Γλυφάδα

Aeria

CODE DU BIEN: 2597159



PRIX D'ACHAT: 900.000 EUR • SURFACE HABITABLE: ca. 156.01 m^2 • PIÈCES: 4

CODE DU BIEN: 2597159 - 165 62 Γλυφάδα

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En un coup d'œil

CODE DU BIEN	2597159	Prix d'achat	900.000 EUR
Surface habitable	ca. 156.01 m²		
Pièces	4		
Chambres à coucher	1		
Salles de bains	3		

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La propriété





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Une première impression

Aeria, an Elevated Perspective on the Athenian Riviera.

Defined by contemporary architectural elegance and an elevated perspective towards the Athenian Riviera, Aeria offers a refined residential experience in one of Glyfada's desirable hillside neighbourhoods. Set within an exclusive six-storey development, this exceptional 156,01 sq m maisonette occupies the fifth and sixth floors, where expansive glazing, sculptural balconies and thoughtfully designed interiors establish a natural dialogue between architecture and the surrounding landscape. The building's distinctive façade, characterised by graceful, wave-inspired curves, lends a sense of movement and understated sophistication to its architectural identity.

Designed to maximise natural light, ventilation and privacy, the residence unfolds across two beautifully appointed levels, offering an effortless balance between elegant entertaining and intimate family living. An impressive double-height kitchen forms the architectural centrepiece of the home, creating a striking sense of volume and a visual connection between the two floors, complemented by spacious dining and living areas designed for both sophisticated entertaining and everyday comfort. A bedroom, bathroom and dedicated laundry area complete the main level, while the upper floor accommodates a principal suite with an en-suite bathroom, an additional bedroom and two bathrooms, providing a comfortable and private retreat. Extending the living experience outdoors, 38.5 sq m of balcony space invites residents to appreciate the elevated outlook across Glyfada's urban landscape towards the distant blue of the Saronic Gulf. From this privileged upper-floor position, the interplay of natural light, open sky and the coastal horizon creates an inviting atmosphere of serenity and understated luxury. Premium finishes and carefully selected materials reinforce the residence's contemporary character, while A+ energy efficiency, underfloor heating powered by a heat pump, a VRF cooling system, solar water heating and a solar energy production system reflect a commitment to modern comfort and sustainable living. An 8 sq m private basement storage room and a dedicated basement parking space complete the residence.

Nestled near the foothills of Mount Hymettus, Aeria enjoys a privileged hillside setting that combines the tranquillity of nature with the cosmopolitan lifestyle of the Athenian Riviera. Its elevated position offers sweeping views across Glyfada's urban landscape towards the distant Saronic Gulf, where the Mediterranean light and open horizon create an atmosphere of serenity. Set within a peaceful residential neighbourhood, the property benefits from proximity to leafy parks, playgrounds, local shops and everyday amenities, while Glyfada's vibrant shopping district, acclaimed restaurants, beaches and marinas are within convenient reach. Blending natural beauty, privacy and urban convenience, Aeria offers an exceptional setting for refined contemporary living in

southern Athens.

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Contact

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

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