

PROJECT 77 | GLYFADA APARTMENTS



GLYFADA APARTMENTS

The project consists of 27 stylish and contemporary apartments, each measuring 30 m², designed for urban living close to the sea.

The apartments located on the upper floors offer impressive sea views, creating a daily sense of spaciousness, natural light, and a strong connection to the Athenian Riviera.

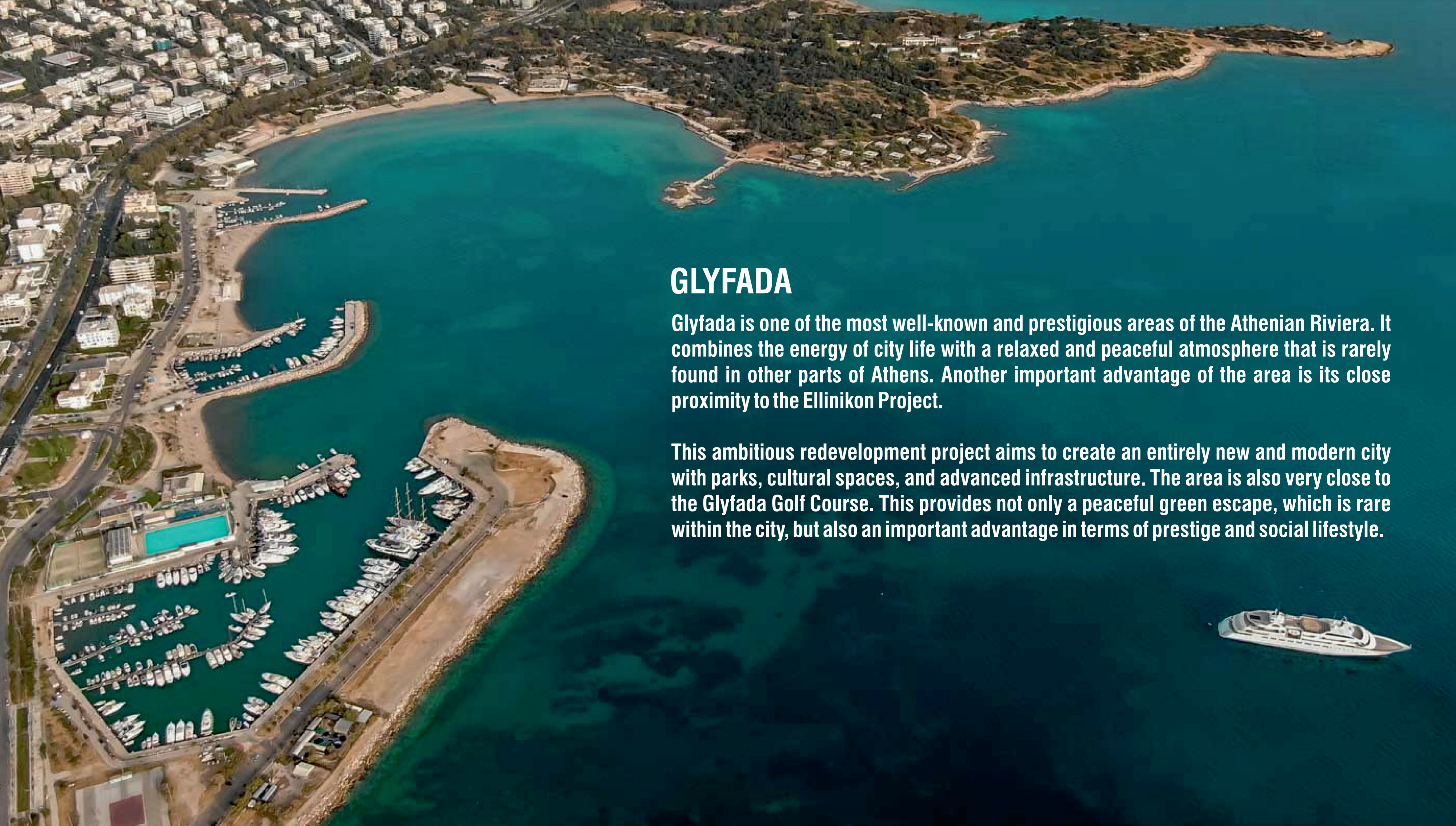




GLYFADA APARTMENTS

Thanks to smart planning, every square meter is used in the most efficient way, offering comfort, functionality, and a refined aesthetic.

As an added advantage, selected apartments also include parking spaces. This feature enhances everyday comfort while making the project an ideal option for both owner-occupiers and investors seeking value, quality of life, and long-term returns.



GLYFADA

Glyfada is one of the most well-known and prestigious areas of the Athenian Riviera. It combines the energy of city life with a relaxed and peaceful atmosphere that is rarely found in other parts of Athens. Another important advantage of the area is its close proximity to the Ellinikon Project.

This ambitious redevelopment project aims to create an entirely new and modern city with parks, cultural spaces, and advanced infrastructure. The area is also very close to the Glyfada Golf Course. This provides not only a peaceful green escape, which is rare within the city, but also an important advantage in terms of prestige and social lifestyle.

GLYFADA APARTMENTS

Area of the Project Urban Comfort and Natural Balance

The area surrounding the project stands out for its excellent location and the convenience it offers for everyday life. It is very close to public transportation, and with the new metro station planned in the near future, connectivity to central Athens and the southern suburbs will be further strengthened.



GLYFADA APARTMENTS

Within a short distance, there are main commercial streets with shops, supermarkets, cafés, and restaurants, allowing daily needs to be met quickly and conveniently.

At the same time, the area offers a wide range of options for sports and relaxation. With easy access to the coastline, residents can enjoy walking, jogging, and various seaside activities, while the proximity to Mount Hymettus, with its scenic walking and hiking trails surrounded by nature, is another key advantage of the area.



THE ELLINIKON PROJECT

A New Way of Living by the Sea

Ellinikon is not just a new residential development; it is an entirely new city to be built by the sea.

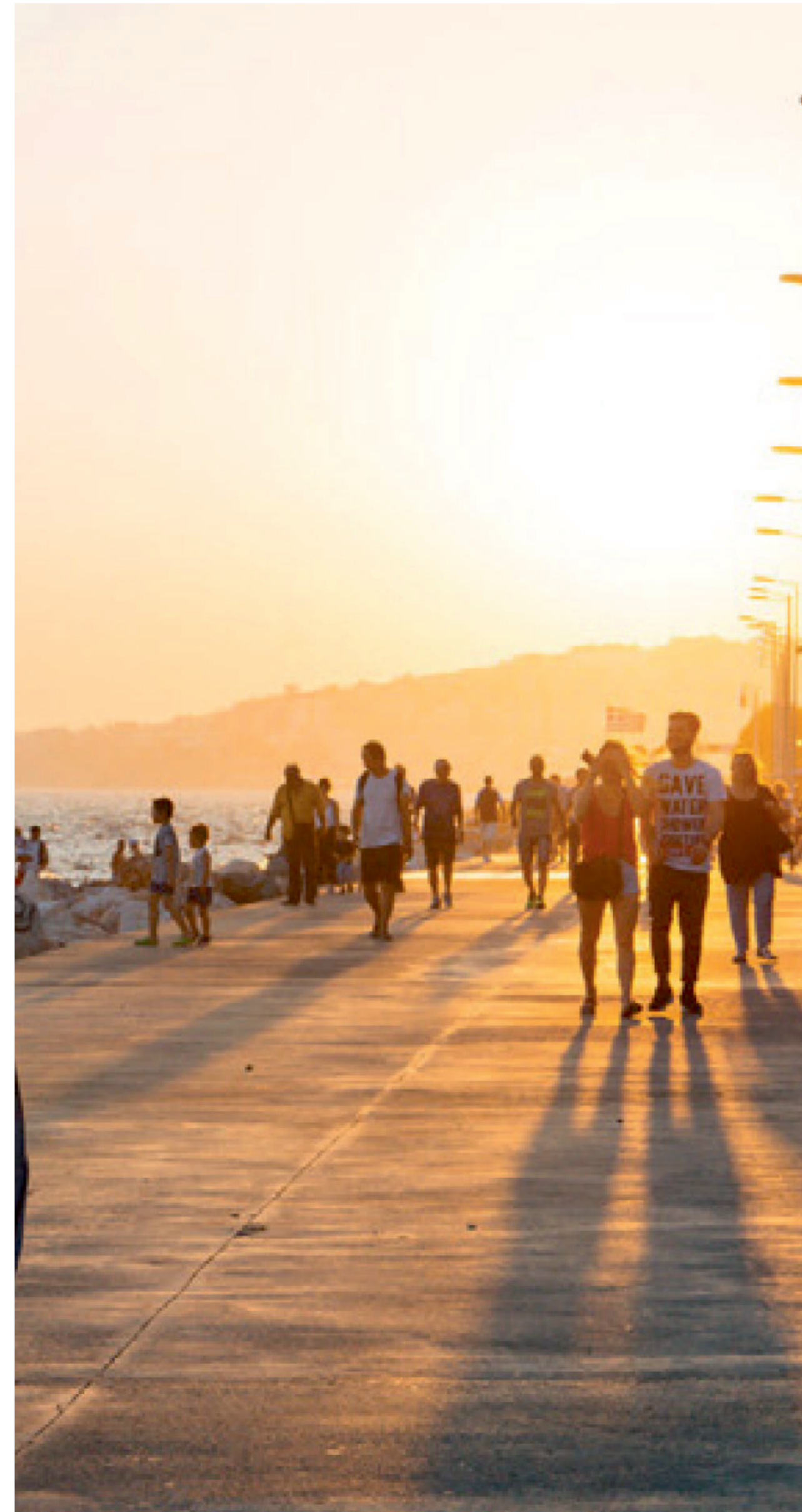
In addition to modern residences, the project will include one of Europe's largest coastal parks, an elegant marina, a beachfront, shopping malls, restaurants, sports facilities, office spaces, luxury hotels, a casino, and a smart city infrastructure equipped with green technologies.

All of these amenities are planned within walking or biking distance, aiming to make daily life easier, more enjoyable, and more connected to nature.



ATHENIAN RIVIERA “URBAN WALK”

A New Coastal Lifestyle Corridor



Athenian Riviera Urban Walk is a major coastal regeneration project aimed at transforming Athens’ southern shoreline into a continuous, high-quality public space for pedestrians and cyclists.

The route will pass through six different municipalities, including Glyfada.

As part of the project, an 18-kilometer integrated promenade and bicycle path will be created, stretching from Kallithea to Vari-Voula-Vouliagmeni. This will connect multiple municipalities while improving accessibility for all users, including people with disabilities.



The route will pass through rivers, marinas, beaches, and major development zones such as Hellinikon and Faliron Delta Park, creating new green areas, rest stops, and connections to local infrastructure.

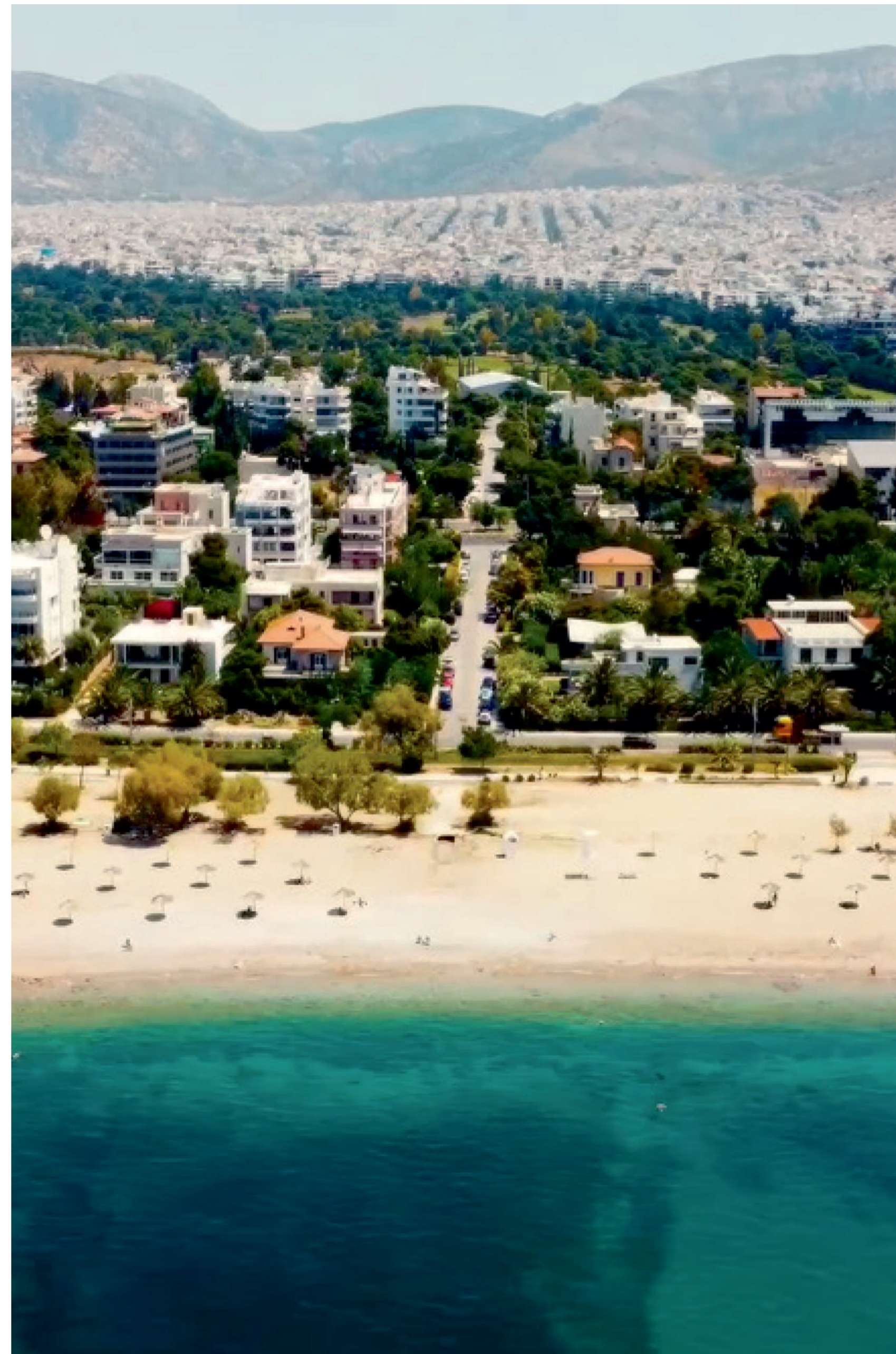
By improving the urban environment and encouraging sustainable, active mobility, the Urban Walk project is expected to enhance quality of life, attract more visitors and economic activity to the coastal zone, and support a low-carbon future for the region.

GLYFADA BEACH

Glyfada Beach is one of the most popular coastal destinations on the Athenian Riviera, offering a variety of activities and experiences throughout the year.

During the summer months, it provides an ideal setting for swimming, water sports, beach bars, and seaside relaxation; while in winter, it transforms into a peaceful atmosphere for seaside walks, outdoor exercise, and enjoying the natural scenery.

With its easy accessibility and vibrant yet balanced character, Glyfada Beach stands out as an important attraction for both daily life and social activities in Glyfada.



GOLF & TENNIS & DINING & EVENTS



The Glyfada Golf Course is a green oasis on the Athenian Riviera, bringing together sport, relaxation, and natural beauty just minutes from the sea.

In addition to its internationally designed golf course, the venue also features well-maintained tennis courts, a warm and welcoming restaurant, as well as elegant event and reception areas.

With these features, it offers an ideal setting for both daily sports and leisure activities and special occasions.

Surrounded by lush landscaping and a peaceful atmosphere, this venue stands out as a distinguished destination in one of Athens' most prestigious coastal areas.



IMS SCHOOL

A New Lifestyle Corridor



IMS (International Metropolitan School) offers a modern and international approach to education for students from kindergarten through secondary level.

With a strong emphasis on academic excellence, critical thinking, and global awareness, IMS follows internationally recognized educational programs designed to prepare students for higher education worldwide.

By providing a multicultural environment, modern teaching methods, and a balanced approach that combines academic development, creativity, and personal growth, the school is an ideal choice for families seeking high-quality international education in the southern suburbs of Athens.



ST. LAWRENCE COLLEGE

A Trusted International School

St. Lawrence College is a well-established British international school located in the southern suburbs of Athens, offering high-quality English-language education from the early years through secondary level. Following the British curriculum, the school prepares students for internationally recognized academic qualifications. In this respect, it is an ideal option for families relocating to Greece who wish to ensure continuity in their children's education. With its experienced teaching staff, safe and multicultural learning environment, and strong focus on academic achievement, personal development, and extracurricular activities, the school stands out as a leading educational institution. Its proximity to residential areas, green spaces, and the coastline further enhances its appeal for families seeking a balanced lifestyle in Greece.





DANCE SCHOOLS GYMS

The area surrounding the project is home to many well-known dance schools offering training in a variety of styles and levels, from classical ballet to contemporary and modern dance.

These established institutions attract both amateur and professional dancers, creating a vibrant and creative atmosphere in the area while also providing strong opportunities nearby for education, training, and artistic expression.



MOUNT HYMETTUS

Scenic Trails and Nature Escapes Close to the City

Mount Hymettus, located just a short distance from Glyfada, offers an extensive network of scenic routes ideal for hiking, nature exploration, and trekking.

In addition to the well-known trails stretching from the Ano Glyfada and Terpsithea areas toward points such as Mitromara Cave, Prophet Elias, and Mavrovouni, the mountain features dozens of marked walking routes with varying levels of difficulty.

These routes range from easy paths to more challenging hikes, while also connecting visitors to historical sites, viewpoints, and natural landmarks across the southern slopes.

Many of these walking trails are part of broader nature conservation and outdoor recreation initiatives.

Local authorities and various groups are working to signpost and preserve the routes that highlight the mountain's rich biodiversity, panoramic views of Athens and the Saronic Gulf, and the cultural heritage sites scattered throughout the area.







GLYFADA APARTMENTS

Project Details

Energy Certificate	A
Heating & Cooling	Air Conditioning
Building Electricity Production	No
Electric Vehicle Charging Unit	Yes
Parking Area	Yes / Indoor - Paid*
Storage Area	No
View	City View
Ideal For	Investment & Holiday Home
Delivery	December 2027
Construction Status	Under Construction
Golden Visa Eligibility	Yes
Property Management	3 Years
Rental Service	Yes
Contract Compliance	May 2027

* Please contact us for parking fee information.

GLYFADA APARTMENTS APARTMENT VISUALS



GLYFADA APARTMENTS

APARTMENT – GROUND FLOOR – GF03

Starting Price : € 275.000

Balcony : 2.2 m²

Total Area : 34.2 m²

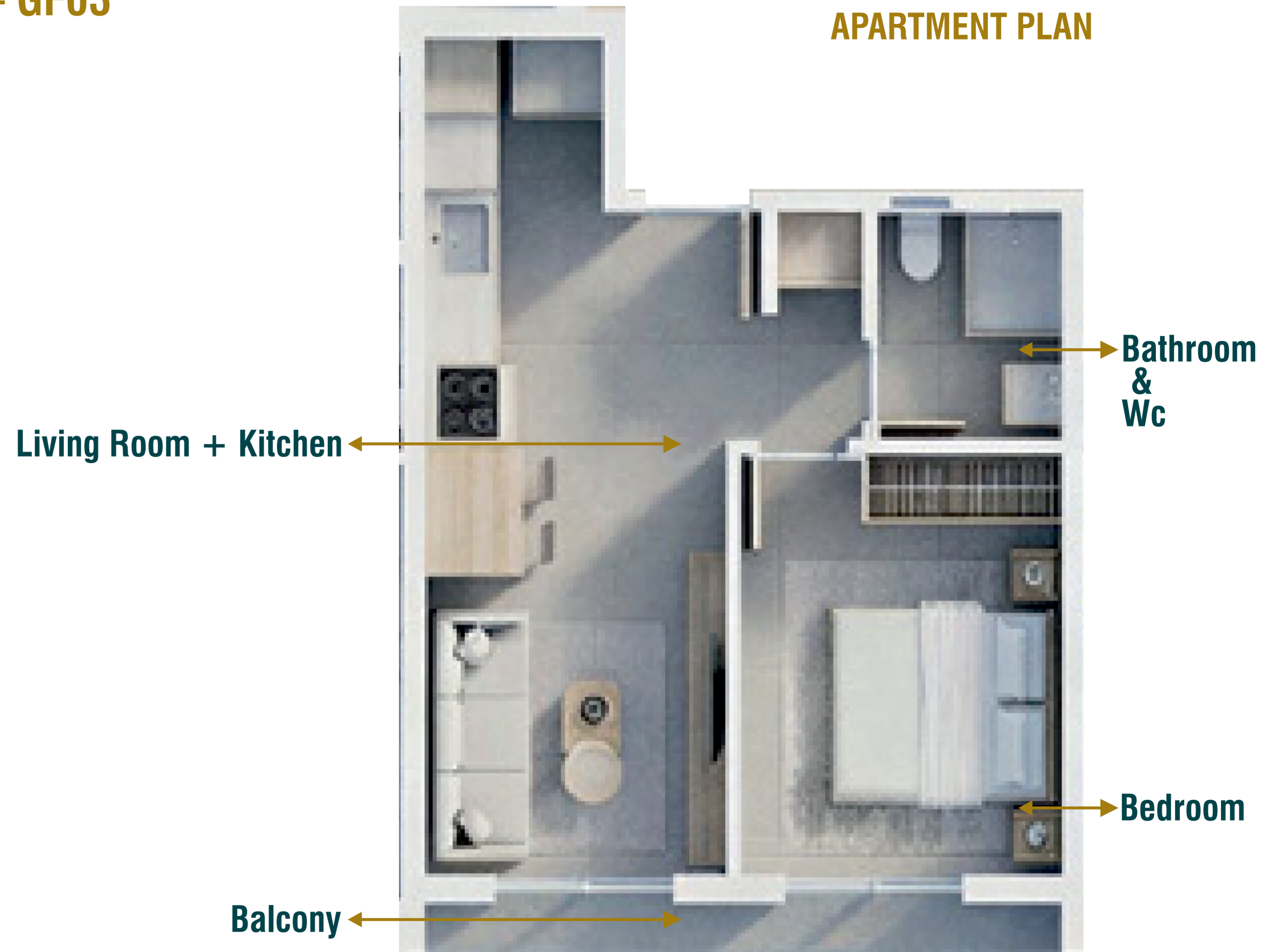
Living Room : 1

Kitchen : 1 (Open Kitchen)

Bedroom : 1

Bathroom & WC : 1

APARTMENT PLAN



GLYFADA APARTMENTS

- 1 - Airport 17.54 km
- 2 - Piraeus Port 12.49 km
- 3 - Metro Station (Ellinikon)
- 4 - Bus Stop 140 m (Karagiorga)
- 5 - Pharmacy 7 min – 500 m
- 6 - Veterinarian 260 m (HM Vets)

Supermarkets:

- 1 - My Market 400 m (6 min)
- 2 - Kritikos 600 m (8 min)
- 3 - Masoutis 900 m (12 min)
- 4 - Sklavenitis 1 km (14 min)
- 5 - Lidl 1.3 km (17 min)

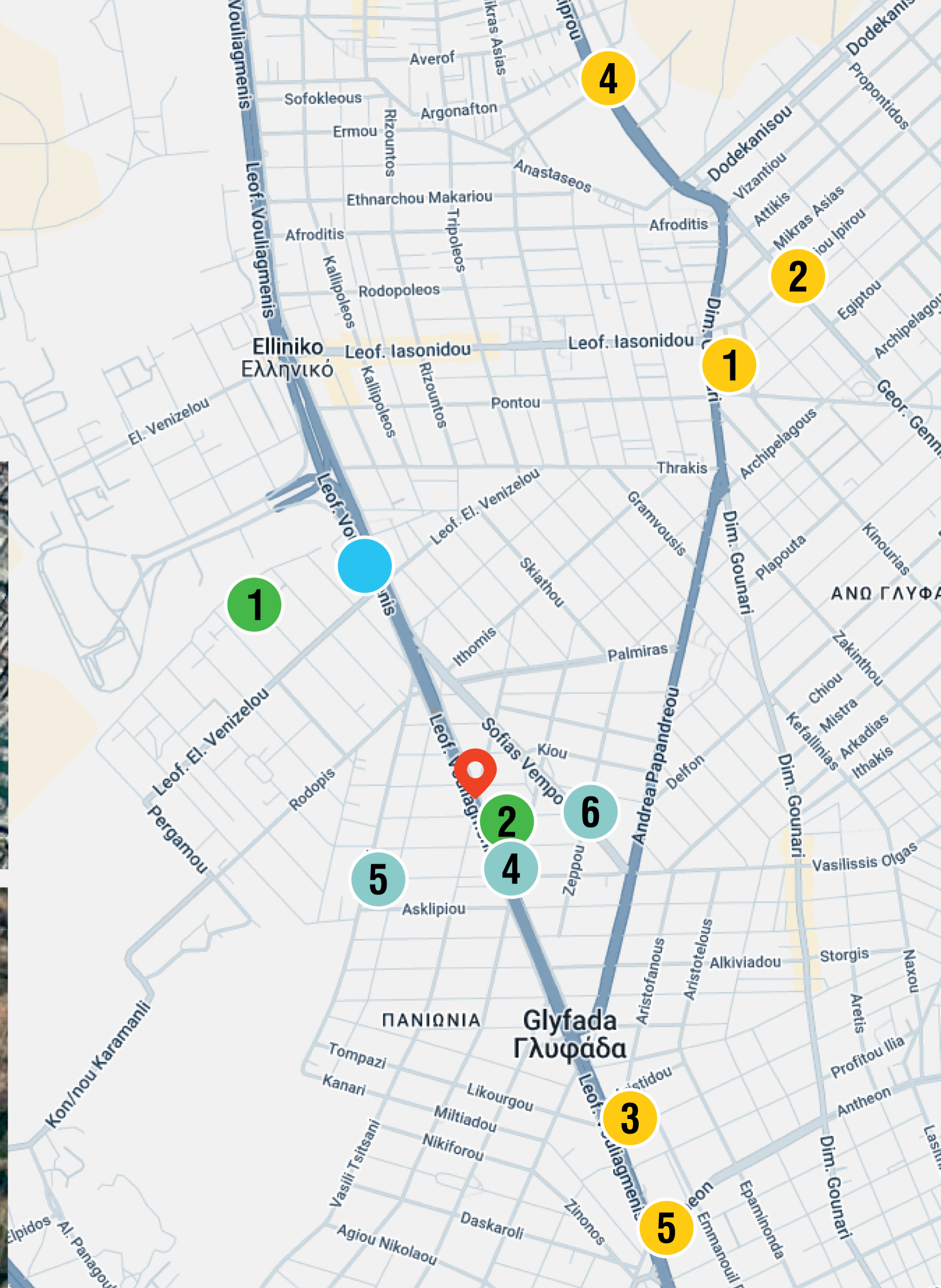
Gas Station 300 m (BP)

Hospitals:

- 1 - Mediterraneo Hospital 1.3 km
- 2 - Athens Eye Hospital 66 m

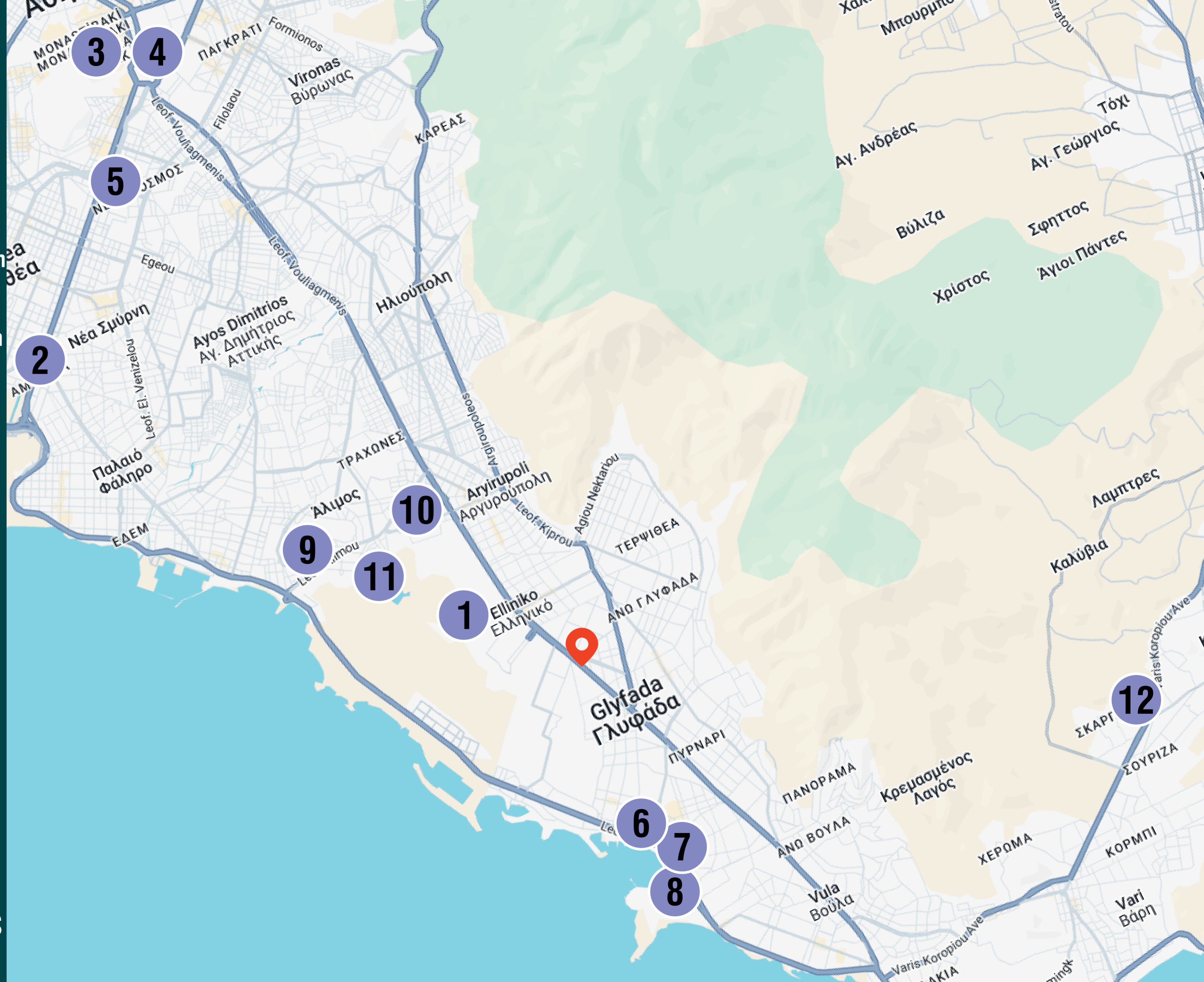
Key Highlights

Άκρα Άγιος
Κοσμάς



GLYFADA APARTMENTS

- 1 - Ellinikon Project 2.96 km
- 2 - Stavros Niarchos Foundation Cultural Center / Greek National Opera 8.6 km
- 3 - Acropolis / Acropolis Museum 10.3 km
- 4 - Hadrian's Arch / Temple of Olympian Zeus 10 km
- 5 - Onassis Stegi Cultural Center 9.15 km
- 6 - Town (Options) Cinemas 2.6 km
- 7 - Arian Open Air Cinema 2.2 km / Marilena 2.6 km
- 8 - Asteras Beach 3.1 km
- 9 - IMS Kindergarten 5.3 km
- 10 - IMS Primary School 4 km
- 11 - IMS Middle School 4.7 km
- 12 - St. Lawrence College 13.4 km



Education & Cultural Landmarks

PROJECT 77 | GLYFADA APARTMENTS

to Invest
Global

Kerem KORALAY

Sales Manager

 TR : +90 533 127 98 98

 kerem@toinvestglobal.com

 Atatürk Cad. No: 69 Mesa Koz K: 10 Ofis : 144
Kadıköy / İstanbul

 www.toinvestglobal.com



Kerem_ToInvestTurkey

 /toinvestglobal

 /toinvestglobal

 /toinvestglobal

 /toinvestglobal