



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

It is conveniently located on 131 Kifisias Avenue. Kifisias Avenue is one of the main arteries of central Athens and the location area is served by every means of mass transportation and numerous parking areas and is surrounded by apartment buildings, offices, shops, cafeterias, bakeries etc.

The modern, fully renovated 2nd floor apartment, is part of an apartment building complex served by 2 elevators (people and service) and features an area of 90 square meters. Its layout provides 2 bedrooms, 2 bathrooms, a living room, a kitchen, a laundry room, a small storage room and one balcony.

The apartment can easily accommodate up to four [4] guests and it is ideal either for a family or two couples or perhaps a business traveler who wishes to combine his stay with work.

The core of the apartment is the modern and spacious living room. It features a couch and a wooden coffee table, an audio system and a smart TV. The combination of the bio-ethanol fireplace and the library adds a cozy feeling to the living room. The hidden lighting is one of the main apartment's architectural details. Guests can relax by watching TV, listening to music or reading one of the selected books.

A wooden room divider separates the living room from the kitchen area. The kitchen is designed as an open space that features a modern wooden table with a couch and a bench, standing on a special design base, 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 apartment can accommodate four [4] guests in 2 bedrooms. Both bedrooms feature a double bed (1.70 m.), with bedside tables and reading lights, and open up to a common balcony. They feature wooden floors, wardrobes with hidden lighting, featuring two kinds of hangers, bed linens, pillows and slippers. Moreover, each bedroom features a LED TV, a working station with a multi-function color printer and WIFI connection to facilitate the business needs of the guests.

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 and the storage room are 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 these rooms. The apartment fuse board is located in the storage room.

Numerous windows allow sunlight to fill the interior spaces. The luminous apartment has aluminum grey window and door frames with electric wooden and shading blinds to block the sunlight.

The apartment security is ensured by the main safety door and the alarm system, with several security options. It also features a special card for the electricity supply, contributing to the energy saving effort for a better planet, and the air-conditioning system is separately controlled in each room via the wall mounted controls, with the cooling or heating choice.

Moreover, guests can sit outside to the seating area of the balcony and enjoy their morning coffee or a nightcap. Guests can also smoke freely in the outside balcony of the apartment.

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!