



# ATHENIAN RIVIERA PRIVATE VILLA

376 sqm | Plot ~434 sq. | 4 Bedrooms | 5 Bathrooms

# The Area: Alimos

Alimos is one of Athens' most desirable coastal districts, combining a refined seaside lifestyle with direct access to the city's key business and cultural hubs. It offers the rare balance of privacy, convenience, and long-term value—making it a top choice for international buyers seeking a premium base in Greece.

## What Makes It Luxury

- Coastal living with a strong residential character
- Immediate access to marinas, beach clubs, and premium services
- High demand for quality, low-density living close to the center
- A location that supports both lifestyle and discretion

## Why Invest Here

- Limited supply of true standalone residences in prime coastal Athens
- Consistent demand from international buyers and executive tenants
- Strong long-term capital appreciation potential on the Riviera
- A strategic asset: lifestyle-driven, liquid, and future-proof





# Property Overview

## A Private Standalone Villa with Pool, Garden & Multi-Use Flexibility

In the heart of Alimos, this high-caliber detached villa offers approximately 376 sq.m. of living space on a ~434 sq.m. plot, arranged over four levels connected by an internal staircase and elevator. Designed around natural light and seamless indoor-outdoor flow, the main living areas open towards the landscaped garden and private swimming pool—creating a true Riviera living experience.

A key differentiator is its exceptional flexibility: three independent kitchens and a fully independent, legal and regularized apartment (bedroom, bathroom, and open-plan kitchen/living area). This layout supports multi-generational living, hosting, or smart investment use—without compromising privacy.

### Key Highlights

- 4 levels with elevator and internal staircase
- 4 bedrooms | 5 bathrooms
- Private pool and landscaped garden
- Fully independent apartment (legal/regularized)
- 3 independent kitchens
- Schuco high-spec frames, electric shutters
- 4 fireplaces, central climate control & A/C
- Parking for 2 cars + 1 motorbike, storage
- Built in 2008 with high-quality materials







































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