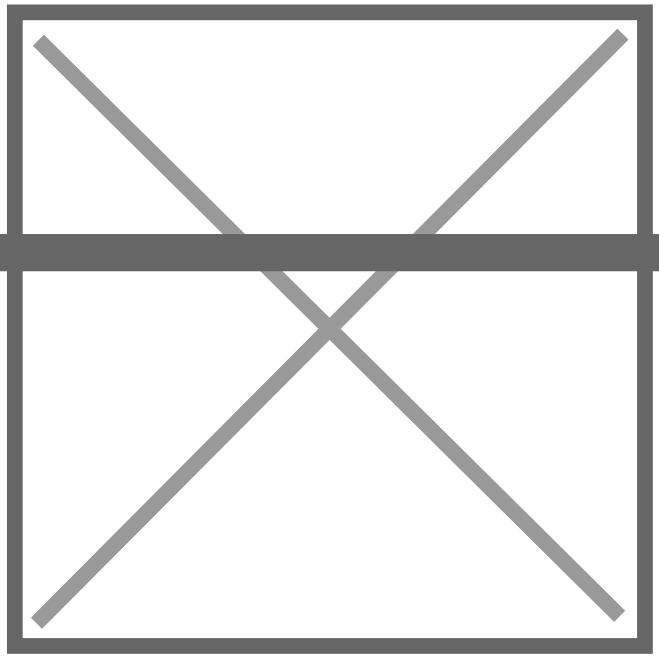




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

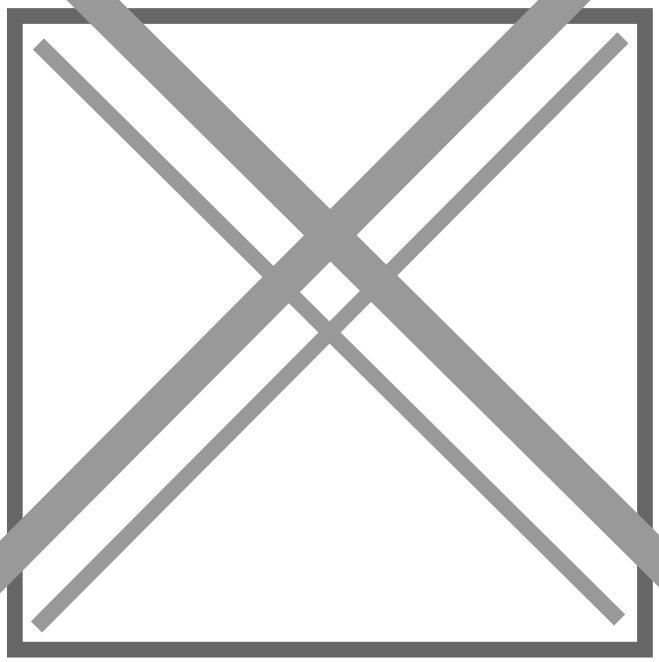
# O imóvel

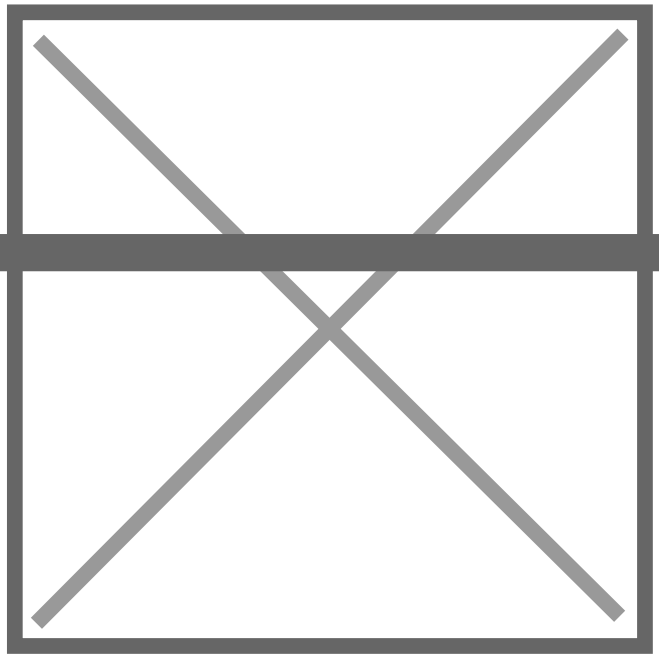




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

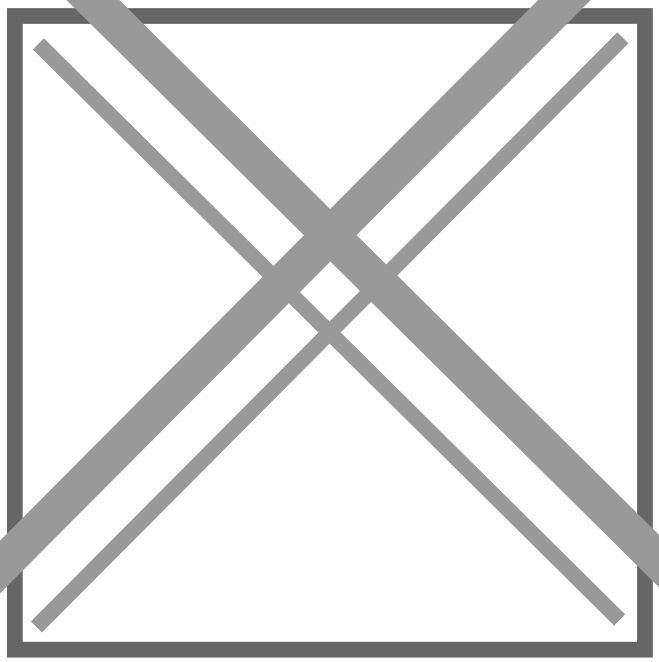
# O imóvel

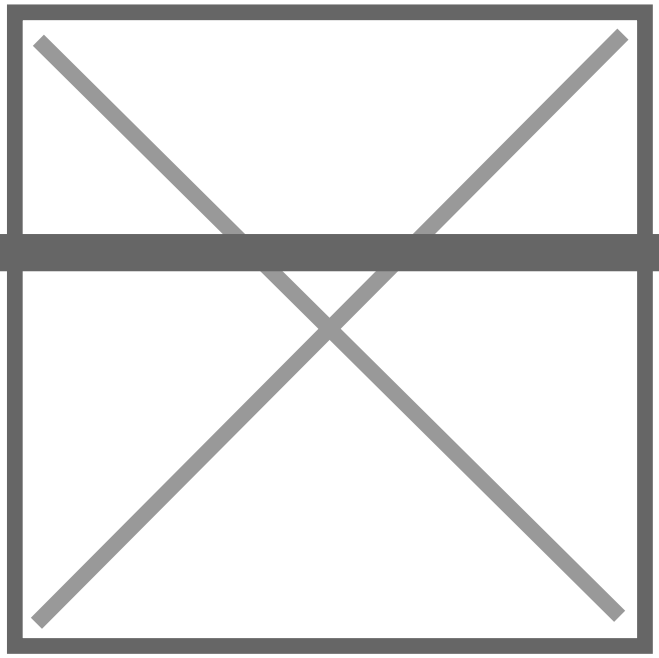




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

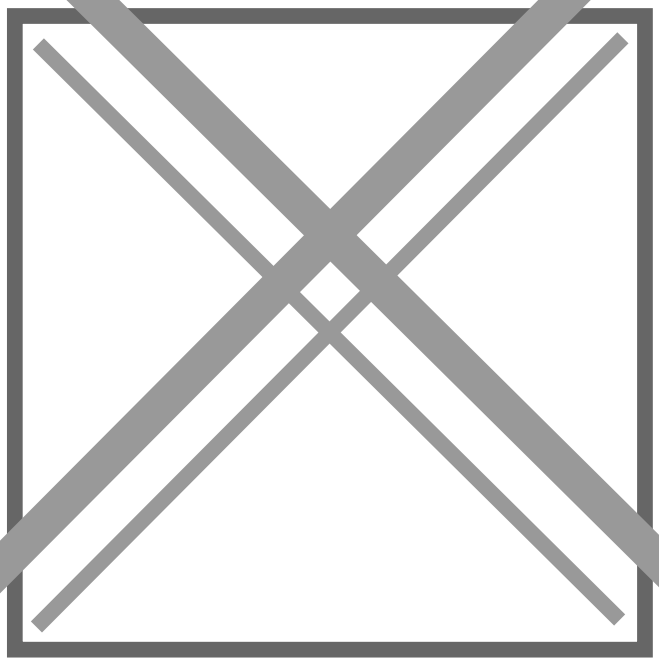
# O imóvel

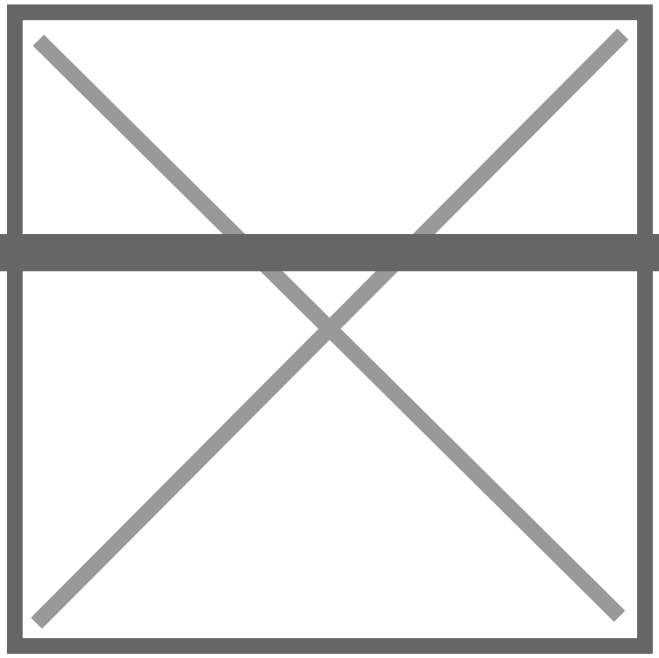




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

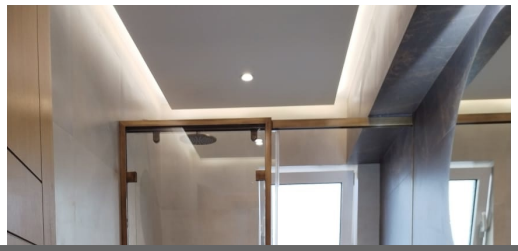
# O imóvel

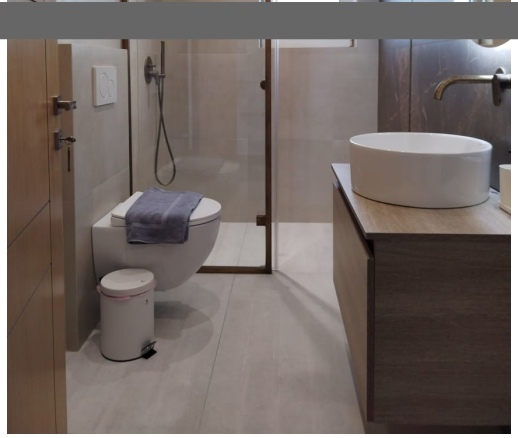




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

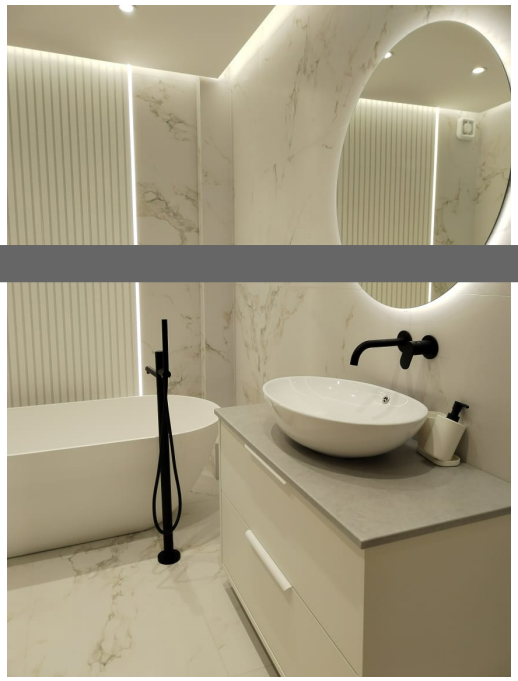
# O imóvel





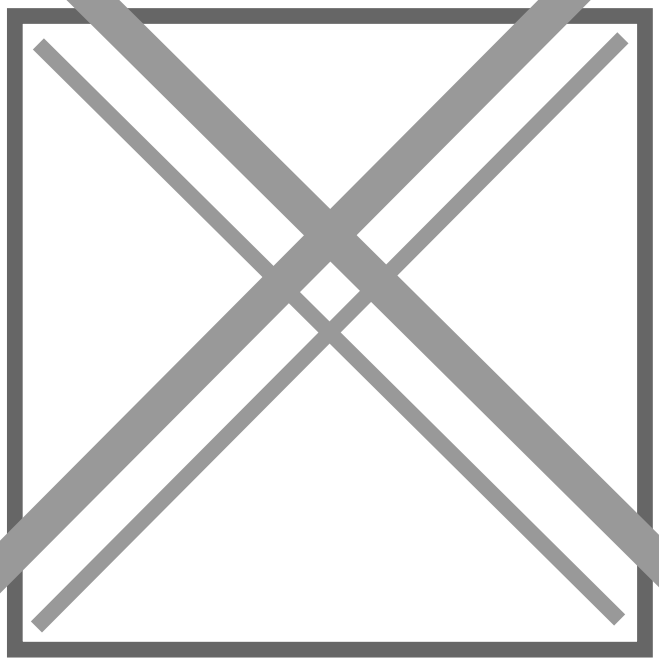
Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

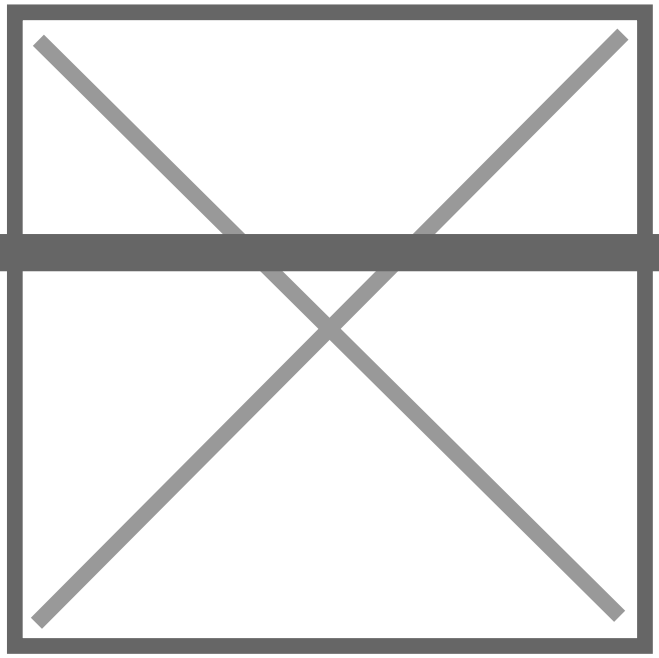
# O imóvel



Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

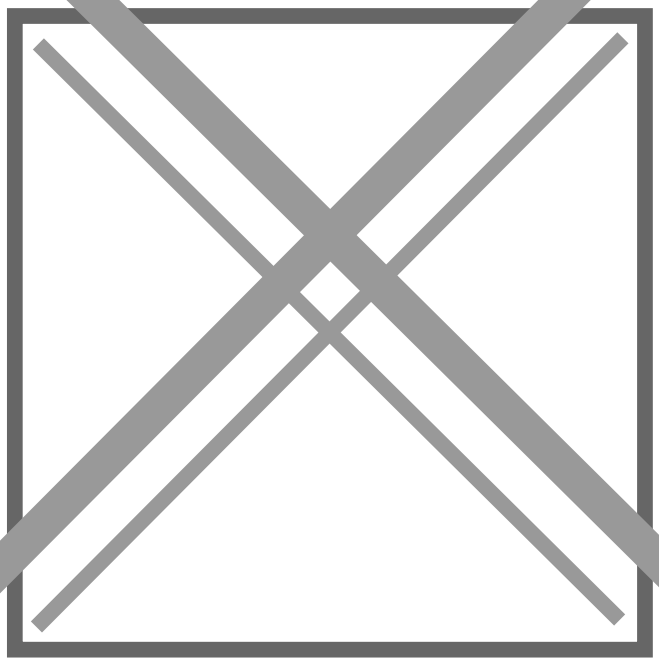
# O imóvel

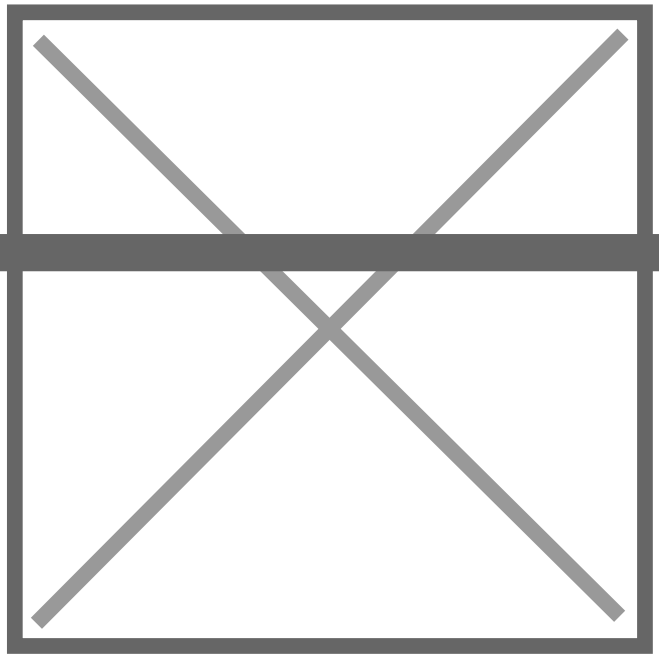




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

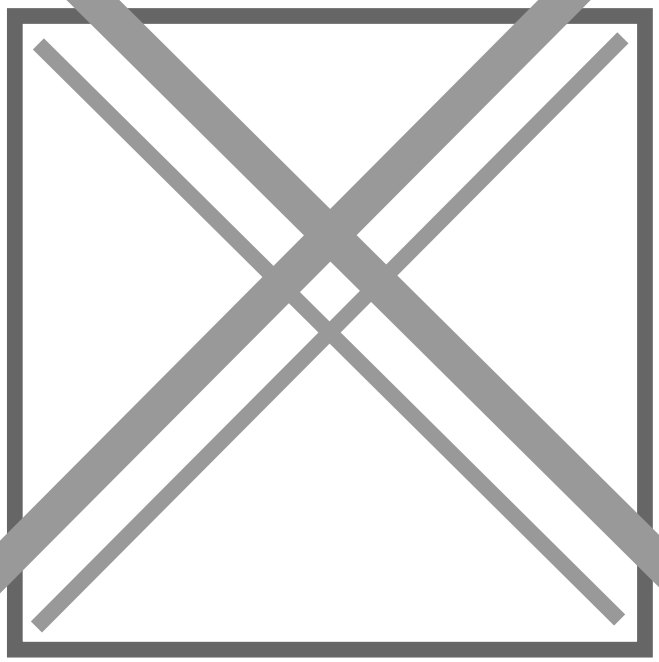
# O imóvel

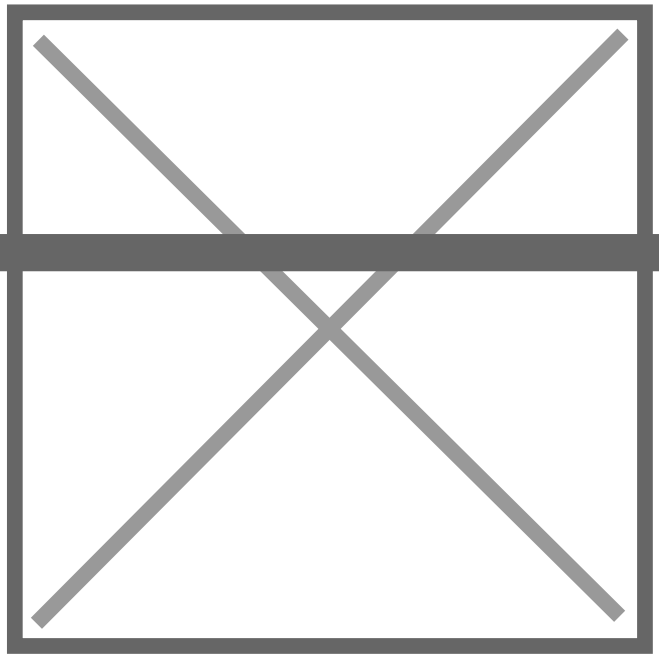




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

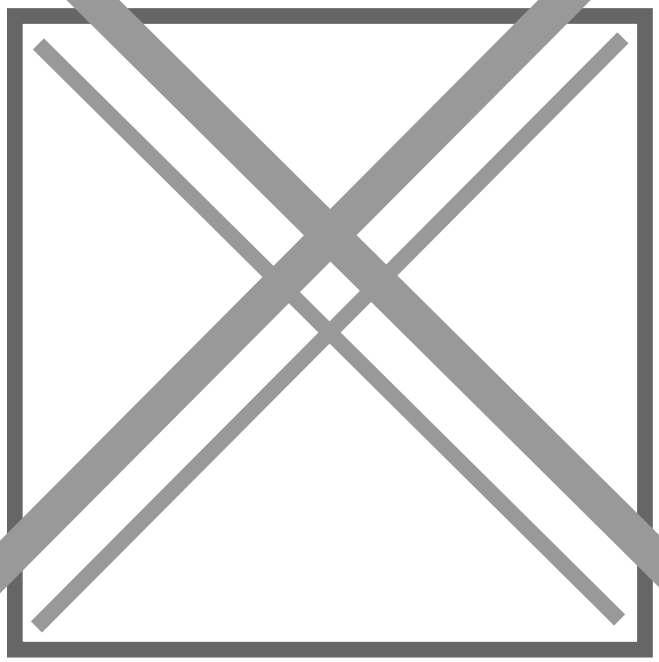
# O imóvel

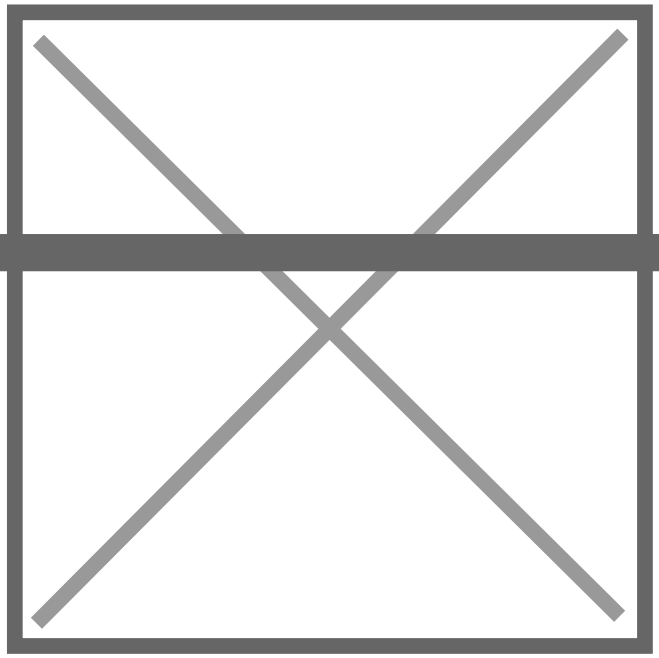




Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

# O imóvel





Número da propriedade: 2637926 - 175 62 Παλαιό Φάλη

# Uma primeira impressão

"Sunny" is a fully renovated, bright 6th-floor apartment just 100 meters from the sea, in the heart of Palaio Faliro.

Location: Palaio Faliro (exact address on viewing)
Price: €730,000
Year built: 1972 — renovated 2025
Floor: 6th
Size: 97 sqm
Distance from the sea: 100 m
Also suitable for short-term rent

Layout: 2 bedrooms, 2 bathrooms, kitchen, living room. Dual-aspect and very bright, with a wraparound balcony and an unobstructed sea view, fitted with awnings.

Fully furnished and equipped
3 A/C units
Aluminum window frames
Security door, video intercom, alarm system
Autonomous heating
Fiber optic internet
Storage unit
Monthly building fees: €40–50

"Sunny" suits a buyer looking for a fully renovated, move-in-ready apartment within [illegible] value and low building fees. Its short-term rental potential also makes it attractive as an investment property, with income potential for the periods it isn't used as a primary or holiday home.

Palaio Faliro is one of the most established and sought-after seafront neighborhoods in southern Athens — a district that combines urban convenience with everyday life by the sea. Its coastal front, home to Flisvos Marina, the Faliro Olympic Sports Complex, and a landscaped seaside promenade, offers daily access to the water, restaurants, cafés, and leisure spaces. The Athens tram line running along Poseidonos Avenue connects the area directly to Piraeus and central Athens, while its proximity to the major Ellinikon redevelopment adds a strong element of future value appreciation to the wider area. It's a mature, family-friendly neighborhood with consistently strong demand, both for permanent

**residence and for short-term rental.**

**Se coastal front — 100 m**
**Flisv Marina — ~2 km (5 min)**
**Piraeus 8 km (16 min)**
**Athens city er (Syntagma) — ~8 km (17 min)**
**The Ellinikon ( velopment zone) — ~8 km (20 min)**
**Athens Internatio Airport "Eleftherios Venizelos" — ~33 km (45 m**

**Von Poll Greece offers a prehensive range of services to sup clients throughout the entire property purchasing p ess in Greece. Beyond our re state expertise, we collaborate with a network of tr d professionals—incl g legal advisors, notaries, tax consultants, and architects—ensuri hat every stage the transaction is completed smoothly and with absolute security. W uide buy step-by-step through the entire process of acquiring property in Greece, f the initial search and due diligence to the signing of contracts, tax procedures, and fin ndover. Our goal is to provide a transparent, efficient, and fully supporte xperi e for both international and Greek clients.**

**úmero da propriedade: 2637926 - 175 62 Παλαιό Φάλη**

# Pessoa de contacto

**Para mais info[illegible]ções, queira contactar a sua p[illegible]a de contacto:**

**VON P[illegible]L REAL ESTA[illegible] Athens**

---


**Patriarchou [illegible]kim [illegible]0675 Athína**
**Tel[illegible]30 21 06 14[illegible]77**
**E-Ma[illegible]alesgreece@von[illegible]l.com**


*Para o a[illegible] isenção de responsabilidade da von Poll Imm[illegible]n GmbH*

---

**www.von-poll.com**