



## DESIGNED TO LIVE WELL – PRICED TO WIN

**PRICE:** 600.000 €

**REF Nr:** 5-56

**CAPITAL PROPERTIES**

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## Designed to Live Well – Priced to Win

Most apartments try to be liked. This one is built to outperform. Located in a contemporary new-build in Glyfada, this 116 sq.m. residence on the 4th floor is defined by structure, not decoration. The layout is deliberate: a commanding living area with a fireplace anchors the home, connecting the lounge and dining zones to a clean, open-plan kitchen designed for efficiency, not excess. Three bedrooms deliver privacy without wasted space. A full bathroom and a separate WC support a modern lifestyle without friction. Underground parking and a private storage room complete the asset - not as “extras,” but as essentials. This is not a lifestyle fantasy. It is a controlled, high-quality position in one of Athens’ strongest markets. Highlights | Why This Property

- One of the lowest price-per-square-meter entries among all comparable new-build residences currently available in Glyfada.
- A sharp long-term investment opportunity, driven by a disciplined purchase price per m<sup>2</sup> and clear upside potential.
- Urban outlook with extended perspectives towards the mountains and the sea.

**Building area:** 117 m<sup>2</sup>  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Built:** 2026  
**Energy Performance Certificate:** A

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







