








# Serviced apartments in a newly built residential complex in the center of Athens (002434)



# 100 000 €

 Floor area	17 m <sup>2</sup> - 29 m <sup>2</sup>
 Number of rooms	1 bedroom
 Furnitures	Full
 To the beach:	m
 Location:	Greece, Athens
 To the airport:	km
 To the city centre:	km

## Options

- ✓ White goods
- ✓ Furniture
- ✓ Smart house
- ✓ Balcony/ Terrace

## Description

We present to you a unique project for the construction of student and corporate housing, which is a modern and functional apartment intended for short-term living.

### "Service Apartment"

Serviced apartments are flexible living accommodations that are fully furnished and equipped with the latest design trends and are equipped with all appliances to create a homely environment for both short, medium and long term stays.

This project is being developed on a plot of 629 m<sup>2</sup> with a total building area of 3,050.13 m<sup>2</sup>.

This building will house 57 apartments and one store.

High income opportunity in the center of Athens, Daphni, with an annual yield of up to 6.6%.

The building consists of six levels (basement, ground floor, mezzanine, 1st, 2nd, 3rd floor).

On each floor there are 19 open-plan apartments with balconies with an average area of 23 sq.m.

Each offers tenants amenities such as a rooftop garden and a gym.

This is a new, innovative and investment product that offers the resale of real estate in a short time and with high profitability.

The facility has a "smart home" system, and all fire safety and sanitary standards are met.

### **Investment highlights:**

- 100% occupancy all year round
- professional apartment management
- no utility bills
- no management costs
- high income from students and young professionals

### **Location:**

- just 400 m from Agios Ioannis metro station
- 500 m from Daphne metro station
- 370 m from Athens Gymnastics Academy (TEFAA)
- 75 m from the cinema
- 170 m from the supermarket
- 3 km from the center of Athens (Syntagma)

The project is scheduled for completion in the first quarter of 2025.

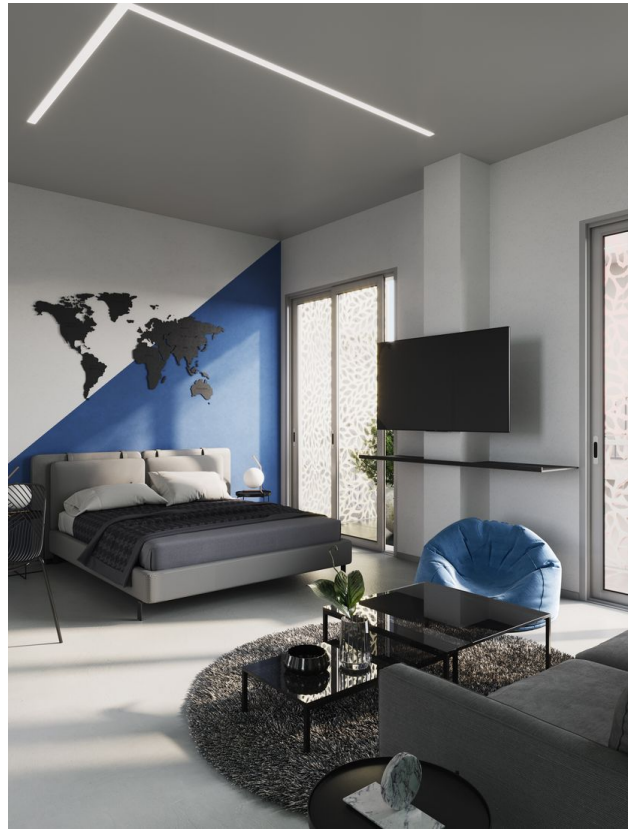
The technical overview of the project emphasizes its modernity and environmental focus.

This project represents an ideal opportunity to invest in modern and future-proof housing designed for students and corporate clients, providing them with a comfortable and safe stay.

**Information updated: 20.03.2024**

# Photo gallery







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