



## URBAN ENERGY WITH ESSENTIAL TRANQUILITY

**PRICE:** 620.000 €

**REF Nr: 5-33**

**CAPITAL PROPERTIES**  
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# Urban Energy with Essential Tranquility

Ano Glyfada occupies a distinctive position on the Athens Riviera. It sits just moments from the animated core of Glyfada - its shopping streets, restaurants, cafés and coastal lifestyle - yet remains shielded from the constant movement that defines the center. This creates a rare living environment: immediate access to everything that makes Glyfada desirable, combined with the calm rhythm of a residential neighbourhood. Here, daily life unfolds with ease. The city's most active commercial zone is only a short drive away, organized beaches are reached in minutes, and the golf club, major road connections and transport arteries are close at hand. At the same time, Ano Glyfada retains a quieter character, making it especially appealing to those who value discretion, comfort and long-term livability. This balance is precisely what continues to strengthen demand and sustain property value in the area. Expected to be delivered in summer 2026, this new development introduces a carefully considered residential concept rather than a conventional apartment building. With just 12 apartments in total, the project is deliberately limited in scale, prioritizing space, privacy and architectural clarity. Designed by an architectural practice recognized among the 30 leading firms in Greece, this is the studio's first project in the area - a factor that brings a fresh architectural language and a clear intention to redefine local residential standards. Every element of the building has been planned to combine long-term efficiency with contemporary comfort. The property achieves A+ energy performance and integrates advanced systems throughout: concealed VRF climate control with independent units per apartment, thermal break aluminum frames, a high-spec thermal façade, hybrid photovoltaic technology for domestic hot water paired with individual monoblock heat pumps, in-floor convectors, and infrastructure for electric vehicle charging. Accessibility has also been thoughtfully incorporated, ensuring ease of movement for all residents. Interiors are defined by clean lines, balanced proportions and an emphasis on natural light. Spacious terraces extend the living areas outward, while materials and finishes are selected for durability, aesthetics and environmental responsibility. Buyers are offered the flexibility to personalize interior finishes, allowing each residence to reflect individual preferences rather than a fixed template. This project represents a considered investment in quality, efficiency and location - a modern residential offering in Ano Glyfada that stands apart through restraint, design integrity and genuine value for money. This refined two-level maisonette offers a rare combination of privacy, outdoor space and contemporary comfort, creating the feeling of an independent residence rather than a conventional apartment. With a total interior area of 111 sq.m., the property is arranged over the ground floor and basement level and benefits from a private entrance, a private swimming pool, and an expansive private garden of 155 sq.m. A dedicated parking space within the property's own territory further enhances everyday convenience. The upper level is designed as the main living zone, featuring a spacious living room with a dining area and an open-plan kitchen, filled with natural light and seamlessly connected to the outdoor space. This level also includes two bedrooms sharing a bathroom, with direct access to the garden and pool area - ideal for relaxed indoor-outdoor living. The lower level is dedicated to privacy and flexibility. It hosts a comfortable master bedroom with its own en-suite bathroom, along with an additional multipurpose area that can easily function as a home office or private lounge, complemented by an extra WC. Clean architectural lines, balanced proportions and thoughtful layout planning define this maisonette, making it suitable both for permanent residence and as a high-quality investment. The generous garden and private pool elevate the living experience, offering a sense of calm and exclusivity rarely found in properties of this scale.

**Building area:** 111 m<sup>2</sup>

**Levels:** 2

**Bedrooms:** 3

**Bathrooms:** 2

**Built:** 2026

**Energy Performance Certificate:** A

- Air conditioning
- Boiler
- City view
- Eco-Friendly (Green)
- Electric shutters
- Elevator
- Fire detection system
- Independent entrance
- Internal stair case
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Parking
- Pets allowed
- Playroom
- Private garden
- Private swimming pool
- Safety door
- Satellite TV
- Seaside
- Smoke detectors
- Sound insulation
- Storage room
- Thermal insulation
- Underfloor heating
- Ventilation system
- Wheelchair access
- Window screens





