



EXCLUSIVE 4-BEDROOM PENTHOUSE WITH PRIVATE ROOF GARDEN AND ROOFTOP SWIMMING POOL – GLYFADA, ATTICA

PRICE: 2.410.000 €

REF Nr: 10032-AGL

CAPITAL PROPERTIES

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This innovatively stylish development is located close to the sea in the prime suburb of Athens - Glyfada. It is a visually refined modern complex which expresses distinctive blend of functionality and human aesthetic. The residence offers a definitive contemporary setting for the sophisticated modern lifestyle and the need to balance daily activity and leisure. As a suburb of Athens, Glyfada is among the most desirable and popular areas of the modern capital city of Athens. It's always alive, fresh place by the sea, well-planned with wide tree-lines streets. It is spacious and aspirational place for living. Benefitting from recent enhancements in transportation, Glyfada is now one of the best connected suburbs of the city. This residential complex is located 250m from the sea and its marina and it has an easy access to Poseidonos avenue and the center of Glyfada. This complex consists of 9 apartments, 3 townhouses and 4 penthouses. The use of glass balustrades creates a sense of lightness and transparency, allowing enjoyment of the views from within the building. Tinted glass windows suggest coolness and depth, privacy and intimacy. The principal balconies of all residences are at the front of the buildings and face South towards the sea. Interior hardwood flooring of exceptional quality extends onto the wide balconies so that living space merges effortlessly with the natural environment. All residences are fitted with paneled security doors and a choice of video entryphones for visitors access. Interior design is enhanced by selective use of suspended ceilings and concealed lighting together with discreet air-conditioning and ventilation ducting buried within the walls. Each residence has independent air-conditioning, ventilation and hot water systems, the latter provided by a combination of solar panels and internal boilers. Underfloor heating in all spaces creates background warmth while keeping down the energy costs. Environmentally friendly design features such as reflective glass and brises soleil reduce solar heat gain. The use of advanced technology aluminum frames and thermo/acoustic-insulating glass for balcony doors attenuates noise and seasonal heat loss/gain. Back-up generators safeguard against power cuts, providing secondary emergency power for lighting in public spaces, doors, lifts and heating systems. Kitchens and bathrooms are fitted with designer units from the top names. For ease of operation all dwellings will be equipped with smart systems of for fingertip control of shutters, lighting, sound, balcony awnings and air-conditioning. This 4-bedroom penthouse is located on the 3d and 4th floors of the building and it has an area of 246 sq.m. The lower floor consists of a large double bedroom with en-suite bathroom and spacious dressing area, 2 large double bedrooms with shared bathroom, an open plan living room/dining area, a L-shaped kitchen with cooker island/breakfast bar and a guest WC. All rooms open onto balconies with large sliding glass doors. The upper floor presented by a self-contained roof-top suite and consists of a large double bedroom with spacious dressing room and en-suite bathroom, a living room with micro kitchen opening onto planted roof garden with extensive terraces (127,5 sq.m.) and swimming pool (21,7 sq.m.). Independent service bedroom with en-suite WC/shower and kitchenette (11,5 sq.m.) is located in the basement. Basement storeroom (10,5 sq.m.) and two parking spaces belong to this apartment. This unit offers superb sea views across the Saronic Gulf from both floors.

Building area: 246 m²
Levels: 2
Bedrooms: 4
Bathrooms: 3
Built: 2023
Energy Performance Certificate: A

- Air conditioning
- Alarm
- Boiler
- Eco-Friendly (Green)
- Electric appliances
- Electric shutters
- Elevator
- Energy autonomous
- Fire detection system
- Garage
- Heating per level
- Internal stair case
- Luxury
- Maid's room
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Park view
- Parking
- Playroom
- Private garden
- Private swimming pool
- Roof garden
- Safety door
- Sea View
- Seaside
- Security cameras
- Smart Home
- Smoke detectors
- Solar panels
- Solar water panels
- Sound insulation
- Storage room
- Tents
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens







Lower Floor



Upper Floor

