Παλαιό Φάληρο

Sunny

CODE DU BIEN: 2637926



PRIX D'ACHAT: 730.000 EUR • SURFACE HABITABLE: ca. 97 m^2 • PIÈCES: 1

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En un coup d'œil

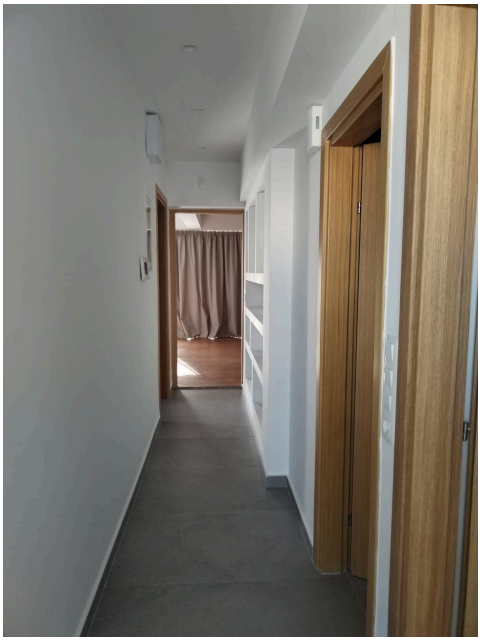
CODE DU BIEN	2637926
Surface habitable	ca. 97 m²
Pièces	1
Chambres à coucher	1
Salles de bains	2
Année de construction	1972

Prix d'achat	730.000 EUR
Modernisation / Rénovation	2025

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La propriété





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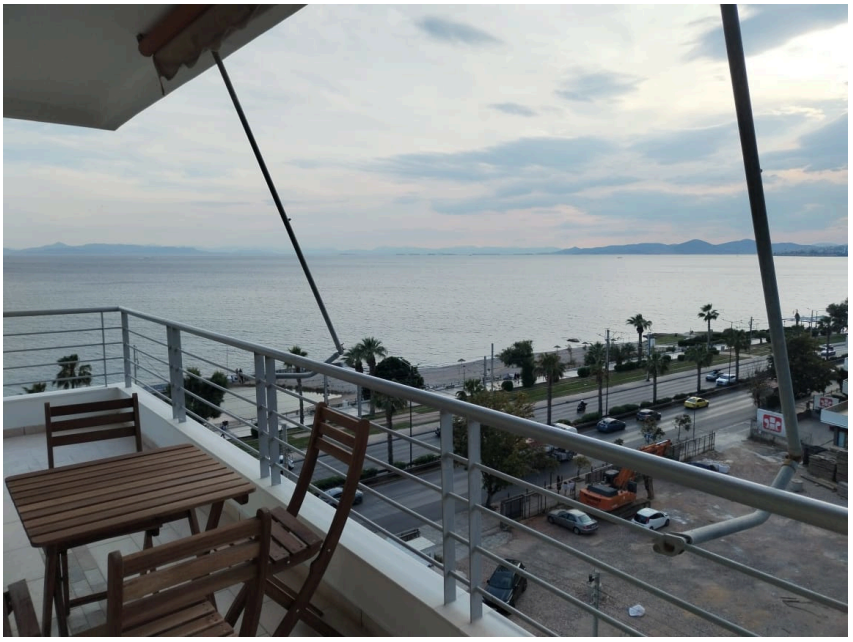
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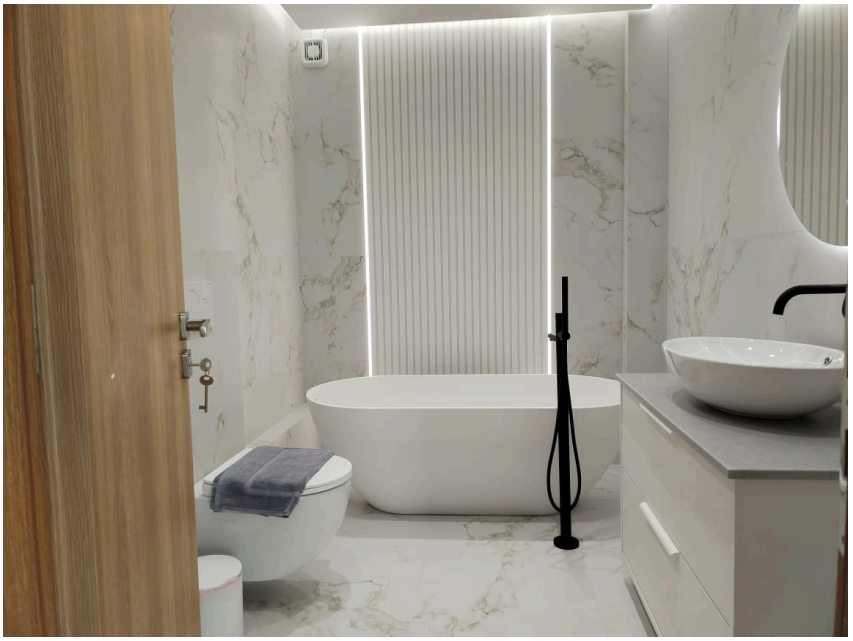




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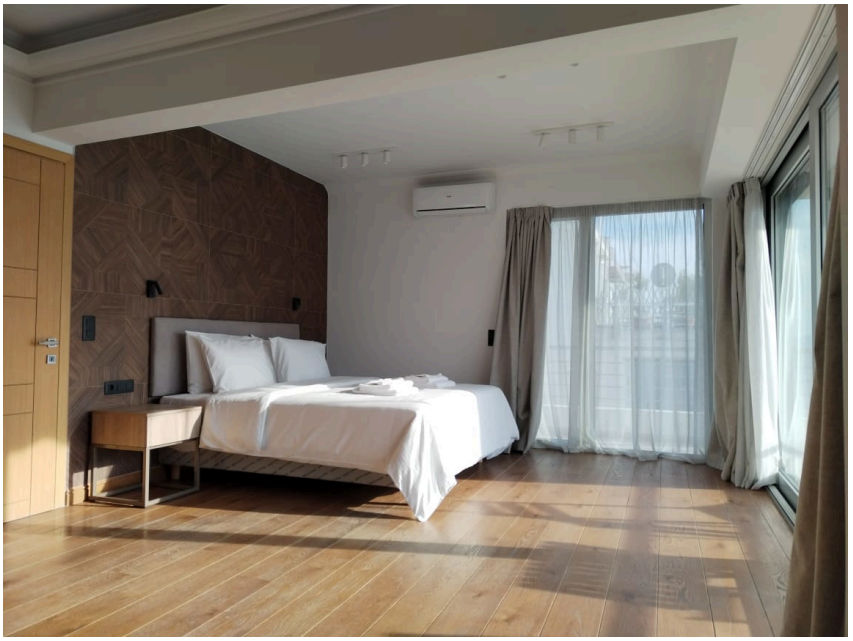




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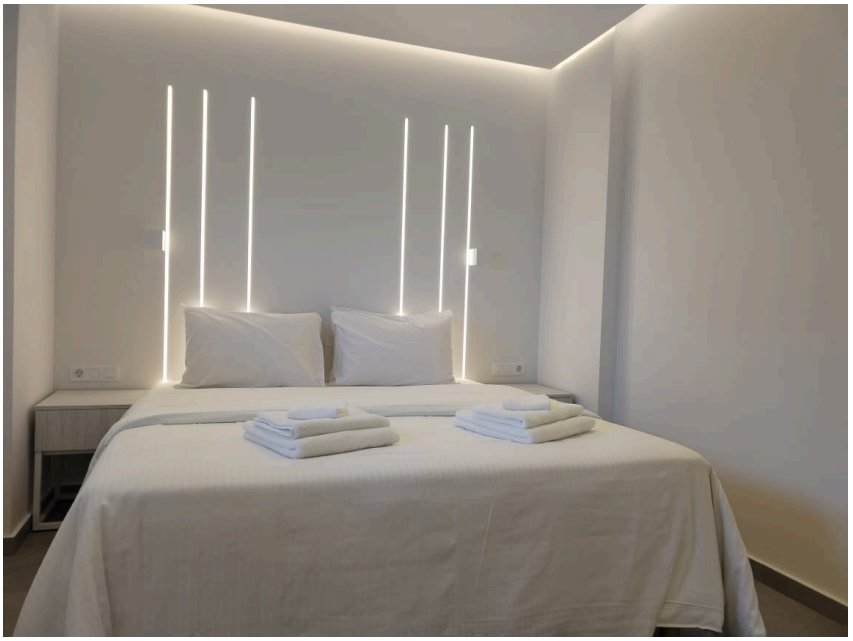




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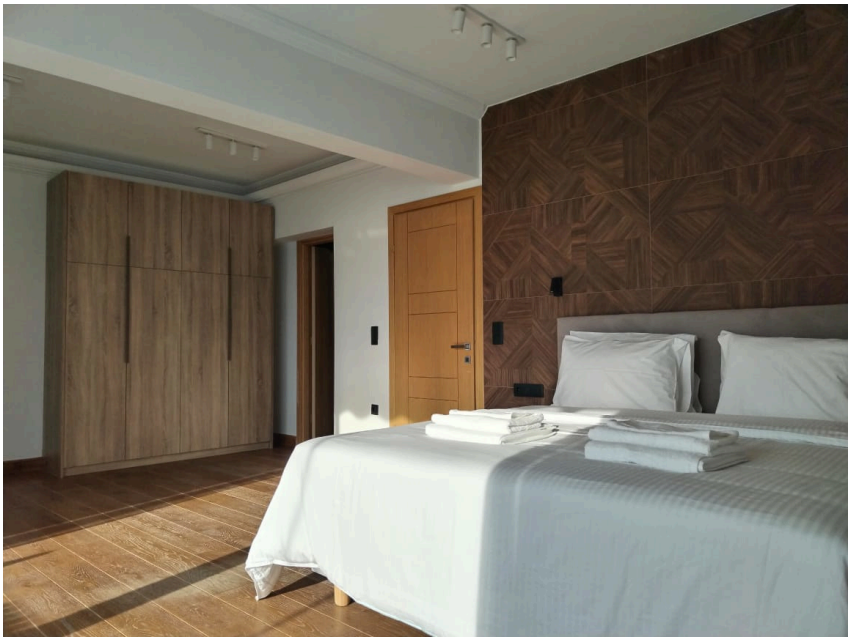
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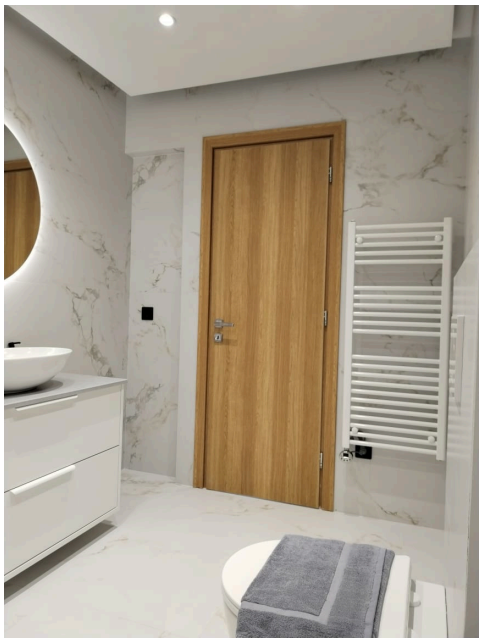
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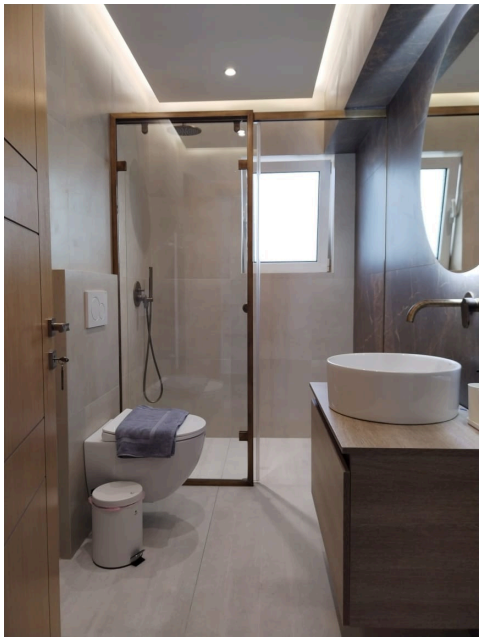




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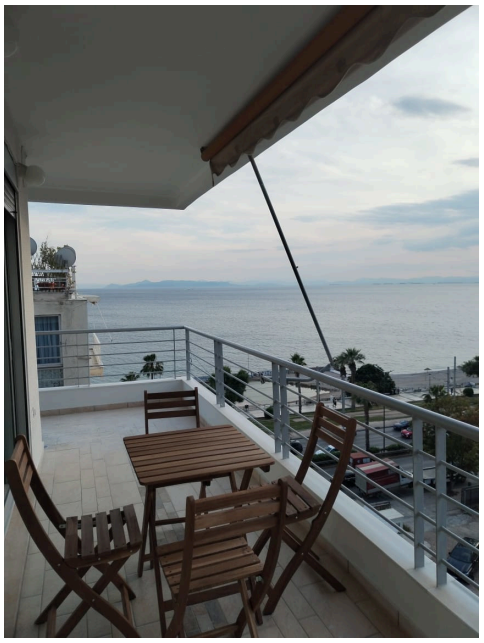
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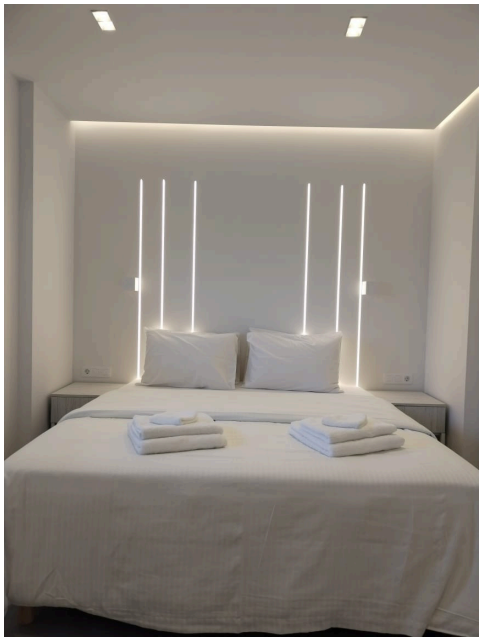
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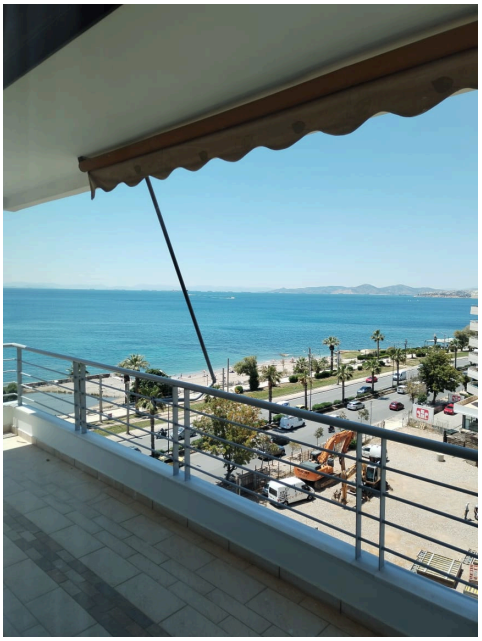




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La propriété





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Une première impression

"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 rental

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 walking distance of the sea, in an established, well-connected neighborhood with steady 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.

Sea / coastal front — 100 m

Flisvos Marina — ~2 km (5 min)
Piraeus — ~8 km (16 min)
Athens city center (Syntagma) — ~8 km (17 min)
The Ellinikon (redevelopment zone) — ~8 km (20 min)
Athens International Airport "Eleftherios Venizelos" — ~33 km (45 min)

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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