

#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.

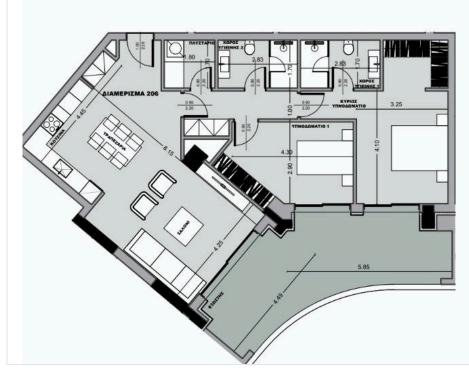




## **Floor plans**

### 206 - apartment

2nd floor





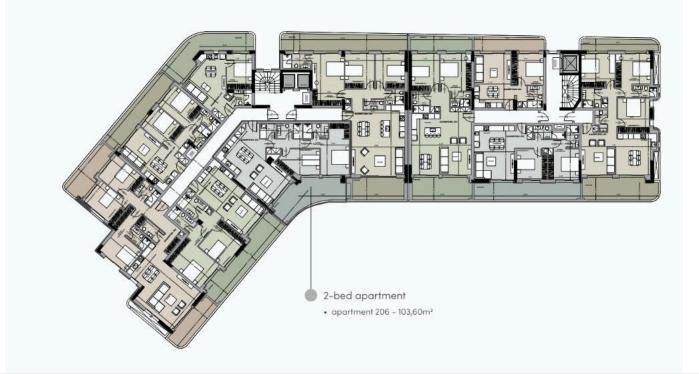
interior area: 103,60m<sup>2</sup>

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	

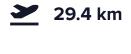
## Distances



Public transport









Airport



Resort



### **Contact us**



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