

Athens Riviera – Riviera

# Swanky Lines I: Luxury Living by the Sea in Glyfada, Athens

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???? ??????: 2.950.000 EUR • ??????????: ca. 284 m<sup>2</sup>

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Swanky Lines I: Luxury Living by the Sea in Glyfada, Athens Riviera Priced at 2.95 million euros, this stunning residence spans 284 square meters and features 5 bedrooms, making it a luxurious haven in the heart of Glyfada, a prestigious coastal suburb on the Athenian Riviera. Boasting proximity to the beach and the lively center of Glyfada, Swanky Lines Residences holds a unique position in the real estate market. Crafted by the esteemed architects Andreas Agiostratitis and Nikos Koukourakis, the design combines experience, sophistication, and a touch of modernity, resulting in a timeless masterpiece. The penthouse duplex apartment offers spacious living across its 284 square meters, with a 167 square meter main level and an internally connected 91 square meter master bedroom suite. The double-ceiling living room provides breathtaking sea views, complemented by a private sun deck and a unique swimming pool with a flow reversal module. The penthouse also includes a spacious maid's quarters and a laundry room. Swanky Lines, is equipped with features that redefine modern living, including an A++ energy efficiency rating, roof solar panels for sustainable energy, natural gas-powered central heating, heated floors, thermally broken aluminum fenestration, and multi-split air conditioning. Residents can choose between masonry or prefabricated fireplaces, and the property includes an elevator with advanced safety features, Parkellas wood flooring, and premium bathroom fixtures. Security is a top priority, with a state-of-the-art security system featuring motion sensors and traps at all openings. Conveniently located amenities are within a 10-minute walk or drive, ensuring a seamless daily life. Swanky Lines Residences are not just homes; they represent a lifestyle, a commitment to quality, and a manifestation of modern coastal living.

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VON POLL REAL ESTATE Athens

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*To Disclaimer of von Poll Immobilien GmbH*

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