



## TOP LOCATION SEASIDE PENTHOUSE WITH ROOFTOP GARDEN AND PRIVATE SWIMMING POOL (D-E) – GLYFADA, ATTICA

**PRICE:** On request

**REF Nr: 10026-AGL**

**CAPITAL PROPERTIES**

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AND PRIVATE SWIMMING POOL (D-E) – GLYFADA, ATTICA**

This new development is located in the heart of the Athenian Riviera, just a 5 minutes walking distance from both the Glyfada center and the beach. Nonetheless, it is a very quiet and peaceful residential street. Glyfada is a lively and fashionable area along a long coastline with beautiful marinas. It is known for its rich commercial center, variety of elegant dining places, cafes and traditional tavernas as well as its fun nightlife. What is more, it is neighboring with Voula. Voula is a cosmopolitan suburb that still gives off a cozy and mellow neighborhood spirit. Ideal for walks and café stops. A few minutes drive away you will find glamorous Vouliagmeni. Vouliagmeni has to offer another selection of stylish restaurants, the best beaches, water sports centers and trendy beach clubs. The modern, elegant and minimal design of the building makes it strikingly beautiful. On top of that, it's clean lines ensure that it will never go out of style as it exudes a timeless sophistication. The wrap-around balconies, glass windows and open plan spaces give off an amazing sense of openness and airy atmosphere. And most importantly, the quality is unparalleled. High-end, top quality materials are layered throughout each apartment with precision and finesse. We aim to create warm and sumptuous living spaces based on elegance, comfort and functionality, by combining a variety of elements, such as wooden floors, marble, granite and Italian tiles. A unique Penthouse with an area of 158 sq.m is located on the 4th and 5th floors of the building. The 4th floor (91 sq.m) is composed of 3 bedrooms, two of which have en suite bathrooms, a modern separate open plan kitchen, a guest W.C. and a spacious living area. The entire length of the living room benefits from wall-to-wall windows giving magnificent views of Athenian Riviera. These windows lead to the large balconies that surround the penthouse. When wide open, the balconies and the living room connect to one space, offering a unique living experience during the warmer months. The matchless expansive balconies give the perfect space for a comfortable outdoor sitting area or outdoor dining area. The 5th floor (67 sq.m) can be accessed by either an interior staircase or the private lift inside the property. There you will find 2 large bedrooms with en suite bathrooms. Moreover, you will find a second living area, an additional WC, a roof garden and a pool. The perfect place for relaxing and swimming while enjoying the sea view. Additionally, the beautifully planted rooftop has a pergola used to form an outdoor dining space. The property is filled with natural light and it is meticulously crafted from top quality materials and high-end finishes. When bought in early stages our team welcomes discussions for the alteration or addition of elements according to the buyer's taste. Lastly, it comes with 2 underground parking spaces and 1 storage room.

**Building area:** 158 m<sup>2</sup>  
**Levels:** 2  
**Bedrooms:** 5  
**Bathrooms:** 4  
**Built:** 2024  
**Energy Performance Certificate:** A

- Air conditioning
- Attic
- Boiler
- City view
- Electric shutters
- Elevator
- Energy autonomous
- Fire detection system
- Fireplace
- Garden (shared)
- Internal elevator
- Internal stair case
- Jacuzzi
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Parking
- Private swimming pool
- Roof garden
- 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



