

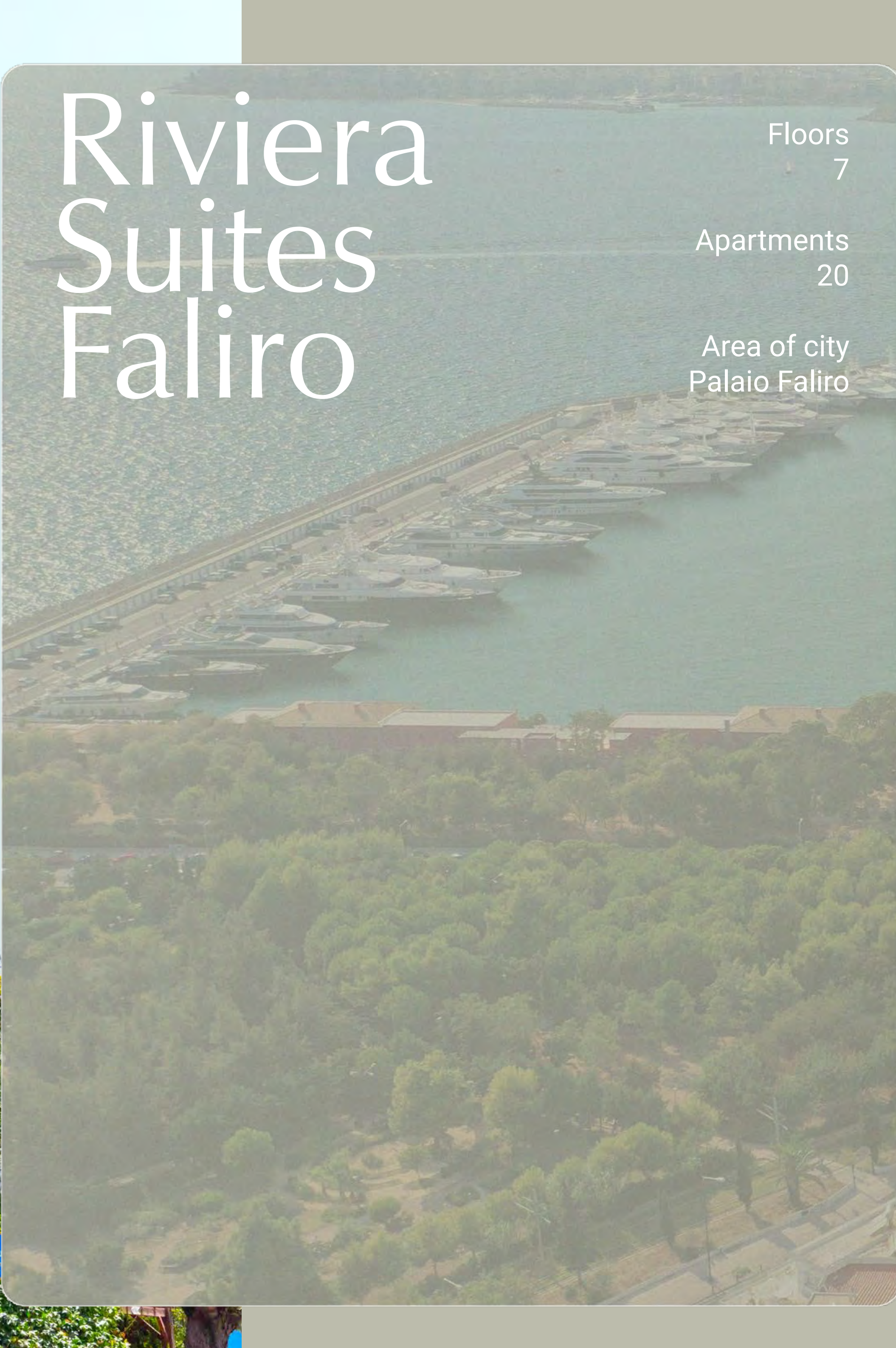


Riviera Suites Faliro

Floors
7

Apartments
20

Area of city
Palaio Faliro



EARTHY ELEGANCE BY THE SOUTHERN COAST

This seven-floor residential development, only 450 meters from the sea, will feature 20 thoughtfully designed apartments, combining warmth, elegance, and contemporary simplicity.

The interiors offer an earthy and homey atmosphere, with beige and greige-toned tiles, creamy wall colors, and two-toned kitchens blending warm walnut wood finishes with soft beige.

Minimalism is enhanced through handleless Gola-style cabinetry, creating a clean and refined aesthetic.

The building's exterior follows a modern, minimalistic design with off-white and grey tones, reflecting a timeless and sophisticated urban character.



ATHENS



ATHENS

Let the sun guide
you through time

Athens, the capital of Greece, is a city where the past and present merge under the golden Mediterranean sun.

As the light embraces the Acropolis at dawn, history comes alive, revealing the legacy of philosophers, artists, and visionaries who shaped Western civilization.

Stroll through Plaka’s timeless alleys, then follow the sun to a vibrant city of bustling markets, rooftop bars, and contemporary art.

From ancient wonders to modern experiences, Athens is more than a destination. It’s a journey through time, guided by light, history, and life itself



PALAIIO FALIRO

Where the sea meets the soul

Palaio Faliro, the coastal gem of Athens, is a place where city life softens to the rhythm of the waves.

As the sun sets over the Saronic Gulf, its golden light dances across marinas, seaside promenades, and sailboats gently rocking in the breeze.

Walk along Flisvos Marina, where history floats beside luxury yachts, and discover a neighborhood alive with cafés, family strolls, and sea



COASTAL LIVING

Riviera Suites Faliro is in one of Palaio Faliro's most charming and livable neighborhoods. Just a few minutes' walk from the sea and within easy reach of central Athens. The area combines the peaceful atmosphere of a coastal suburb with the convenience of city life.

A variety of parks and open spaces nearby offer ideal settings for daily walks, cycling, and family outings. The Flisvos Park and Promenade provide direct access to the waterfront, while modern playgrounds and recreational zones, including outdoor fitness areas and shaded relaxation spots, make the neighborhood vibrant and family friendly.

IN MOTION

Where the calm of the sea meets the rhythm of the city

The area is well connected via Poseidonos Avenue, ensuring smooth access to both the southern suburbs and the center of Athens.

Cultural and educational landmarks are also nearby, including the Stavros Niarchos Foundation Cultural Center, which hosts concerts, exhibitions, and workshops throughout the year.

Schools, sports clubs, and marinas complete the picture of a neighborhood designed for quality living by the sea



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Esperou

Atlantos

Atlantos

Kronou

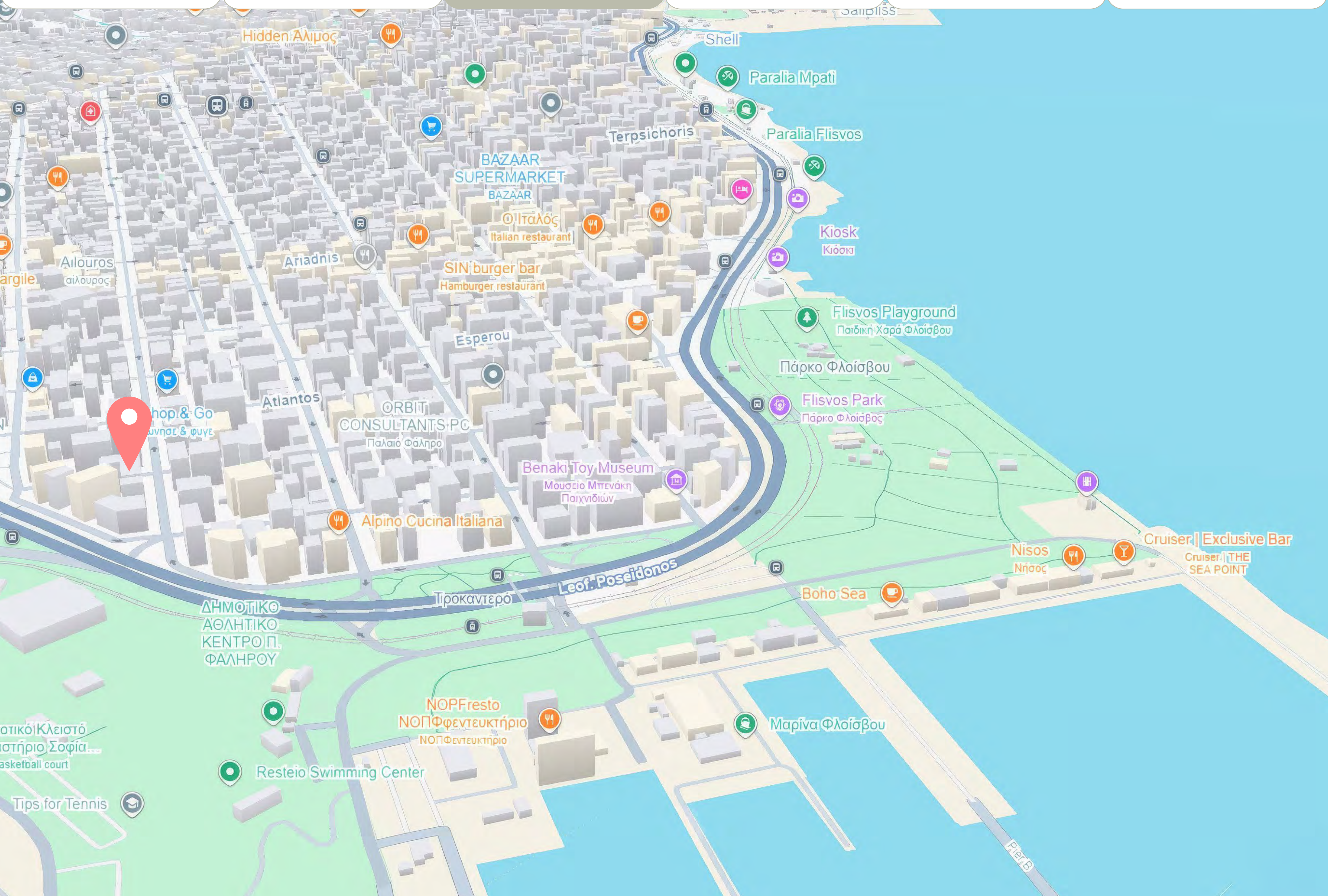
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Ιωάννου Φίξ

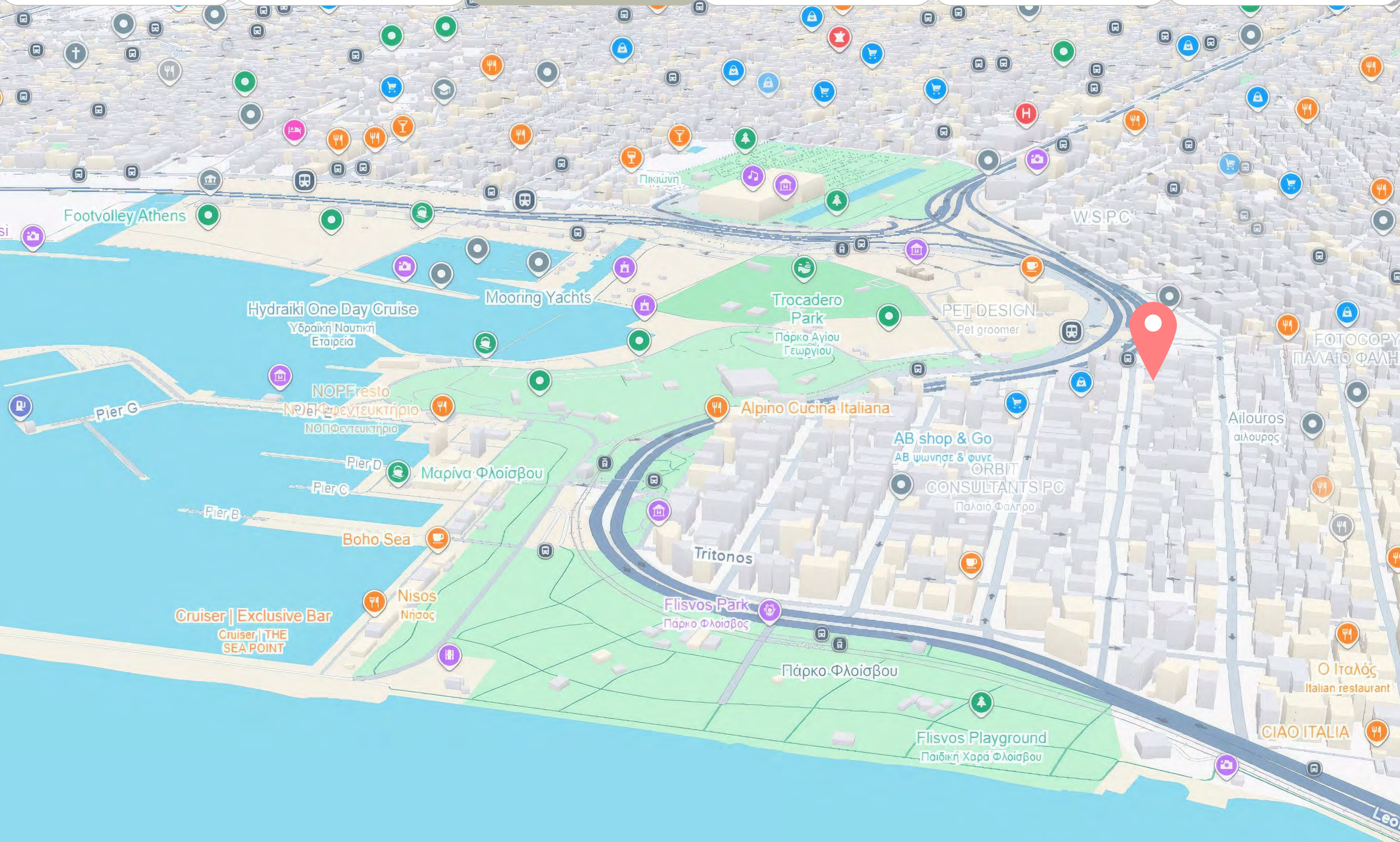
Ιωάννου Αυγέρη

Πier D

Πier C







Flisvos Marina

Where Luxury Meets Leisure by the Sea

Flisvos Marina, nestled along the Athenian Riviera in the heart of Paleo Faliro, is a prime destination that blends elegance, comfort, and seaside charm.

Designed to accommodate the world's finest yachts, it offers top-tier services and facilities, attracting both international visitors and local residents alike.

More than just a marina, Flisvos is a vibrant lifestyle hub. Stroll along the promenade lined with stylish cafes, fine dining restaurants, and boutique shops, or enjoy breathtaking sunset views over the Saronic Gulf.

The area also features beautifully landscaped paths, playgrounds, and open-air spots ideal for families, joggers, and anyone seeking a relaxing escape by the sea.

With its mix of luxury and accessibility, Flisvos Marina stands as a shining example of how urban waterfronts can offer both sophistication and community spirit. It's not just a place to dock.

It's a destination to experience.



2 min. walking



Sailing Clubs

A New Standard of Waterfront Living for the Nautical-Minded

Perfectly situated along Athens' stunning southern coastline, our new development in Palaio Faliro offers a unique opportunity for sea lovers and water sports enthusiasts to live just steps away from the heart of Athenian maritime life.

The area is home to some of Greece's most established nautical clubs, such as the Nautical Club of Palaio Faliro and the nearby Yacht Club of Kalamaki, both of which offer a rich calendar of activities year-round.

Residents can explore sailing (from beginner lessons to offshore racing), join rowing and SUP sessions, or take part in open-sea swimming groups and weekend regattas.

Sailing schools, children's summer camps, and certified skipper training programs are also available, making the area ideal for families and individuals who want to be actively engaged with the sea.

Whether your passion is cruising, kayaking, windsurfing, or simply soaking in the energy of the coast, Palaio Faliro offers a vibrant community built around the water.



2 min. walking



Stavros Niarchos Greek National Opera

A Beacon of Culture, Nature, and Innovation

The Stavros Niarchos Foundation Cultural Center (SNFCC), located near Palaio Faliro, is a stunning example of modern architecture by Renzo Piano.

It houses the National Library of Greece and the Greek National Opera, offering a vibrant cultural experience with world-class performances and extensive library collections.

The center features a lush green roof and the expansive Stavros Niarchos Park, creating a tranquil space for relaxation and community gatherings.

With its innovative design and dedication to sustainability, the SNFCC serves as a dynamic hub for culture, education, and public engagement.



5 min. by car



Evgenidio Planetario

A Journey Through the Stars

Located near the Athenian Riviera, the Eugenides Planetarium is one of the world's most advanced digital planetariums.

With its impressive dome and state-of-the-art projection systems, it offers immersive experiences that bring the wonders of the universe to life.

Visitors can enjoy educational shows about space, science, and technology, making it an inspiring destination for all ages.

A true gateway to the cosmos, the planetarium combines entertainment with learning in a unique and engaging way.



3 min. by car

International Metropolitan School

Quality International
Education Within
Easy Reach

The International Metropolitan School (IMS) is a forwardlooking bilingual IB school serving children aged 1 to 18 across campuses in Alimos and Argyroupoli.

As a Candidate School for the IB Primary Years Programme (PYP) and Middle Years Programme (MYP), IMS offers a holistic, inquirybased curriculum enriched with the Greek national syllabus, promoting academic rigour, intercultural understanding, and personal growth.

With small classes, technology-rich learning, and strong support for international students, including Greek or English language integration, the school empowers young learners to become creative, confident global citizens.



14 min. by car



International School of Piraeus

Quality International
Education Within
Easy Reach

The International School of Piraeus (ISP) is a forward-thinking bilingual IB World School for students aged 3 to 12, located in the heart of Piraeus.

Combining the International Baccalaureate Primary Years Programme (IB PYP) with strong values and a child-centered approach, ISP nurtures curiosity, creativity, and intercultural understanding.

Through inquiry-based learning, small class sizes, and a safe, inspiring environment, the school helps students grow academically, emotionally, and socially—preparing them to become confident, open-minded global citizen



10 min. by car

The Ellinikon project

A New Way
of Living by the Sea

The Ellinikon is more than just a new residential development, it's a whole new city by the sea.

Alongside modern homes, it will offer one of the largest coastal parks in Europe, a beautiful marina, a beachfront, shopping malls, restaurants, sports facilities, office spaces, luxury hotels, a casino, and even a smart city infrastructure with green technologies.

Everything will be within walking or biking distance, designed to make daily life easier, more enjoyable, and more connected to nature.



12 min. by car

GALLERY









Riviera Suites Faliro

Explore Athens

Location / Maps

Places to Visit

Gallery

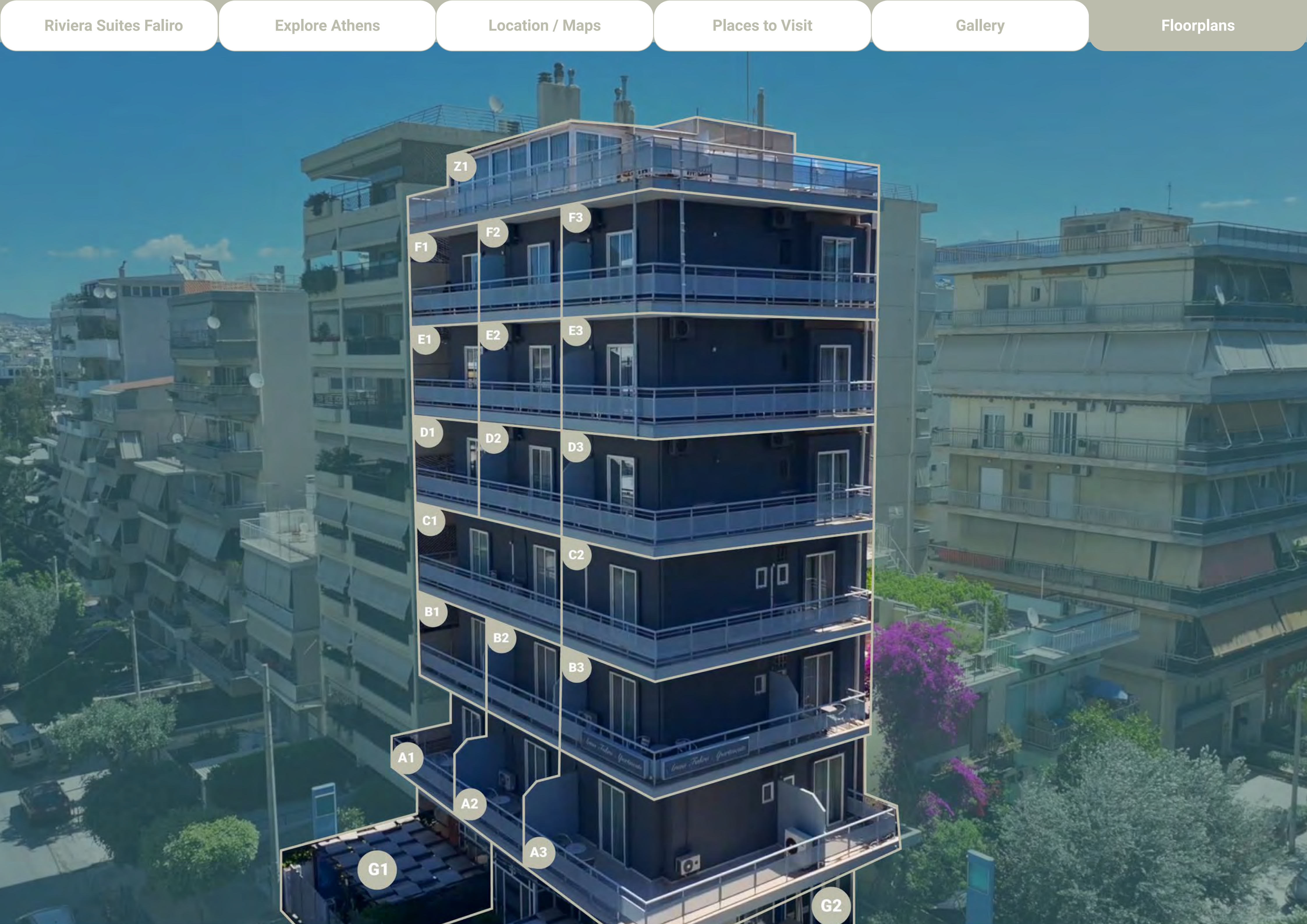
Floorplans







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Z1

F1

F2

F3

E1

E2

E3

D1

D2

D3

C1

C2

B1

B2

B3

A1

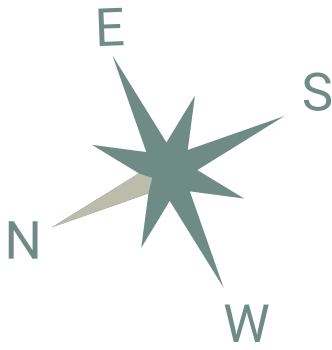
A2

A3

G1

G2

Ground Floor



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
G1	1	41	12	53
G2	1	40	17	57



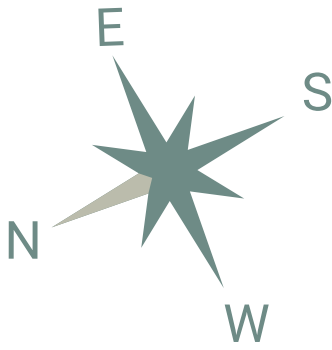
1st Floor



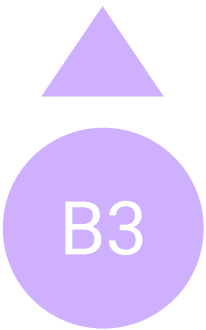
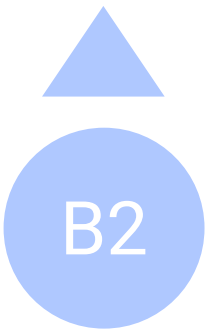
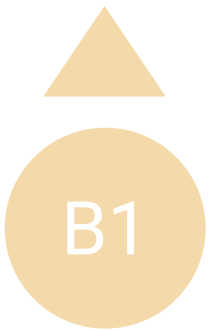
Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
A1	1	31	12	43
A2	1	27	13	40
A3	1	32	28	60



2nd Floor



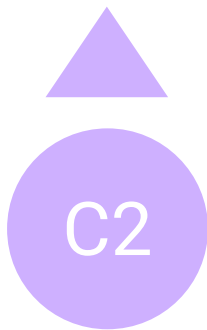
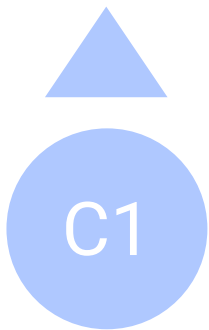
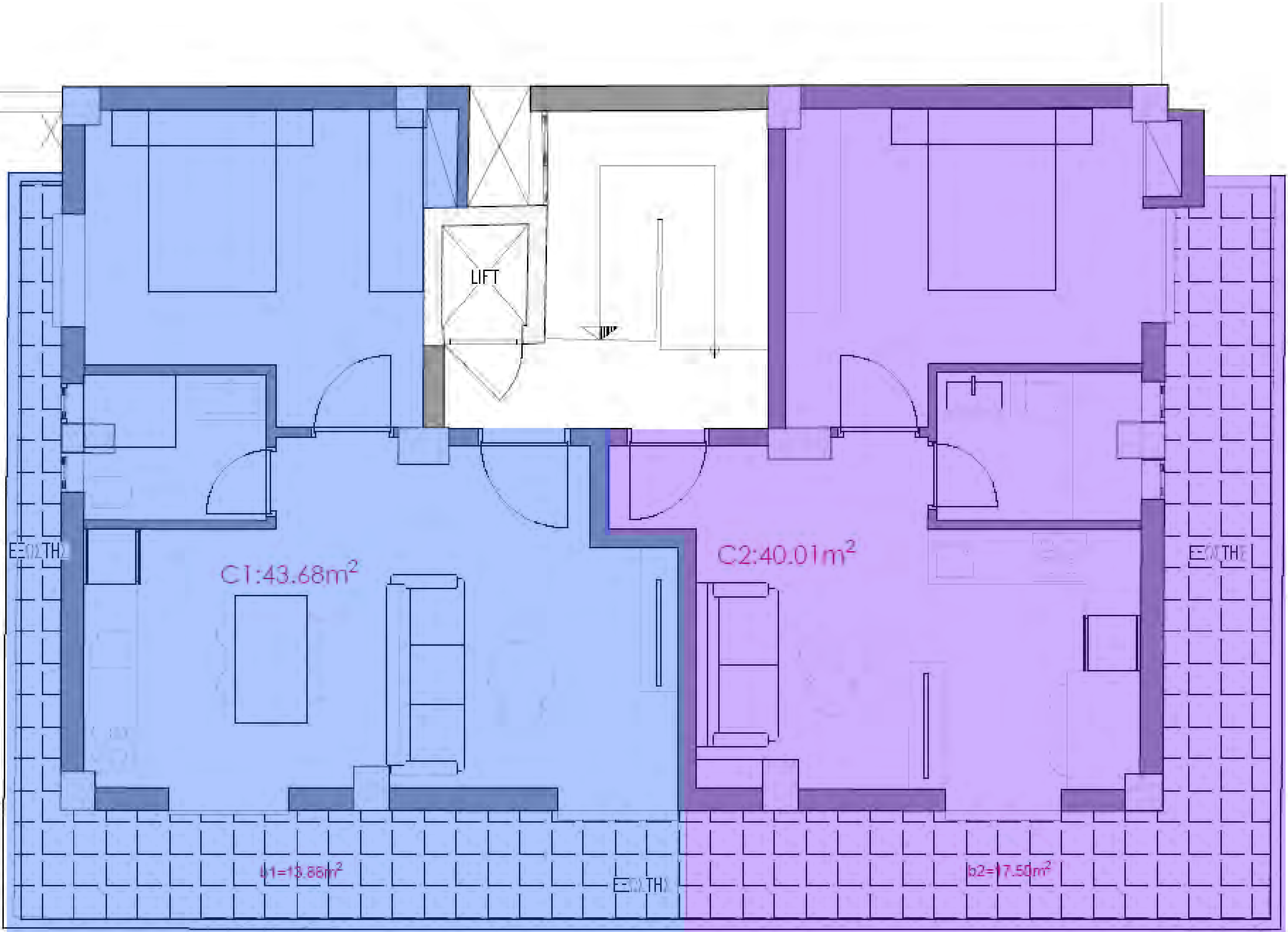
Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
B1	1	29	8	37
B2	1	24	9	33
B3	1	31	13	44



3rd Floor



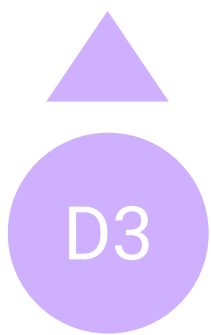
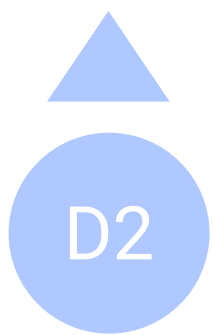
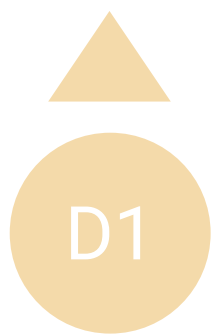
Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
C1	1	43	14	57
C2	1	40	17	57



4th Floor



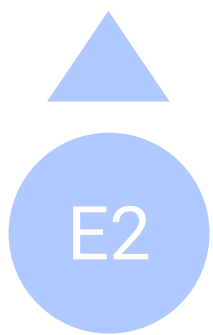
Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
D1	1	29	8	37
D2	1	24	9	33
D3	1	31	13	44



5th Floor



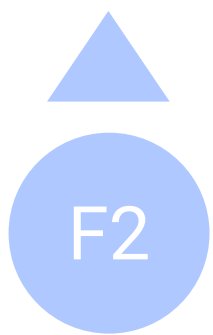
Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
E1	1	29	8	37
E2	1	24	9	33
E3	1	31	13	44



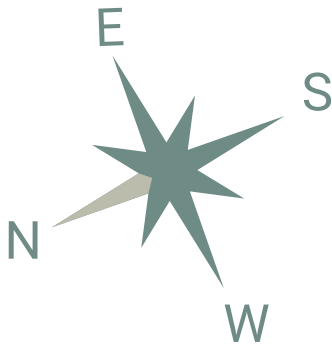
6th Floor



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
F1	1	29	8	37
F2	1	24	9	33
F3	1	31	13	44



7th Floor



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
Z1	1	47	70	117

