



A PRIVATE GARDEN LOFT RESIDENCE AT THE EDGE OF ELLINIKON

PRICE: 1.500.000 €

REF Nr: 5-62

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A Private Garden Loft Residence at the Edge of Ellinikon

At the threshold of the Ellinikon regeneration - Europe's most ambitious urban redevelopment - this rare ground-floor loft residence occupies a highly coveted position along the Athenian Riviera. With immediate walking-distance access to the Ellinikon masterplan while remaining within a calm, low-density residential enclave, the location offers a refined balance of lifestyle appeal, long-term value growth, and everyday convenience. Beaches, coastal promenades, fine dining, and essential amenities are all just moments away, creating an effortlessly elegant coastal living experience. The residence forms part of a newly completed boutique residential project delivered by one of the Riviera's leading developers, internationally recognized for architectural integrity, superior construction standards, and an uncompromising attention to detail. The building reflects a contemporary minimalist aesthetic, where clean architectural geometry is paired with natural materials and refined textures throughout. Residents benefit from a thoughtfully curated selection of shared amenities, including landscaped communal gardens, swimming pools, and a fully equipped fitness area. Security has been addressed to the highest standard, with advanced alarm systems, controlled access, and comprehensive video surveillance ensuring privacy and peace of mind. Every aspect of the development - from high-performance glazing and bespoke interior finishes to advanced climate control systems and smart-home readiness - reflects a level of quality rarely encountered in new construction. The ground-floor loft residence offers approximately 220 sq.m. of elegantly composed living space, arranged across multiple levels to create a striking sense of volume and architectural depth. Double-height living areas are framed by expansive floor-to-ceiling glazing, allowing natural light to flow throughout the interior while opening seamlessly onto the private outdoor environment. The layout comprises generous reception areas, a refined open-plan kitchen, four bedrooms, including master suites with en-suite bathrooms, and additional flexible spaces suited to family living, guest accommodation, or private leisure use. A private internal elevator connects all levels, providing both comfort and discretion. Outdoors, a secluded landscaped garden and a private heated swimming pool form an intimate sanctuary - a rare offering along the Riviera - designed for year-round enjoyment and effortless indoor-outdoor living. This is a residence created for discerning buyers seeking architectural distinction, privacy, and security, combined with immediate proximity to Ellinikon and the enduring value of one of the Athenian Riviera's most forward-looking locations.

Building area: 220 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
- Independent entrance
- Internal elevator
- Internal stair case
- Luxury
- Maid's room
- 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
- Solar panels
- Sound insulation
- Storage room
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens



