



ELEVATED CONTEMPORARY LIVING IN ANO GLYFADA – A REFINED ROOFTOP MAISONETTE WITH SEA VIEWS

PRICE: 1.200.000 €

REF Nr: 5-32

CAPITAL PROPERTIES

28-30, Gr. Lampraki str.
16674, Glyfada
Athens, Greece

Phone: +30 210 8900830

Email: info@capitalproperties.eu



Elevated Contemporary Living in Ano Glyfada – A Refined Rooftop Maisonette with Sea Views

Ano Glyfada is a neighbourhood known for its calm, upscale residential atmosphere and its highly convenient proximity to the finest offerings of the Athenian Riviera. It provides a seamless balance between peaceful everyday living and direct access to Glyfada's premium shopping streets, acclaimed dining scene, seaside walks and organized beaches. With strong infrastructure, excellent schools and continuous urban development, the area has become a magnet for those seeking long-term comfort, quality and solid investment prospects. This 135 sq.m. maisonette, positioned on the 4th and 5th floors of an elegant five-storey building, offers a refined expression of modern Mediterranean living. The main level welcomes you into a luminous open-plan living and dining environment paired with a contemporary kitchen. Wide openings lead to an impressive 35 sq.m. balcony, creating a generous outdoor extension perfectly suited for relaxation and entertaining. This floor also features a guest WC, a dedicated laundry room and two beautifully designed bedrooms sharing a sophisticated bathroom. The upper level is envisioned as a serene private retreat, showcasing a refined study area and an elegant master suite with its own en-suite bathroom. This level also presents the rare potential to create a landscaped rooftop garden, offering a personal sanctuary with calming open views and an elevated sense of exclusivity. Additional features reinforce the property's appeal: unobstructed views, an electric vehicle charger in the garage, two underground parking spaces, a private storage room, and construction aligned with modern energy-efficient standards, including double glazing and high-quality aluminum frames. Golden Visa eligibility further enhances its desirability. Thanks to its thoughtful layout, contemporary aesthetic language, strong neighbourhood growth and highly competitive pricing for its category, this residence delivers exceptional value for money - a sophisticated home that combines long-term appeal, practical advantages and panoramic beauty in one of the Riviera's most promising districts.

Building area: 135 m²

Levels: 2

Bedrooms: 3

Bathrooms: 2

Built: 2025

Energy Performance Certificate: A

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



