



A GARDEN-LEVEL LOFT RESIDENCE OF ARCHITECTURAL DISTINCTION NEAR ELLINIKON

PRICE: 1.500.000 €

REF Nr: 5-61

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A Garden-Level Loft Residence of Architectural Distinction Near
Ellinikon

Moments from the future heart of the Athenian Riviera, this garden-level loft residence presents a rare opportunity to secure a private home adjacent to the Ellinikon regeneration - Europe's most ambitious urban development. While benefiting from immediate access to the Ellinikon masterplan, the property is situated within a discreet residential setting defined by low density, tranquility, and a strong sense of privacy. The nearby coastline, seaside promenades, curated dining destinations, and everyday services complete a lifestyle that is both refined and effortlessly connected. The residence belongs to a newly delivered, design-driven residential development created by a top-tier Riviera developer with an established international reputation. The project is characterized by architectural restraint, precision engineering, and the use of premium materials selected for both aesthetic longevity and performance. Clean lines, natural finishes, and understated elegance define the overall architectural language. Shared facilities have been conceived to complement a private residential experience rather than resemble a resort environment. Landscaped gardens, swimming pools, and a modern fitness space are discreetly integrated within the development. Advanced security systems, including alarm infrastructure, controlled access, and comprehensive video monitoring, ensure a high level of safety and discretion for residents. Offering approximately 213 sq.m. of internal living space, the loft unfolds across multiple levels, creating a sense of openness and architectural layering rarely found in garden-level residences. Double-height living volumes, extensive glazing, and carefully positioned openings allow daylight to animate the interior while maintaining a seamless relationship with the private outdoor areas. The interior composition includes elegant living and reception spaces, a contemporary open-plan kitchen, four well-proportioned bedrooms with master suites featuring en-suite bathrooms, and additional adaptable areas suitable for family life, hosting, or personal use. A private internal lift provides comfortable and discreet access between all levels. A landscaped private garden and heated swimming pool extend the living environment outdoors, offering a quiet, sheltered setting designed for year-round enjoyment and effortless indoor-outdoor flow - a feature of exceptional rarity along the Riviera. This is a residence intended for buyers who value architectural quality, privacy, and security, combined with strategic proximity to Ellinikon and the long-term strength of one of the Riviera's most promising residential locations.

Building area: 213 m²**Levels:** 3**Bedrooms:** 4**Bathrooms:** 4**Built:** 2026**Energy Performance Certificate:** A

- Air conditioning
- Alarm
- Boiler
- Car charger
- City view
- Eco-Friendly (Green)
- Electric appliances
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garage
- Garden (shared)
- Gym
- Heating per level
- Independent entrance
- Internal elevator
- Internal stair case
- Luxury
- Maid's room
- Mountain view
- Near metro
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Park view
- Parking
- Pets allowed
- Playroom
- Private garden
- Private swimming pool
- Safety door
- Satellite TV
- Seaside
- Security cameras
- Shared swimming pool
- Smart Home
- Smoke detectors
- Solar panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens



