



listing



Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 677,739.81

Ubicación

País:	Grecia
Estado/Región/Provincia:	Central Greece
Código postal:	17562
Publicado:	02/11/2025
Descripción:	

A modern residence of high aesthetics with unobstructed sea views awaits you in Floisvos, Palaio Faliro. This apartment, currently under construction with delivery in the second half of 2027, combines the cosmopolitan aura of the seaside zone with energy performance specifications of category A, offering a daily life filled with light, comfort, and prestige.

The sixth-floor apartment has a total area of 80 sq.m. and includes two bedrooms, a spacious living room with access to a terrace with sea views, a modern kitchen, and a high-spec bathroom. It features an individual heat pump with fan coils for heating, cooling, and hot water use, thermal break aluminum frames with double energy glass, thermal insulation – sound insulation, and energy certificate A.

There is the possibility (at an additional cost) for underfloor heating with ceiling cooling and a semi-smart home system. The residence is bright, airy, sunlit, front facing, and cross-ventilated, with a southeast orientation that provides natural light all day and unique sunsets. It includes a covered parking space in the pilotis, a basement storage unit, an elevator, a security door, intercom, screens, and access/ramps for people with disabilities. The flooring combines wood and tiles, while the space's design exudes discreet luxury.

Floisvos is one of the most aristocratic and popular coastal areas of Athens. The location of the property, just 300 meters from the sea and 150 meters from a supermarket, provides immediate access to trams, public transport, parks, squares, and dining areas, while Floisvos Marina and the Poseidonos waterfront are just a few minutes away on foot. A quiet yet vibrant neighborhood, ideal for high-spec living as well as for investment opportunities like serviced apartments or tourism exploitation.



Advantages & Features

- Area: 80 sq.m. – 6th floor (apartment)
- Delivery: 2nd half of 2027
- Sea view – Southeast orientation
- Individual heat pump – Fan coils (heating/cooling/hot water)
- Energy category A
- Thermal facade – Thermal insulation – Sound insulation
- Thermal break aluminum frames with double energy glass
- Luxurious construction – high-quality materials
- Covered parking space (pilotis)
- Basement storage with millimeters
- Security door, intercom, elevator, screens
- Access/ramps for people with disabilities
- Bright, airy, sunlit, cross-ventilated
- Quiet neighborhood – close to the sea, park, square & dining
- Suitable for investment, income or serviced apartments

If you desire an apartment with sea views in Floisvos that combines luxury, energy efficiency, and an excellent location, this proposal is a real opportunity. Contact us for a presentation and detailed plans.

NOTE: The details of this listing are based on information provided by the owner and may change without notice.

GreekEstate

Contact Phone: ...

Email: ...

Property Code: W3198

NOTE: To view the property, it is necessary to present an ID and your tax identification number (according to Law 4072/11-4-2012, Government Gazette 86 A).

All information is based on details provided by the client. The location on the map is the exact area where the property is located.

Común

Baños:	1
Pies cuadrados terminados:	80 m2
Floor Number:	6

Room details

Total rooms:	2
Indoor Features:	Fitted kitchen

Building details

Parking:	Sí
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Lease terms



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Contact information

IMLIX ID:

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