



## MODERN SEASIDE MAISONETTE (D-E1) – GLYFADA, ATTICA

**PRICE:** 450.000 €

**REF Nr:** 10015-AGL

**CAPITAL PROPERTIES**

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This new development will be located in the upper part of the coastal area of Glyfada - Ano Glyfada. Glyfada is considered the most famous area of the entire south of Athens and has been a center of attraction for both the local population and tourists from all over the world for many years. This is an area with a well-developed infrastructure: there are a large number of parks and squares, schools and kindergartens, shops and supermarkets, entertainment and sports complexes, hotels, cafes and restaurants. There are many beautiful public and organized beaches along the coastline of Glyfada. In close proximity to this area is the territory of the former airport, on the site of which one of the most discussed projects in all of Europe is currently being developed - Elliniko Park, which is an incredible project that will bring to life the creation of a huge park area with numerous sports and educational institutions. Glyfada itself is divided into two parts - upper and lower. The upper part of Glyfada is a quieter residential area compared to the lively and vibrant area of central (lower) Glyfada, which is a big plus: being in close proximity to busy places, you can enjoy privacy and silence. This particular location has been a priority for many years when choosing a place of residence among the local population. This new building will be distinguished by its minimalistic design, well-thought-out aspects of functionality and ergonomics, as well as the use of materials and technological systems of the latest generation. The building will consist of 5 floors, on its different levels there will be apartments and two-level maisonettes of various layouts. This maisonette will be located on the 4th and 5th floors, and its area will be 88 sq.m. The upper level will feature a spacious living room with separate seating and dining areas, an open plan kitchen and a guest wc. The living room will have access to a large terrace, which will allow to enjoy the views of the area and sea views. The lower level will have 3 bedrooms with balconies and 1 bathroom. This apartment will have 2 parking spaces and a storage room on the -1st floor of the building. The completion of the construction works - 2025.

**Building area:** 88 m<sup>2</sup>

**Levels:** 2

**Bedrooms:** 3

**Bathroom:** 1

**Built:** 2025

**Energy Performance Certificate:** A

- Air conditioning
- Boiler
- City view
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garden (shared)
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Parking
- Roof garden
- Safety door
- Sea View
- Seaside
- Smart Home
- Solar water panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens

