



## NEW PRESTIGIOUS APARTMENT (D) – ALIMOS, ATTICA

**PRICE:** 1.100.000 €

**REF Nr:** 10018-AAL

**CAPITAL PROPERTIES**

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This new building is located in the developing area of Alimos, close to the sea and the new Elliniko Park, which will be built on the site of the former airport. The Elliniko Metropolitan Park, which is planned to be the largest in Greece and one of the largest urban parks in Europe, plays a dominant role in the development of the entire area of the former Elliniko airport and will become a reference point for all of Europe. The park will be open and accessible to all, will feature high aesthetics of landscape architecture, and will contain cultural, sports and educational facilities. As for the Alimos area in general, it should be noted here that this is a seaside municipality with a well-developed infrastructure: beaches are organized here along almost the entire length of its coastline, there are a large number of parks and squares, schools and kindergartens, shops and supermarkets, cafes and restaurants. Public transport is also easily accessible in the area, served by 15 bus lines, 2 tram lines and the Athens Metro Red Line, which connect it to neighboring municipalities, Athens city center, Piraeus Port, and Eleftherios Venizelos Airport. This is a new building where, both during its design and during its construction, emphasis was placed on modernity, functionality and elegance. The building is characterized by its minimalistic design, thoughtfulness of all details and the care of architects and builders to preserve the best aesthetic views of the future park. The building will be luxurious and elegant both outside and inside. All construction work will be carried out by experienced construction companies in accordance with all existing and statutory rules and regulations, using the highest quality materials and under the supervision of a responsible engineer and inspectors. The new building consists of three floor apartments (first, second and third floors), as well as a penthouse apartment on the fourth floor. The floor at the entrance of the building, as well as the stairs are planned to be covered with marble. The floors of common technical rooms (boiler room, engine room, warehouses) will be tiled. A European-made hydraulic lift with a capacity of 7 to 8 people will be installed. Spacious storage rooms will be built in the basement, where you can go down by elevator from the central staircase. Private parking spaces will be available in the basement. There will also be a shared garden on the ground floor. Large tiles will cover the floors in the living rooms and corridors, while in the bedrooms there will be polished wooden floors. Bathrooms and balconies will have high quality tiles. Apartments will have autonomous heating with individual gas boilers. Each house will have a dry floor heating system. Cooling will be provided by using autonomous units. Hot water will be provided by solar water heater or gas boiler. Each room will be air-conditioned with one heat pump per facility. External aluminum frames will be thermally efficient in accordance with the minimum coefficient of thermal conductivity determined by engineering research. Entrance doors of apartments will have double armored protection. They will have peepholes and a controlled opening mechanisms. Each apartment will have a built-in fireplace in the living room. Each fireplace will have an independent chimney to the roof and will be lined with refractory drywall. The apartments will have kitchen and bathroom furniture, as well as wardrobes of modern design and high quality. Each apartment will have a complete installation of a video intercom and a central television antenna. External insulation with a thickness of 10 cm will be performed. All facilities will be equipped with the Smart Home automation system. This apartment with an attic covers an area of 168 sq.m. and it is located on the fourth and fifth floors. On the lower level there is a living room, which communicates with a kitchen and dining area. There are also 2 bedrooms, a bathroom and a guest wc at this level. On the upper level there is another spacious bedroom with an additional bathroom. There is a storage room (16 sq.m.) at the basement of the building. This apartment has 2 parking spaces.

**Building area:** 168 m<sup>2</sup>

**Levels:** 2

**Bedrooms:** 3

**Bathrooms:** 2

**Built:** 2024

**Energy Performance Certificate:** A

- Air conditioning
- Attic
- Boiler
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garage
- Garden (shared)
- Heating per level
- Internal stair case
- Luxury
- Near metro
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Park view
- Parking
- Safety door
- Sea View
- Seaside
- Smart Home
- Solar panels
- Solar water panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens



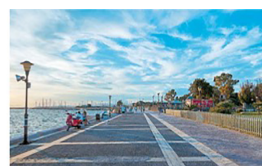
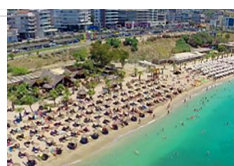
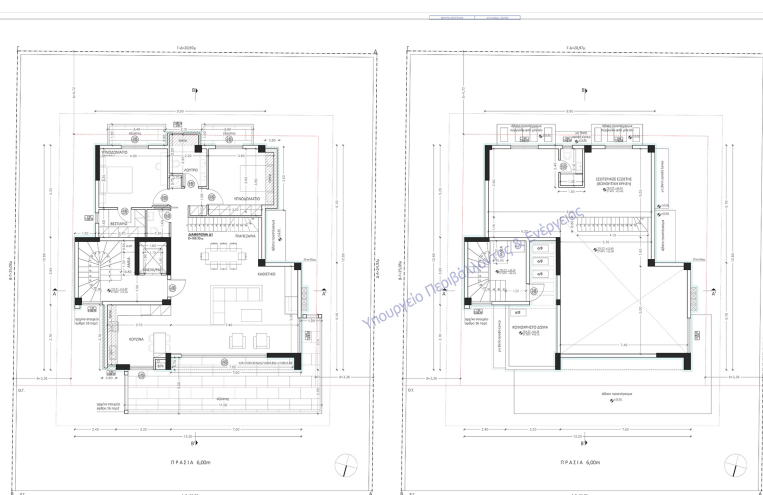












Το Μητροπολιτικό Πάρκο Ελληνικού, το οποίο προβλέπεται να είναι το μεγαλύτερο της Ελλάδας και ένα από τα μεγαλύτερα αστικά πάρκα σε ευρωπαϊκό επίπεδο, έχει κυρίαρχο ρόλο στο σχέδιο ανάπτυξης στο πρώην Αεροδρόμιο του Ελληνικού και θα γίνει σημείο αναφοράς σε ολόκληρη την Ευρώπη. Το πάρκο θα είναι προσβάσιμο, ανοιχτό και δημόσιο σε όλους, θα χαρακτηρίζεται από υψηλής αισθητικής αρχιτεκτονική τοπίου, θα περιέχει πολιτιστικές, αθλητικές, και εκπαιδευτικές δραστηριότητες.

