



RIVIERA RESIDENCE

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.



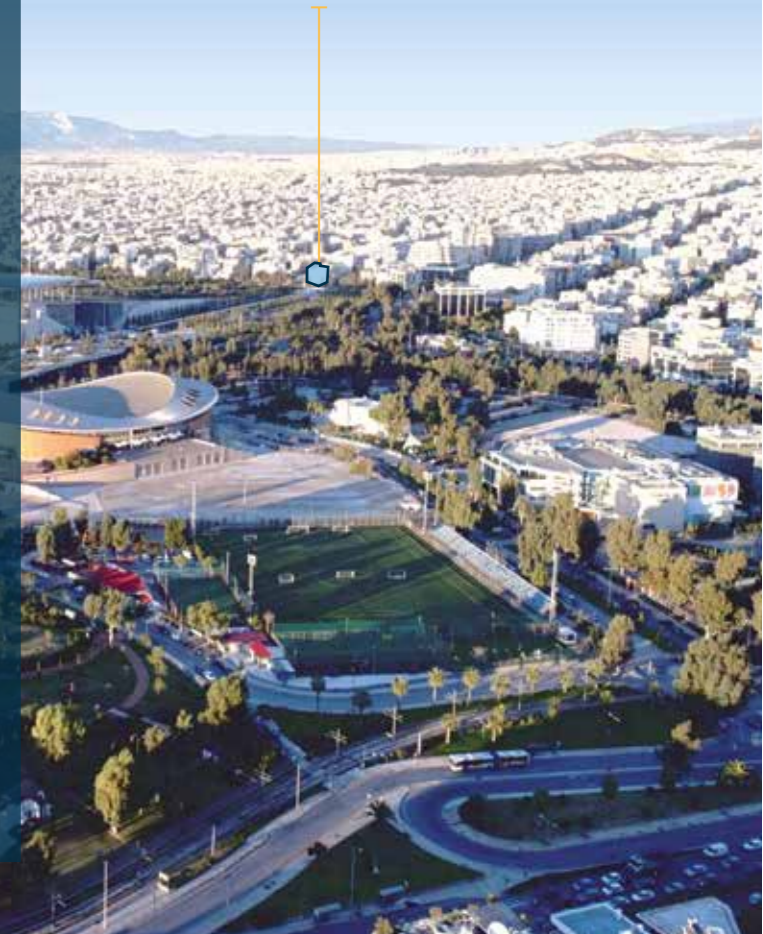
## RIVIERA RESIDENCE

Riviera Residence is comprised of 9 apartments in total, spread across 4 floors

- ♦ A two and three-bedroom duplex apartments located on the Ground floor and mezzanine level with large balconies
- ♦ 4 two-bedroom apartments on the 1st and 2nd floor with juliet balconies
- ♦ 3 duplexes on the 3rd and 4th floor with large balconies

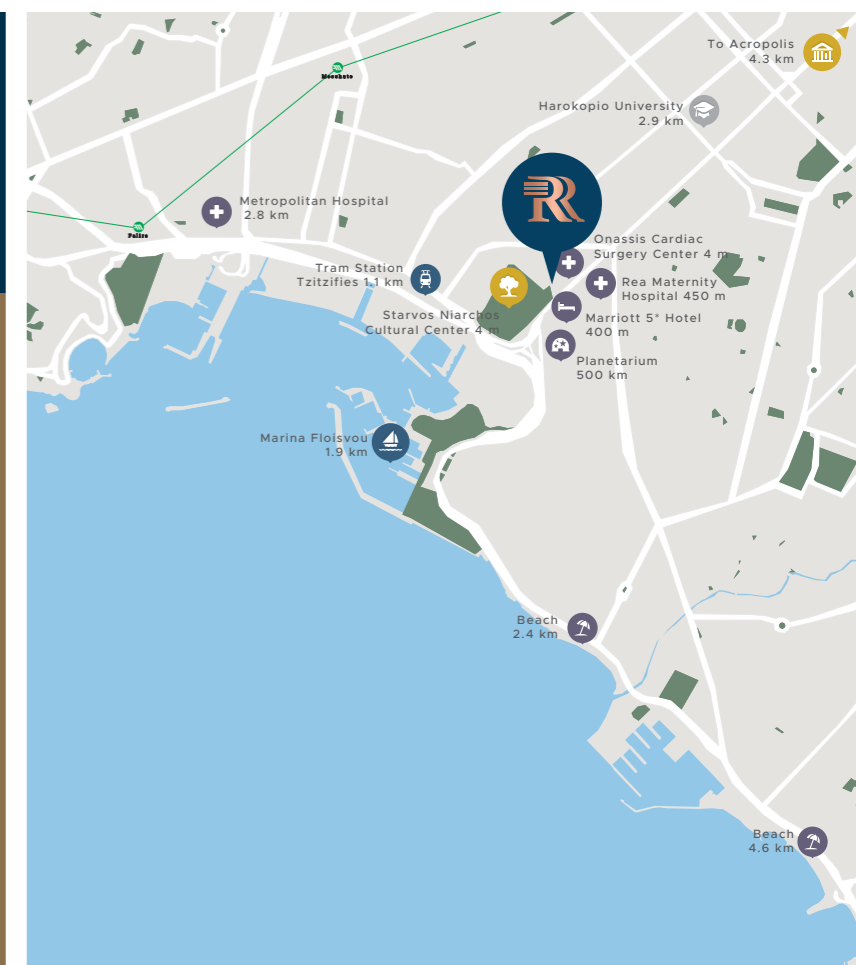
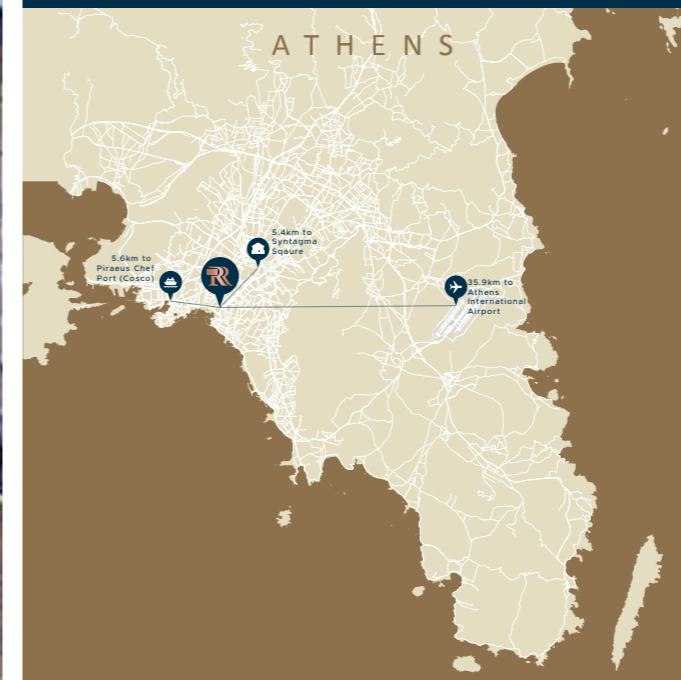
All apartments are made of laminated wooden floors, bespoke Italian kitchen with high quality Italian mixer chrome tap and stainless-steel sink. The bathrooms are made of Italian porcelain tile. The building is highly secured, with video intercom system installed.

  
RIVIERA RESIDENCE



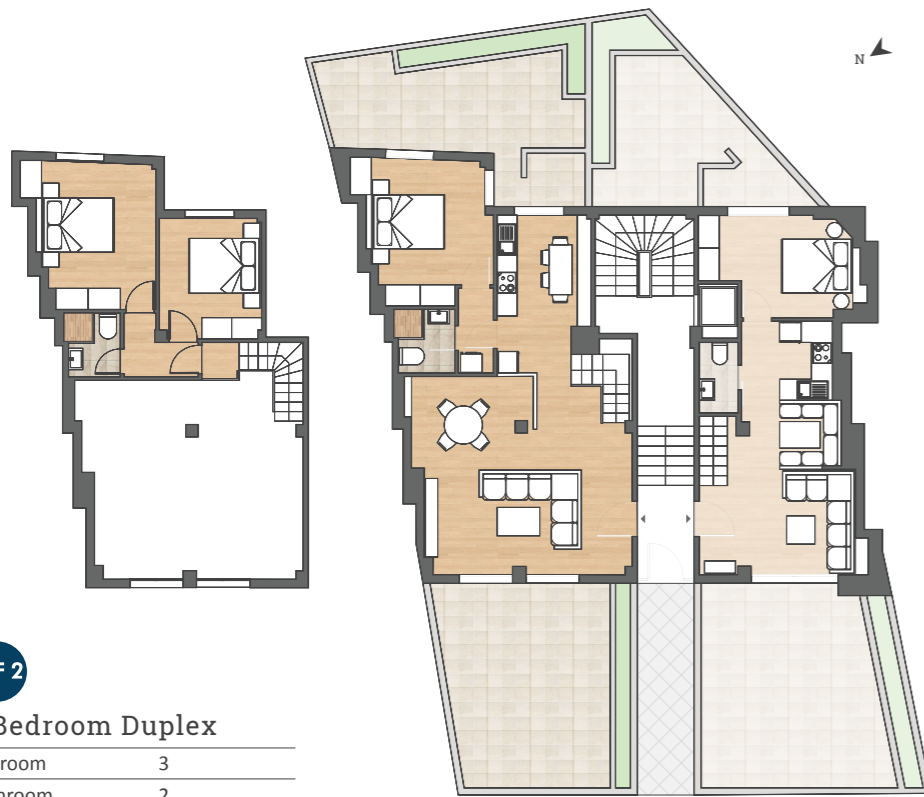
## PRIME LOCATION

Situated in a prime area with convenient transport links, Riviera Residence provides quick and efficient transport connections across Athens.





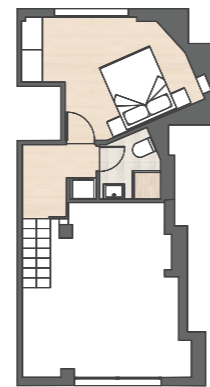
## GARDEN DUPLEX GROUND FLOOR & MEZZANINE



GF2

### 3 Bedroom Duplex

Bedroom	3
Bathroom	2
Covered Area	114.5 sqm
Garden	65 sqm
<b>Total Area</b>	<b>179.5 sqm</b>



GF1

### 2 Bedroom Duplex

Bedroom	2
Bathroom	2 (1WC)
Covered Area	75 sqm
Garden	59 sqm
<b>Total Area</b>	<b>134 sqm</b>

DOIRANIS STREET

## APARTMENT 1st - 2nd FLOOR



A2

B2

### 2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	75.3 sqm
Balcony	12.8 sqm
<b>Total Area</b>	<b>88.1 sqm</b>

A1

B1

### 2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	64.05 sqm
Balcony	13.3 sqm
<b>Total Area</b>	<b>77.35 sqm</b>



## Duplex 3rd & 4th FLOOR

CD2

### 2 Bedroom Duplex

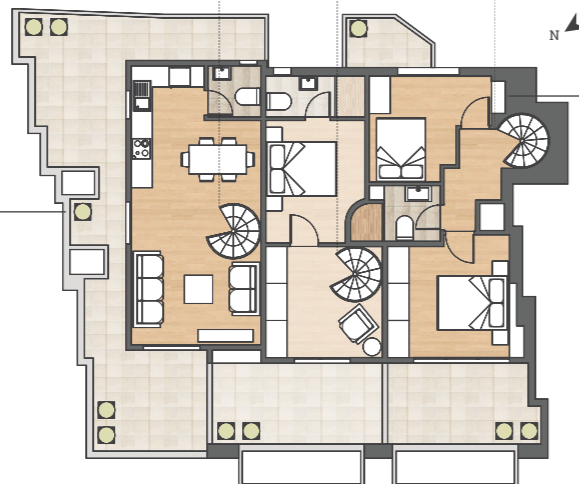
Bedroom	2
Bathroom	2
Covered Area	78.75 sqm
Balcony	27.15 sqm
<b>Total Area</b>	<b>105.9 sqm</b>



CD3

### 2 Bedroom Duplex

Bedroom	2
Bathroom	2 (1WC)
Covered Area	72.8 sqm
Balcony	39.8 sqm
<b>Total Area</b>	<b>112.6 sqm</b>



CD1

### 2 Bedroom Duplex

Bedroom	2
Bathroom	2 (1WC)
Covered Area	85.9 sqm
Balcony	26.55 sqm
<b>Total Area</b>	<b>112.45 sqm</b>



## UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balconies (sqm)
GF1	G/F & MEZZANINE	Garden Duplex	2	2 (1WC)	134	75	59 (Garden)
GF2	G/F & MEZZANINE	Garden Duplex	3	2	179.5	114.5	65 (Garden)
A1	1st	Apartment	2	1	77.35	64.05	13.3
A2	1st	Apartment	2	1	88.1	75.3	12.8
B1	2nd	Apartment	2	1	77.35	64.05	13.3
B2	2nd	Apartment	2	1	88.1	75.3	12.8
CD1	3rd & 4th	Duplex	2	2 (1WC)	112.45	85.9	26.55
CD2	3rd & 4th	Duplex	2	2	105.9	78.75	27.15
CD3	3rd & 4th	Duplex	2	2 (1WC)	112.6	72.8	39.8

\* 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%

\* Transfer Tax 3.09%



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— GROUP

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