



**LUXURY ISN'T BIGGER. IT'S SMARTER.**

**PRICE:** 350.000 €

**REF Nr: 5-55**

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

**Phone:** +30 210 8900830  
**Email:** [info@capitalproperties.eu](mailto:info@capitalproperties.eu)



## Luxury Isn't Bigger. It's Smarter.

Privacy, intelligence of space, and quiet confidence define this two-level maisonette in Ano Glyfada. Designed for those who value efficiency over excess, the residence occupies the first and second floors of a contemporary new-build and is discreetly positioned at the rear of the building, ensuring a calm living environment away from street exposure. The 76 sq.m. interior is organised with precision rather than compromise. The lower level unfolds into a refined open-plan living space, where the lounge and dining areas flow naturally into a modern open-plan kitchen. This level also includes one bedroom and one bathroom, creating a complete and highly functional everyday layout. The upper floor introduces a generous open space designed to adapt. It may serve as a master bedroom with a private en-suite bathroom or evolve into an elevated lounge or multipurpose area, depending on personal lifestyle preferences. Every element is intentionally placed to enhance volume, light, and spatial clarity. A private underground parking space and an individual storage room complete the property, offering practicality that complements its architectural intelligence. [Highlights](#) | [Why This Property](#)

- One of the strongest price-per-square-meter opportunities among new-build residences in prestigious Ano Glyfada.
- Intelligent spatial planning where every square meter is fully optimised, creating the perception of a significantly larger home.
- Flexible upper-level design adaptable to different lifestyle scenarios.

**Building area:** 76 m<sup>2</sup>

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

**Levels:** 2**Bedrooms:** 2**Bathrooms:** 2**Built:** 2026**Energy Performance Certificate:** A



