



## NO PRICING DRAMA IN GLYFADA

**PRICE:** 420.000 €

**REF Nr:** 5-57

**CAPITAL PROPERTIES**

28-30, Gr. Lampraki str.

16674, Glyfada

Athens, Greece

**Phone:** +30 210 8900830

**Email:** [info@capitalproperties.eu](mailto:info@capitalproperties.eu)



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Because luxury shouldn't come with a headache.. This first-floor front-facing apartment in Glyfada delivers exactly what the market forgot how to do: logic, quality, and a price that actually makes sense. The layout is clean and modern - a bright living area with a dedicated lounge and dining zone, seamlessly connected to an open-plan kitchen. The apartment features two bedrooms, one bathroom, and an additional guest WC, offering comfort without wasted square meters. A large balcony extends the living space outdoors, while a private storage room and a garage parking space complete the package - because convenience is also a form of luxury. Highlights/ Why this property

- One of the strongest price-per-square-meter opportunities among new-builds in Glyfada right now.
- New construction at €4,500/sq.m. - a number the market is trying very hard to forget.
- First-floor, front-facing position with excellent usability and resale logic.
- A rare entry point for investors who care about exit strategy, not just Instagram renders. Long-term value play in one of Athens Riviera's most resilient locations.

**Building area:** 93 m<sup>2</sup>

**Bedrooms:** 2

**Bathrooms:** 2

**Built:** 2026

**Energy Performance Certificate:** A

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







