



Property: IMMO #04 APARTMENT

SOLD | IMMO #04 BEACH APARTMENT

Avia

120.000,00 €



Data overview

PropNo	IMMO #04 APARTMENT
City	Avia
Purchase price	120.000,00 €



Description

For sale is a charming and well-maintained ground-floor apartment in a small four-unit building, located in the sought-after coastal region of Avia – Kitries. Just about 25 meters from the sea, this property is perfect for anyone who loves the Mediterranean lifestyle, enjoys swimming, or has a passion for water sports.

The living space is approximately 50m² and is laid out as follows:

2 bedrooms

1 bathroom

1 living room

1 kitchen

a covered terrace

a private rooftop terrace

The building was constructed in 1980. A fan coil heating system and air conditioning ensure a comfortable indoor climate year-round. The windows are fitted with aluminum frames and double glazing, and insect screens are also installed.

The apartment features tiled floors, has been freshly painted, comes fully furnished, and benefits from a bright and airy corner position with western orientation and lovely views.

Location

The apartment is located directly on the coastal road, offering an ideal position within walking distance to both Kitries and Avia. Shops, tavernas, beaches, and the small harbor are all easily accessible – perfect for those who want to enjoy seaside living without needing a car.

During the summer months, the apartment has been successfully rented as a holiday accommodation, making it a promising investment opportunity with excellent rental potential during the high season.

The coastal area around Kitries and Avia offers a perfect combination of natural beauty,

culinary delights, and a relaxed atmosphere.

The crystal-clear water and fine pebble beach invite you to swim, snorkel, and enjoy a variety of water sports. Thanks to the sheltered position of the bay, the sea is especially calm – ideal for families or anyone looking to unwind.

Right by the water, you'll find charming places like Café Aktis and Taverna Klonaridis, both serving traditional Greek cuisine and fresh seafood. Sun loungers under shady trees add to the comfort and appeal of this tranquil spot.

The small harbor of Kitries, just a short stroll



away, adds maritime charm to the area and is a popular anchorage for fishing boats and leisure sailors.

A place made for those who love the sea – whether you're diving into the waves or enjoying a glass of wine with a view of the coast.



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