



A LANDMARK DUPLEX PENTHOUSE BY ELLINIKON

PRICE: 2.500.000 €

REF Nr: 5-47

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A Landmark Duplex Penthouse by Ellinikon

At the edge of the iconic Ellinikon redevelopment, this exceptional duplex penthouse offers a rare opportunity to secure a landmark residence within one of Europe's most ambitious urban transformation projects. As Ellinikon reshapes the Athenian Riviera into a world-class destination, the surrounding area benefits from sustained value growth, enhanced infrastructure, and an increasingly elevated standard of living. The neighborhood is defined by a calm, low-density residential character while remaining effortlessly connected to everyday amenities, dining options, and major thoroughfares. The coastline and beaches of Alimos are within walking distance, creating a refined balance between urban convenience and relaxed coastal living - an increasingly scarce combination along the Riviera.

The residence forms part of a contemporary residential development delivered by one of Greece's leading developers, known for architectural refinement, meticulous construction standards, and enduring quality. Conceived with a minimalist architectural language, the building features landscaped communal gardens, a shared swimming pool, underground parking, and fitness facilities, all discreetly integrated to support privacy and a sophisticated residential experience. Sustainability lies at the core of the project's design. The building is bioclimatic and environmentally responsible, achieving Energy Class A+ through advanced thermal insulation, energy-efficient heating and cooling systems, and solar and photovoltaic installations. Each residence operates independently via a dedicated heat pump system, providing cooling, underfloor heating, fan coil support, and domestic hot water, ensuring year-round comfort with significantly reduced energy consumption.

Occupying the entire upper levels, this 250 sq m duplex penthouse stands as the most distinguished residence within the building. Designed for elevated living and absolute privacy, the home unfolds across two levels with generous proportions and fluid internal circulation. It offers two elegant living areas, a main kitchen complemented by a secondary kitchenette, and four en-suite bedrooms, each designed to provide privacy and comfort. Four full bathrooms are complemented by an additional guest WC. The upper level opens onto a private roof garden with a heated swimming pool, creating a secluded outdoor sanctuary ideal for entertaining or quiet retreat, enhanced by open sea views. Additional amenities include two underground parking spaces and a private storage room of approximately 10 sq m. This penthouse represents a compelling opportunity for discerning buyers seeking architectural excellence, sustainability, and long-term investment value within one of the most strategically positioned locations on the Athens Riviera.

Building area: 250 m²

Levels: 2

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
- Internal stair case
- Jacuzzi
- Luxury
- Mountain view
- Near metro
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Park view
- Pets allowed
- Private swimming pool
- Roof garden
- Safety door
- Satellite TV
- Sea View
- Seaside
- Security cameras
- Shared swimming pool
- Smart Home
- Smoke detectors
- Solar panels
- Sound insulation
- Storage room
- Tents
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens



