



1KIPROU RESIDENCE



THE PROJECT

Project Location: 16str. Saki Karagiorga & Kiprou, Glyfada

Delivery Date: Q1/2026

Set on the heart of Glyfada area, a few steps away from the Glyfada Golf Club, "*1 KIPROU RESIDENCE*" is a residential building comprised of 12 privileged apartments.

Designed by the awarded architectural firm ISV, every material has been carefully selected with attention to detail. In addition, the innovative technology of smart home KNX, sets high standards of quality living.

"*1 KIPROU RESIDENCE*" enjoys excellent sports and recreation facilities and busy marinas as well as excellent shopping, restaurants, stylish coffee shops and wine bars. It is one of the best-connected suburbs with frequent services into Athen's city center, Piraeus and Athens international airport.



SUSTAINABILITY

Design, smart solutions and accessibility are the key elements for the development of *“1 KIPROU RESIDENCE”*.

- ✓ Under floor heating and cooling.
- ✓ Air conditioning via VRV indoor units.
- ✓ KNX smart home system.
- ✓ Energy saving double-glazing windows, extra thin aluminium window frames.
- ✓ Electric rolling shutters.



THE RESID ENCE S

- Townhouse with exclusive garden area of 165 sqm and a private pool.
- 1st floor apartment
- 2nd floor apartment
- 3rd floor apartment
- 4th floor apartment
- 5th floor apartment
- Duplex Penthouse apartment



THE
RESIDENCES

AVAILABLE RESIDENCES

| RESIDENCE | REF.NAME | FLOOR | BEDROOMS | BATHS | WC | GARDEN AREA | POOL | SQM PER FL | MAID'S ROOM | TOTAL SQMS |
|-----------|----------|----------------------|----------|-------|----|-------------|-------|------------|-------------|------------|
| TOWNHOUSE | I1 | UNDERGROUND | 2 | 2 | 1 | | | 104.80 | | |
| | | GROUND | | 1 | | 165.30 | 41.00 | 84.44 | | 273.68 |
| | | MEZZANINE (LEVEL A') | 2 | 2 | | | | 84.44 | | |
| APARTMENT | A1 | 2ND | 2 | 2 | 1 | | 13.00 | 121.07 | | 121.07 |
| APARTMENT | B1 | 3RD | 2 | 2 | 1 | | 13.00 | 124.08 | | 124.08 |
| APARTMENT | C1 | 4TH | 3 | 2 | 1 | | 13.00 | 145.29 | | 145.29 |
| APARTMENT | D1 | 5TH | 3 | 2 | 1 | | 13.00 | 145.29 | | 145.29 |
| PENTHOUSE | E1 | 6TH | 2 | 2 | 1 | | | 134.74 | | |
| | | ROOF TOP | 1 | 1 | | | 24.49 | 89.90 | 22.68 | 247.32 |

Developed by



Designed by



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