



k32

ILISSIA

One of Athens' most central and well-connected districts, Ilissia offers urban convenience while remaining close to green spaces. Close to the Athens Concert Hall, and Athens University Campus, the neighborhood provides a lively yet refined environment.

Characterized by tree-lined streets, proximity to the Eleftherias Park and the oasis offered by The House of Nynn, the area appeals to those seeking an accessible residential setting, mixed with culture, nature, and city life.

With excellent transport links, a wide range of local amenities, cafés, restaurants, and cultural attractions, Ilissia is an attractive choice for comfortable and convenient living in the city.

NEARBY

Recreational Spaces Just Steps Away

Parks, open green areas, and fitness spots such as the Ilissos walking routes, outdoor gym equipment, and nearby sports courts are all within a short walking distance – ideal for daily exercise, relaxation, and outdoor leisure.

Supermarkets, Coffee Shops & Eateries

Supermarkets, cozy cafés, bakeries, and a wide selection of local eateries are all found nearby, providing everything you need for everyday shopping and dining just a few minutes from home.

LOCATION

METRO **10' by foot**

THE ILISIAN / ATHENS CONCERT HALL **15' by foot**

PARKS **10' by foot**

FOREST **11' by car**

KOLONAKI SQUARE **7' by car**

UNIVERSITY CAMPUS **5' by car**

SYNTAGMA SQUARE **10' by car**

GENERAL HOSPITAL **10' by foot**

ATHENS AIRPORT **30' by car**

k32 PROPERTY FEATURES

Luxury Renovation | Eco-Friendly | Golden Visa Eligible

This fully renovated 48 sq.m. ground-floor apartment offers modern design, smart functionality, and a sustainability-focused approach.

KEY FEATURES

48 sq.m. ground-floor studio for up to 4 guests, in a prime location

Luxury renovation with eco-friendly materials

Spacious, bright bathroom

Smart storage solutions for comfortable living

Fully equipped kitchen with energy-efficient appliances

Delivery: February 2026, fully furnished & decorated

Ideal as a turnkey investment property

WHY IT'S A GREAT CHOICE

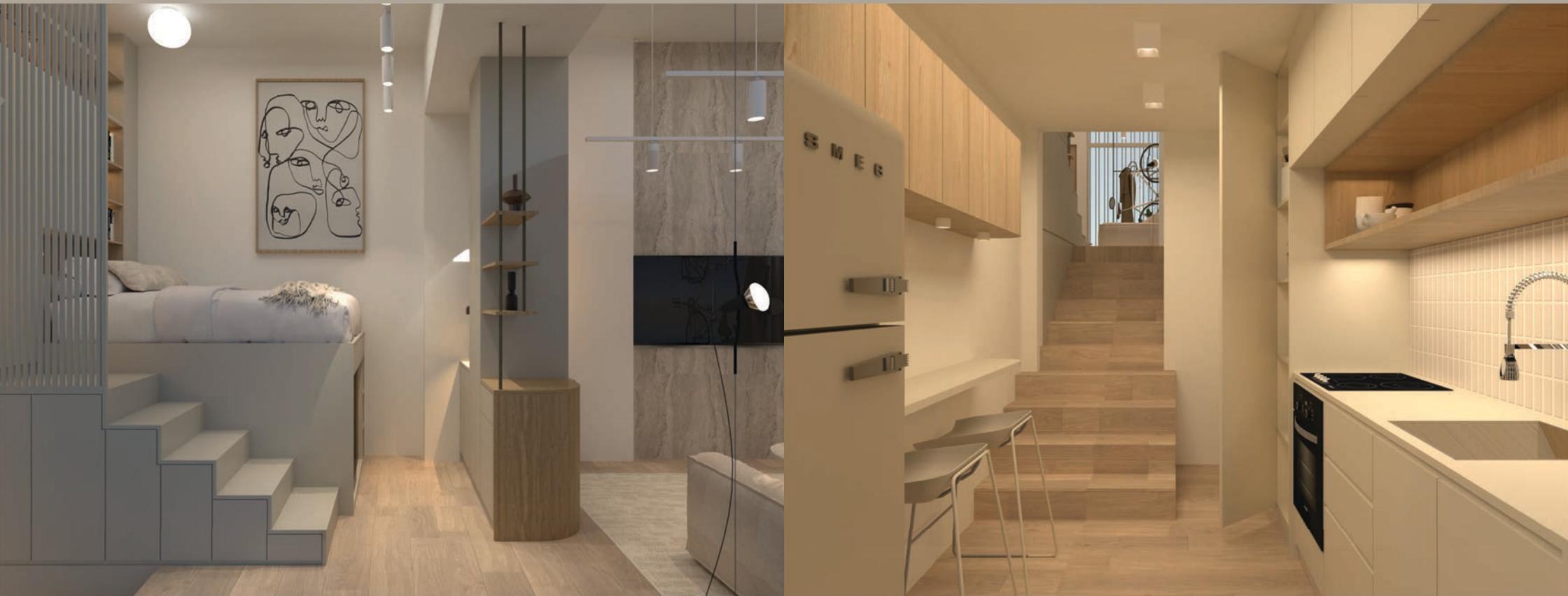
Modern, high-quality, elegant design with safe and comfortable living

Attractive investment opportunity with Golden Visa potential













k32