



ROYAL BLUE RESIDENCE II

ATHENS SEASIDE

T H E A R E A

Alimos is one of the of the most beautiful **coastal suburbs** of Athens. Its build-up area is continuous with those of the neighboring Faliro and Elliniko. A **privileged location** that you can escape the bustle of the Greek capital and discover **the cosmopolitan Athenian Riviera while having the Aegean Sea at your doorsteps.**

Alimos is conspicuous by its beautiful sandy beachfront as well as home of one of the largest marinas in Greece with 1080 berths and which is the next big public development in the country.

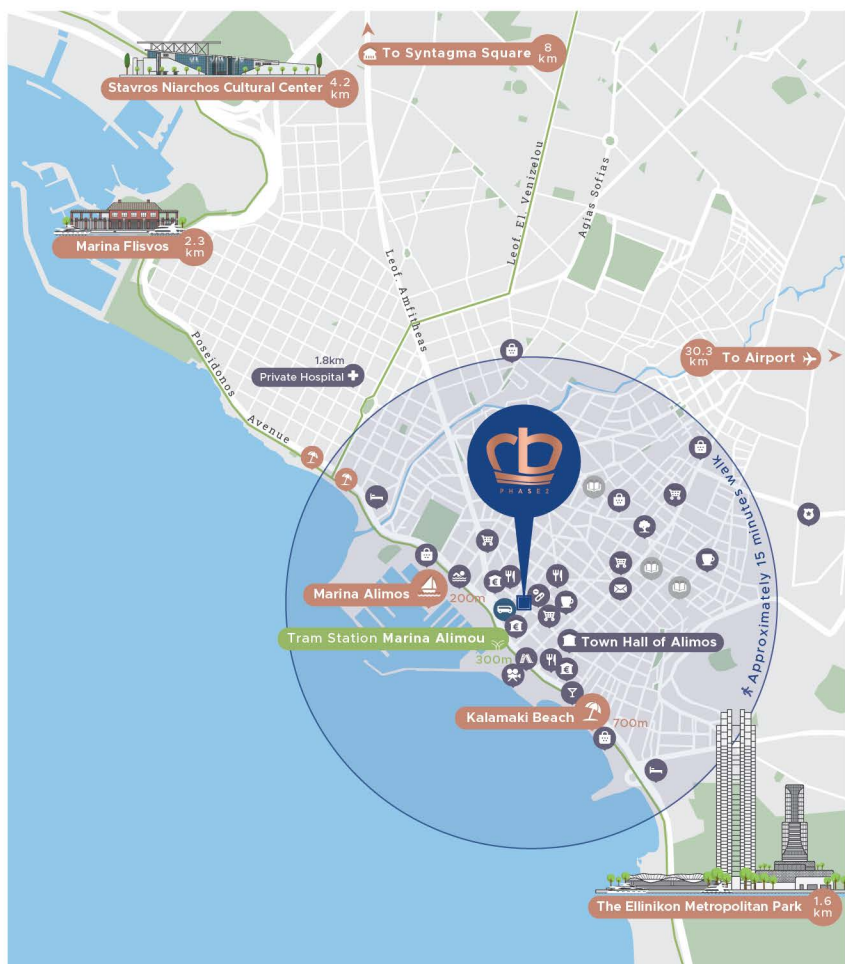
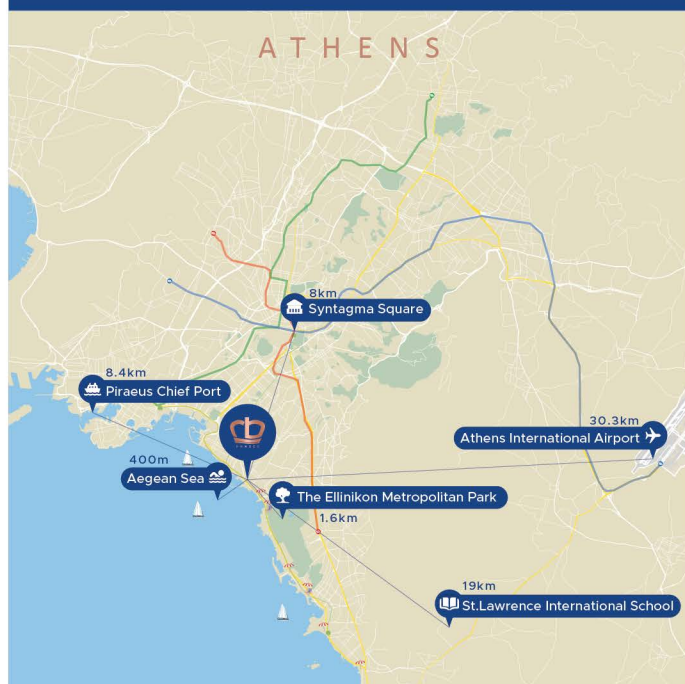
An ideal for everyone place to live. It combines the uniqueness of a high-quality and healthy environment overlooking the Aegean Sea with an easy access to the city center and the rest of the city. All these make Alimos an attractive destination both for locals and visitors wanting to enjoy some quality time among the luxurious shops and restaurants by the sea.





PRIME LOCATION

Alimos is one of the most beautiful coastal suburbs of Athens. Its build-up area is continuous with those of the neighboring Faliro and Elliniko. A privileged location that you can escape the bustle of the Greek capital and discover the cosmopolitan Athenian Riviera while having the Aegean Sea at your doorstep.





3 Bedroom Duplex

1st & 2nd Floor

AB2

Bedroom	3
Bathroom	2
Covered Area	100 sqm
Balcony	23 sqm
Total Area	123 sqm



Thoukididou Str.

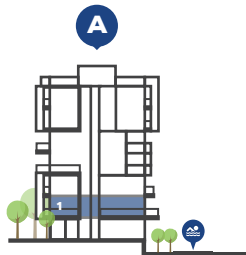
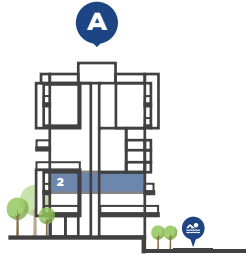


2 Bedroom Apartment

2nd Floor

B1

Bedroom	2
Bathroom	2
Covered Area	73.5 sqm
Balcony	15 sqm
Total Area	88.5 sqm



2 Bedroom Apartment

1st Floor

A1

Bedroom	2
Bathroom	2
Covered Area	73.5 sqm
Balcony	17 sqm
Total Area	90.5 sqm



3 Bedroom Duplex

3rd & 4th Floor

CD2

Bedroom	3
Bathroom	2
Covered Area	108 sqm
Balcony	27 sqm
Total Area	135 sqm



3 Bedroom Duplex

3rd & 4th Floor

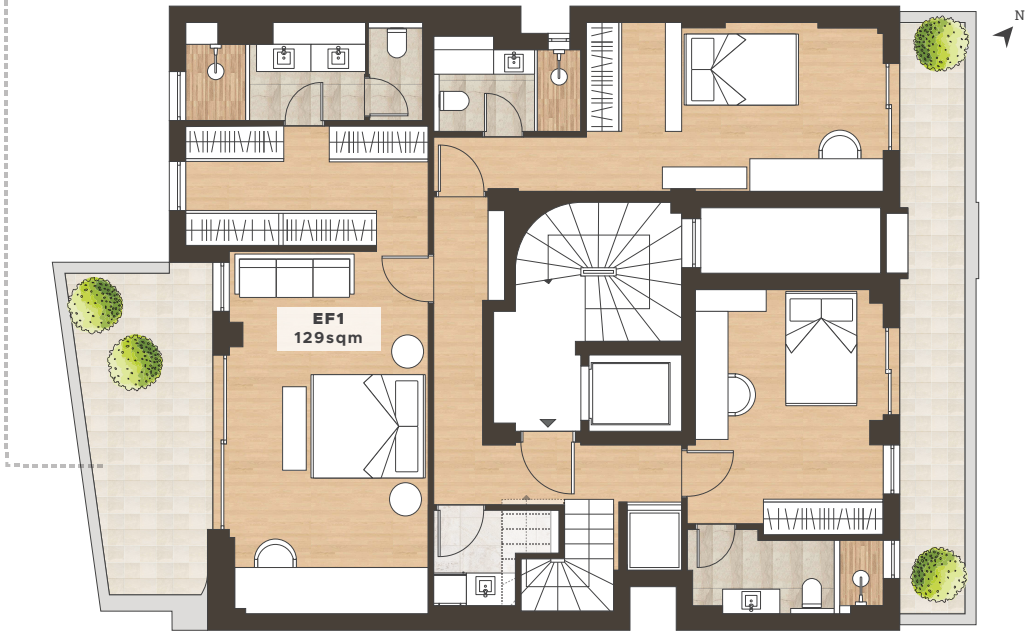
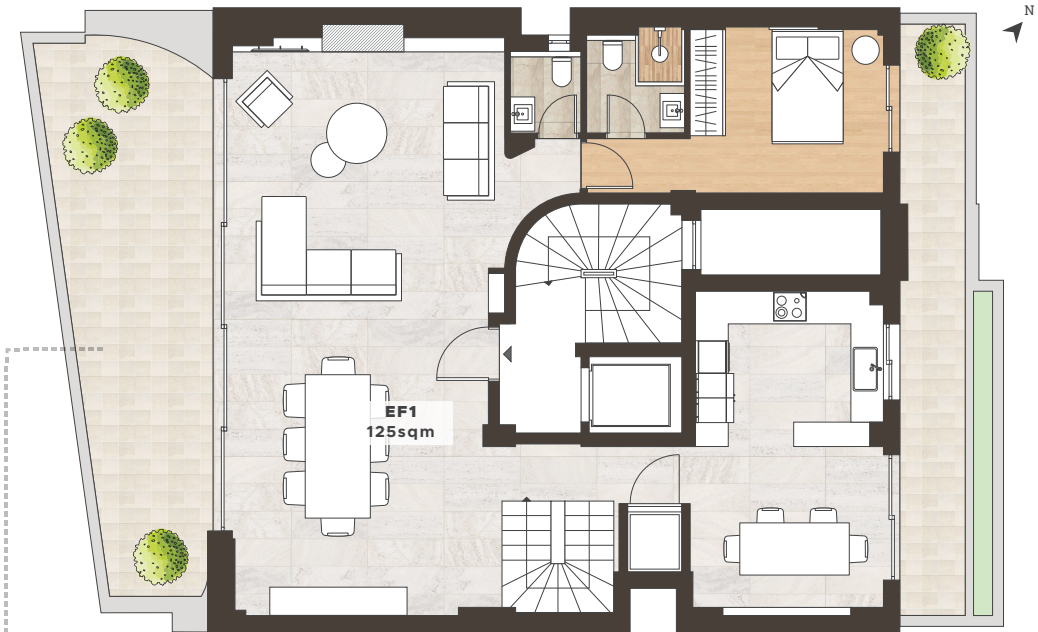
CD1

Bedroom	3
Bathroom	3
Covered Area	125 sqm
Balcony	27 sqm
Total Area	152 sqm





Thoukididou Str.



4 Bedroom Duplex

5th & 6th Floor

EF1

Bedroom	4
Bathroom	5 (1WC)
Covered Area	254 sqm
Balcony	77 sqm
Total Area	331 sqm





BUILDING A UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Parking/Storage	Garden & Swimming Pool
A1	1st	Apartment	2	2	90.5	73.5	17	Additional Charge	Yes (Communal)
AB2	1st - 2nd	Duplex	3	2	123	100 (52+48)	23	Additional Charge	Yes (Communal)
B1	2nd	Apartment	2	2	88.5	73.5	15	Additional Charge	Yes (Communal)
CD1	3rd - 4th	Duplex	3	3	152	125 (66+59)	27	Additional Charge	Yes (Communal)
CD2	3rd - 4th	Duplex	3	2	135	108 (57+51)	27	Additional Charge	Yes (Communal)
EF1	5th - 6th	Duplex	4	5(1WC)	331	254 (129+125)	77	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%

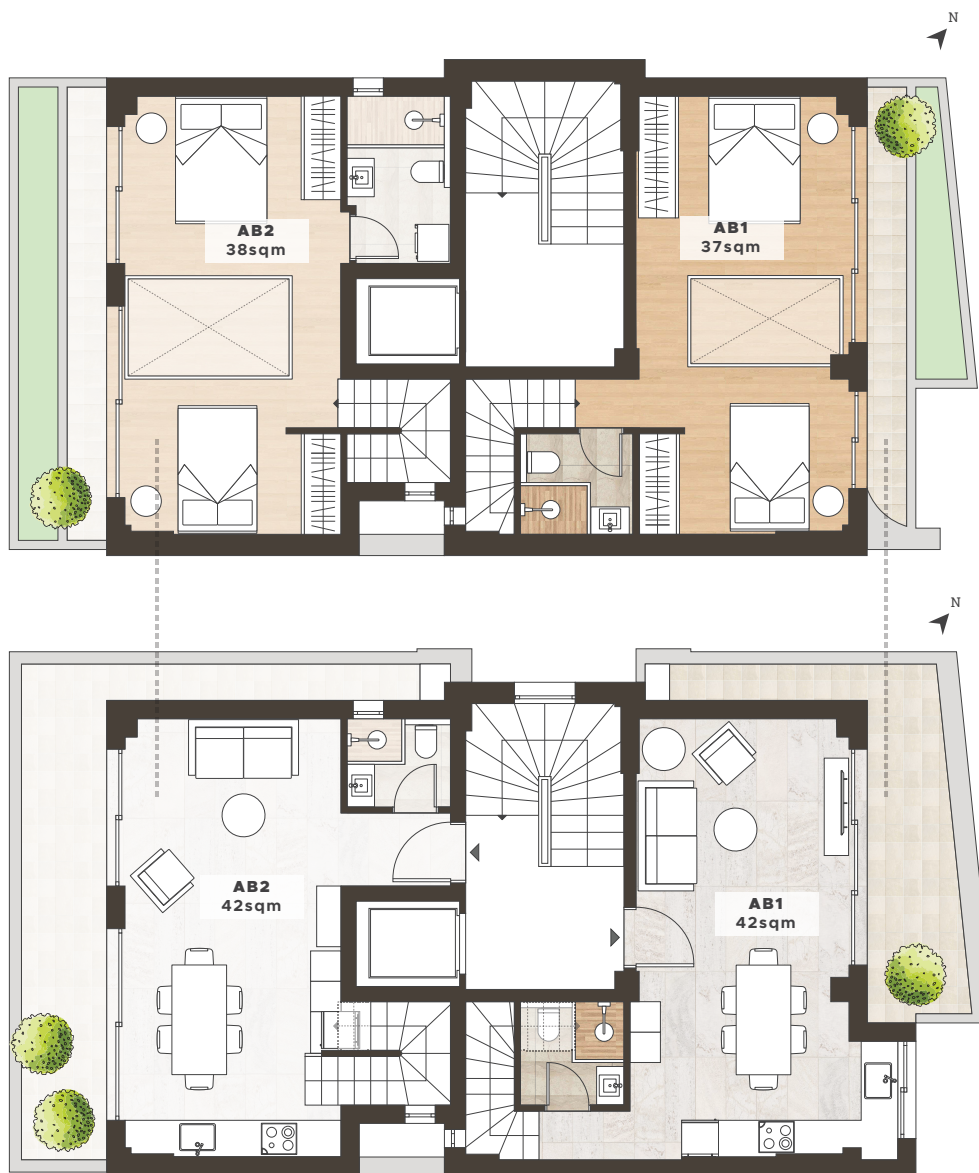


3 Bedroom Duplex

1st & 2nd Floor

AB2

Bedroom	2
Bathroom	2
Covered Area	80 sqm
Balcony	25 sqm
Total Area	105 sqm



2 Bedroom Duplex

1st & 2nd Floor

AB1

Bedroom	2
Bathroom	2
Covered Area	79 sqm
Balcony	19 sqm
Total Area	98 sqm

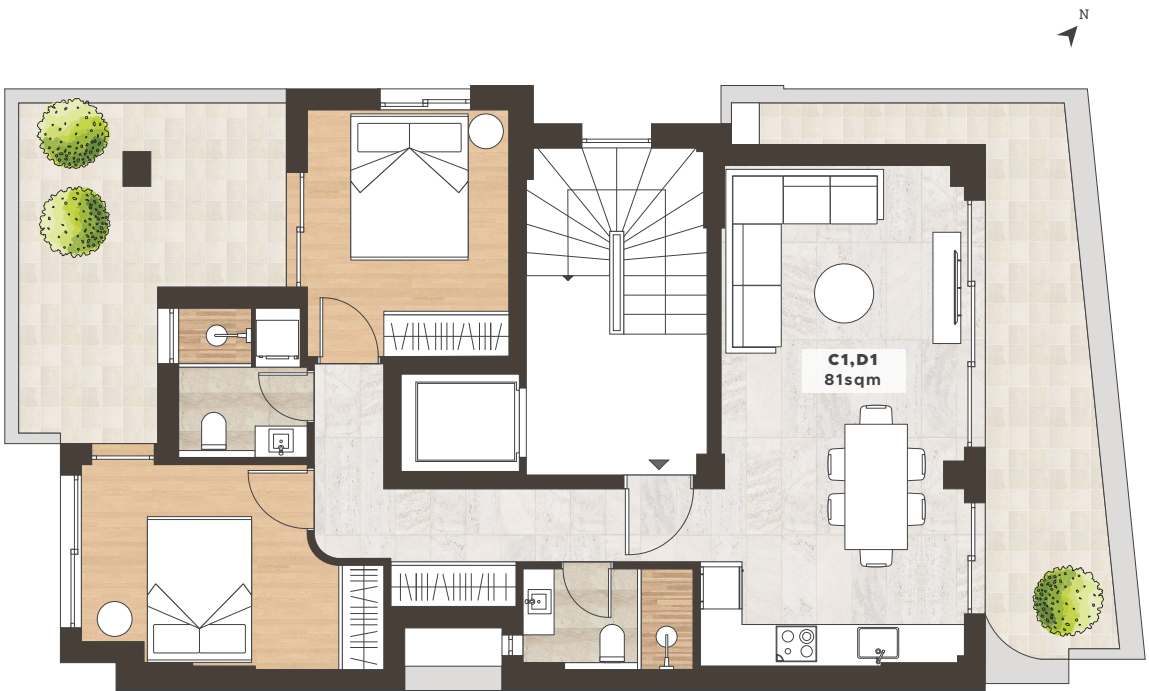


2 Bedroom Apartment

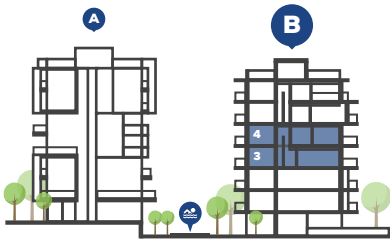
3rd & 4th Floor

C1 D1

Bedroom	2
Bathroom	2
Covered Area	81 sqm
Balcony	33 sqm
Total Area	114 sqm



Maltezou Str.





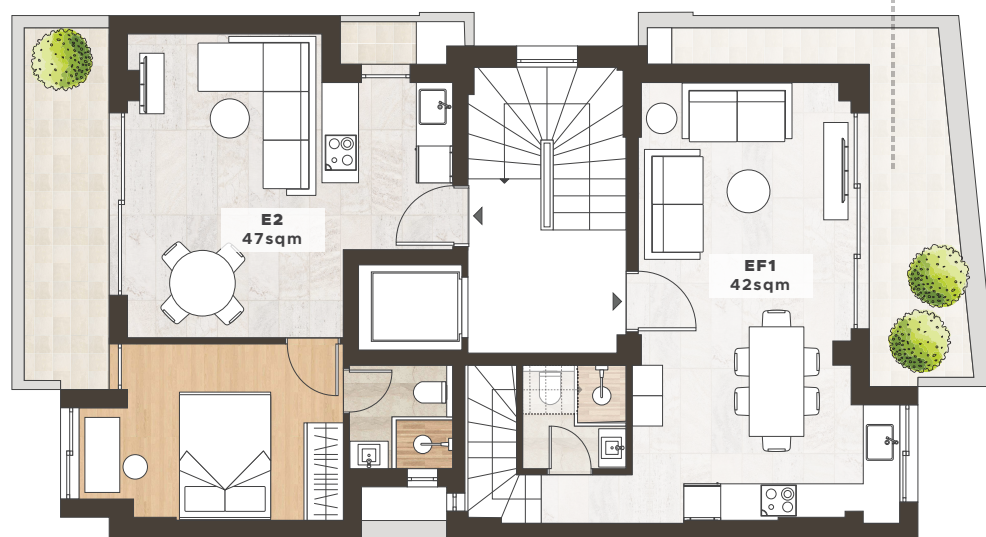
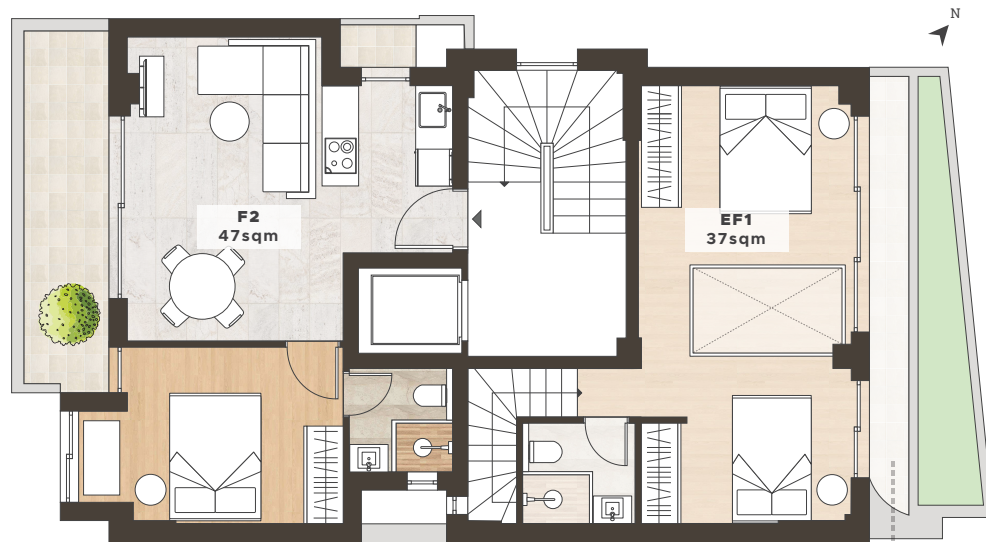
1 Bedroom Apartment

5th & 6th Floor

E2

F2

Bedroom	1
Bathroom	1
Covered Area	47 sqm
Balcony	11 sqm
Total Area	58 sqm



Maltezou Str.

2 Bedroom Duplex

5th & 6th Floor

EF1

Bedroom	2
Bathroom	2
Covered Area	79 sqm
Balcony	19 sqm
Total Area	98 sqm





BUILDING B UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Parking/Storage	Garden & Swimming Pool
AB1	1st - 2nd	Duplex	2	2	98	79 (42+37)	19	Additional Charge	Yes (Communal)
AB2	1st - 2nd	Duplex	2	2	105	80 (42+38)	25	Additional Charge	Yes (Communal)
C1	3rd	Apartment	2	2	114	81	33	Additional Charge	Yes (Communal)
D1	4th	Apartment	2	2	114	81	33	Additional Charge	Yes (Communal)
EF1	5th - 6th	Duplex	2	2	98	79 (42+37)	19	Additional Charge	Yes (Communal)
E2	5th	Apartment	1	1	58	47	11	No/Additional Charge	Yes (Communal)
F2	6th	Apartment	1	1	58	47	11	No/Additional Charge	Yes (Communal)

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