

# BOUTIQUE RESIDENCES ATHENS RIVIERA

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An intimate, three-level development along the southern coast of Athens, offering a limited collection of premium residences designed for privacy, refined design, and long-term value. Each home features open-plan living, modern kitchens, elegant bathrooms, and generous private outdoor space, with quality finishes and fluid indoor–outdoor living. The collection ranges from two-bedroom apartments to multi-level penthouses with private rooftop terraces and pools, anchored by a signature duplex maisonette with its own private pool.

**Highlights:** A+ energy rating • residents' gym • covered & open parking • private storage • landscaped surroundings • strong investment & rental appeal

# EXTERNAL PERSPECTIVES

Architectural Concept



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# RATE CARD


PROPERTY	LEVEL	BEDROOMS	BATHROOMS	WC	INTERIOR SPACES			EXTERIOR SPACES			TOTAL SELLABLE AREA *	PRICE
					TOTAL INTERIOR SQM	MAID'S ROOM SQM	STORAGE SQM	EXTERIOR SQM	POOL AREA SQM	PARKING		
<b><u>MAISONETTE GR1</u></b>	GF   -1	3	3	1	<b>140.17</b>	-	-	159.36	18.00	1	<b>140.17</b>	<b>SOLD</b>
<b><u>APARTMENT A1</u></b>	1 <sup>ST</sup>	2	2	1	<b>97.95</b>	-	4.29	12.04	-	1	<b>97.95</b>	<b>€ 850,000</b>
<b><u>APARTMENT A2</u></b>	1 <sup>ST</sup>	2	2	1	<b>77.94</b>	-	2.69	15.59	-	1	<b>77.94</b>	<b>€ 670,000</b>
<b><u>APARTMENT A3</u></b>	1 <sup>ST</sup>	2	1	-	<b>71.41</b>	-	2.61	5.30	-	1	<b>71.41</b>	<b>€ 600,000</b>
<b><u>PENTHOUSE B1</u></b>	2 <sup>ND</sup>   3 <sup>RD</sup>	4	4	1	<b>173.89</b>	27.81	4.71	75.02	12.00	2	<b>201.70</b>	<b>SOLD</b>
<b><u>PENTHOUSE B2</u></b>	2 <sup>ND</sup>   3 <sup>RD</sup>	3	3	1	<b>148.60</b>	17.80	3.86	44.54	6.60	2	<b>166.40</b>	<b>€ 1,500,000</b>
<b><u>PENTHOUSE B3</u></b>	2 <sup>ND</sup>   3 <sup>RD</sup>	3	3	-	<b>129.27</b>	16.87	4.44	29.78	12.48	2	<b>146.14</b>	<b>€ 1,330,000</b>




\* The total sellable area includes only the interior living space and any maid's room. Storage areas are not included.


# BUILDING AMENITIES


## -1 & GROUND FLOORS

 7 Underground Parking Spaces

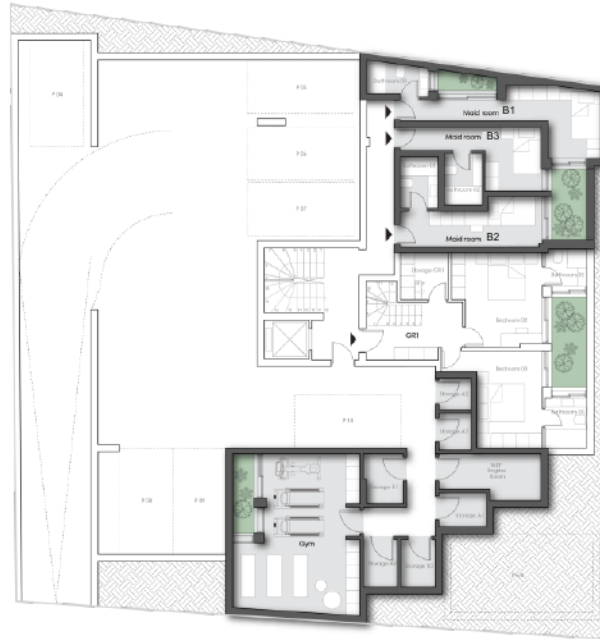
 3 Overground Parking Spaces

 6 Storage Rooms

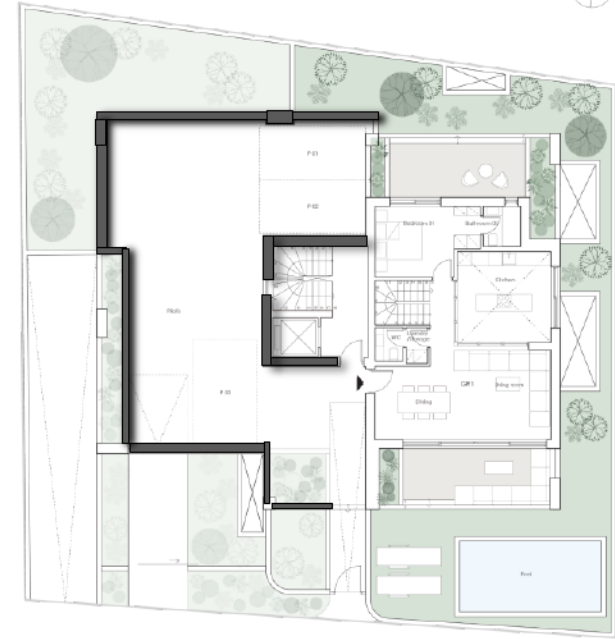
 Gym 37.72 m<sup>2</sup>

 -1 & GF

 A+



BASEMENT LEVEL











GROUND FLOOR

# MAISONNETTE GR1

## -1 & GROUND FLOORS

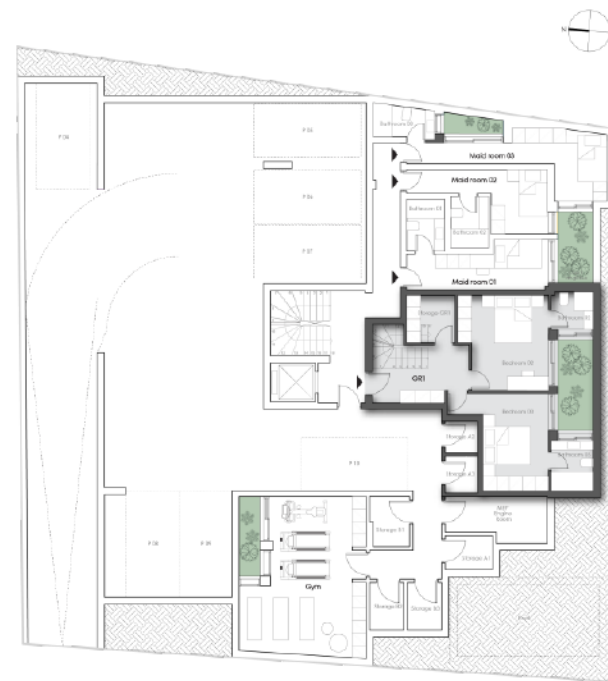
TOTAL SELLABLE SURFACE : 140.17 SQM

TOTAL EXTERIOR SURFACE : 159.36 SQM

-  3 Master Bedrooms
-  3 En suite Bathrooms
-  1 WC
-  Interior Surface 140.17 m<sup>2</sup>
-  Exterior Garden Surface 159.36 m<sup>2</sup>
-  Pool Area 18.00 m<sup>2</sup>
-  1 Parking Space
-  -1 and Ground Floor



ENTRY LEVEL / GROUND FLOOR  
84.57 m<sup>2</sup>











BASEMENT LEVEL / -1 FLOOR  
55.60 m<sup>2</sup>

# APARTMENT A1

## FIRST FLOOR

TOTAL SELLABLE SURFACE : 97.95 SQM

TOTAL EXTERIOR SURFACE : 12.04 SQM

-  2 Master Bedrooms
-  2 En suite Bathrooms
-  1 WC
-  Interior Surface 97.95 m<sup>2</sup>
-  Exterior Terrace Surface 12.04 m<sup>2</sup>
-  1 Parking Space
-  Storage Room 4.29 m<sup>2</sup>
-  1<sup>st</sup> Floor











# APARTMENT A2

## FIRST FLOOR

TOTAL SELLABLE SURFACE : 77.94 SQM

TOTAL EXTERIOR SURFACE : 15.59 SQM

-  2 Master Bedrooms
-  2 En suite Bathrooms
-  1 WC
-  Interior Surface 77.94 m<sup>2</sup>
-  Exterior Terrace Surface 15.59 m<sup>2</sup>
-  1 Parking Space
-  Storage Room 2.69 m<sup>2</sup>
-  1<sup>st</sup> Floor










# APARTMENT A3

## FIRST FLOOR

TOTAL SELLABLE SURFACE : 71.41 SQM

TOTAL EXTERIOR SURFACE : 5.30 SQM

-  2 Master Bedrooms
-  1 Bathroom
-  Interior Surface 71.41 m<sup>2</sup>
-  Exterior Terrace Surface 5.30 m<sup>2</sup>
-  1 Parking Space
-  Storage Room 2.61 m<sup>2</sup>
-  1<sup>st</sup> Floor













# PENTHOUSE B1

## SECOND & THIRD FLOORS

TOTAL SELLABLE SURFACE : 201.70 SQM

TOTAL EXTERIOR SURFACE : 75.02 SQM

-  4 Master Bedrooms
-  4 En suite Bathrooms
-  1 WC
-  Interior Surface 173.81 m<sup>2</sup>
-  Exterior Terrace Surface 75.02 m<sup>2</sup>
-  Pool Area 11.68 m<sup>2</sup>
-  Storage Room 4.71 m<sup>2</sup>
-  2 Parking Spaces
-  Maid's / Driver Room 27.81 m<sup>2</sup> (-1)
-  2<sup>nd</sup> | 3<sup>rd</sup> Floor



ENTRY LEVEL / 2<sup>ND</sup> FLOOR  
113.21 m<sup>2</sup>













UPPER LEVEL / 3<sup>RD</sup> FLOOR  
60.60 m<sup>2</sup>

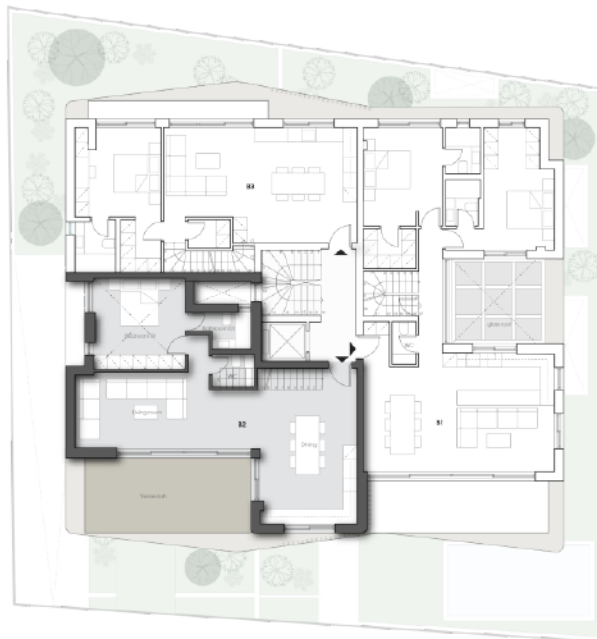
# PENTHOUSE B2

## SECOND & THIRD FLOORS

TOTAL SELLABLE SURFACE : 166.40 SQM

TOTAL EXTERIOR SURFACE : 44.54 SQM

-  3 Master Bedrooms
-  3 En suite Bathrooms
-  1 WC
-  Interior Surface 148.60 m<sup>2</sup>
-  Exterior Terrace Surface 44.45 m<sup>2</sup>
-  Pool Area 6.60 m<sup>2</sup>
-  Storage Room 3.86 m<sup>2</sup>
-  2 Parking Spaces
-  Maid's / Driver Room 17.80 m<sup>2</sup> (-1)
-  2<sup>nd</sup> | 3<sup>rd</sup> Floor



ENTRY LEVEL / 2<sup>ND</sup> FLOOR  
89.39 m<sup>2</sup>



UPPER LEVEL / 3<sup>RD</sup> FLOOR  
59.21 m<sup>2</sup>












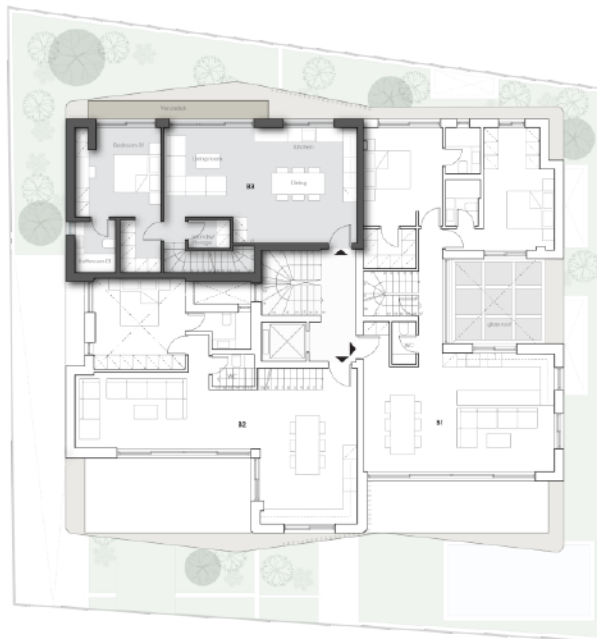
# PENTHOUSE B3

## SECOND & THIRD FLOORS

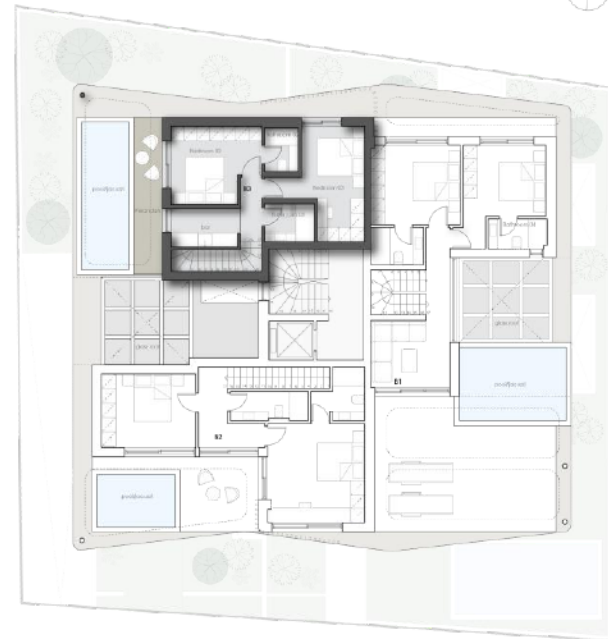
TOTAL SELLABLE SURFACE : 146.14 SQM

TOTAL EXTERIOR SURFACE : 29.73 SQM

-  3 Master Bedrooms
-  3 En suite Bathrooms
-  Interior Surface 129.27 m<sup>2</sup>
-  Exterior Terrace Surface 29.73 m<sup>2</sup>
-  Pool Area 12.48 m<sup>2</sup>
-  Storage Room 4.40 m<sup>2</sup>
-  2 Parking Spaces
-  Maid's / Driver Room 16.87 m<sup>2</sup> (-1)
-  2<sup>nd</sup> | 3<sup>rd</sup> Floor



ENTRY LEVEL / 2<sup>ND</sup> FLOOR  
78.71 m<sup>2</sup>



UPPER LEVEL / 3<sup>RD</sup> FLOOR  
50.56 m<sup>2</sup>