



RIVIERA RESIDENCE II

ATHENS SEASIDE

# T H E   A R E A

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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.

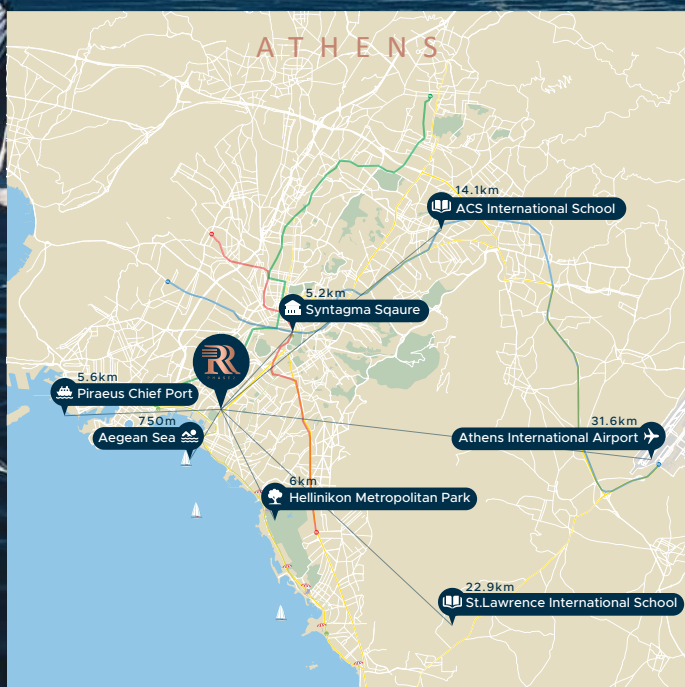






## PRIME LOCATION

Situated on a prime location by **the sea**, right next to Stavros Niarchos Foundation Cultural Center, National Opera House and National Library, and just a **breath away from the beach** and the most **luxurious marina** of Faliro, Floivos. **Walking distance** from all main facilities and **Aegean Sea** but also less than 10 minutes from historical city center.





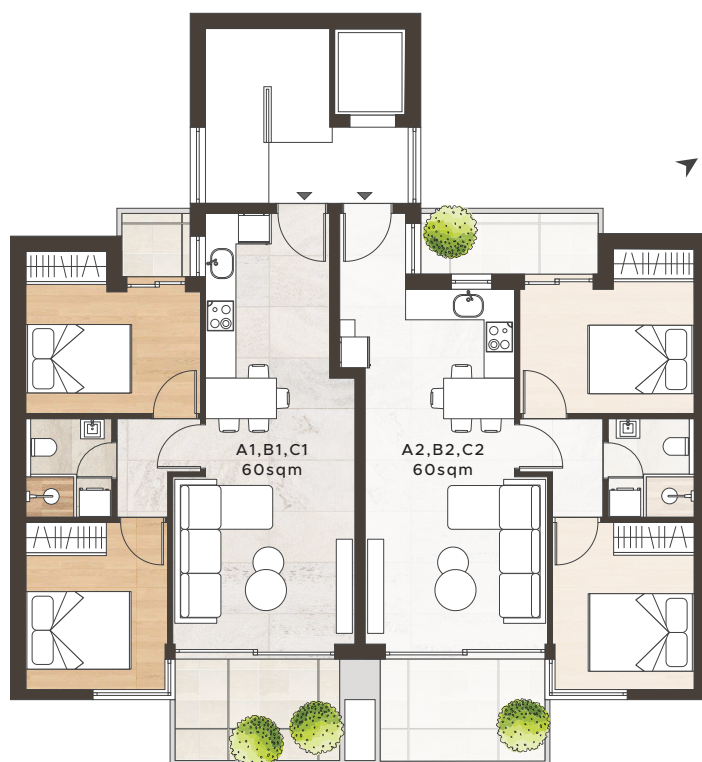


## APARTMENT 1st - 3rd FLOOR

**A1 B1 C1**

### 2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	60 sqm
Balcony	9 sqm
<b>Total Area</b>	<b>69 sqm</b>



**A2 B2 C2**

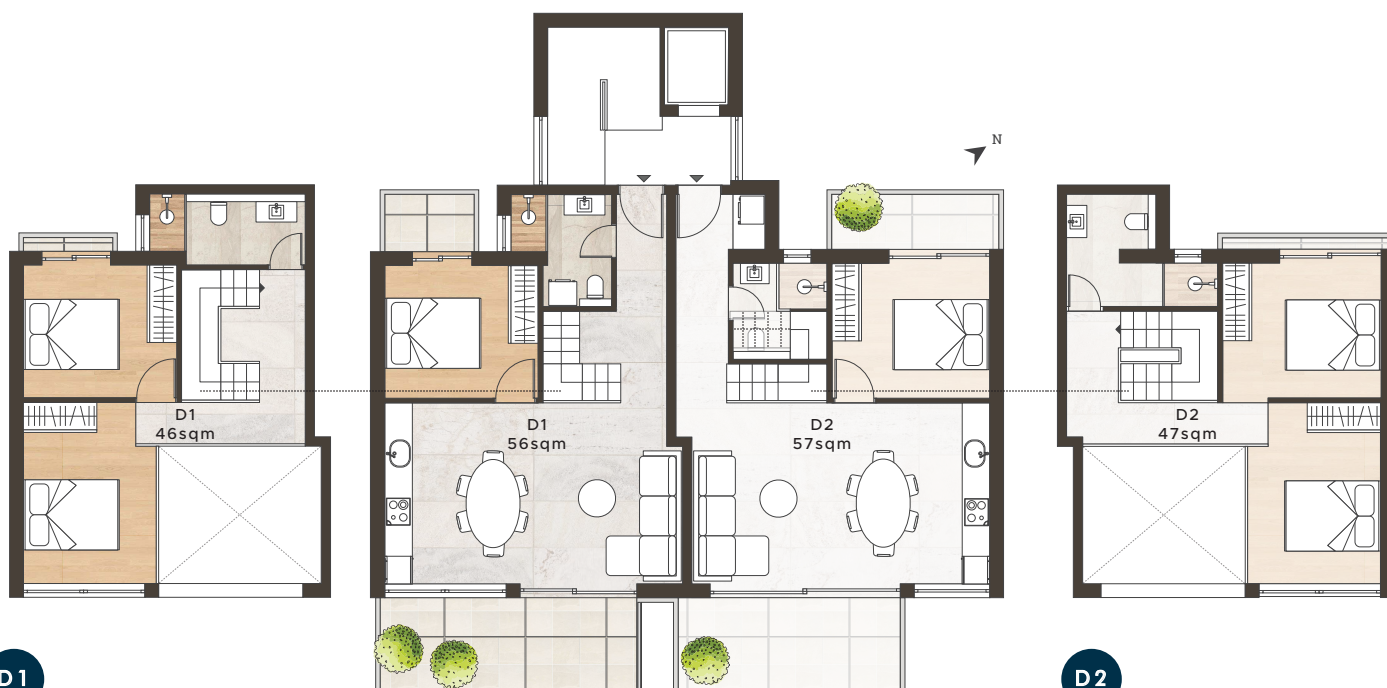
### 2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	60 sqm
Balcony	11 sqm
<b>Total Area</b>	<b>71 sqm</b>

DOIRANIS STREET



## DUPLEX 4th & 5th FLOOR



D1

### 3 Bedroom Duplex

Bedroom	3
Bathroom	2
Covered Area	102 sqm
Balcony	16 sqm
<b>Total Area</b>	<b>118 sqm</b>

D2

### 3 Bedroom Duplex

Bedroom	3
Bathroom	2
Covered Area	104 sqm
Balcony	15 sqm
<b>Total Area</b>	<b>119 sqm</b>



## DUPLEX 6th & 7th FLOOR



F1

### 3 Bedroom Duplex

Bedroom	3
Bathroom	2
Covered Area	95 sqm
Balcony	25 sqm
<b>Total Area</b>	<b>120 sqm</b>

F2

### 3 Bedroom Duplex

Bedroom	3
Bathroom	2
Covered Area	96 sqm
Balcony	25 sqm
<b>Total Area</b>	<b>121 sqm</b>





## RIVIERA RESIDENCE PHASE 2



## UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Parking
A1	1st	Apartment	2	1	69	60	9	Additional Charge
A2	1st	Apartment	2	1	71	60	11	Additional Charge
B1	2nd	Apartment	2	1	69	60	9	Additional Charge
B2	2nd	Apartment	2	1	71	60	11	Additional Charge
C1	3rd	Apartment	2	1	69	60	9	Additional Charge
C2	3rd	Apartment	2	1	71	60	11	Additional Charge
D1	4th - 5th	Duplex	3	2	118	102 (56+46)	16	Additional Charge
D2	4th - 5th	Duplex	3	2	119	104 (57+47)	15	Additional Charge
F1	6th - 7th	Duplex	3	2	120	95 (57+38)	25	Additional Charge
F2	6th - 7th	Duplex	3	2	121	96 (57+39)	25	Additional Charge

\* 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%



**MIBS**  

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GROUP



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