



ONE Luxury Residences / Grigoriou Lampraki 27 & Kiprou 62, Glyfada

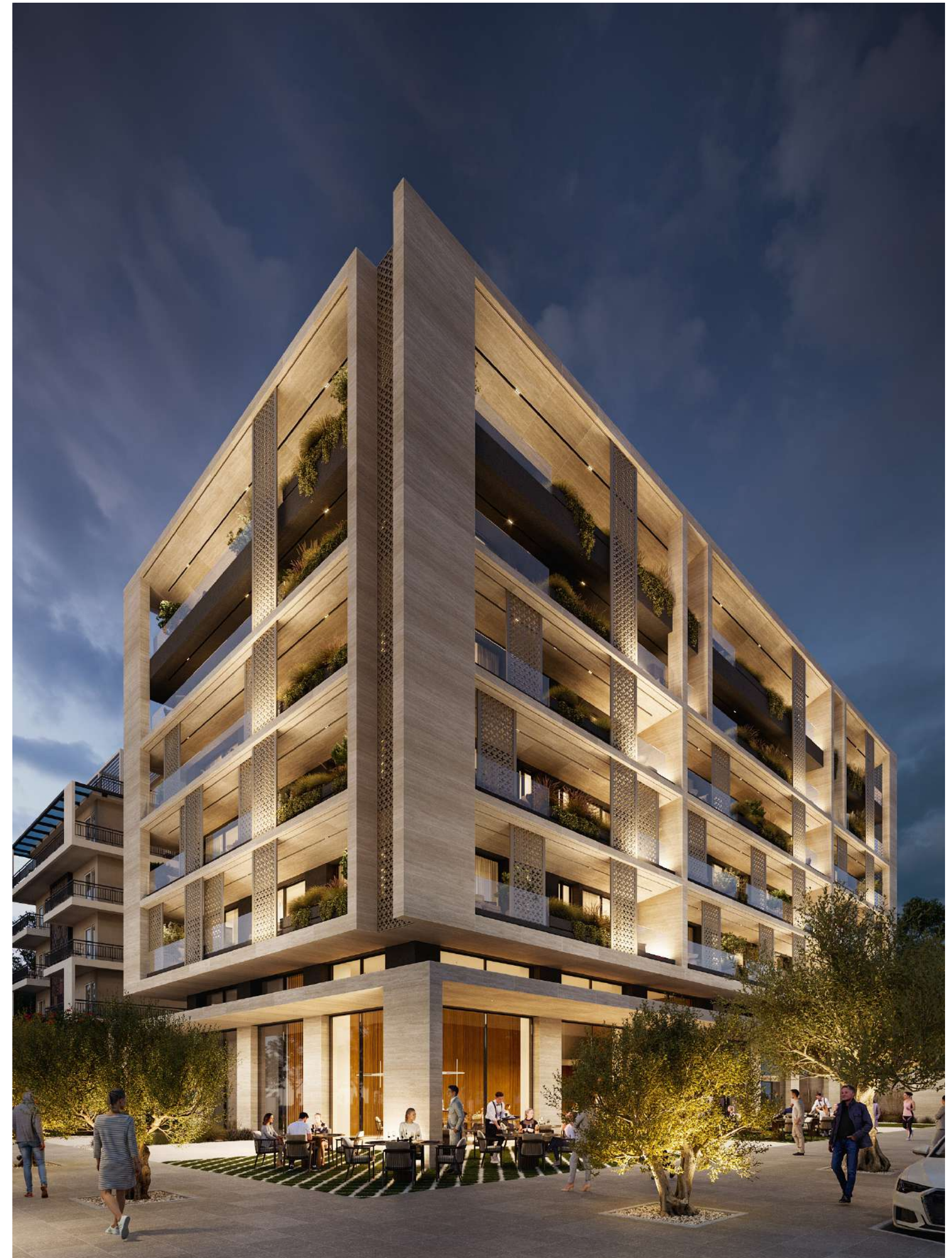
Prime Location in Athens Riviera

ONE Luxury Residences

Nestled in the cosmopolitan heart of Glyfada, at the prestigious crossroads of [Grigoriou Labraki 27](#) and [Kyprou 62](#) this architectural marvel stands as a testament to modern luxury and sophisticated living. Located in one of the Athenian Riviera's most sought-after areas, it offers seamless access to Glyfada's high-end boutiques, Michelin-starred restaurants, chic cafes, and pristine beaches.

This landmark structure is a perfect embodiment of elegance and innovation, featuring a façade crafted from premium materials, including sleek aluminum frames and refined marble. Its bold lines and striking symmetry exude an air of contemporary refinement, while its thoughtful integration into the urban fabric enhances the surrounding neighborhood's charm.

The building's prime location ensures effortless connectivity to the vibrant social and cultural scene of Glyfada while providing a serene retreat from the city's bustle. With its unparalleled design, superior craftsmanship, and enviable proximity to key attractions, this iconic property redefines the essence of upscale urban living on the Athenian Riviera.



LANDMARKS OF THE ATHENIAN RIVIERA

- The Ellinikon Project Experience II 8 min- drive distance.
 - o The Ellinikon Project is a transformative urban redevelopment initiative located on the site of Athens' former Ellinikon International Airport.
- Glyfada's Luxury Resorts. 10 min- walking distance.
 - o One&Only Aesthesis luxury resort offering a blend of mid-century glamour and modern elegance.
- Glyfada's Upscale Shopping District II 1 min-walking distance.
 - o Luxury boutiques and premium retail designer stores.
- Fine Dining & Gourmet Restaurants. 1 min-walking distance.
- Entertainment & Nightlife. II 1 min-walking distance.
- 3rd Marina of Glyfada: II 10 min- walking distance.
 - o Ideal for luxury yachts offering exclusive services tailored to discerning clientele and proximity to the cosmopolitan suburb of Glyfada.
- o Glyfada Golf Club II 8 min- drive distance.
- o Astir Beach II 13 min- drive distance.
- 25 km- drive distance from Athens International Airport.

ONE Luxury Residences



RESIDENTIAL UNITS

12 luxury branded residential units of a total area of **2,260 square meters**, that range from 2 up to 4 bedrooms are designed to accommodate a variety of lifestyles while prioritizing comfort and elegance.

Crowning the building are **three prestigious duplex penthouses**, each a sanctuary of sophistication and tranquillity. Designed for the most discerning residents, these penthouses are distinguished by their expansive layouts, double height entrances and dining areas. The floor-to-ceiling windows, and large private terraces with infinity pools offer uninterrupted and panoramic views of the shimmering Aegean Sea. Set against the backdrop of the horizon, the private pools create a sense of floating above the city while blending harmoniously with the sea views. Surrounding the pools are thoughtfully designed lounge areas, perfect for relaxation or entertaining guests in a luxurious, open-air setting. The private outdoor spaces seamlessly extend the living areas, offering an oasis of calm and refinement amidst the vibrancy of Glyfada.

Designed to cater to the demands of modern urban living, the property features an underground parking facility with 44 dedicated parking units, ensuring convenience and exclusivity for residents and visitors alike.











RETAIL UNITS

The iconic building, located in the heart of Glyfada, combines modern functionality with architectural sophistication, making it a standout property on the Athenian Riviera. Designed with both convenience and luxury in mind, the property includes three-level retail units, catering to high-end brands and businesses.

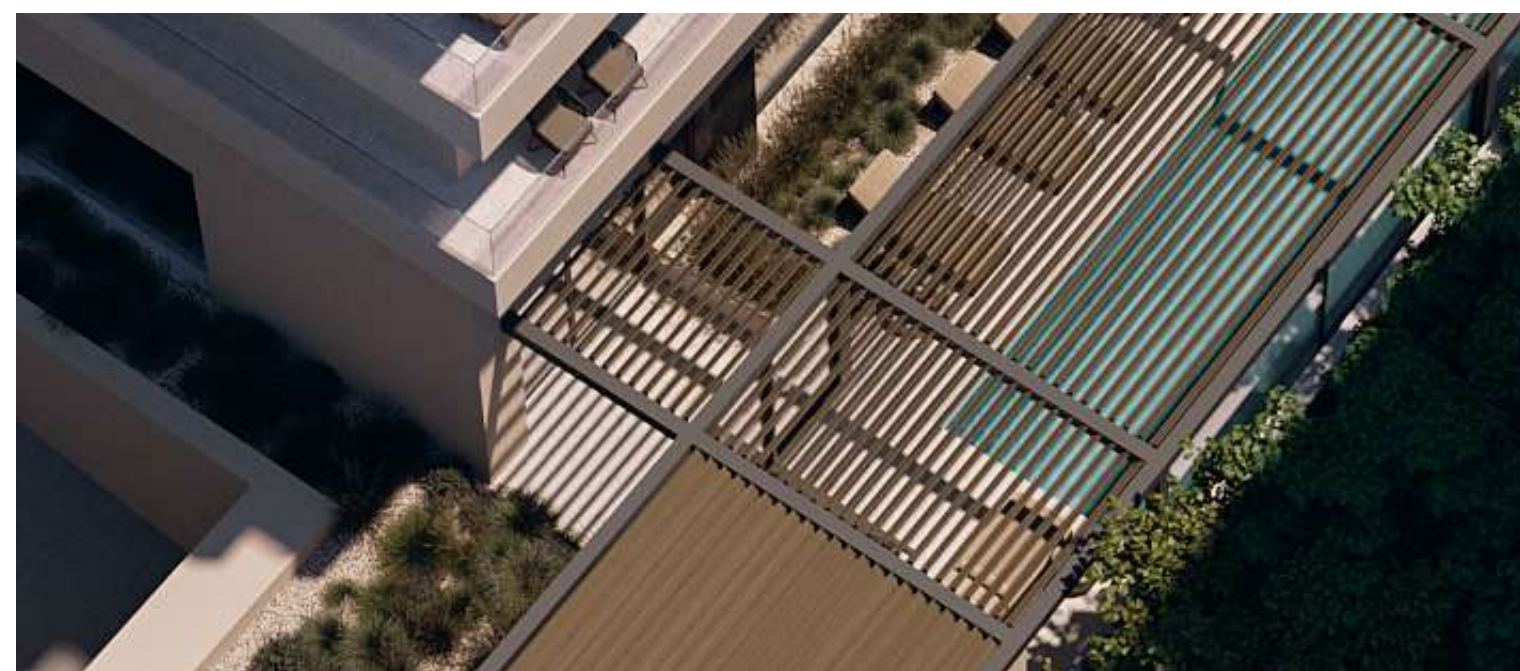
The retail spaces are thoughtfully distributed over three levels—ground floor, mezzanine, and basement—providing a dynamic and versatile environment for businesses.

These retail units are strategically positioned to attract discerning clientele, benefitting from the building's prime location in a vibrant commercial hub surrounded by luxury boutiques, fine dining, and a thriving local economy.



“On the ground floor, the impressive double height glass facades, offer excellent visibility for stores, ideal for high-end brands seeking to showcase their identity with style and elegance. These spaces are designed to maximize street visibility, making the building a prime location for luxury stores aiming to attract high-income clients. The flexible configuration of the interiors allows each business to shape the store according to its unique needs and aesthetics, offering a personalized experience.”





EXCLUSIVE AMENITIES

Residents enjoy access to Premium Amenities, including a **24/7 security service**, a **private fitness centre**, and a dedicated **concierge service**.

This harmonious blend of upscale living and high-end retail creates a unique community that offers the perfect balance of convenience, elegance, and prestige. The outdoor space represents a tranquil sanctuary, thoughtfully crafted to provide an atmosphere of relaxation. At its centrepiece lies an immaculate communal **outdoor swimming pool**, gracefully bordered by verdant landscaping and meticulously arranged lounging areas. The pool's sleek design and pristine, crystal-clear waters foster an ambiance of serenity, offering residents an inviting retreat for leisure and rejuvenation.

This landmark development reimagines urban life in Glyfada, combining the vibrancy of luxury shopping with the tranquillity of refined coastal living in one unparalleled destination.

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Thank You