



2 Luxury Apartments In One Building For Sale in Glyfada Athens Greece



Info Agente

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Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English
Sitio web:	https://esalesinternational.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,976,618.51

Ubicación

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Descripción:

2 Luxury Apartments In One Building For Sale in Glyfada Athens Greece

Esales Property ID: es5553910

Rodopis 54, Glifada 166 75, Greece

Discover a rare turn-key investment opportunity located at Rodopis 54, in the Kato Glyfada Panionia/Golf District of the Athens Riviera, Greece. This luxury residential complex consists of two independent, fully furnished, and fully equipped floor-through apartments. The property sits on a 1,000 sqm corner plot, featuring 263 sqm of net interior living space and approximately 550 sqm of wrap-around terraces.

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Turn-Key Features

The property is ready for immediate owner occupation or commercial operation, requiring no additional



investment in equipment. Inclusions comprise:

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Luxury furniture and designer lighting

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Fully equipped kitchens with electrical appliances and espresso machines

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Smart TVs, bed linen, curtains, and rugs

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Decorative accessories, autonomous heating, and air conditioning throughout

Property Layout & Ancillary Areas

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Third Floor Apartment (157 sqm): Features four bedrooms, two bathrooms, a separate wooden kitchen, a fireplace, a built-in BBQ, an outdoor bar, and approximately 350 sqm of wrap-around terraces.

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Fourth Floor Penthouse (106 sqm): Includes two bedrooms, two bathrooms, a 22 sqm loft, a pergola, and approximately 200 sqm of wrap-around terraces.

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Ancillary Spaces: Includes two storage rooms, an enclosed 58 sqm garage (accommodating three vehicles), and one outdoor parking space—all of which are independent freehold properties.

Privacy & Potential

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Exclusivity: The property offers high privacy with secure elevator access, a security door separating the residences from the rest of the building, and independence from the remainder of the building.

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Adaptability: There is potential to connect the two apartments via an internal staircase into a single luxury



duplex or to install an external elevator connecting the parking level to the third floor.

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Outdoor Living: The expansive terraces are ideal for custom enhancements, such as an infinity pool, outdoor cinema, spa area, roof garden, or yoga deck.

Location Highlights

Situated on a corner plot with frontage on three streets, the property benefits from an open outlook and proximity to key landmarks:

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600 m from The Ellinikon Project and the future Integrated Resort Casino.

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500 m from Glyfada Golf Club.

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1.1 km from Ellinikon Metro Station.

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Less than 1 km from the Athenian Riviera and Glyfada beaches.

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Direct access to Vouliagmenis and Poseidonos Avenues, and minutes away from Glyfada's premium shopping and dining.

Investment Potential

This property is ideal for a variety of uses, including luxury private residence, corporate housing, boutique hospitality, or as an Airbnb/long-term rental investment. It is a fully legalized, turn-key asset with outstanding long-term capital appreciation potential.

Please contact us to receive the complete information package, including floor plans, media, and to arrange a private viewing.

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ABOUT THE AREA



Fashionable Glyfada is known for sandy Glyfada Beach and for the domed St. Constantine and Helen Orthodox Cathedral, set on a tree-lined square overlooking the Aegean Sea. International designers, local boutiques, jewellery stores and galleries add to a chic beachside vibe. Clustered around the waterfront boulevard are seafood tavernas, fine-dining restaurants and stylish late-night cocktail bars.

Home turf to millionaires and popstars, this most commercial of beachy suburbs lies 16km from the Acropolis, where it proudly flaunts its 'L.A. airs'. Welcome to glitzy Glyfada, the unofficial capital of the Athens Riviera. There are luxe, leafy pockets where you might indeed be on Rodeo Drive: jazzy Kyprou and Laodikis Streets with their upscale boutiques, imported palm trees and style-conscious, outdoor cafes. Beneath it all, though, sociable Glyfada remains refreshingly grounded, with souvlaki joints, low-key cinemas and farmers markets sharing street space with trendy bars colonised by the Instagram set. Meanwhile, glossy, inked-up teens flex their latest must-have trainers up and down the marble pavements of Metaxa, the main shopping strip, like exotic herds.

Glyfada's prettier, greener and more interesting side streets present a cosmopolitan village vibe and an ever-changing carousel of new tastes and brands to be road-tested on a mostly affluent audience. The suburb's character is also nuanced by the many working families who've lived here for generations when Glyfada was still an unassuming coastal town (long before the tram line connected it to Syntagma Square and Piraeus in time for the 2004 Olympics).

Glyfada Coastline has a string of perfectly serviceable public beaches, some with free umbrellas, lining the Glyfada seafront. Punctuated by several marinas and cafes, they're easily reached from downtown Athens by tram or bus (the third beach generally has better sand and cleaner water). Many locals are happy enough to cool off here, but the peacocks head for the considerably more fashionable and photogenic Asteras Beach Resort about a kilometre further south. Asteras is a long privately developed stretch of sandy coast divided into separate leisure hubs with valet parking and all-day offerings, including Balux Pool Seaside (with an adults-only seafront pool and beach bar), and chic cafe-restaurant Ark.

Main FEATURES:

- 299m2 of living space
- 1000m2 plot
- 6 Bedrooms between both apartments
- 4 Bathrooms between both apartments
- Stunning Views
- Private Parking
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Greece
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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Tenanted:

Sí



Común

Dormitorios:	6
Baños:	4
Pies cuadrados terminados:	299 m2
Tamaño del lote:	1000 m2

Utility details

Heating:	Sí
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Rental details

Furnished:	Sí
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.945.579

