



RIVIERA RESIDENCE IV

ATHENS SEASIDE

THE AREA

The Stavros Niarchos Foundation Cultural Centre (SNFCC) is an architectural cultural centre, designed by Renzo Piano. It has taken over and restored one of the best seafront pieces of land in the southern suburbs, which practically oversees Athens at its whole. Today the lot has been transformed into the Stavros Niarchos Park, also home to the modern building, which houses the National Library of Greece (NLG) and the Greek National Opera (GNO).

The Stavros Niarchos Park offers many surprises. Guests can rest in specially designed seating areas or explore a nearby circular labyrinth. Children can play in creative playgrounds of innovative design. The Park is ideal for the children, but also for all citizens, who will be able to enjoy their leisure walk, exercise or attend concerts, exhibitions, and a multitude of other events such as festivals, films, opera productions and ballet.



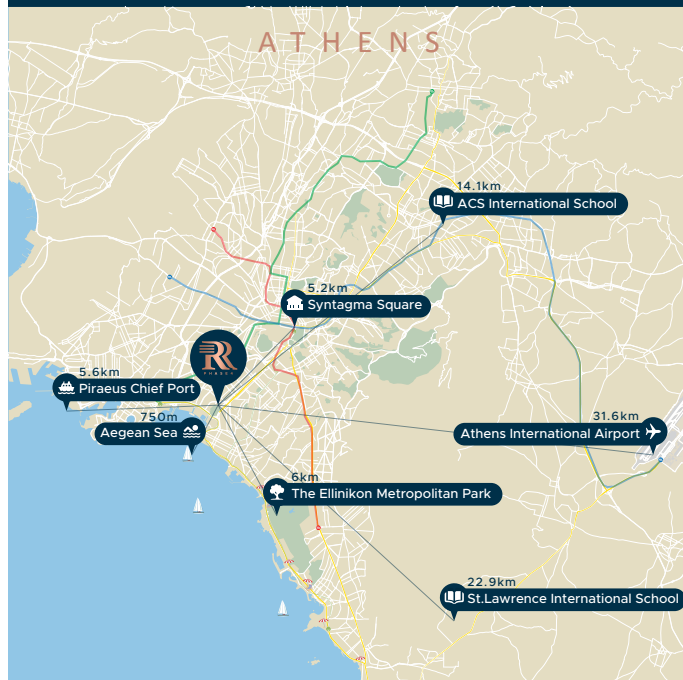


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PRIME LOCATION

Situated on a prime location by **the sea**, right next to Stavros Niarchos Foundation Cultural Center, National Opera House and National Library, and just a **breath away from the beach** and the most **luxurious marina** of Faliro, Floivos. **Walking distance** from all main facilities and **Aegean Sea** but also less than 10 minutes from historical city center.



3 Bedroom Duplex

1-2 & 3-4 Floor

AB1 CD1

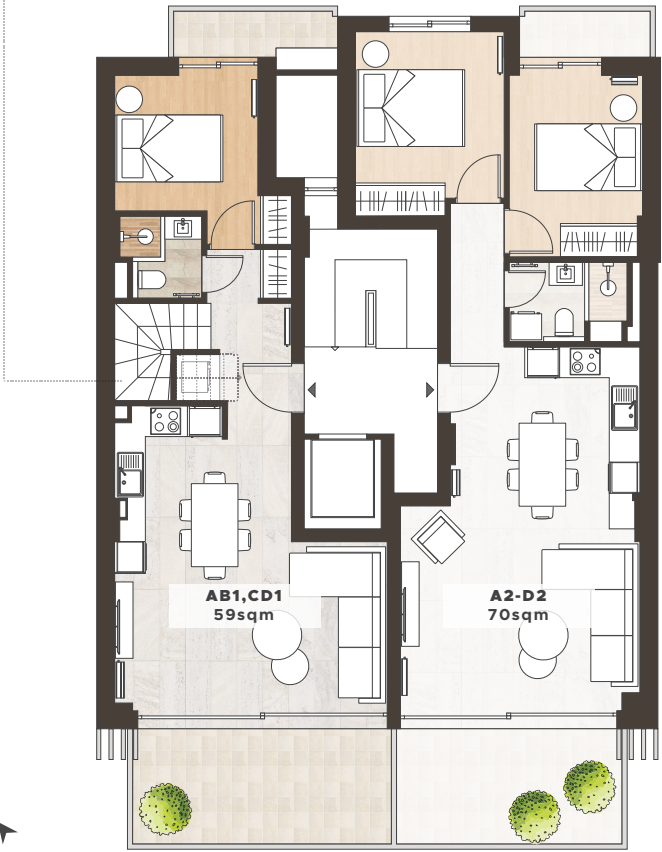
Bedroom	3
Bathroom	3
Covered Area	112 sqm
Balcony	32 sqm
Total Area	144 sqm

2 Bedroom Apartment

1st - 4th Floor

A2 B2 C2 D2

Bedroom	2
Bathroom	1
Covered Area	70 sqm
Balcony	13 sqm
Total Area	83 sqm



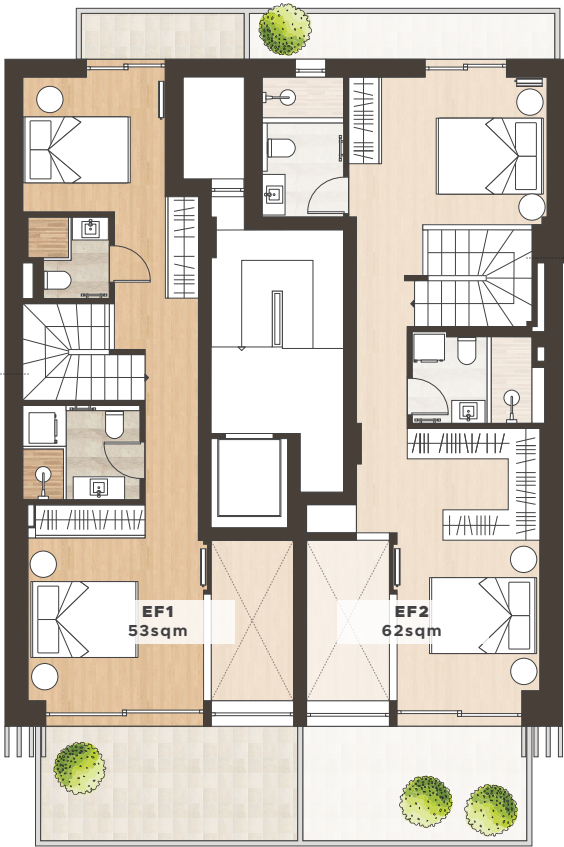
Evripidou Str.

3 Bedroom Duplex

5th - 6th Floor

EF1

Bedroom	3
Bathroom	3
Covered Area	112 sqm
Balcony	32 sqm
Total Area	144 sqm

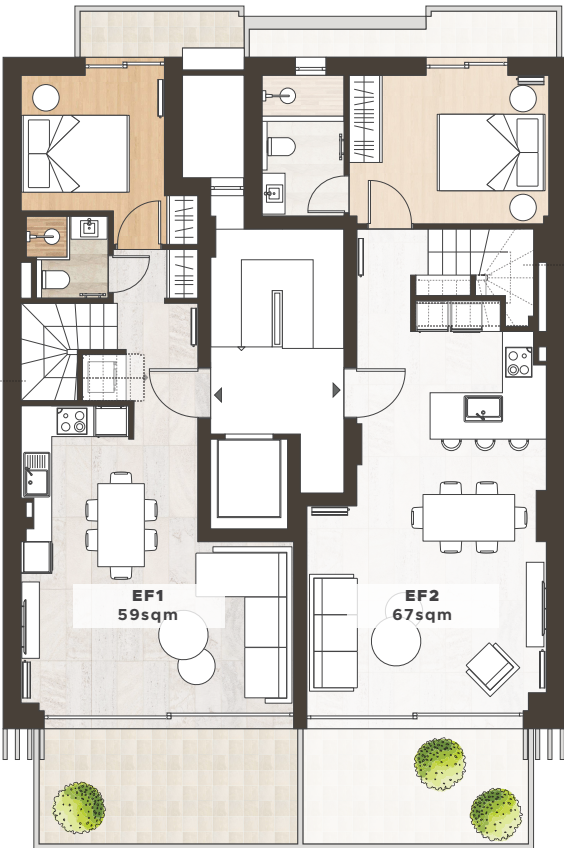


3 Bedroom Duplex

5th - 6th Floor

EF2

Bedroom	3
Bathroom	3
Covered Area	129 sqm
Balcony	33 sqm
Total Area	162 sqm



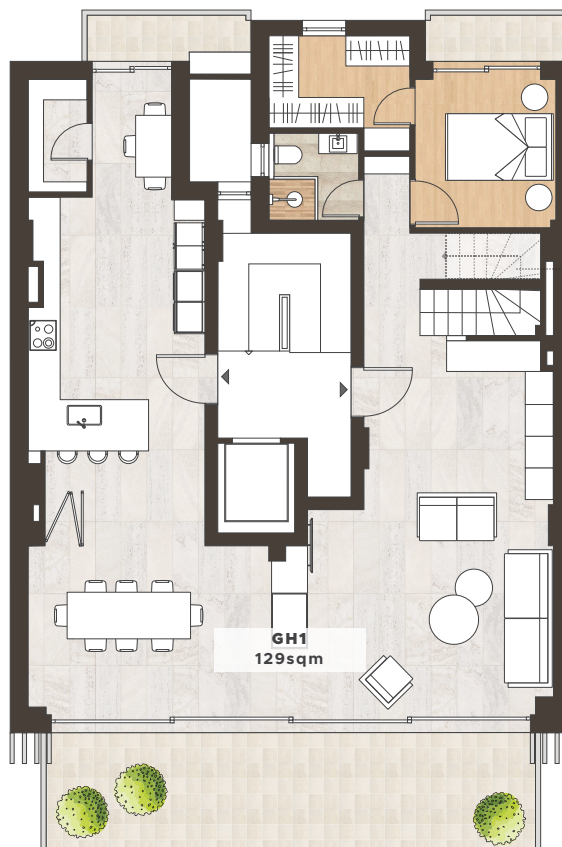
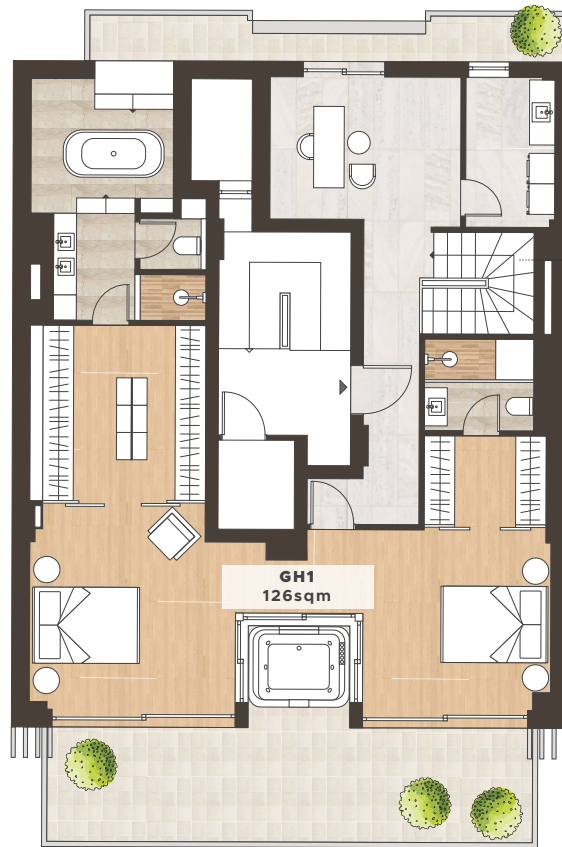
Evripidou Str.

3 Bedroom Duplex

7th - 8th Floor

GH1

Bedroom	3
Bathroom	3
Covered Area	255 sqm
Balcony	61 sqm
Total Area	316 sqm



Evripidou Str.



UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Parking/Storage
AB1	1st - 2nd	Duplex	3	3	144	112 (59+53)	32	Additional Charge
A2	1st	Apartment	2	1	83	70	13	Additional Charge
B2	2nd	Apartment	2	1	83	70	13	Additional Charge
CD1	3rd - 4th	Duplex	3	3	144	112 (59+53)	32	Additional Charge
C2	3rd	Apartment	2	1	83	70	13	Additional Charge
D2	4th	Apartment	2	1	83	70	13	Additional Charge
EF1	5th - 6th	Duplex	3	3	144	112 (59+53)	32	Additional Charge
EF2	5th - 6th	Duplex	3	3	162	129 (67+62)	33	Additional Charge
GH1	7th - 8th	Duplex	3	3	316	255 (129+126)	61	Additional Charge

*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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