

Y P E R I A

ATHENS RIVIERA · GREECE

LAMIAS 37

— NINE RESIDENCES IN GLYFADA · THREE REMAINING

THE RESIDENCE

Quiet streets, minutes from the sea

On a calm, sparsely built street in Glyfada, LAMIAS 37 rises through six floors — a private collection of two maisonettes and seven apartments.

Each residence is delivered with underfloor heating and an autonomous VRV air-conditioning system. Living areas, kitchens and bedrooms are laid in wood parquet; bathrooms are finished in European-origin tiles with sanitary ware by Grohe and Ideal Standard.

THE ARCHITECTURE



SIX FLOORS · CANTILEVERED BALCONIES



BUILDING

Engineered for effortless living

01

ENERGY CLASS A++

High-performance envelope and systems, certified to the highest efficiency class.

03

ROOFTOP PHOTOVOLTAICS

Solar panels on the roof offset common-area consumption.

05

PARKING & STORAGE

Private parking and a storage room allocated to every residence.

02

CLIMATE, AUTONOMOUS

Underfloor heating and VRF air-conditioning, independently controlled in every residence.

04

EV CHARGING

Dedicated charging sockets for electric vehicles at parking level.

06

DELIVERY 2027

Scheduled completion and hand-over in early 2027.



AVAILABILITY

The collection

Nine residences across six floors — three remain available.

RESIDENCE	LEVEL	INTERIOR	OUTDOOR	BEDS	BATHS	STATUS
Maisonette M1	0 – 1	131.86 m ²	Garden 170 m ² · balconies 14.90 m ² · pool 12 m ²	3	3	AVAILABLE
Apartment A1	1	57.25 m ²	Balconies 28.30 m ²	2	1	SOLD
Apartment B1	2	56.92 m ²	Balconies 20.20 m ²	2	1	SOLD
Maisonette M2	2 – 3	141.83 m ²	Balconies 56.60 m ²	4	2	SOLD
Apartment C1	3	56.91 m ²	Balconies 25.91 m ²	2	1	SOLD
Apartment D1	4	92 m ²	Balconies 25.91 m ² · sea view	2 + playroom	2	RESERVED
Apartment D2	4	72 m ²	Balconies 21.41 m ²	2	2	AVAILABLE
Apartment E1	5	92 m ²	Balconies 25.91 m ²	2 + 1	2	SOLD
Apartment E2	5	72 m ²	Balconies 21.41 m ²	2	1	SOLD
Apartment ST	6	32.77 m ²	Terrace 46.13 m ² · sea view	1	1	SOLD

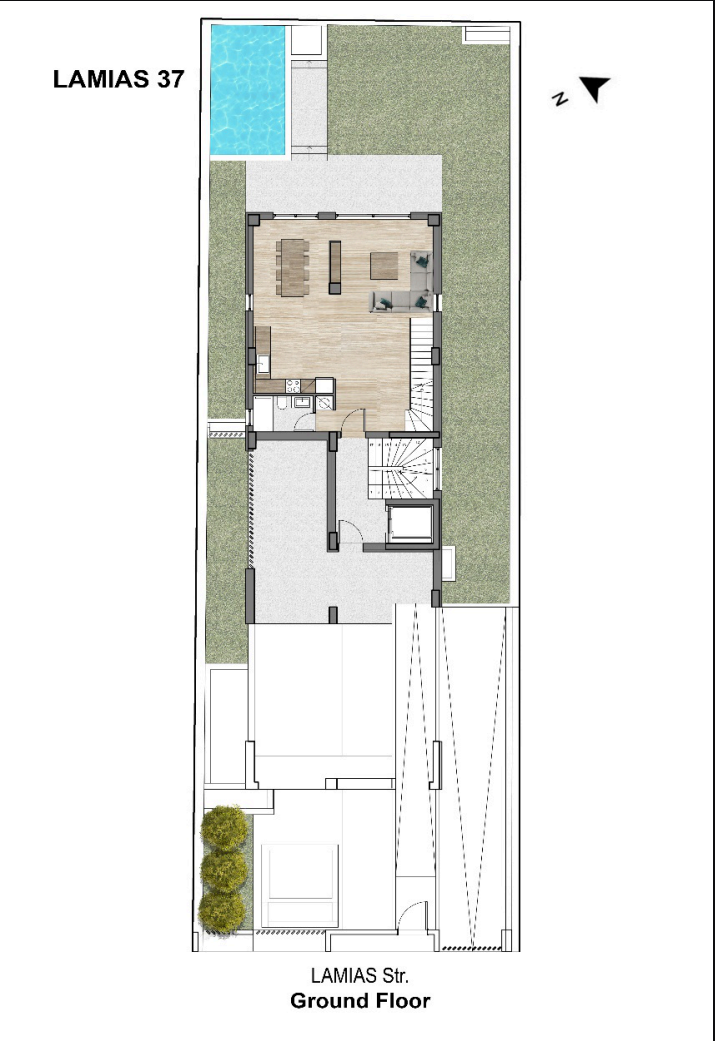
AVAILABLE · GROUND & FIRST FLOOR

M1

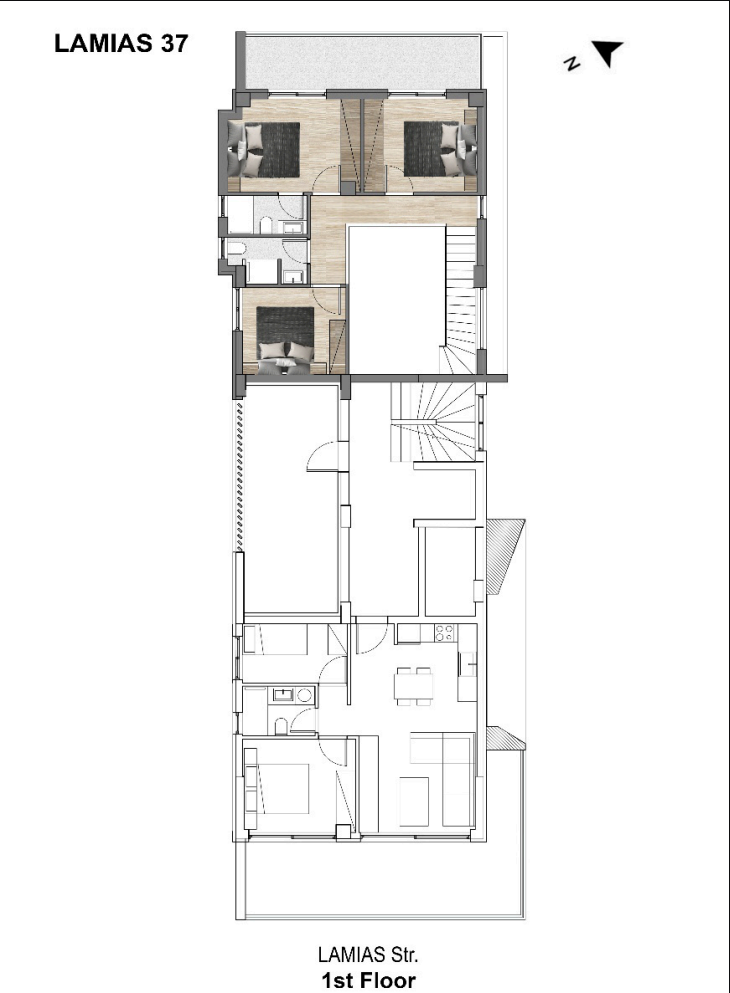
Maisonette with private garden & pool

INTERIOR	131.86 m ² · 74.12 + 57.74
GARDEN	170 m ² exclusive use
BALCONIES	14.90 m ²
POOL	12 m ² private (optional)
BEDROOMS	3
BATHROOMS	3
PRICE PARKING · STORAGE	Included

€ 790.000



GROUND FLOOR



FIRST FLOOR

MAISONETTE M1 — INTERIORS



DOUBLE-HEIGHT LIVING



MAISONETTE M1 — INTERIORS



BEDROOMS & BATH



AVAILABLE · FOURTH FLOOR

The fourth floor

Two residences, one level — with sea views

The entire fourth floor is shared by just two apartments. D1 faces the sea across a 25.91 m² balcony; D2 opens onto 21.41 m² of terraces. Together they read as a single, quiet floor of the building — 164 m² of interior space in all.

LEVEL	4
COMBINED INTERIOR	164 m ²
COMBINED BALCONIES	47.32 m ²
ORIENTATION	Sea view · Lamias Str.
FOURTH FLOOR — APARTMENTS D1 · D2	



AVAILABLE · FOURTH FLOOR

D1

Sea-view apartment with playroom

INTERIOR 92 m²

BALCONIES 25.91 m²

BEDROOMS 2 + playroom

BATHROOMS 2

VIEW Sea

PARKING · STORAGE Included

PRICE

€ 570.000



APARTMENT D1 — INTERIORS



BEDROOMS & BATH



AVAILABLE · FOURTH FLOOR

D2

Two-bedroom apartment

INTERIOR 72 m²

BALCONIES 21.41 m²

BEDROOMS 2

BATHROOMS 2

LEVEL 4

PARKING · STORAGE Included

PRICE

€ 450.000



APARTMENT D2 — INTERIORS



BEDROOMS & BATH





MATERIALS

Calm surfaces, honest craft

A restrained palette runs through every residence — pale oak parquet, stone-textured porcelain of European origin, and joinery in soft matte tones. Kitchens pair marble-look worktops with concealed lighting; bathrooms are fitted with Grohe and Ideal Standard ware in black and brushed finishes.

FLOORS

Wood parquet

BATHROOMS

European-origin tiles

SANITARY WARE

Grohe · Ideal Standard

LIGHTING

Recessed linear LED

INTERIORS SHOWN ARE DESIGN RENDERS OF LAMIAS 37 RESIDENCES

LOCATION

Glyfada, at a walk

Set on Lamias Street in the quiet upper reaches of Glyfada, the building keeps the town's cafés, schools and shoreline within easy reach — while the street itself stays still.

RESTAURANTS	70 m
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HOSPITAL	675 m
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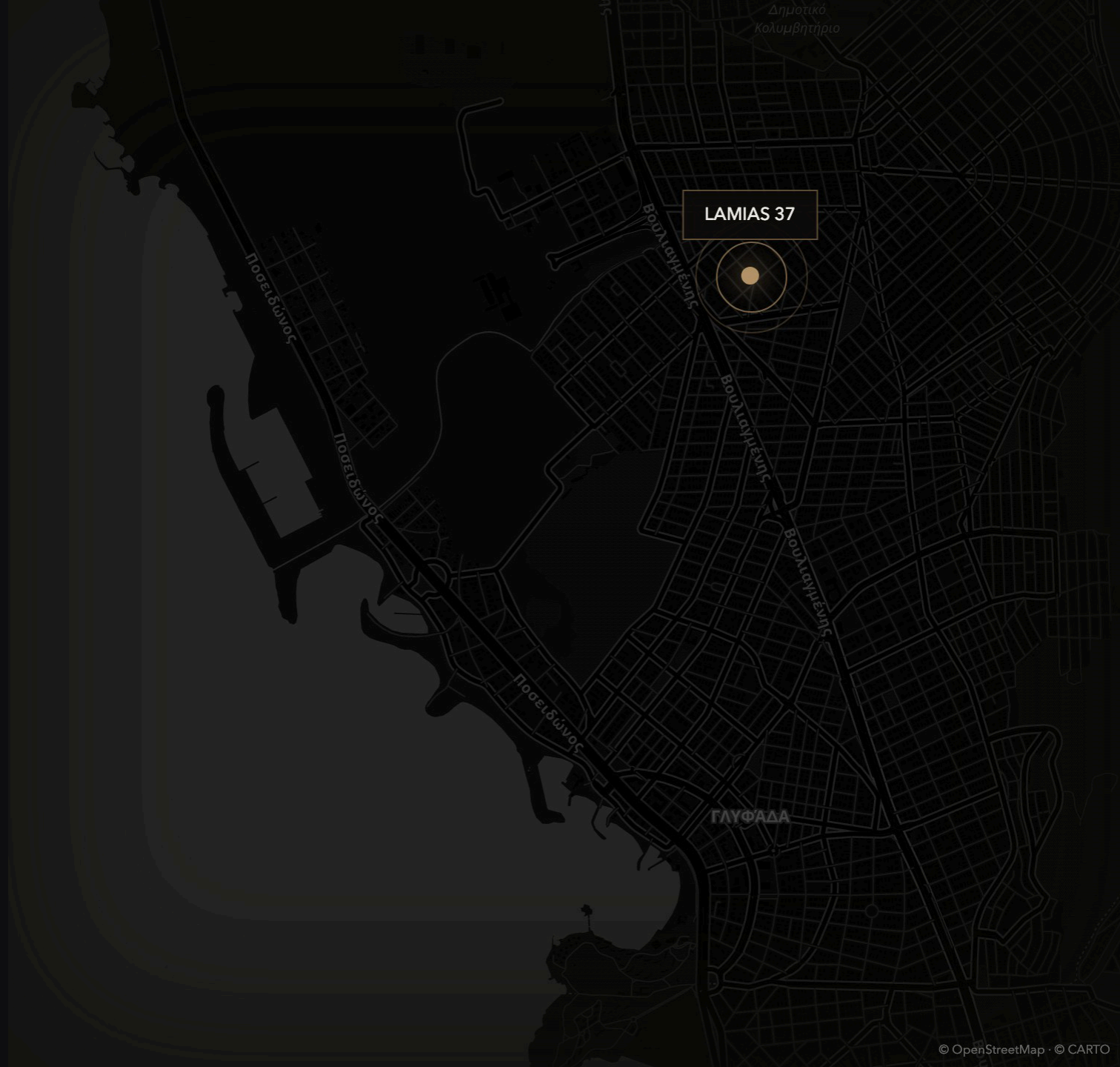
METRO STATION	880 m
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SCHOOL	1.6 km
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GLYFADA CENTRE	2.0 km
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BEACH	2.4 km
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LAMIAS 37, GLYFADA 165 61 · ATHENS



Y P E R I A

Lamias 37 — Glyfada, Athens Riviera

TWO MAISONNETTES · SEVEN APARTMENTS · DELIVERY 2027

ALL PLANS, AREAS AND VISUALISATIONS ARE INDICATIVE AND SUBJECT TO FINAL CONSTRUCTION. PRICES AS OF JULY 2026.