



## DUPLEX PENTHOUSE RESIDENCE WITH EXPANSIVE TERRACES AND ACCESS TO A SHARED POOL AND GYM

**PRICE: 430.000 €**

**REF Nr: 5-43**

**CAPITAL PROPERTIES**

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Duplex Penthouse Residence with Expansive Terraces and Access to  
a Shared Pool and Gym

Ano Glyfada stands among the most desirable residential districts of the Athenian Riviera, prized for its elevated position, refined character, and seamless connection between city life and the coast. Offering a rare balance of urban convenience and seaside tranquility, the area provides immediate access to fine dining, boutique retail, renowned schools, healthcare facilities, and fitness centers, while maintaining a calm, residential atmosphere just minutes from the shoreline. The project introduces a new standard of residential architecture to the neighborhood, bringing together elegant design, advanced construction quality, and a lifestyle-oriented concept. Comprising 16 carefully designed apartments, ranging from 48 to 80 sq.m., including exclusive penthouses, the building has been conceived to deliver both comfort and long-term value. Residents benefit from generous terraces, abundant natural light, and a seamless connection between interior and exterior spaces. At ground level, the development features a large shared swimming pool and a fully equipped residents' gym, elevating everyday living to a resort-style experience. Private parking spaces with electric vehicle charging capability, storage rooms, and full accessibility for people with disabilities further underline the project's thoughtful, future-focused design. Constructed to high energy-efficiency standards (Class A), the building incorporates a thermal facade, thermal-break aluminum frame systems, energy-efficient glazing, and modern climate control solutions. Comfort is enhanced through concealed VRF air-conditioning systems with independent mini-VRF units, as well as in-floor convectors, ensuring discreet technology and refined aesthetics throughout. Interiors are delivered fully finished, reflecting a sleek, minimalist philosophy that prioritizes openness, light, and understated luxury. High-end fixtures, premium materials, and carefully curated finishes create serene living environments, while customization options allow buyers to tailor interiors to their personal taste, ensuring each residence feels truly bespoke. This development represents a statement of contemporary design excellence and a rare value-for-money opportunity in Ano Glyfada - combining location, construction quality, and lifestyle amenities in a way that stands apart from the surrounding market. This is not simply a new residential building. It is a forward-looking living concept, setting a bold new reference point for contemporary living on the Athenian Riviera. This refined duplex penthouse residence of approximately 80 sq.m., occupying the fourth and fifth floors of the building, offers an elevated living experience defined by space, light, and exceptional outdoor areas. The main living level is centered around a generously proportioned open-plan living and dining area, thoughtfully designed to accommodate both relaxation and entertaining. A contemporary open-plan kitchen integrates seamlessly into the space, creating a fluid and social living environment. Large openings lead directly onto an exceptionally spacious terrace, where open mountain views provide a sense of calm, privacy, and visual depth rarely found in urban settings. The residence comprises two well-appointed bedrooms and two modern bathrooms, ensuring comfort and functionality for both residents and guests. One of the bedrooms enjoys the privilege of its own large private terrace with a rooftop garden, creating a secluded outdoor retreat ideal for quiet moments, greenery, and uninterrupted privacy. The duplex layout enhances the feeling of a private home rather than a conventional apartment, while the combination of expansive terraces and carefully planned interiors delivers a lifestyle that balances sophistication with everyday ease. This penthouse residence is ideal for those seeking a contemporary, design-led home with generous outdoor living, open views, and a sense of exclusivity within a modern residential setting.

**Building area:** 80 m<sup>2</sup>  
**Levels:** 2  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Built:** 2027  
**Energy Performance Certificate:** A

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









