



#8639

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

📍 Palaio Faliro, Athens

€673,496





# Overview

## Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 103 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>27 m<sup>2</sup></b>
Status	<b>Off plan</b>
Year of construction	<b>2027</b>

Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Communal charge frequency	<b>Monthly</b>
Energy efficiency rating	 <b>A</b>

## 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.

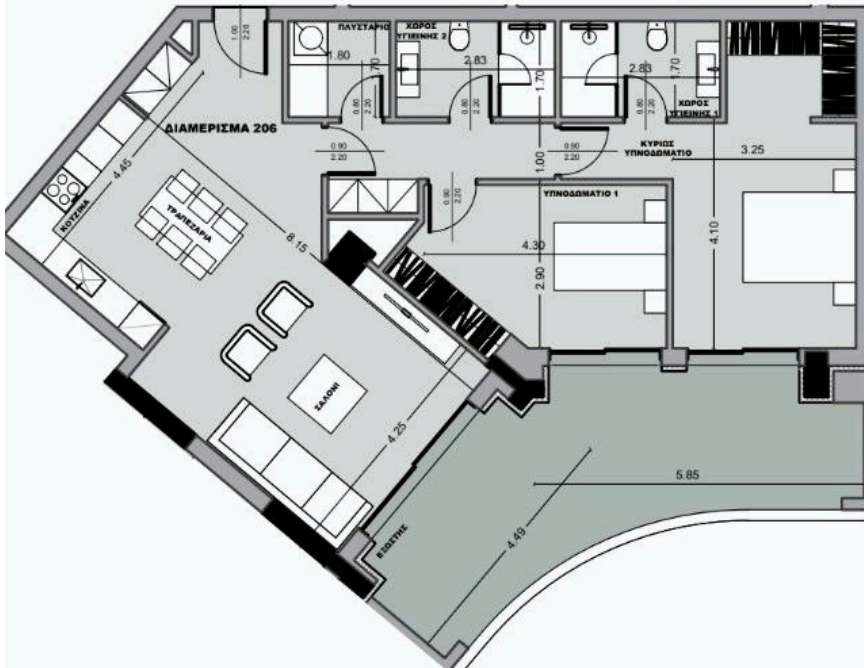
Located on a generous 3,207m<sup>2</sup> plot, this development blends luxury, comfort, and practicality, offering a vibrant community atmosphere with a lounge area, gym, and children's play zones. Early-bird bookings are still available, offering the chance to secure your spot in one of Alimos' most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



# Floor plans

## 206 - apartment

2nd floor



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

2 bedrooms

1 parking space

2 bathrooms

1 storage space

indoor area

2nd floor - 103,60m<sup>2</sup>

covered veranda - 27,15m<sup>2</sup>

common areas at ground floor

kids playground (in & outdoor)

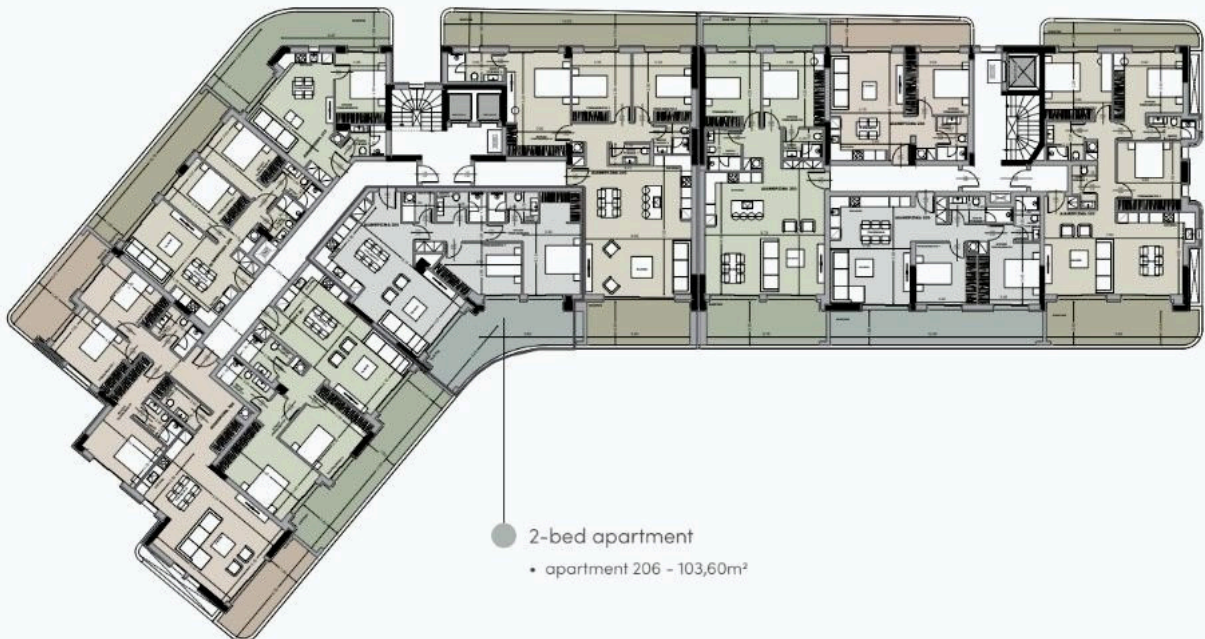
sauna

gym

bbq & lounge (outdoor)

## 2nd floor

apartment 206



# Additional information

## Facilities

Aircondition, Central system

Gated complex

Parking, Covered

Storage

Childrens playground

Gym

Sauna

Elevator

Heating, Underfloor

Solar water heater

## Features

Balcony

Connected to electric mains

Granite countertops

Near bus route

Shower

Barbeque

Double glazing

Investment opportunity

Open plan

Thermal insulation

Combined kitchen and dining area

Easy access to main roads

Near amenities

Rental potential

## Distances

Amenities

 200 m

Airport

 29.4 km

Sea

 1.4 km

Public transport

 120 m

Schools

 120 m


Resort

 8 km

## Contact us



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