



The apartment "SWA III / Athens", which is a short cut name for "Sleeping & Working Apartment III / Athens", is part of the activities of the "Elias Barbalias Construction Group.

The apartment is located on 7 Agias Glykerias Street, one of the main streets of Galatsi area, close to Galatsiou & Veikou Avenue. It has its own parking area and is served by mass transportation, while is surrounded by apartment buildings, offices, shops, cafeterias, bakeries etc.

The modern, fully renovated in 2020, 4th floor apartment, is part of an apartment and office building complex served by 2 elevators and features an area of 170 square meters. Its layout provides 3 bedrooms, 3 bathrooms, a living room, a kitchen, an office and a laundry room.

The apartment can easily accommodate up to five [5] guests and it is ideal either for a family or company or perhaps a business traveler who wishes to combine his stay with work

The core of the apartment is the open-plan designed living room, kitchen and office. The kitchen features a modern granite table and counter, where the guests can dine or prepare their meals. It is fully-equipped and organized for cooking and dining entertainment with all the necessary cooking appliances, kitchenware, dinnerware, cutlery etc. The electric appliances are: a Nespresso coffee machine, a drip coffee maker, a kettle, a toaster, a dishwasher, a glass ceramic hob, a microwave oven and an oven.

The living room's bio-ethanol fireplace, which adds a cozy feeling to the modern apartment, combined with the rotating TV, separate the living room area from the office. The guests can relax on the sofa by watching TV, listening to music or enjoy their nightcap.

The organized desk in the office area, the multi-functional printer and the WIFI connection facilitate the business needs of the guests. Also, guests can read a selected book from the bookcase during their relaxing time.

The apartment can accommodate five [5] guests in the 3 bedrooms. The master bedroom features a double bed, the single bedroom a single bed and the 3rd bedroom two single beds. The master and the single bedroom enclose their own bathroom. Each bedroom features a wardrobe with hidden lighting and two kinds of hangers, bed linens, pillows and assorted slippers, a LED TV and bedside tables with reading lights.

The modern bathrooms' design includes a standing shower, a wall-mounted cistern toilet, a wall-mounted electric towel warmer and hidden lighting. Both bathrooms are fully equipped with toiletries, hairdryers, towels and bathrobes.

The laundry room is fully equipped with a washer dryer machine, iron, iron board, drying rack. Cleaning and fitness equipment (yoga mats, dumbbells, Pilates rings), umbrellas for rainy days, a first aid kit and a fire extinguisher in case of emergency, are also available in this room. The apartment fuse board is located in the laundry room.

Numerous windows allow sunlight to fill the interior spaces. The luminous apartment has aluminum window frames with shades and blinds to block the sunlight.

The apartment security is ensured by the main safety door and the alarm system, with several security options. The air-conditioning system is controlled by a main controller, which is located in the laundry room, while each air-conditioning machine can be switched off or on.

Guests can smoke freely outside the apartment building or close to an opened window, really carefully.

Family amenities may be able to be provided upon request, such as baby crib, baby bath, high chair, children's dinnerware, stair gates (they are not necessary), children's books and toys, table corner guards and babysitter recommendations.

We are honored to welcome you!