Γλυφάδα

# Prelude

***CODE DU BIEN: 775415***

**PRIX D'ACHAT: 2.900.000 EUR • SURFACE HABITABLE: ca. 234 m$^2$ • PIÈCES: 4**

**CODE DU BIEN: 775415 - 166 75 Γλυφάδα**

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CODE DU BIEN: 775415 - 166 75 Γλυφάδα

# En un coup d'œil

| | |
|---|---|
| CODE DU BIEN | 775415 |
| Surface habitable | ca. 234 m² |
| Pièces | 4 |
| Chambres à coucher | 2 |
| Salles de bains | 3 |
| Année de construction | 2023 |

| | |
|---|---|
| Prix d'achat | 2.900.000 EUR |

**CODE DU BIEN: 775415 - 166 75 Γλυφάδα**

# La propriété

**CODE DU BIEN: 775415 - 166 75 Γλυφάδα**

# La propriété

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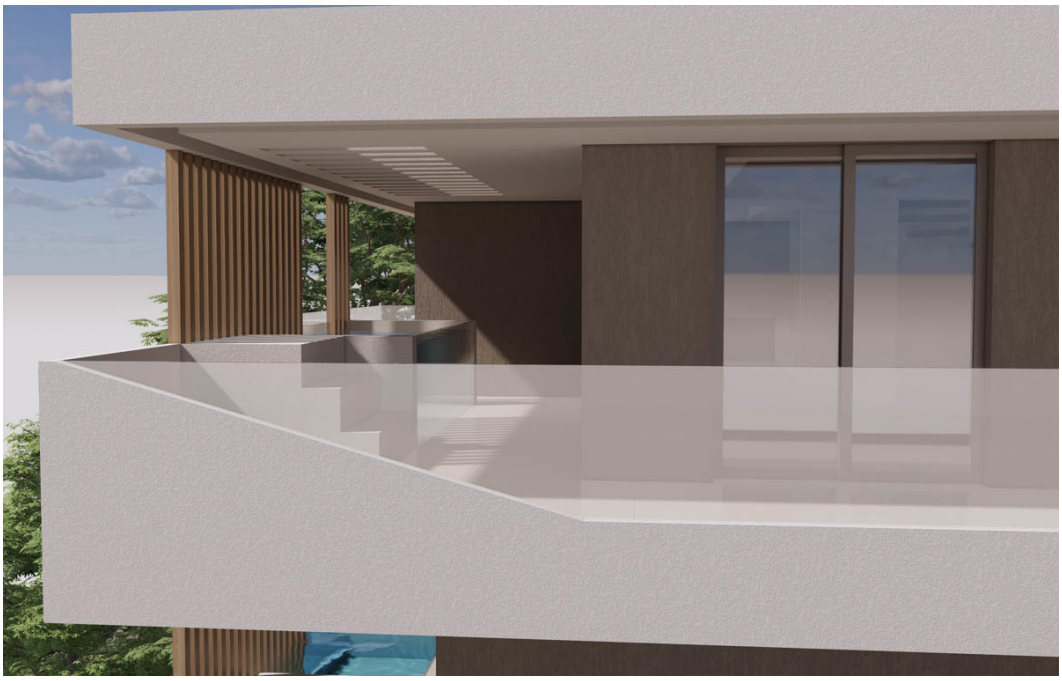
# La propriété



**CODE DU BIEN: 775415 - 166 75 Γλυφάδα**

# La propriété

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# La propriété

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# Une première impression

**Prelude penthouse is a Newly Built Maisonette For sale located in Glyfada only 10' walking distance from the town, Athens Riviera, 234 sq.m., €2.900.000**
**This luxurious duplex apartment, spanning the 4th and 5th floors in the heart of Glyfada on the Athenian Riviera, offers 234 sq.m. of elegant living space. It features four bedrooms, including two master suites, an additional bathroom, one WC, and a spacious open-plan living room that seamlessly connects with the kitchen and dining area — creating a warm, flexible environment ideal for both relaxation and entertaining.**
**Expansive 150 sq.m. terraces surround the residence, offering a private pool and panoramic views of the sea and mountains. The property also includes two underground parking spaces and a private storage room.**
**Housed in a contemporary A+ energy-efficient building, this apartment combines modern luxury with sustainability. Advanced features include a solar and photovoltaic net metering system, 12 cm thermal façade insulation, and EV/hybrid vehicle charging stations in the underground garage.**
**Inside, residents enjoy comfort and convenience with VRV air-conditioning ducts, underfloor heating, and an energy-efficient fireplace. Floor-to-ceiling windows flood the interiors with natural light, enhancing the sense of space and openness.**
**A private elevator offers exclusive access between the floors, ensuring convenience and discretion. Situated in a peaceful residential area yet only a short walk from Glyfada's vibrant center—with its shops, restaurants, and cafés—this penthouse offers the ideal balance of tranquility and lifestyle.**
**The building is equipped with a backup generator for common areas and parking facilities, ensuring uninterrupted operation. Additional highlights include smart home automation and stunning panoramic sea views — a perfect blend of sophistication, innovation, and coastal living.**

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# Contact

**Pour de plus amples informations, veuillez contacter votre personne de contact :**

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