



## PRIME LUXURY LIVING BESIDE ELLINIKON

**PRICE:** 2.400.000 €

**REF Nr: 5-46**

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# Prime Luxury Living Beside Ellinikon

Location Set in immediate proximity to the iconic Ellinikon redevelopment, this exceptional residence occupies a privileged position at the edge of one of Europe's most ambitious urban transformation projects. Ellinikon is redefining the Athenian Riviera, introducing a new global standard for coastal living while driving long-term value growth across the entire area. The surrounding neighborhood is defined by tranquility, low-density residential character, and effortless connectivity. Daily amenities, dining options, and key avenues are all within easy reach, while the coastline and beaches of Alimos are accessible on foot - offering a refined balance between urban convenience and relaxed seaside living. The Project The development is a contemporary residential building of refined architectural expression, created by one of Greece's top-tier developers, renowned for elegant design, architectural integrity, and uncompromising construction quality. The project combines minimalist aesthetics with a carefully curated residential environment. Residents benefit from landscaped communal gardens, a shared swimming pool, underground parking, and fitness facilities, all designed to enhance everyday living while preserving privacy and discretion. Conceived as a bioclimatic, environmentally responsible building, the project achieves Energy Class A+, supported by advanced thermal insulation, energy-efficient heating and cooling systems, and solar and photovoltaic installations. Each residence enjoys complete autonomy through an independent heat pump system, offering cooling, underfloor heating, fan coil support, and domestic hot water production. The Penthouse Occupying the entire upper levels, this 243 sq m duplex penthouse stands as the crown residence of the building, offering elevated privacy, generous volumes, and refined indoor-outdoor living. The residence features:

- Two elegant living areas arranged across both levels
- One main kitchen complemented by a secondary kitchenette
- Four en-suite bedrooms, each with a private bathroom
- Four full bathrooms plus a guest WC

The upper level opens onto a private roof garden with a heated swimming pool, creating a secluded retreat ideal for entertaining or quiet relaxation, enhanced by open sea views. Additional amenities include two underground parking spaces and a private storage room of approximately 10 sq m. This penthouse represents a rare opportunity to acquire a statement residence at the threshold of Ellinikon - where architectural refinement, sustainability, and long-term investment value converge.

**Building area:** 243 m<sup>2</sup>

- Air conditioning
- Alarm
- Boiler
- Car charger
- City view
- Eco-Friendly (Green)
- Electric appliances
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garage
- Garden (shared)
- Gym
- Heating per level
- Internal stair case
- Jacuzzi
- Luxury
- Near metro
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Park view
- Pets allowed
- Private swimming pool
- Roof garden
- Safety door
- Satellite TV
- Sea View
- Seaside
- Security cameras
- Shared swimming pool
- Smart Home
- Smoke detectors
- Solar panels
- Sound insulation
- Storage room
- Tents
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens

**Levels:** 2**Bedrooms:** 4**Bathrooms:** 4**Built:** 2026**Energy Performance Certificate:** A



