



## ALTHEA RESIDENCE – TRUE PRIME GLYFADA

**PRICE:** 2.900.000 €

**REF Nr:** 5-66

**CAPITAL PROPERTIES**

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# ALTHEA Residence – True Prime Glyfada

In the most prestigious core of Glyfada - where established luxury residences define the skyline and new development is nearing completion - Althea Residence represents a rare opportunity to acquire a true top-prime property in the Athenian Riviera. Occupying the 4th and 5th floors of a newly delivered high-end project, this refined duplex unfolds across 220 sq.m. of interior living space, complemented by an extraordinary 150 sq.m. private rooftop terrace. The layout has been conceived with both elegance and practicality in mind, offering generous entertaining areas while preserving absolute privacy. The main level opens into an expansive living environment where lounge and dining areas flow seamlessly into a contemporary open-plan kitchen. Natural light enhances the sense of space, while direct access from the living room leads to a spacious terrace ideal for refined gatherings or relaxed evenings. Two master bedrooms with en-suite bathrooms provide comfort and discretion, complemented by an additional bedroom and a separate full bathroom. Each bedroom benefits from its own private balcony, reinforcing the sense of openness and independent outdoor access throughout the residence. The upper level is entirely dedicated to a grand master suite conceived as a private retreat above the city. It features generous sleeping quarters, a dedicated wardrobe area and a luxurious en-suite bathroom. From this level, one steps directly onto a remarkable 150 sq.m. rooftop terrace with pergola - a scale rarely encountered in the very center of Glyfada. Designed as a true extension of the residence, the rooftop can accommodate a sophisticated lounge setting, a private summer cinema, a dedicated BBQ area and a large al-fresco dining space for entertaining, all framed by the established luxury character of central Glyfada. The property further benefits from three underground parking spaces and an exceptionally spacious private storage room - elements that significantly enhance both everyday convenience and long-term desirability within this micro-location.

**Highlights / Why This Property True Top-Prime Location** The residence is positioned in the most valuable core of Glyfada a micro-market defined by the highest residential benchmarks on the Riviera. New construction within this specific pocket is nearly completed, meaning future supply will be structurally limited. In prime real estate, constrained supply within an established luxury zone remains one of the strongest long-term value drivers.

**Developer Pedigree** The project is delivered by one of the most reputable high-end developers on the Athenian Riviera, recognized for architectural precision, premium materials and consistent execution quality. For discerning buyers, developer credibility directly influences resale liquidity, market positioning and long-term asset resilience.

**Strategic Investment Profile** From a capital allocation perspective, Althea aligns with a core-plus residential strategy within a supply-constrained prime market. Its location, rooftop exclusivity, scale and construction quality position it within one of the most resilient segments of the Riviera. As Glyfada continues to benefit from infrastructure upgrades and sustained international demand, properties of this specification demonstrate strong capital preservation characteristics and attractive long-term appreciation potential.

**Proximity to the Ellinikon Regeneration Project** Althea is located just minutes from the Ellinikon redevelopment, the largest urban regeneration project in Europe. As this landmark transformation continues to elevate the southern coastline through infrastructure, hospitality and international investment, prime Glyfada stands to benefit from sustained demand and long-term value growth.

**Building area:** 210 m<sup>2</sup>

**Levels:** 2

**Bedrooms:** 4

**Bathrooms:** 4

**Built:** 2025

**Energy Performance Certificate:** A

- Air conditioning
- BBQ
- Boiler
- Car charger
- City view
- Eco-Friendly (Green)
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garage
- Heating per level
- Internal stair case
- Luxury
- Mountain view
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Parking
- Pets allowed
- Roof garden
- Safety door
- Satellite TV
- Sea View
- Seaside
- Smart Home
- Solar panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens











