



## A PRIVATE PENTHOUSE EXPERIENCE ABOVE THE ATHENIAN RIVIERA

**PRICE:** 1.150.000 €

**REF Nr:** 5-35

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A Private Penthouse Experience Above the Athenian Riviera

Ano Glyfada occupies a distinctive position on the Athens Riviera. It sits just moments from the animated core of Glyfada - its shopping streets, restaurants, cafés and coastal lifestyle - yet remains shielded from the constant movement that defines the centre. This creates a rare living environment: immediate access to everything that makes Glyfada desirable, combined with the calm rhythm of a residential neighbourhood. Here, daily life unfolds with ease. The city's most active commercial zone is only a short drive away, organised beaches are reached in minutes, and the golf club, major road connections and transport arteries are close at hand. At the same time, Ano Glyfada retains a quieter character, making it especially appealing to those who value discretion, comfort and long-term livability. This balance is precisely what continues to strengthen demand and sustain property value in the area. Expected to be delivered in summer 2026, this new development introduces a carefully considered residential concept rather than a conventional apartment building. With just 12 apartments in total, the project is deliberately limited in scale, prioritising space, privacy and architectural clarity. Designed by an architectural practice recognised among the 30 leading firms in Greece, this is the studio's first project in the area - a factor that brings a fresh architectural language and a clear intention to redefine local residential standards. Every element of the building has been planned to combine long-term efficiency with contemporary comfort. The property achieves A+ energy performance and integrates advanced systems throughout: concealed VRF climate control with independent units per apartment, thermal break aluminium frames, a high-spec thermal façade, hybrid photovoltaic technology for domestic hot water paired with individual monoblock heat pumps, in-floor convectors, and infrastructure for electric vehicle charging. Accessibility has also been thoughtfully incorporated, ensuring ease of movement for all residents. Interiors are defined by clean lines, balanced proportions and an emphasis on natural light. Spacious terraces extend the living areas outward, while materials and finishes are selected for durability, aesthetics and environmental responsibility. Buyers are offered the flexibility to personalise interior finishes, allowing each residence to reflect individual preferences rather than a fixed template. This project represents a considered investment in quality, efficiency and location - a modern residential offering in Ano Glyfada that stands apart through restraint, design integrity and genuine value for money. Positioned across the 4th and 5th floors, this exceptional two-level penthouse maisonette offers a refined interpretation of elevated living, shaped by space, light and unobstructed views. With a total interior area of 136 sq.m., the residence combines the privacy of a rooftop home with the comfort and functionality of a contemporary family layout. The lower level forms the social heart of the home. A generous living and dining area with an open-plan kitchen unfolds toward a 31 sq.m. terrace, seamlessly blending indoor and outdoor living. This elevated outdoor space is designed as a private rooftop garden and features a private swimming pool, creating an intimate setting for everyday relaxation and entertaining above the city. This level also includes a bathroom and a discreet laundry room, enhancing practicality without compromising the clean architectural flow. The upper level is dedicated entirely to rest and privacy. It hosts three bedrooms and two bathrooms, including a refined master suite with its own en-suite bathroom and private terrace. The remaining bedrooms also enjoy access to private balconies, allowing natural light, openness and individual outdoor retreats for every space. One of the defining features of this penthouse is its unobstructed sea and mountain views, offering a constantly changing backdrop that elevates the living experience throughout the day. Thoughtful proportions, clear spatial separation and a strong connection to outdoor areas give this residence a calm, confident presence rarely achieved in urban penthouse homes. A dedicated parking space completes the offering, while the overall design positions this maisonette as both an exceptional primary residence and a high-calibre investment. More than a top-floor apartment, this is a carefully crafted rooftop home that delivers privacy, openness and a distinct sense of elevation - both literally and in lifestyle.

**Building area:** 136 m<sup>2</sup>  
**Levels:** 2  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Built:** 2026  
**Energy Performance Certificate:** A

- Air conditioning
- Attic
- Boiler
- City view
- Eco-Friendly (Green)
- Electric shutters
- Elevator
- Fire detection system
- Garage
- Internal stair case
- Luxury
- Mountain view
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Park view
- Parking
- Pets allowed
- Private swimming pool
- Roof garden
- Safety door
- Satellite TV
- Sea View
- Seaside
- Smoke detectors
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens

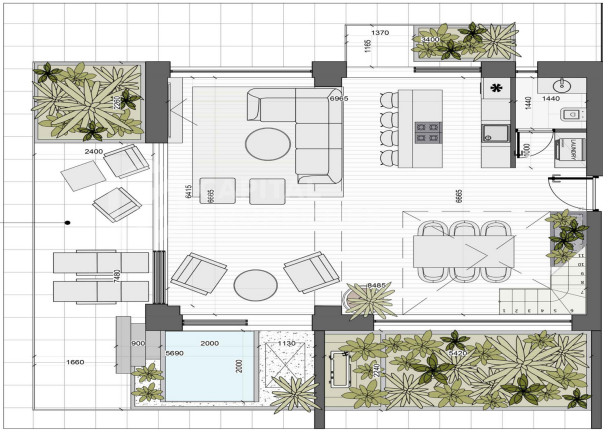








D1 APARTMENT  
70.68 sqm  
136.29 sqm



D1 APARTMENT  
65.61 sqm  
136.29 sqm

