



ELORA PRIVATE RESIDENCE

PRICE: 1.350.000 €

REF Nr: 5-65

CAPITAL PROPERTIES

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In the most prestigious part of the Athens Riviera, in the heart of Glyfada, Elora is a private three-level residence of 224 sq.m designed by one of the most renowned luxury developers in the region. This is a developer known for building selectively and exceptionally, with projects that are typically absorbed by the market the moment they are released. Elora unfolds across three levels - ground floor, mezzanine and basement - creating a complete and intelligently structured living environment. On the main level, a spacious living area integrates both an elegant lounge space and a formal dining area. The kitchen is fully separate rather than open-plan, offering a level of privacy and functionality increasingly valued in refined residences. This level also includes one bedroom and one bathroom. From the living room, large openings lead directly to a private landscaped garden of 230 sq.m with its own swimming pool, creating a seamless indoor-outdoor Riviera lifestyle within Glyfada's most elite residential setting. The mezzanine level introduces a secondary lounge area that can function as a private sitting room, home office, reading library or intimate retreat. Two additional bedrooms are positioned here, including a master bedroom with its own en-suite bathroom, along with one further bathroom serving the second bedroom. The lower level completes the residence with a generously proportioned multipurpose space designed to adapt to the owner's lifestyle - whether as a playroom, gym, home cinema or private entertainment area - complemented by an additional bathroom, reinforcing autonomy and flexibility throughout the home. **Highlights / Why This Property**

- A genuinely intelligent architectural concept Elora is not simply a collection of square meters. It is a thoughtfully structured residential narrative where every level serves a purpose, creating a complete and balanced living experience for a status-driven owner in a prime Riviera location. Nothing feels excessive, and nothing feels missing.
- Reputation-backed value

Acquiring Elora means acquiring the prestige of a highly respected luxury developer whose projects are known for exceptional craftsmanship, architectural clarity and refined material execution. The quality is immediately recognizable and carries long-term reputational strength.

- A rare pricing opportunity within the developer's portfolio

There is currently no other residence available under this developer's brand within a comparable price category. Elora represents a unique entry point into a collection that is otherwise positioned at significantly higher levels.

Building area: 224 m²

Levels: 3

Bedrooms: 3

Bathrooms: 4

Built: 2025

Energy Performance Certificate: A

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





