



STYLISH APARTMENT WITH A WRAP-AROUND BALCONY – GLYFADA, ATTICA

PRICE: 1.200.000 €

REF Nr: 10033-AGL

CAPITAL PROPERTIES

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This development is situated in the southern outskirts of the capital city of Athens, in Glyfada - the most popular commercial hub of the Athenian Riviera with buzzing retail by day and a vibrant nightlife by dusk. It's an upscale coastal area with easy access to the beautiful sea, picturesque marinas, a myriad of restaurants and cafes, upmarket designer stores and an ever-bustling nightlife. Enhancements in transportation have made Glyfada one of the best connected suburbs of the city. The international airport, as well as 3 ports (for a quick getaway to the islands) are just a 30 mins drive away. It is also very close to the former Elliniko airport which has been designated for transformation into a large National park - ongoing project famous throughout Europe. This exquisite boutique development consists of 2 penthouses, 2 townhouses and 4 apartments, built in the center of the popular suburb of Athens Glyfada, close to the sea. It has a unique appeal - elegantly designed, it captures a feel of calmness through the combination of contemporary touches and minimalistic aesthetics. This residence offers an alluring modern ambience for a quiet sophisticated lifestyle while simultaneously providing retail, dining and entertainment options only walking distance away. Its design embodies the ultimate combination of luxury, comfort and elegance. No detail has been overlooked in the design of these residences. The layouts have been carefully tailored with outstanding clean lines and lavish detail-planning. The interiors combine high-end finishes, elegant material choices and bespoke design elements. The design genuinely connects the entire living floor space to the landscaped gardens or balconies via unobstructive spaces. The prominent expansive floor-to-ceiling glass doors perfectly allow for the warm Athenian light to illuminate all living spaces and enhance the exterior view beyond. Hardwood floors of exceptional quality add to the warm ambience of each home. All residences are fitted with paneled security doors and a choice of video entryphones for visitors access. Interior design is enhanced by selective use of suspended ceilings and concealed lighting together with discreet air-conditioning and ventilation ducting buried within the walls. Each residence has independent air-conditioning, ventilation and hot water systems, the latter provided by a combination of solar panels and internal boilers. Underfloor heating in all spaces creates background warmth while keeping down the energy costs. Environmentally friendly design features such as reflective glass and brises soleil reduce solar heat gain. The use of advanced technology aluminum frames and thermo/acoustic-insulating glass for balcony doors attenuates noise and seasonal heat loss/gain. Stylish LED track lighting accentuates the interior design and saves energy. All homes provide optional mains gas connection. Kitchens and bathrooms are fitted with designer units from the top names. For ease of operation all dwellings will be equipped with smart systems of for fingertip control of shutters, lighting, sound, balcony awnings and air-conditioning. This apartment is located on the 2nd floor of the building and it has an area of 128 sq.m. It consists of a large living room with a spacious dining area, a kitchen, 1 bedroom with dressing room and en-suite bathroom, 2 bedrooms with shared bathroom and a guest WC. There is an access to the balcony from each room. 2 parking spaces and a storage room belong to this apartment.

Building area: 128 m²

Bedrooms: 3

Bathrooms: 2

Built: 2023

Energy Performance Certificate: A

- Air conditioning
- Alarm
- Boiler
- City view
- Eco-Friendly (Green)
- Electric appliances
- Electric shutters
- Elevator
- Energy autonomous
- Fire detection system
- Garage
- Garden (shared)
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Park view
- Parking
- Safety door
- Seaside
- Smart Home
- Smoke detectors
- Solar panels
- Solar water panels
- Sound insulation
- Storage room
- Tents
- Terrace
- Thermal insulation
- Underfloor heating
- Ventilation system
- Wheelchair access
- Window screens





