Παλαιό Φάληρο

Augustus

Property ID: 2677561



PURCHASE PRICE: 680.000 EUR • LIVING SPACE: ca. 123 m^2 • ROOMS: 3 • LAND AREA: 611 m^2

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At a glance

Property ID	2677561
Living Space	ca. 123 m²
Rooms	3
Bedrooms	1
Bathrooms	2
Year of construction	2025

Purchase Price	680.000 EUR

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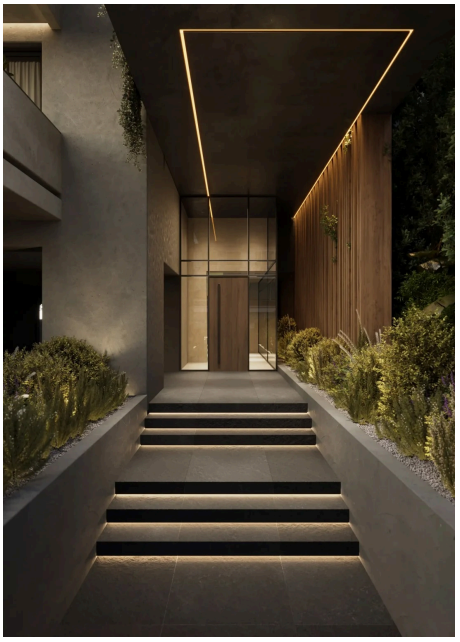
The property





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A first impression

On the fifth floor the street has fallen away and the sky has come closer: here the summer morning light enters through the large east-facing balcony and stretches all the way to the kitchen. The building rises in broad sand-toned bands, planted at every level beside a column of timber louvres. This 123 m² residence 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. A parking space under the building and a storage room. A home that keeps a little of August's light inside it, all year round.

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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Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athína
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

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