



## 2057312 - Residential Building For sale, Glyfada, 1.350 sq.m., €8.500.000

### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 9,974,648.78

### Posizione

Nazione:	Greece
Stato / Regione / Provincia:	Central Greece
Cap:	166 75
Publicato:	26/04/2026

### Descrizione:

Building for sale in Glyfada. In a privileged location on a central avenue of Glyfada, this impressive 1,350sqm corner building—constructed in 2019 on a 751sqm plot—represents an exceptional opportunity for investors seeking a luxury hospitality project, a boutique hotel concept, or a high-end multi-suite residential development. With dual orientation, 35m x 22m façade exposure, sea and mountain views, and premium construction quality, the property offers both strong commercial potential and unmatched architectural flexibility.

Designed with high standards and Energy Class B+ performance, the building is fully equipped with VRV Daikin air-conditioning, autonomous heating, triple solar water systems, structured cabling, alarm infrastructure, satellite television in all areas, double energy-efficient aluminum windows with insect screens, reinforced security doors, and Dionysos marble flooring throughout—even across the entire roof garden. Stainless steel railings, night-power electricity, and top-tier materials reinforce the buildings exceptional quality.

### A) Third-Floor Penthouse – 240 sqm with Exclusive 300 sqm Rooftop

The crown of the property is a luxurious 240sqm penthouse, easily convertible into two independent 105sqm luxury suites—each with generous living areas, a 100sqm combined lounge, an independent kitchen, four bedrooms, three bathrooms, and one guest WC.

Its greatest privilege is the exclusive internal access to a stunning 300sqm private roof garden, featuring:

- A fully equipped kitchen



- A bathroom
- A 100sqm concrete pergola with elevated flooring
- The option to install an automated retractable roof
- Unobstructed sea and mountain views

This rooftop can be transformed into a signature hospitality element—sunset lounge, rooftop restaurant, private suite terraces, or event space.

Private underground parking includes 3 comfortable parking spaces + storage.

## B) Second Floor – 217 sqm

A beautifully designed full-floor apartment of 217sqm, also easily divisible into two premium suites of approximately 105sqm each.

It includes:

- A 100sqm living area
- Independent kitchen
- Four bedrooms
- Three bathrooms

Underground parking: 2 parking spaces + storage.

Ideal for long-term rentals, luxury serviced apartments, or boutique hotel suites.

## C) First Floor – Two Apartments (100 sqm + 113 sqm)

Two independent, bright apartments suitable for conversion into additional luxury suites, staff accommodation, or revenue-generating long-term rentals.

## D) Ground Floor – 91 sqm Apartment + 75 sqm Multipurpose Hall

The ground level includes:

- A 91sqm apartment
- A 75sqm multipurpose room—ideal for a reception lobby, café, office, gym, wellness area, staff area, or boutique commerce.

Underground Parking & Facilities

A rare advantage: a 426sqm underground garage with 8 independent parking spaces and corresponding storage rooms—highly valuable for any hotel or suite development.

Elevator for 8 people with automatic doors ensures comfortable access across all levels.

## Construction Quality

This is a private luxury construction by a civil engineer, with exceptional attention to detail.

Premium features include:

- VRV Daikin units (independent per space)
- Dionysos marble throughout
- Double energy aluminum frames
- Reinforced insulation
- Stainless steel railings
- Full structured cabling
- Alarm system



- Satellite TV
- Fireplace
- Closed parking
- Large private rooftop
- Exceptional views
- Corner positioning with strong visibility

## Investment Potential

The building is perfectly suited for:

- Boutique Hotel (8 luxury suites of ~105sqm each)
- High-end serviced apartments
- Corporate housing suites
- Medical or wellness retreat
- Luxury residential building
- Mixed-use premium development

With its combination of location, visibility, sea views, rooftop exclusivity, parking capacity, and premium construction, this property stands as one of the most promising investment opportunities in the Glyfada market today.

Building for sale in Glyfada. Location Information:

The captivating suburb of Glyfada stretches along the Saronic Gulf coast often referred to as the “Athenian Riviera”.

Glyfada is a 30-minute drive from the Domestic and International terminal of Athens Airport and 20 minutes from the centre of Athens. The distance in kilometers from the center of Athens by car (or bus) is 15 km and 12 km from the port of Piraeus.

The ancient temple of Poseidon at Sounion is 45 kilometers away. Distanced about 40 minutes by car is the Attica Zoological Park. You can spend a great day there observing Greek and International Animals.

Glyfada is a delightful holiday resort and features the most modern tourist facilities. It combines relaxation, entertainment, and bustling nightlife. Apart from the sparkling blue sea of the Saronic Gulf and the rolling shoulders of mount Hymettus, some of the best sandy beaches in Attica ideal for swimming and water sports are found here.

Taking a walk along the sea front, one will admire hundreds of yachts moored in marinas, or enjoy lunch or dinner by the seaside restaurants and taverns. For keen golf players, Glyfada’s beautiful 18-hole golf course, open from morning till sunset is but a few minutes walk from the Palmyra Hotel.

Glyfada Square features a wide variety of shops and boutiques and a string of modern shopping malls. Restaurants, cafes, and taverns are spread all over town whilst popular bars, nightclubs, and bouzouki houses create a beautiful aura at night and promise a great time!



PROPERTY ID: AB-1610.

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Costruito: 2019

## Comune

Finito piedi quadrati: 1350 mq

Dimensione del lotto: 751 mq

Floor Number: 1

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/FMTB-T697/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T697/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2057312

