Property ID P4737

Elegant penthouse duplex apartment with panoramic views, in the most historic district of Patras,



26222 Psilalonia - Patra

Unser Angebot

Type of property	Apartment
Kind of property	Duplex apartment
Postcode	26222
City	Psilalonia - Patra
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 197 m^2
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	2
Purchase price	550.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	1980
Condition	Renovated
Latest renovation	2025
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Elevator	Lift
Cable Sat TV	Yes
Balcony	Yes
Beach	1,20
Town	0,50
Airport	240 km
Bus-Haltestelle	0,50 km
Pets	Yes

Location

Infrastructure Location
- Absolute centrality with distance from noise Only 50 meters from the supermarket and the bank, 100 meters from the school, with direct access to public transport, square, shopping center and gastronomy. 1.2 km from the sea | 5 km from the beach | 2.6 km from the university | 1 km from the suburban train station

Property description

An elegant duplex penthouse apartment with panoramic views and rare aesthetic identity In the most historic and aristocratic neighborhood of Patras, in Psila Alonia. A rare duplex penthouse apartment for sale on two levels with a total area of 197 square meters, which has an aristocratic flair, has been renovated in a modern way and combines an unobstructed view of the sea, the mountains and the urban horizon.

The apartment spans the 5th and 6th floors and was renovated in 2022, maintaining its neoclassical character while incorporating all modern amenities.

Detached on all sides, continuous, exceptionally bright and sun-drenched, it is filled with natural light throughout the day, offering a sense of privacy and superiority over the city. Reception areas
- A sense of grandeur
The spacious living room and dining area form an imposing space for welcoming guests, with large openings leading to wrap-around balconies. From there, a panoramic view unfolds - an experience that transforms everyday life into a privilege.

The marble, granite and wooden floors emphasize the luxurious character, while the internal staircase adds dynamism and architectural interest.
Private areas
- A true master suite The residence has 4 bedrooms (1 master), with the master bedroom functioning as a private suite. External walk-in closet style closet
Access to the bathroom from the bedroom Separate laundry area within the bathroom
The room layout offers autonomy and functionality, ideal for modern living requirements.

Equipment/Features

Technical & functional advantages
Autonomous oil heating Heating per level Air conditioning Solar water heater
Aluminum frame with insulated soundproofing Two independent power distribution boards (possibility of future separation of levels) Elevator Storage room Mezzanine
Fiberglass & complete

– Within a development
– Good view
– Sea view
– Elevator
– Air conditioning
– Internet
– balcony
– storage room
–Solar water heater
– Penthouse
– Double glazing
– Interior staircase
– View of the mountains
– View of the square
– Panoramic view
– Access from asphalt
– Front orientation

– Parquet floors
– Tiles
– Aluminum windows
– Amazing good condition
– View of the city
– Granite floors

Other data

Energy efficient Exalco aluminum frames with electric shutters and insect screens, a smart home system with integrated tablet to control lighting, water, shutters and air conditioning, a security door, three state of the art 18,000 and 12,000 BTU air conditioning units and external connections for two solar water heaters complete a property that is not just for those looking for a home, but for those looking for quality of life in the heart of Patras, with all the modern conveniences for the present and future.

Contact us for a private viewing of your next home.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas

immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880
Homepage: www.hellasproperty.com
Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.