

#8639

# Modern Elegance – 2-Bedroom Apartment with Exclusive Amenities in Palaio Faliro , Athens (8639)

Palaio Faliro, Athens

€673,496























## Overview

## **Specifications**

| Bedrooms             | Bathrooms   | Covered                   |          |  |
|----------------------|-------------|---------------------------|----------|--|
| Type                 | Apartment   | Structure                 | Concrete |  |
| Toilets              | 2           | Facade                    | Concrete |  |
| Status               | Off plan    | Communal charge frequency | Monthly  |  |
| Year of construction | 2027        | Energy efficiency rating  |          |  |
| Furnished            | Unfurnished |                           |          |  |

### Description

Modern Elegance – 2-Bedroom Apartment with Exclusive Amenities in Palaio Faliro , Athens (8639)

PRICE : 673,496 | NO VAT | Completion November 2027

Step into a world of modern luxury with this stunning 2-bedroom, 2-bathroom apartment located on the 2nd floor of a cutting-edge development in Alimos. With an expansive interior of 103 m<sup>2</sup> and a 27 m<sup>2</sup> covered veranda, this residence is designed for those who seek both comfort and sophistication.

This project is more than just a home; it offers a lifestyle. Residents enjoy access to exceptional shared amenities, including a fully-equipped gym, sauna, BBQ lounge area, and indoor and outdoor playgrounds, perfect for families. The apartment is outfitted with high-quality finishes such as laminate parquet in each room, European sanitary ware, and premium kitchen cabinets. Underfloor heating and a VRF cooling system ensure year-round comfort without the need for traditional air conditioning.

This project stands out with its innovative architectural design across 7 levels, housing 51 residences ranging from 1 to 5-bedroom apartments. Each apartment comes with its own parking space, storage room, and the latest in energy-efficient technologies. For added convenience, pre-installation for electric vehicle charging stations and solar water heaters are part of the package.

Located on a generous 3,207m<sup>2</sup> plot, this development blends luxury, comfort, and practicality, offering a vibrant community atmosphere with a lounge area, gym, and children's play zones. Early-bird bookings are still available, offering the chance to secure your spot in one of Alimos' most luxurious new projects.

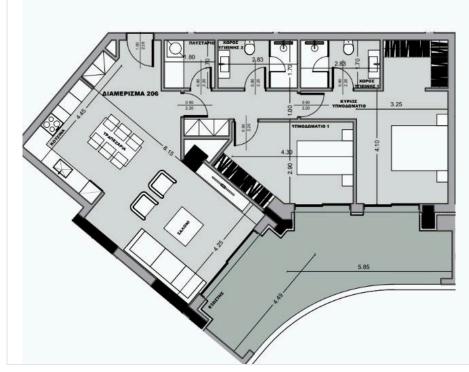




## **Floor plans**

### 206 - apartment

2nd floor





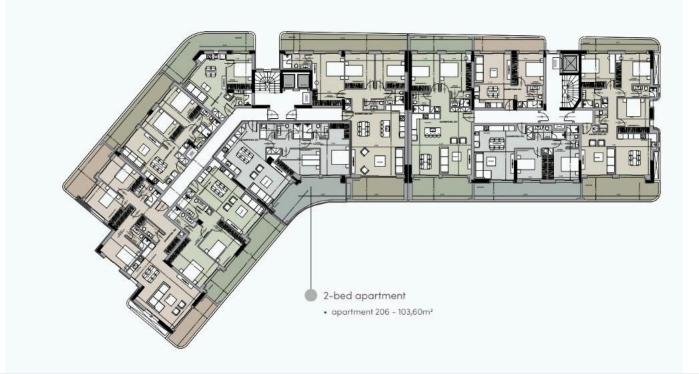
interior area: 103,60m<sup>2</sup>

2 bedrooms 2 bathrooms 1 parking space 1 storage space

indoor area 2nd floor - 103,60m² covered veranda - 27,15m²

#### common areas at ground floor kids playground (in & outdoor) sauna gym bbq & lounge (outdoor)

2nd floor apartment 206







## **Additional information**

## **Facilities**

**Features** 

| Aircondition, Central system |
|------------------------------|
| Gated complex                |
| Parking, Covered             |
| Storage                      |

| Childrens playground |
|----------------------|
| Gym                  |
| Sauna                |

Elevator Heating, Underfloor Solar water heater

| Balcony                     | Barbeque               | Combined kitchen and dining area |
|-----------------------------|------------------------|----------------------------------|
| Connected to electric mains | Double glazing         | Easy access to main roads        |
| Granite countertops         | Investment opportunity | Near amenities                   |
| Near bus route              | Open plan              | Rental potential                 |
| Shower                      | Thermal insulation     |                                  |

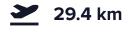
## Distances



Public transport









Airport



Resort



### **Contact us**



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