Μαρούσι

Elyx

Property ID: 2508799



PURCHASE PRICE: 980.000 EUR • LIVING SPACE: ca. 179 m^2 • ROOMS: 3 • LAND AREA: 150 m^2

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At a glance

Property ID	2508799	Purchase Price	980.000 EUR
Living Space	ca. 179 m²		
Rooms	3		
Bathrooms	3		
Year of construction	2026		

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The property





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A first impression

Occupying the first and second floors of a newly built residential building in one of Marousi's most desirable neighborhoods, this maisonette offers a self-contained, elegant living experience with its own independent entrance, entirely separate from the ground floor unit below. Part of a building shared with only one other residence, an exclusive penthouse maisonette on the third and fourth floors. Elyx combines contemporary architecture with premium-quality construction throughout. The project is now in its final stage of construction, with completion expected by the end of September.

Spanning 179 sq.m. across two beautifully proportioned levels, the maisonette offers 3 bedrooms and its share of the building's 4 bathrooms/WCs, framed by Alumil S560 aluminium frames with energy-efficient glazing. Underfloor heating runs throughout, complemented by a dedicated laundry room and access to a 25 sq.m. storage room. A shared building elevator adds everyday convenience, along with 2 private underground parking spaces.

The first floor unfolds as an elegant open-plan living and dining space, with the kitchen thoughtfully positioned at the rear of the floor for greater privacy. This level also includes a guest WC and a cloakroom/entrance wardrobe; a graceful, welcoming arrival sequence for residents and guests alike. Upstairs, the second floor is entirely devoted to rest and retreat: a serene master bedroom with en-suite bathroom and walk-in closet, a second master bathroom, and two further bedrooms sharing a beautifully appointed family bathroom. Bright, spacious, and quietly luxurious, this maisonette suits both discerning owner-occupiers and investors drawn to Marousi's steady growth, and it is eligible for the Golden Visa Program.

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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For further information, please contact your contact person:

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