



## A NEW BENCHMARK OF RIVIERA LUXURY LIVING

**PRICE:** 2.650.000 €

**REF Nr:** 5-27

**CAPITAL PROPERTIES**

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# A New Benchmark of Riviera Luxury Living

Set along the most coveted stretch of the Athenian Riviera, Glyfada offers a rare fusion of coastal tranquility and vibrant urban sophistication. Here, where the green-blue waters of the Saronic Gulf meet immaculate Blue Flag beaches, marinas, golf clubs, elegant esplanades and award-winning dining, life feels like an endless Mediterranean summer. Only minutes from the center of Athens, the international airport and two major ports, Glyfada combines exceptional accessibility with the atmosphere of a refined seaside resort. Distinguished schools, upscale boutiques, wellness clubs, and a thriving gastronomic and nightlife scene create a lifestyle of year-round comfort and privilege. As one of the safest and most desirable residential areas in Greece, Glyfada is celebrated for its manicured coastline, pristine urban planning, and a standard of living unmatched in the southern suburbs. Fully organized marinas, luxury hotels such as the newly built six-star “One & Only,” and outstanding healthcare and education options make the area a premier destination for discerning residents seeking elegance, convenience, and long-term value.

Rising within this distinguished setting, Glyfada Residences presents a remarkable penthouse maisonette spanning the 5th and 6th floors, with a total surface of 187 m<sup>2</sup> and price of 2.650.000€. Designed as a true celebration of contemporary Mediterranean architecture, the residence offers uninterrupted sea views and a refined sense of privacy. Level 5 accommodates a luminous living room, a grand dining area with a modern open-style kitchen, a guest WC, and two impressive ensuite bedrooms, all opening to two expansive terraces that capture breathtaking views of the Athens Riviera. The upper level is dedicated to a private sanctuary featuring a master bedroom with its own terrace, an additional living room, and an extraordinary 110 m<sup>2</sup> sky lounge with an infinity pool—an exclusive outdoor haven where sunsets unfold in full grandeur. A state-of-the-art minimal staircase seamlessly connects both levels, while the skylounge’s elevated garden creates a tranquil retreat suspended above the coastline. The project exhibits an urban, robust aesthetic, thoughtfully balanced with generous outdoor spaces and an architectural rhythm defined by bioclimatic design principles. Movable façade blinds sculpt the building’s elegant form while ensuring shading, privacy, and optimal energy performance. Photovoltaic systems on the roof, cutting-edge insulation, new-generation window frames, and advanced energy solutions guarantee exceptional comfort, security, and sustainability. Water elements, including private pools, hot tubs, and decorative waterfalls in common areas, enhance well-being and elevate the building’s overall living experience. Located less than 800 meters from the sea yet within a purely residential enclave, this penthouse offers a rare combination of serenity, prestige, and direct coastal proximity. With sweeping balconies, expansive terraces, floor-to-ceiling openings, and versatile interior layouts, the penthouse harmonizes indoor and outdoor living, creating an atmosphere of pure luxury where light, space, and nature blend seamlessly. This is Glyfada’s new pinnacle of refined coastal living—an exclusive residence designed to elevate your lifestyle and deliver enduring value in one of Athens’ most iconic destinations.

**Building area:** 187 m<sup>2</sup>

**Levels:** 2

**Bedrooms:** 3

**Bathrooms:** 3

**Built:** 2025

**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
- Heating per level
- Internal elevator
- Internal stair case
- Jacuzzi
- Luxury
- Maid's room
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Pets allowed
- Private swimming pool
- Roof garden
- Safety door
- Satellite TV
- Sea View
- Seaside
- Security cameras
- Smart Home
- Smoke detectors
- Solar panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens





Penthouse level 1 Glyfada Residences



