



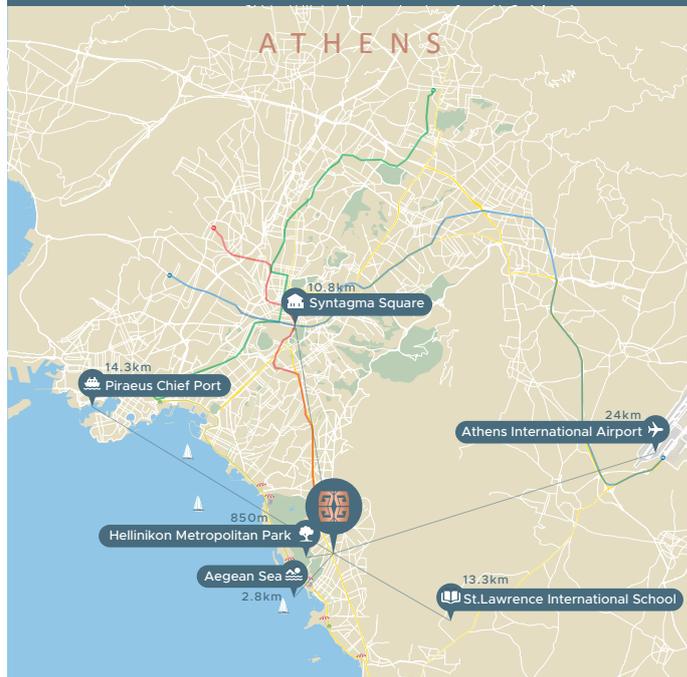
# GLYFADA IMPERIAL RESIDENCE

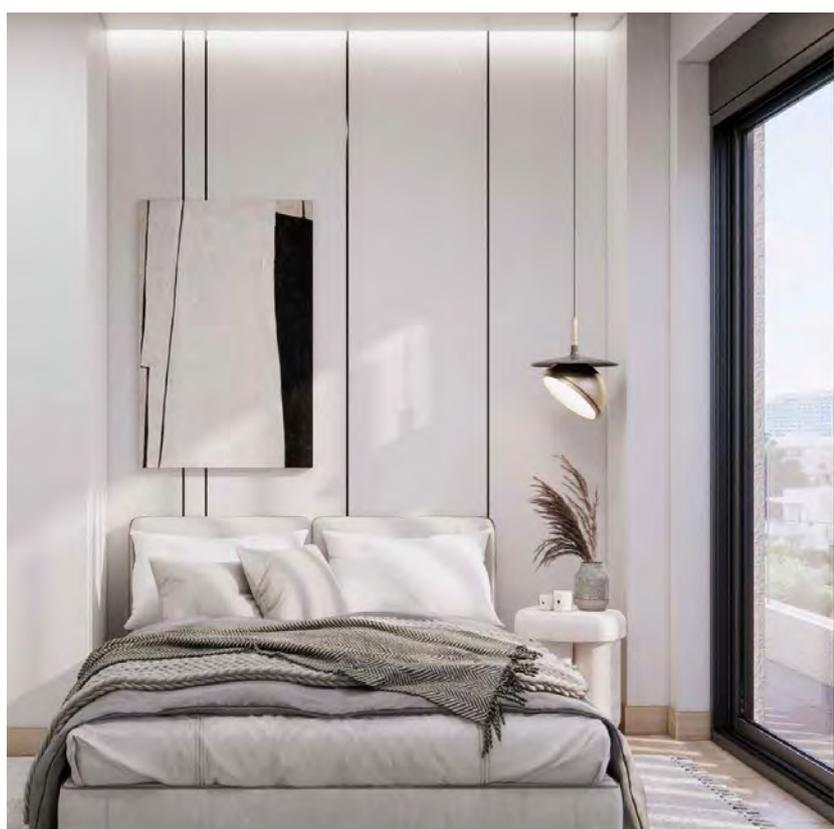
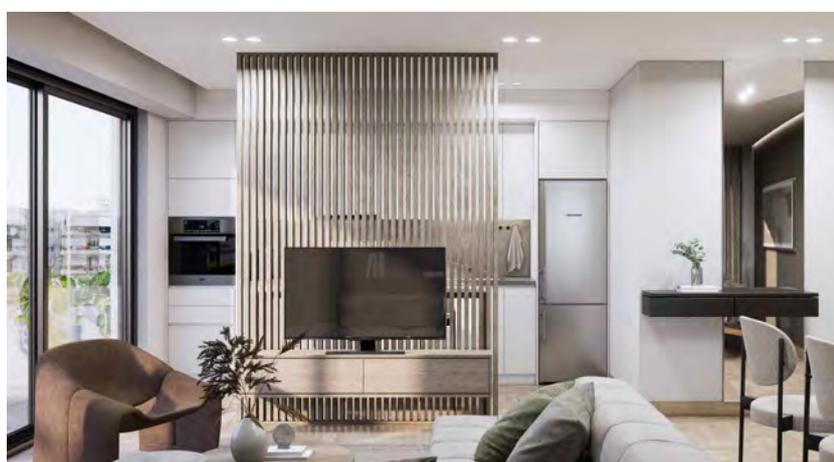
ATHENS SEASIDE



## PRIME LOCATION

Located in the luxurious southern suburbs of Athens, **Glyfada** is only about a half-hour drive from the city center. With lovely beaches, Michelin stars restaurants and many high-end stores, this is where many dream of moving in order to combine the best of city-living with all that the coast has to offer.



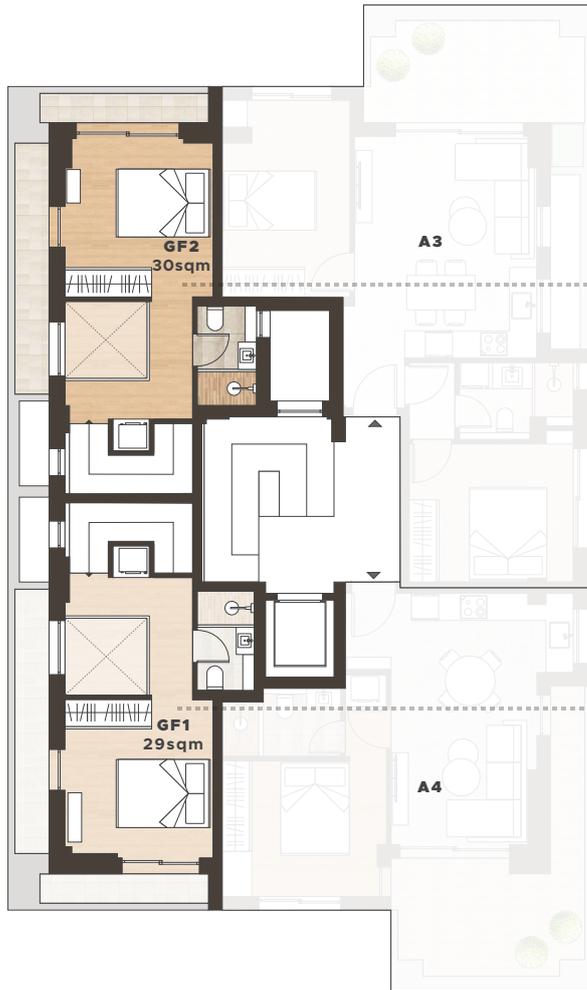


# Garden Loft

## G/F & 1st Floor

**GF2**

Bedroom	1
Bathroom	2
Covered Area	64 sqm
Balcony	8 sqm
Garden	38 sqm
<b>Total Area</b>	<b>110 sqm</b>

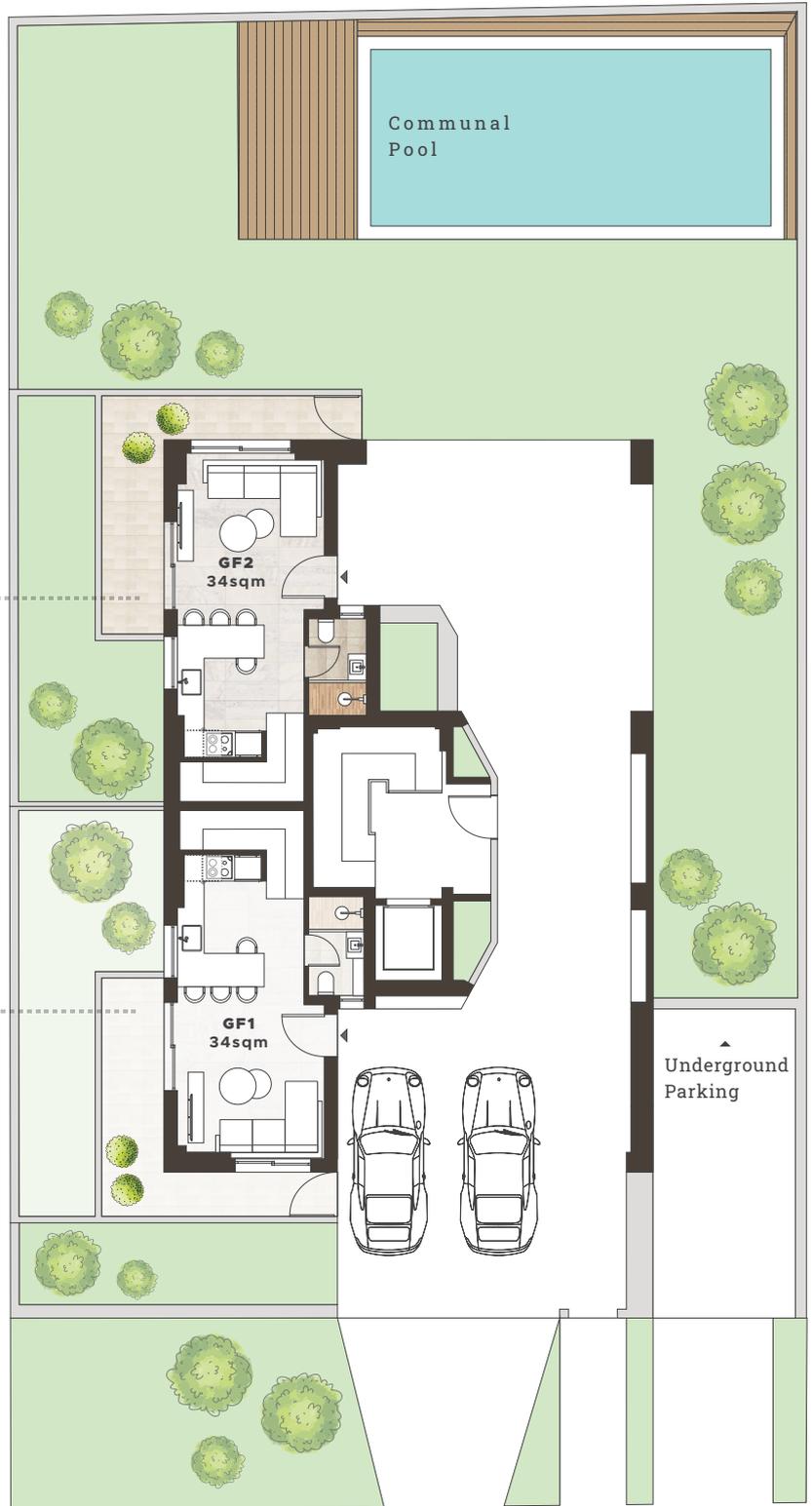


# Garden Loft

## G/F & 1st Floor

**GF1**

Bedroom	1
Bathroom	2
Covered Area	63 sqm
Balcony	8.5 sqm
Garden	37 sqm
<b>Total Area</b>	<b>108.5 sqm</b>

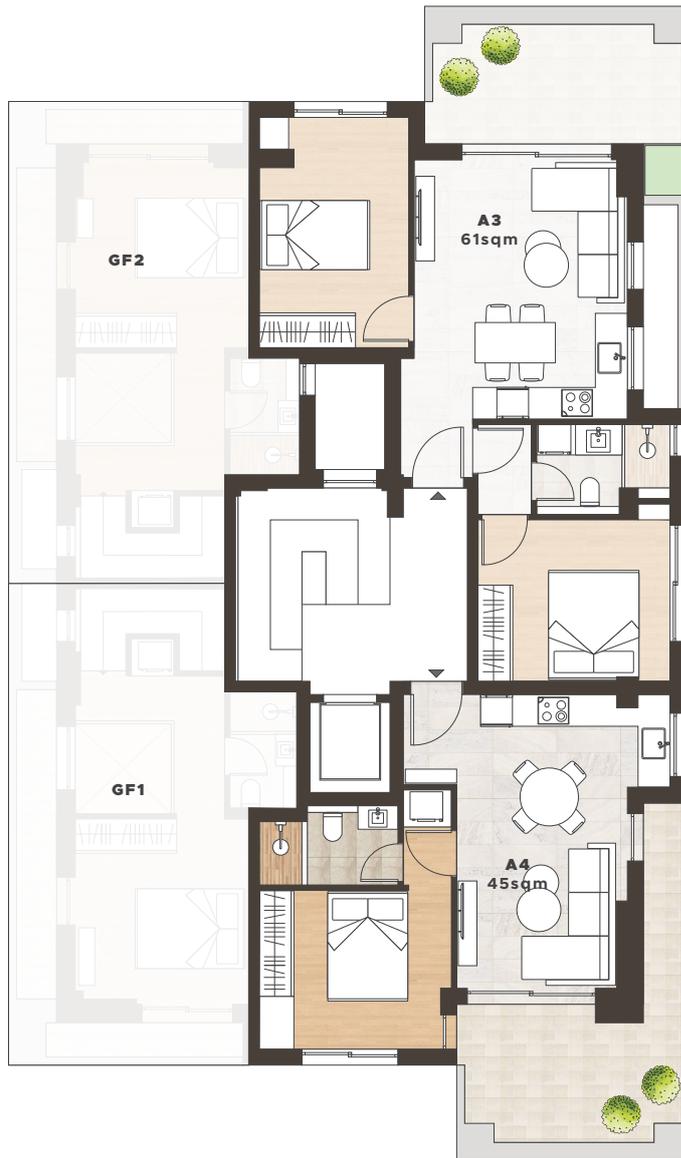


Tzavela Str.



# 2 Bedroom Apartment

## 1st Floor



**A3**

Bedroom	2
Bathroom	1
Covered Area	61 sqm
Balcony	12 sqm
<b>Total Area</b>	<b>73 sqm</b>

Tzavela Str.



# 1 Bedroom Apartment

## 1st Floor

**A4**

Bedroom	1
Bathroom	1
Covered Area	45 sqm
Balcony	15 sqm
<b>Total Area</b>	<b>60 sqm</b>

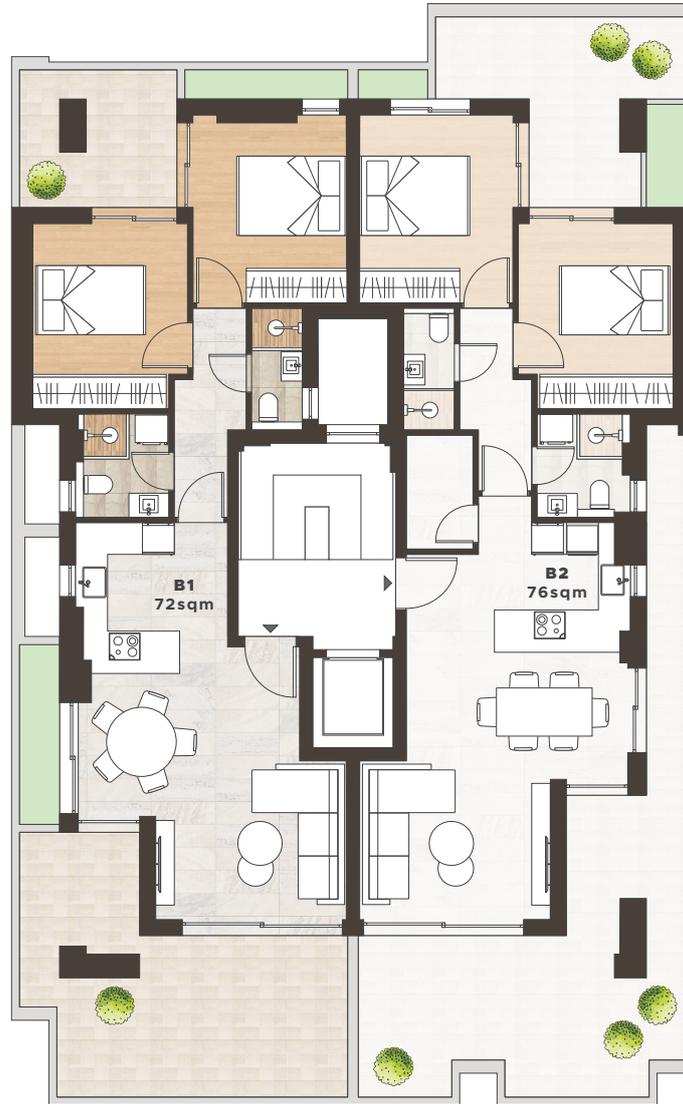


# 2 Bedroom Apartment

## 2nd Floor

**B1**

Bedroom	2
Bathroom	2
Covered Area	72 sqm
Balcony	32.5 sqm
<b>Total Area</b>	<b>104.5 sqm</b>



Tzavela Str.



# 2 Bedroom Apartment

## 2nd Floor

**B2**

Bedroom	2
Bathroom	2
Covered Area	76 sqm
Balcony	45 sqm
<b>Total Area</b>	<b>121 sqm</b>



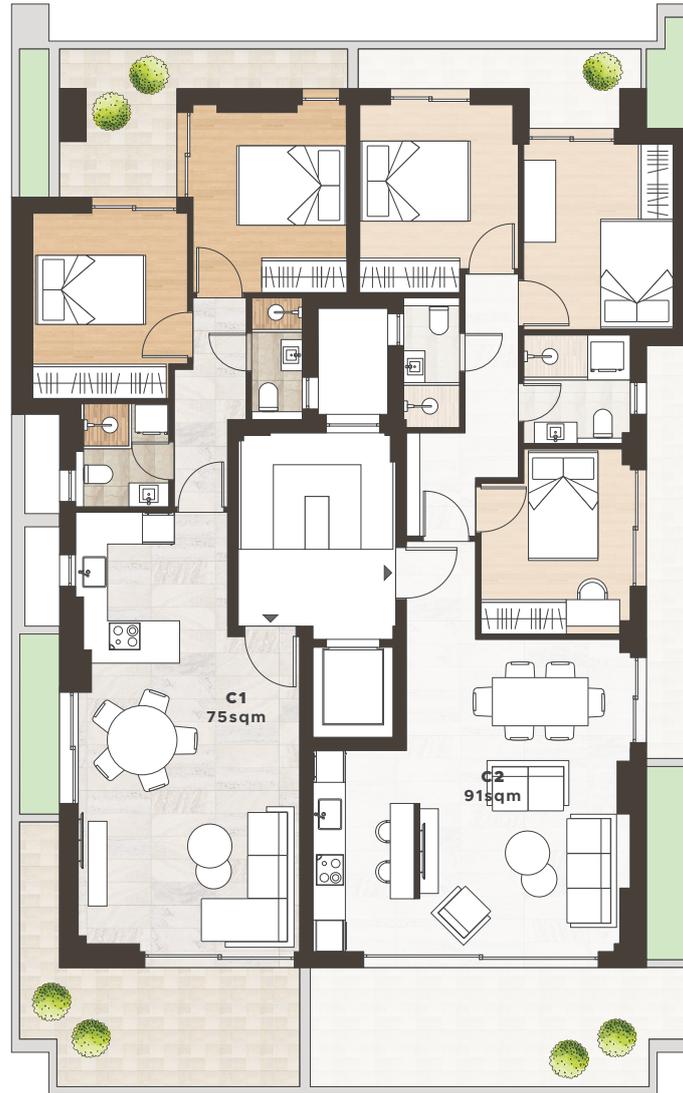


# 2 Bedroom Apartment

## 3rd Floor

C1

Bedroom	2
Bathroom	2
Covered Area	75 sqm
Balcony	25 sqm
<b>Total Area</b>	<b>100 sqm</b>



Tzavela Str.



# 3 Bedroom Apartment

## 3rd Floor

C2

Bedroom	3
Bathroom	2
Covered Area	91 sqm
Balcony	31 sqm
<b>Total Area</b>	<b>122 sqm</b>

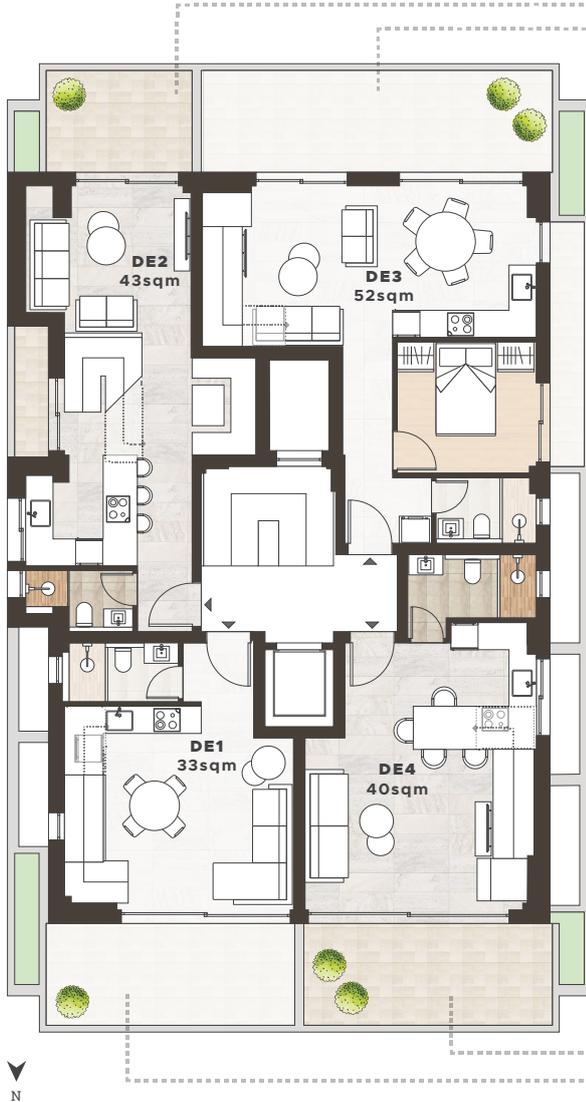


# 2 Bedroom Duplex

4th & 5th Floor

**DE2**

Bedroom	2
Bathroom	2
Covered Area	81 sqm
Balcony	17 sqm
<b>Total Area</b>	<b>98 sqm</b>



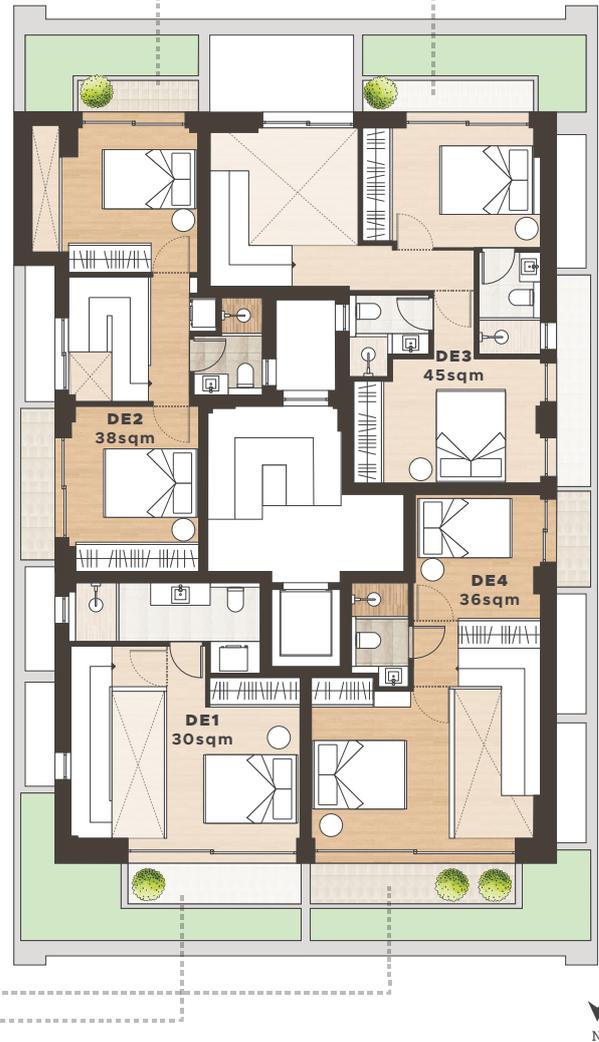
Tzavela Str.

# 3 Bedroom Duplex

4th & 5th Floor

**DE3**

Bedroom	3
Bathroom	3
Covered Area	97 sqm
Balcony	32 sqm
Private Roof Terrace	25 sqm
<b>Total Area</b>	<b>154 sqm</b>



# 1 Bedroom Duplex

4th & 5th Floor

**DE1**

Bedroom	1
Bathroom	2
Covered Area	63 sqm
Balcony	18 sqm
<b>Total Area</b>	<b>81 sqm</b>



# 2 Bedroom Duplex

4th & 5th Floor

**DE4**

Bedroom	2
Bathroom	2
Covered Area	76 sqm
Balcony	20.5 sqm
<b>Total Area</b>	<b>96.5 sqm</b>



Hellinikon Metropolitan Park - 850m

# UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Garden/ Roof Terrace (sqm)	Parking/Storage	Garden & Swimming Pool
GF1	G/F - 1st	Garden Loft	1	2	<b>108.5</b>	63 (34+29)	8.5	37	Additional Charge	Yes (Communal)
GF2	G/F - 1st	Garden Loft	1	2	<b>110</b>	64 (34+30)	8	38	Additional Charge	Yes (Communal)
A3	1st	Apartment	2	1	<b>73</b>	61	12	-	Additional Charge	Yes (Communal)
A4	1st	Apartment	1	1	<b>60</b>	45	15	-	Additional Charge	Yes (Communal)
B1	2nd	Apartment	2	2	<b>104.5</b>	72	32.5	-	Additional Charge	Yes (Communal)
B2	2nd	Apartment	2	2	<b>121</b>	76	45	-	Additional Charge	Yes (Communal)
C1	3rd	Apartment	2	2	<b>100</b>	75	25	-	Additional Charge	Yes (Communal)
C2	3rd	Apartment	3	2	<b>122</b>	91	31	-	Additional Charge	Yes (Communal)
DE1	4th - 5th	Duplex	1	2	<b>81</b>	63 (33+30)	18	-	Additional Charge	Yes (Communal)
DE2	4th - 5th	Duplex	2	2	<b>98</b>	81 (43+38)	17	-	Additional Charge	Yes (Communal)
DE3	4th - 5th	Duplex	3	3	<b>154</b>	97 (52+45)	32	25	Additional Charge	Yes (Communal)
DE4	4th - 5th	Duplex	2	2	<b>96.5</b>	76 (40+36)	20.5	-	Additional Charge	Yes (Communal)

\*Transfer Tax 3.09%

\* All the above floor areas are subject to verification following completion. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or -5%



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