



THE ELLINIKON ADVANTAGE

PRICE: 560.000 €

REF Nr: 5-53

CAPITAL PROPERTIES
28-30, Gr. Lampraki str.
16674, Glyfada
Athens, Greece

Phone: +30 210 8900830
Email: info@capitalproperties.eu



The Ellinikon Advantage

An increasingly rare opportunity near the Ellinikon district, this 108 sq.m. duplex maisonette combines contemporary living with strong long-term investment potential. Arranged across the 5th and 6th floors of a modern residential building, the property offers a well-balanced layout designed for both comfort and functionality. The main living level features an open-plan living area with a dedicated lounge and dining zone, alongside a fully integrated kitchen, creating a seamless space for everyday living and entertainment, 1 WC. The upper level accommodates two bedrooms, complemented by one full bathroom, ensuring practicality and privacy. A generous terrace enhances the sense of space and light, offering an outdoor extension ideal for relaxed urban living.

| Why This Property

- Close proximity to the Ellinikon district, one of Europe's most significant urban regeneration projects.
- Excellent value for money considering construction quality and location.
- Strong investment potential, driven by the ongoing development and future appreciation of the Ellinikon area. Well-suited for end-users and forward-looking investors seeking long-term value.

Building area: 108 m²**Levels:** 2**Bedrooms:** 2**Bathroom:** 1**Built:** 2026**Energy Performance Certificate:** A

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



