



The One

The project features 27 stylish, contemporary apartments of 30 sq.m. each, designed for modern coastal living.

Elevated on the upper floors, residences enjoy stunning sea views, creating a daily sense of openness, light, and connection to the Athenian Riviera.



Smart layouts maximize every square meter, offering comfort, functionality, and a refined aesthetic. Adding to convenience, selected apartments include parking spaces, enhancing ease of living and making the project an ideal choice for both homeowners and investors seeking value, lifestyle, and long-term appeal.



Glyfada

Glyfada is one of the most well-known places of the Athenian Riviera.

It blends the energy of urban life with a relaxed atmosphere that's hard to find elsewhere in Athens.

Another key advantage is its proximity to the Ellinikon Project.

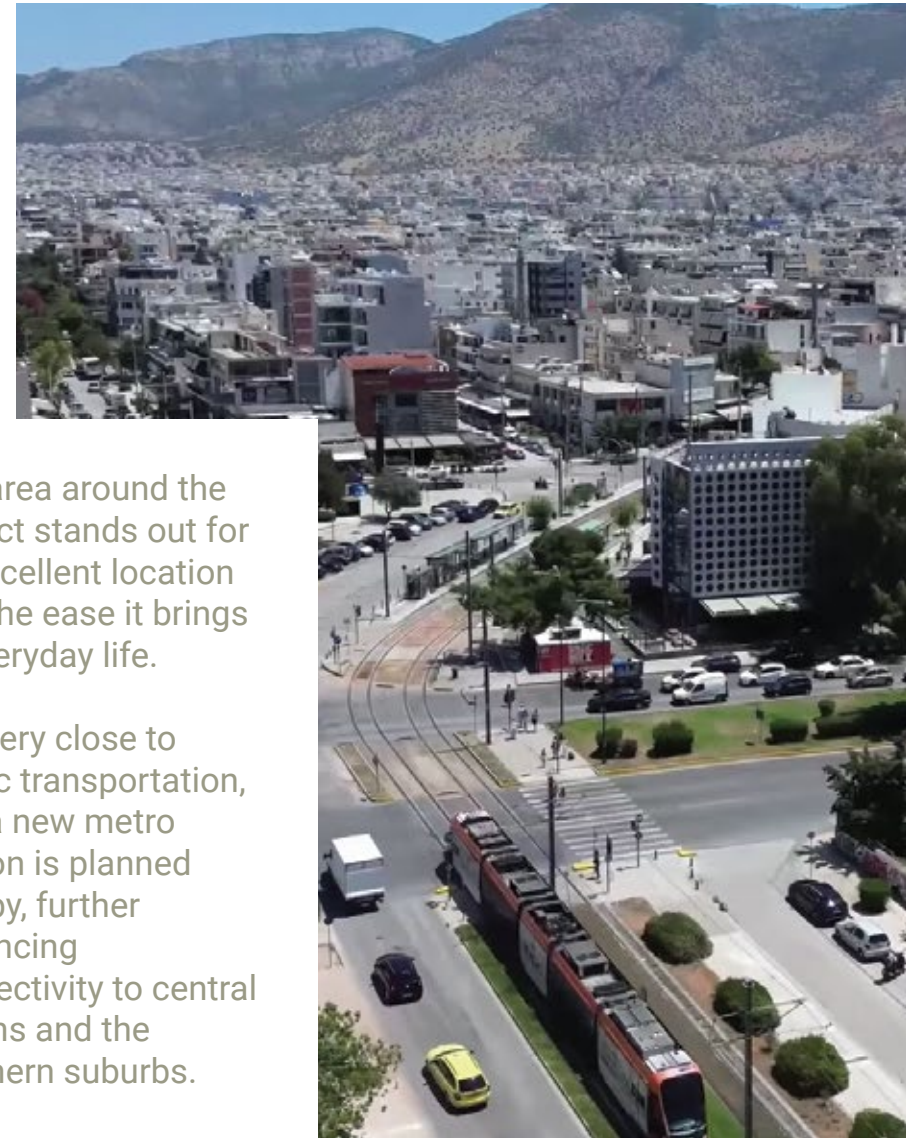
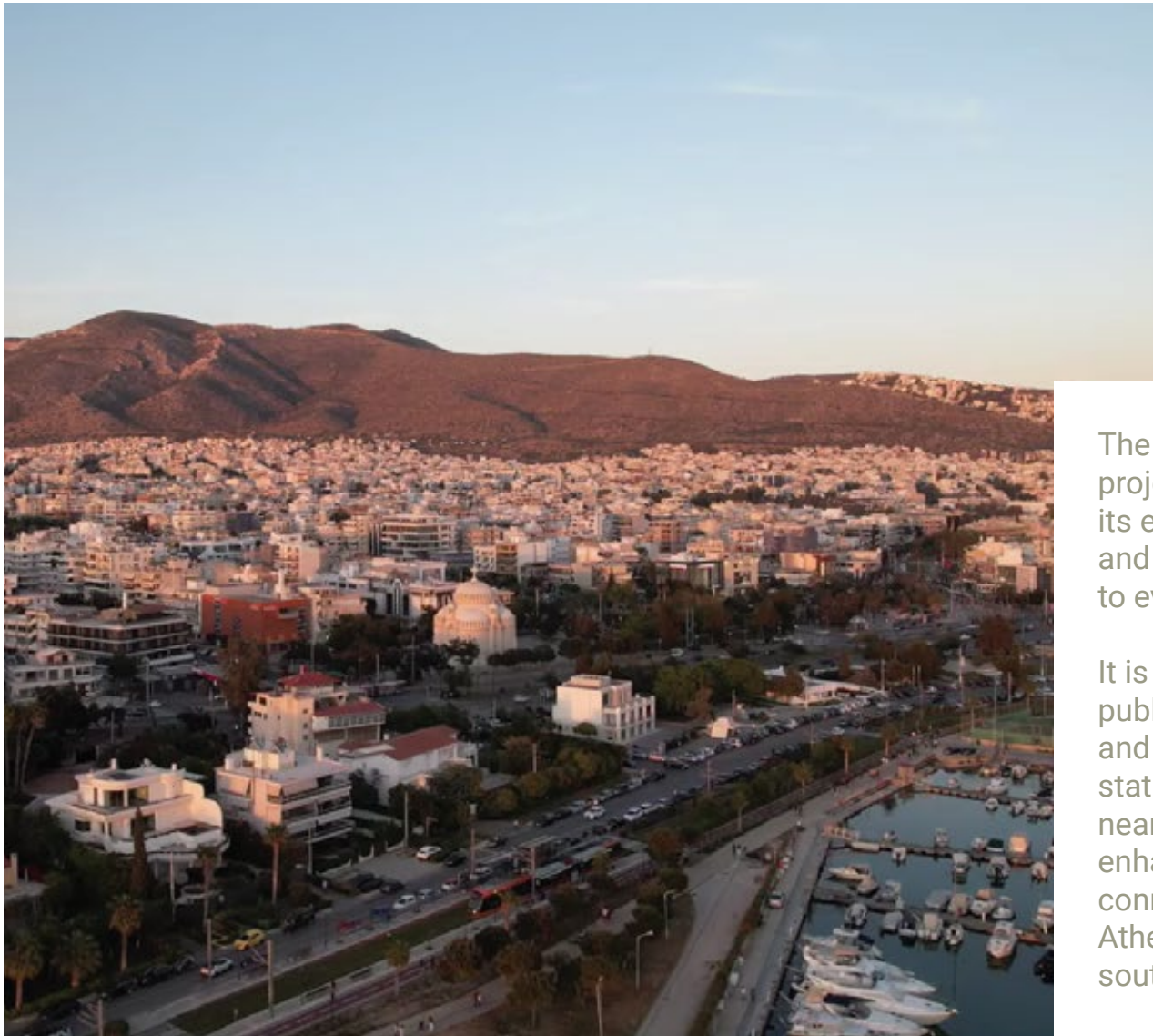
This ambitious redevelopment is set to create an entirely new, modern city with parks, cultural spaces, and cutting-edge infrastructure.

The area is also close to the Glyfada Golf Course, offering a rare green escape and an added element of prestige and leisure.



Area of the Project

Urban Comfort and Natural Balance



The area around the project stands out for its excellent location and the ease it brings to everyday life.

It is very close to public transportation, and a new metro station is planned nearby, further enhancing connectivity to central Athens and the southern suburbs.

Within a short distance, there are key commercial streets with shops, supermarkets, cafés, and restaurants, making daily errands quick and convenient.

At the same time, the neighborhood offers outstanding options for exercise and leisure, combining easy access to the beachfront, ideal for walking, jogging, and seaside activities, with proximity to Mount Hymettus, which features scenic walking and hiking trails surrounded by nature.



Convenient Life in Athens

📍 The One

- 1. Airport 17.54 km
- 2. Piraeus Port 12.49km
- 3. Metro Station (Ellinikon)
- 4. Bus Stop 140m (Karagiorga)
- 5. Pharmacy 7' – 500 m (& homeopathic medicines)
- 6. Veterinarian 260m (HM Vets)

● SuperMarkets:

- 1. My Market 400m (6')
- 2. Kritikos 600m (8')
- 3. Masoutis 900m (12')
- 4. Sklavenitis 1km (14')
- 5. Lidl 1.3km (17')

● Gas Station 300m (BP)

- 1. Mediterraneo Hospital 1.3km
- 2. Athens Eye Hospital 66m



Online Map



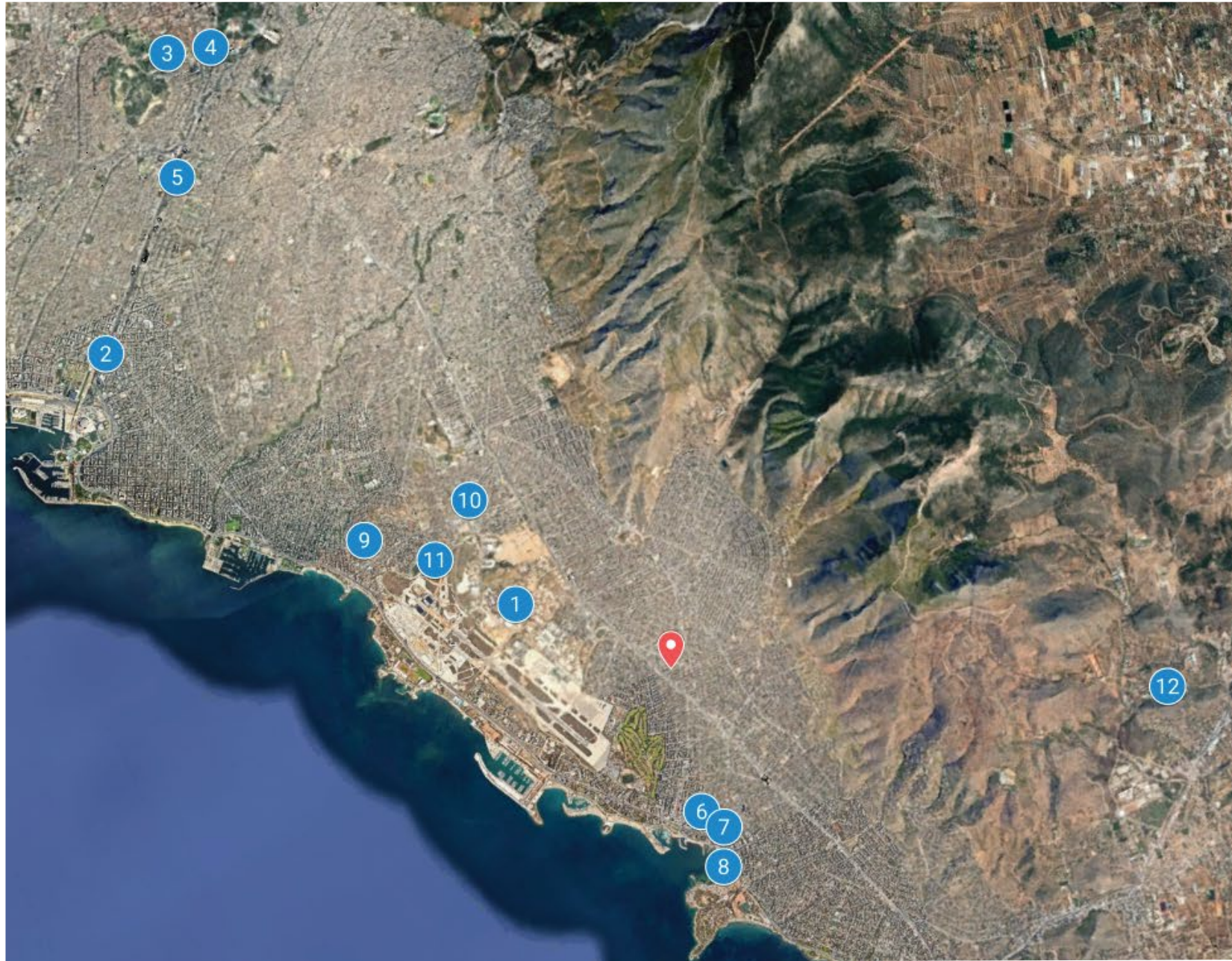
Convenient Life in Athens

📍 The One

1. The Ellinikon project
2.96km
2. Stavros Niarchos
Foundation Cultural
Centre / Greek National
Opera 8.6 km
3. Acropolis / Acropolis
Museum 10.3 km
4. Hadrian's Arch / Temple
of Olympian Zeus 10km
5. Stegi Onasis 9.15 km
6. Town (Options) Cinemas
2.6 km
7. (Arian) Open Air Cinema
2.2 km / Marilena 2.6km
8. Asteras Beach 3.1km
9. IMS Kindergarten
10.5,3km
IMS Primary school
11.4km
12. IMS Gymnasium 4,7km
St. Lawrence College
13.4km



Online Map



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.

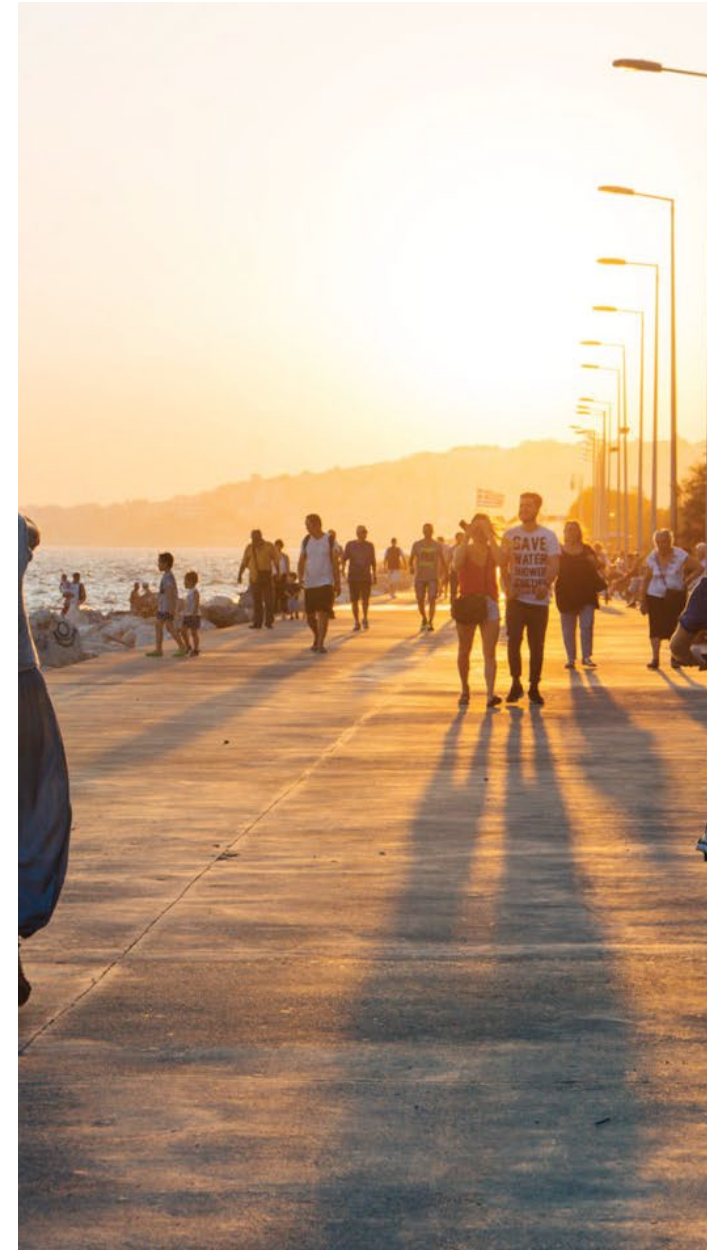


Athenian Riviera's "Urban Walk"

A New Coastal Lifestyle Corridor

The Athenian Riviera Urban Walk is a flagship coastal regeneration project designed to transform Athens' southern shoreline into a continuous, high-quality public space for pedestrians and cyclists.

The route will pass through six municipalities, including Glyfada. It will create an 18-kilometer integrated promenade and bike path stretching from Kallithea to Vari-Voula-Vouliagmeni, linking multiple municipalities and enhancing accessibility for all users, including people with disabilities.





The route will pass rivers, marinas, beaches, and major development zones such as the Hellinikon and Faliron Delta Park, creating new green areas, rest stops, and connections to local infrastructures.

By upgrading the urban environment and encouraging sustainable, active mobility, the Urban Walk is expected to improve quality of life, attract more visitors and economic activity to the coastal zone, and support a low-carbon future for the region.

Glyfada Beach

Glyfada Beach is one of the most popular coastal destinations on the Athenian Riviera, offering activities and experiences year-round.

During the summer months, it is ideal for swimming, water sports, beach bars, and seaside relaxation, while in winter it becomes a peaceful setting for walks by the sea, outdoor exercise, and enjoying the natural landscape.

Its easy access and vibrant yet balanced character makes it a key attraction for both leisure and everyday life in Glyfada.



Golf

The Glyfada Golf Course is a green oasis on the Athenian Riviera, offering a unique blend of sport, leisure, and natural beauty just minutes from the sea.

In addition to its internationally designed golf facilities, the venue features well-maintained tennis courts, a welcoming restaurant, and an elegant event and reception area, making it ideal for both everyday recreation and special occasions.

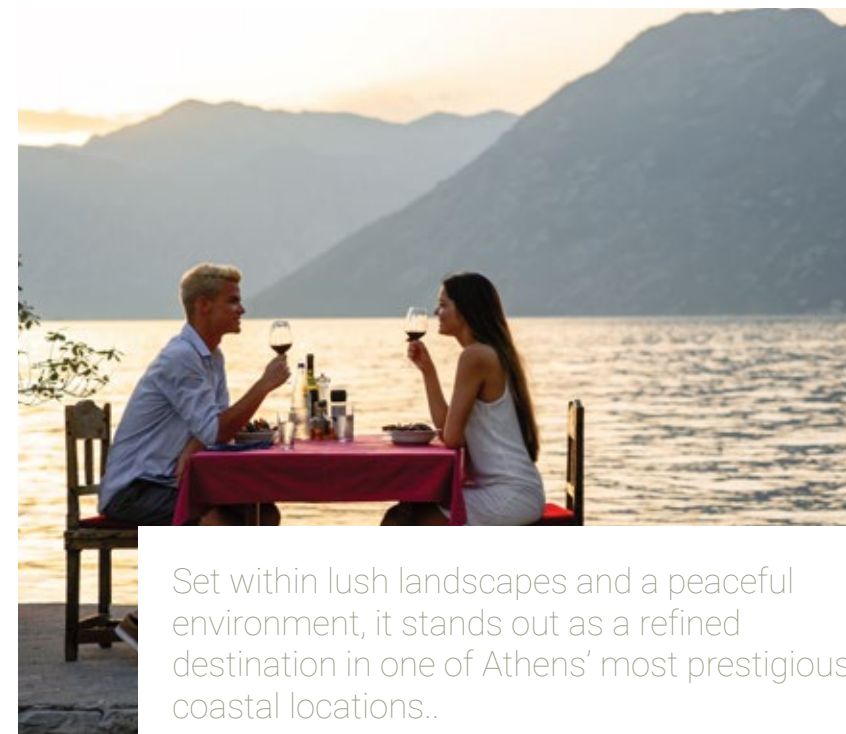
Tennis



Dining



& Celebrations



Set within lush landscapes and a peaceful environment, it stands out as a refined destination in one of Athens' most prestigious coastal locations..

IMS School

A New Coastal Lifestyle Corridor

IMS (International Metropolitan School) offers a contemporary, international approach to education, catering to children from kindergarten through secondary levels.

With a strong emphasis on academic excellence, critical thinking, and global awareness, IMS follows internationally recognized curricula designed to prepare students for higher education worldwide.

The school promotes a multicultural environment, modern teaching methods, and a balanced focus on academics, creativity, and personal development, making it an ideal choice for families seeking high-quality international education in Athens' southern suburbs.

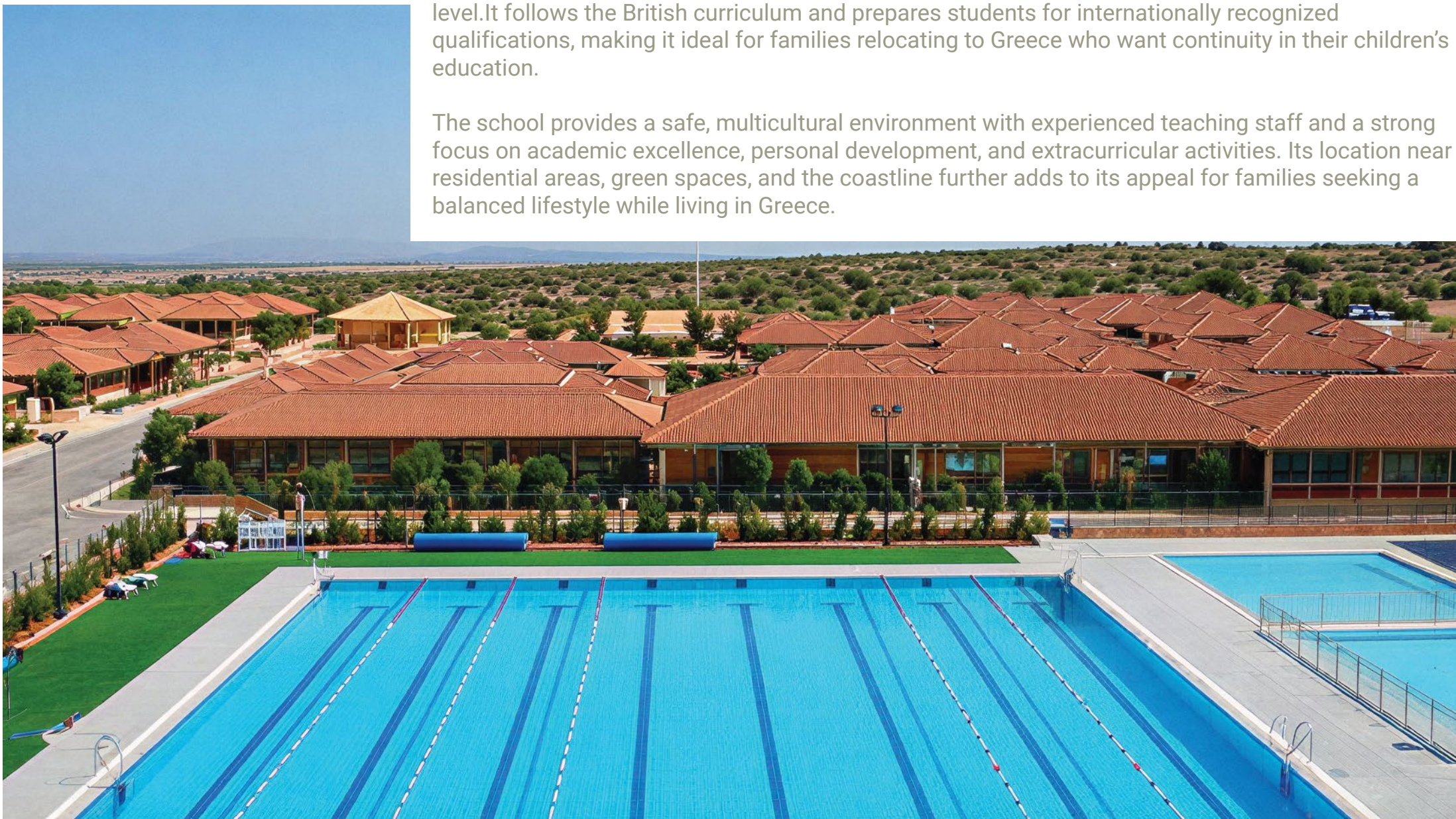


— St. Lawrence College —

A Trusted International School

St. Lawrence College is a well-established British international school in the southern suburbs of Athens, offering a high-quality English-speaking education from early years through secondary level. It follows the British curriculum and prepares students for internationally recognized qualifications, making it ideal for families relocating to Greece who want continuity in their children's education.

The school provides a safe, multicultural environment with experienced teaching staff and a strong focus on academic excellence, personal development, and extracurricular activities. Its location near residential areas, green spaces, and the coastline further adds to its appeal for families seeking a balanced lifestyle while living in Greece.



Dance Schools & Gyms

The area surrounding the project offers a wide range of well-known dance schools, covering a range of styles and levels, from classical ballet to contemporary and modern dance.

These established institutions attract both amateur and professional dancers, contributing to a vibrant creative atmosphere and providing excellent options for education, training, and artistic expression within close proximity.



Mount Hymettus

Scenic Trails and Nature Escapes Close to the City

The Hymettus mountain range offers an extensive network of scenic trails that are ideal for hiking, walking, and exploring nature just a short distance from Glyfada.

Beyond the well known paths leading from Ano Glyfada and the Terpsithea area toward spots like the Mitromara cave, Prophet Elias, and Mavrovouni, the mountain features dozens of mapped routes of varying difficulty, ranging from easy paths to more challenging hikes that crisscross the southern slopes and connect to historic sites, viewpoints, and natural features.



Many of these trails are part of broader conservation and outdoor recreation efforts, with groups and local authorities working to signpost and maintain routes that showcase the rich biodiversity, panoramic views of Athens and the Saronic Gulf, and cultural landmarks scattered across the mountain. .













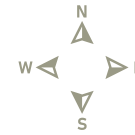




Floorplans

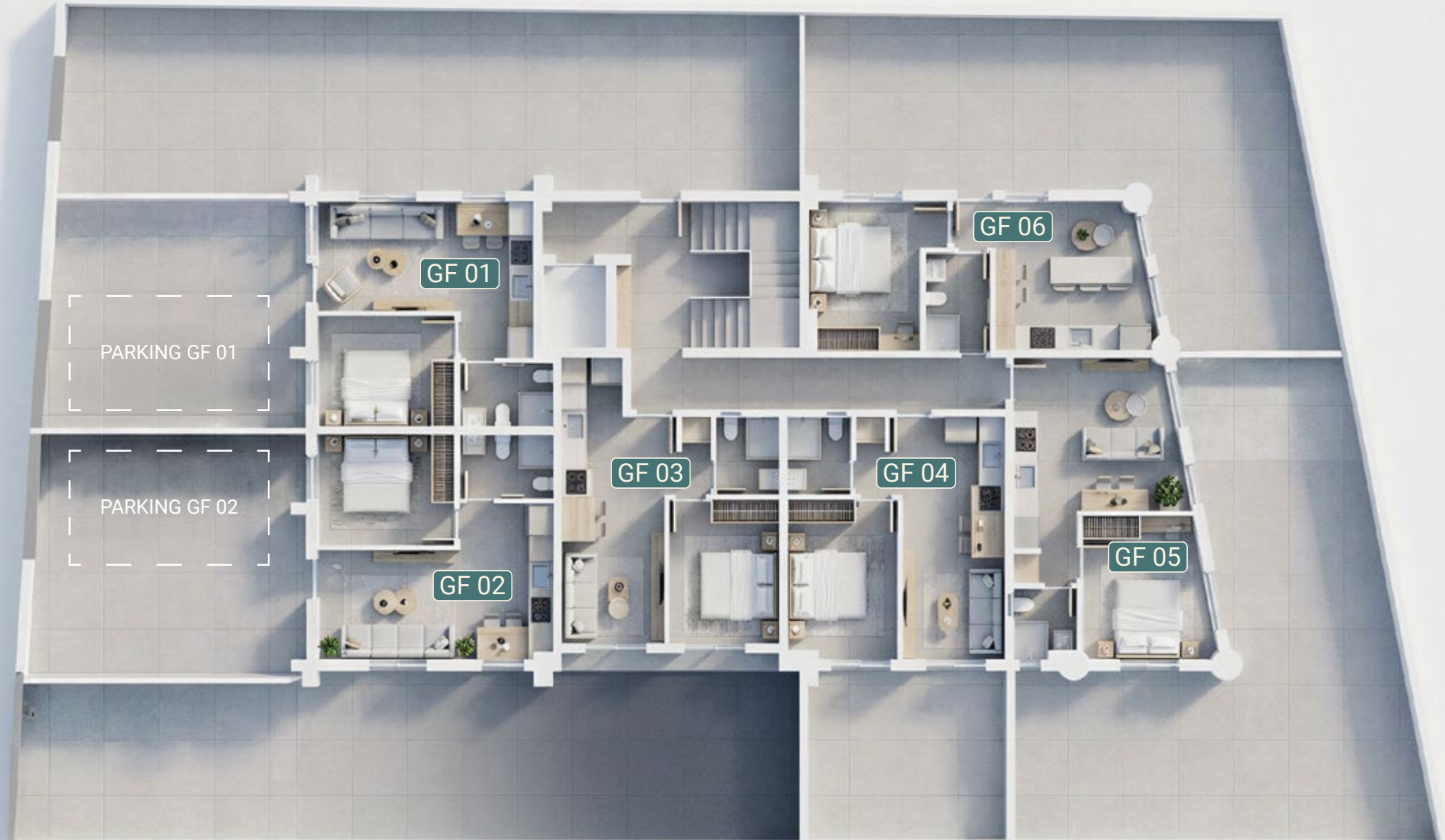
Ground Floor

	Bedroom	Balcony	Internal sqm	Total sqm
GF 01	1	33	31	64
GF 02	1	35	33	68
GF 03	1	2.2	32	34.2



	Bedroom	Balcony	Internal sqm	Total sqm
GF 04	1	20	32	52
GF 05	1	73	34	107
GF 06	1	62	32	94

SAKI KARAGIORGA STREET



Floorplans

Floor A

	Bedroom	Balcony	Internal sqm	Total sqm
A1	1		30	30
A2	1	1.35	31.5	32.85
A3	1	1.3	31	32.3



	Bedroom	Balcony	Internal sqm	Total sqm
A4	1	1.4	31	32.4
A5	1	2.5	34	36.5
A6	1	2	30	32

SAKI KARAGIORGA STREET



Floorplans

Floor B

	Bedroom	Balcony	Internal sqm	Total sqm
B 1	1		30	30
B 2	1	1.35	31.5	32.85
B 3	1	1.3	31	32.3



	Bedroom	Balcony	Internal sqm	Total sqm
B 4	1	1.4	31	32.4
B 5	1	2.5	34	36.5
B 6	1	2	30	32

SAKI KARAGIORGA STREET



Floorplans

Floor C

	Bedroom	Balcony	Internal sqm	Total sqm
C 1	1		30	30
C 2	1	1.35	31.5	32.85
C 3	1	1.3	31	32.3



	Bedroom	Balcony	Internal sqm	Total sqm
C 4	1	1.4	31	32.4
C 5	1	2.5	34	36.5
C 6	1	2	30	32

SAKI KARAGIORGA STREET



Floorplans

Floor D

	Bedroom	Balcony	Internal sqm	Terrace	Total sqm
D 1	1	2.28	32	20.6	54.88
D 2	1	1.1	32	24.3	57.4
D 3	1		33	44.1	77.1



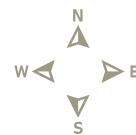
SAKI KARAGIORGA STREET



Floorplans

Floor B
Option 2

	Bedroom	Balcony	Internal sqm	Total sqm
B 1	2	3	61	64
B 2	1	1.3	31	32.3
B 3	1	1.4	31	32.4



	Bedroom	Balcony	Internal sqm	Total sqm
B 4	1	2.5	34	36.5
B 5	1	2	30	32

SAKI KARAGIORGA STREET



