Παλαιό Φάληρο

# Aurora

*Objektnummer: 2677559*



KAUFPREIS: 635.000 EUR • WOHNFLÄCHE: ca. 123 $m^2$ • ZIMMER: 3 • GRUNDSTÜCK: 611 $m^2$

Objektnummer: 2677559 - Παλαιό Φάληρο


- Auf einen Blick
- Die Immobilie
- Ein erster Eindruck
- Ansprechpartner

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# Auf einen Blick

| | | | |
|---|---|---|---|
| Objektnummer | 2677559 | Kaufpreis | 635.000 EUR |
| Wohnfläche | ca. 123 m² | | |
| Zimmer | 3 | | |
| Schlafzimmer | 1 | | |
| Badezimmer | 2 | | |
| Baujahr | 2025 | | |

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# Die Immobilie





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# Die Immobilie

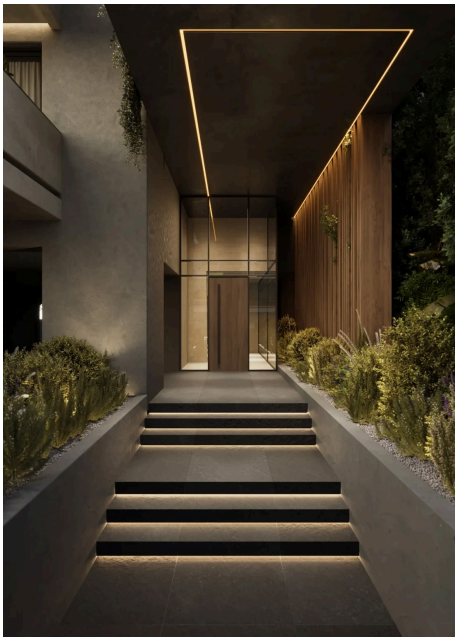




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# Die Immobilie





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# Ein erster Eindruck

Dawn arrives here first: from the fourth floor, the east-facing balcony catches the sun the moment it clears the horizon, and the light passes into the living room before the street below has woken. The building rises in broad sand-toned bands, planted at every level beside a column of timber louvres. Aurora in Palaio Faliro gathers around an open living room with an island kitchen. Three bedrooms, the master with its own bathroom and a planted balcony, a second bathroom, a laundry space, and three balconies, almost 40 m² in all. The renderings propose warm oak, pale stone and linen curtains that turn gold in the first light. A parking space under the building and a storage room. Every day begins a little earlier here.

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 with three bedrooms in a new building, close to the sea, the marina and the city centre. Anyone who wants a master suite and balconies on every side. And a long-term letting in a neighbourhood that lives all year.

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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# Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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*Zum Impressum der von Poll Immobilien GmbH*

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