Μαρούσι

Apex

Property ID: 2508796



PURCHASE PRICE: 750.000 EUR • LIVING SPACE: ca. 131 m^2 • ROOMS: 3 • LAND AREA: 150 m^2

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At a glance

Property ID	2508796
Living Space	ca. 131 m²
Rooms	3
Bathrooms	3
Year of construction	2026

Purchase Price	750.000 EUR

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The property





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A first impression

Crowning a newly built residential building in one of Marousi's most desirable neighborhoods, this penthouse maisonette occupies the third and fourth floors in a class of its own. A private aerie defined by modern architecture, clean lines, and an unmistakable sense of elevation, both literal and aesthetic. The building is exclusive, shared with only one other residence below, and the project is now in its final stage of construction, with completion expected by the end of September.

Spanning 131 sq.m. and rated Energy Class A, the residence is a study in contemporary design: sharp geometries, expansive glazing, and a seamless flow between indoor and outdoor living. Alumil S560 aluminium frames with energy-efficient glazing wrap the interiors in light, while underfloor heating and premium finishes carry that same design sensibility through every room. A 35 sq.m. storage room, shared building elevator, and 2 underground parking spaces round out the everyday comforts.

But the true signature of this penthouse is its rooftop world. A landscaped roof garden unfolds around a private heated swimming pool, intimate in scale, but striking in setting, offering residents their own secluded pocket of blue sky and open views over Marousi's leafy rooftops. It's a space made for quiet mornings and long evenings alike, elevated well above the rhythm of the street below.

The third floor is arranged as a bright, open-plan living, dining, and kitchen area, together with a guest WC, one large bedroom, an additional flexible room suited to a home office or smaller bedroom, and a full bathroom. The loft level above is dedicated entirely to a spacious master suite, complete with en-suite bathroom and walk-in closet, opening directly onto the terrace, the roof garden, and the private pool; a true sanctuary at the top of the home.

With its modern design, elevated views, and standout private pool, this penthouse maisonette is a rare offering for buyers seeking a distinctive, design-forward residence in one of Marousi's most desirable and genuinely residential corners. Eligible for the Golden Visa Program, it suits both owner-occupiers and investors alike. Price available upon request.

Marousi has quietly become one of Athens' most compelling addresses, a rare blend of green, low-density residential streets and genuine connectivity to the rest of the city. The area has seen steady growth in recent years, drawing families and professionals alike who want space, quality construction, and a real sense of neighborhood, without sacrificing access to the wider metropolitan area. This particular property sits within easy reach of the Kifisias ring road and the main arteries connecting central Athens, the northern suburbs, and the coast, yet the street itself remains distinctly residential,

quiet, and leafy, tucked comfortably away from the traffic and bustle of those thoroughfares. It's a rare combination: the calm of a true residential enclave, with the convenience of the city always just minutes away.

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Contact partner

For further information, please contact your contact person:

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