



## STYLISH NEW BUILT APARTMENT (B2) – GLYFADA, ATTICA

**PRICE:** 570.000 €

**REF Nr:** 10008-AGL

**CAPITAL PROPERTIES**

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This new residential complex is located in the seaside area of Glyfada. This area is the most central among the most popular and famous southern suburbs of Athens. Described location can be called the most top one, since this area has been a center of attraction for both locals and tourists from all over the world for many years. In the immediate vicinity there are shopping and entertainment centers, cafes and restaurants, schools and kindergartens, playgrounds and parks, many hotels. It is a municipality with good transport links and a beautiful beach with four marinas, as well as places for water sports such as polo, sailing, surfing, waveboarding and scuba diving, and the Glyfada Nautical Club is one of the main and highly developed in Greece. Sports occupy a large part of the daily life of the residents, with tennis courts, basketball courts and paddle tennis courts, it is no surprise that in such a cosmopolitan and "international" area there is the oldest golf course in Greece, and its 530 acres are a real green oasis of the city. At a distance of 2 km from Glyfada, the famous project "Elliniko Park" is being created, 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 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. Glyfada is located not too far from the center of Athens, which is always full of life and energy. This is a residential complex 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. 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 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. Underground parking lots will be covered with industrial flooring. 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. Cooling will be carried out using autonomous VRV air conditioning systems. Hot water - either by a hybrid photovoltaic system or inertial tanks. A dry floor heating system will be installed in each unit. 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 will be installed in accordance with the KENAK study (A++). All facilities will be equipped with the Smart Home automation system. This residential building consists of 4 maisonettes and 4 apartments. This apartment is located on the third floor and consists of a kitchen, a living room with a dining area and an area for relaxing and receiving guests, a guest wc, 3 bedrooms and 2 bathrooms. A storage room and one parking space on the -1 floor belong to this apartment.

**Building area:** 104 m<sup>2</sup>

**Bedrooms:** 3

**Bathrooms:** 2

**Built:** 2025

**Energy Performance Certificate:** A

- Air conditioning
- Boiler
- City view
- Electric shutters
- Elevator
- Fire detection system
- Fireplace
- Garage
- Garden (shared)
- Luxury
- 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





