Παλαιό Φάληρο

Cozy

Property ID: 2666757



PURCHASE PRICE: 800.000 EUR • LIVING SPACE: ca. 159 m^2 • ROOMS: 3

Property ID: 2666757 - Παλαιό Φάληρο

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At a glance

Property ID	2666757
Living Space	ca. 159 m²
Rooms	3
Bedrooms	3
Bathrooms	2
Year of construction	2026

Purchase Price	800.000 EUR

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The property





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The property





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A first impression

Across the broad white bands of the façade, every balcony is a small garden, and a column of timber louvres rises beside them like a tree trunk, letting the green spill down. In Palaio Faliro, on the third and fourth floors, Cozy has a front door on each level and opens onto a double-height living room, where the eye climbs two storeys before it finds the ceiling. The renderings dress it in the tones of an autumn afternoon: warm oak, travertine, a soft sage green and touches of terracotta. Three bedrooms, two bathrooms and a guest WC, a second sitting room with a kitchenette for guests or quiet work, two parking spaces and a storage room. Four balconies, 47.5 m² in all; on the two largest, facing west, the late light turns to honey and stays until dinner. A home that wraps around whoever walks in, like a wool sweater.

Palaio Faliro is the first neighbourhood of the Athens Riviera after the city: a marina, a seafront promenade and the Stavros Niarchos Foundation Cultural Center within minutes, with Syntagma and Piraeus about half an hour away. It is lived in all year rather than seasonally, and it pairs city life with everyday access to the sea. That balance supports steady demand from both owner-occupiers and tenants.

A primary residence for anyone who needs separate levels: one for daily family life, one for guests or working from home. Someone who wants the city centre and the sea in the same routine. And a buyer looking for a home in a new building close to the city as a long-term holding.

Von Poll Greece offers a comprehensive range of services to support clients throughout the entire property purchasing process in Greece. Beyond our real estate expertise, we collaborate with a network of trusted professionals—including legal advisors, notaries, tax consultants, and architects—ensuring that every stage of the transaction is completed smoothly and with absolute security. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to the signing of contracts, tax procedures, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for both international and Greek clients.

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Contact partner

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