
Celea Residence



.01

Living around Stavros Niarchos area, where modern lifestyle meets cosmopolitan Athenian Riviera. A seaside destination offering a perfect blend of city living and the allure of coastal life.

Celea Residence, the Experience

Featuring a collection of 29 premium apartments, Celea Residence is a reconversion of a former industrial building into a contemporary residential development, complemented by a newly constructed floor and designed to meet the evolving demands of today's real estate market.

MINIMALIST DESIGN

- CLEAN ARCHITECTURAL LINES AND A MODERN AESTHETIC, MAXIMIZE NATURAL LIGHT AND OPTIMIZE INTERIOR LAYOUTS FOR ENHANCED COMFORT.

PRIVATE GREEN LIVING

- SELECTED GROUND-FLOOR RESIDENCES BENEFIT FROM EXCLUSIVE ACCESS TO PRIVATE GARDENS, OFFERING A RARE SENSE OF PRIVACY.

STRONG ROI

- THE BOUTIQUE SCALE OF 29 UNITS FOSTERS A COHESIVE RESIDENTIAL ENVIRONMENT, MAKING THE PROPERTY AN IDEAL HIGH-YIELD RENTAL ASSET.
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.02

Prime location

1.5KM
STAVROS NIARCHOS
CULTURAL CENTER

2KM
FALIRO
OLYMPIC
COMPLEX

9KM
THE ELLINIKON
METROPOLITAN
PARK

2.2KM
MARINA
KALLITHEA

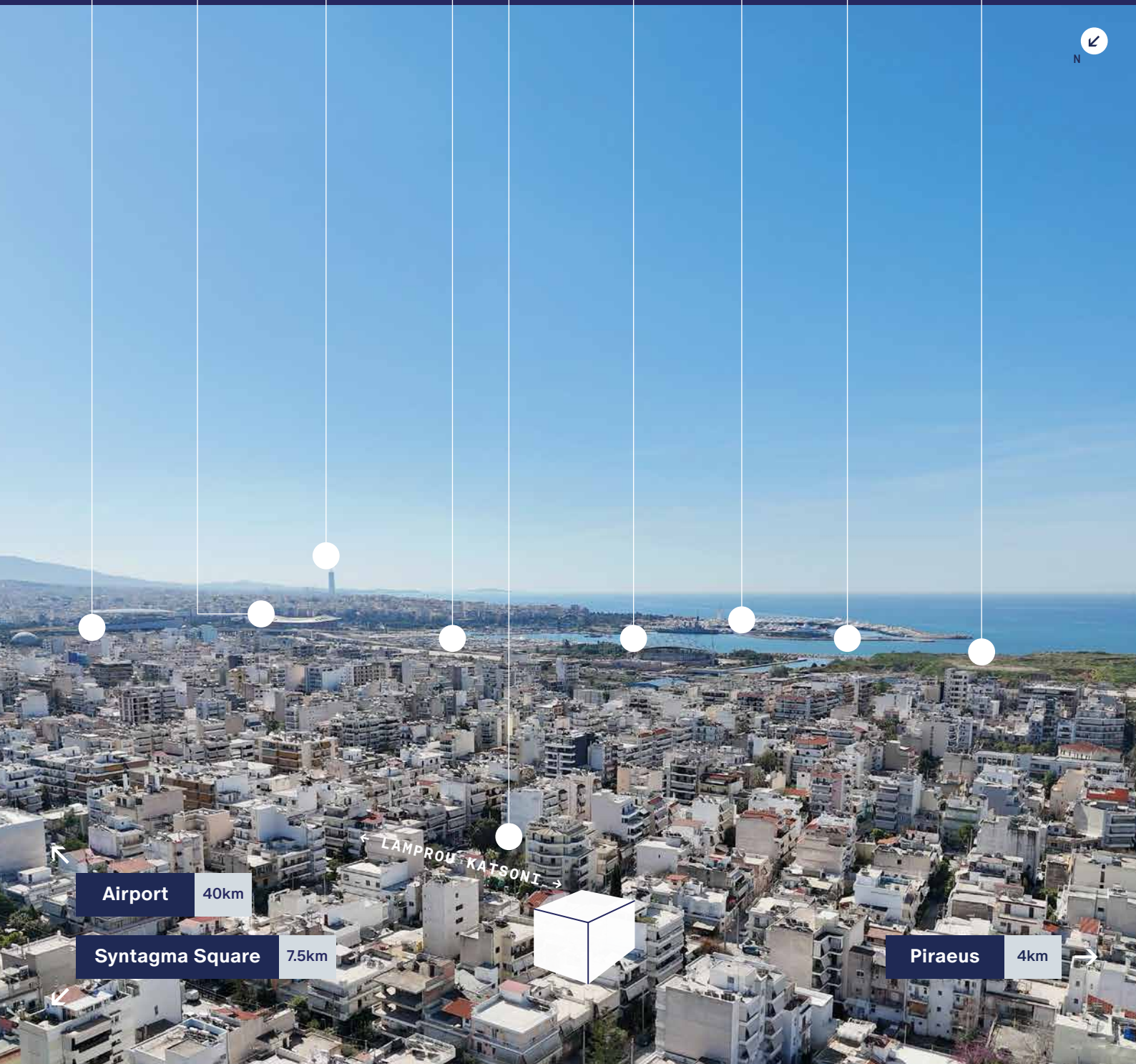
50M
TENNIS
CLUB
MOSCHATO

800M
OLYMPIC
BEACH
VOLLEY
CENTER

3KM
MARINA
FLISVOS

1KM
AEGEAN
SEA

900M
AENAON
MEDITERRANEAN
PARK



Airport 40km

Syntagma Square 7.5km

Piraeus 4km



Stavros Niarchos

ideally located in the sought-after Athenian Riviera, offers a harmonious combination of luxury, convenience, and natural beauty.



Just a few kilometers from the heart of Athens

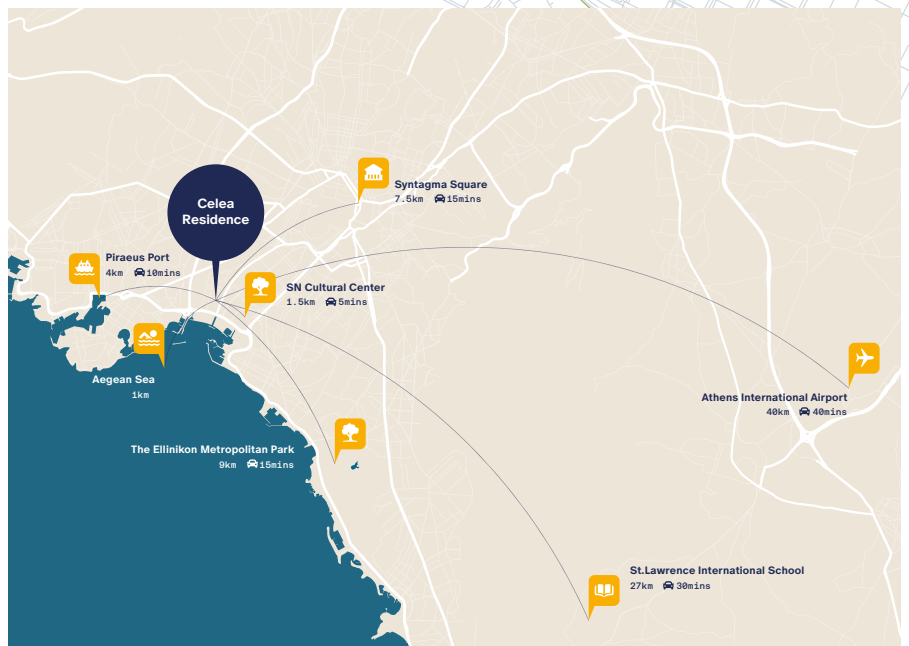


Minutes away from the renovated Faliro waterfront and marina



High-end stores

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CELEA RESIDENCE

Ground floor



Lamprou Katsoni Street

	GF1	GF2	GF3	GF4	GF5	GF6	GF7	GF8	GF9
	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1	1
Covered Area	37m ²	39m ²	39m ²	40m ²	38m ²	37m ²	37m ²	37m ²	36m ²
Garden	18m ²	18m ²	18m ²	18m ²	19m ²	19m ²	20m ²	21m ²	22m ²
Total Area	55m ²	57m ²	57m ²	58m ²	57m ²	56m ²	57m ²	58m ²	58m ²

1st floor



Lamprou Katsoni Street

	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1	1	1
Covered Area	33m ²	34m ²	34m ²	34m ²	36m ²	38m ²	37m ²	37m ²	37m ²	37m ²
Balcony	7m ²	5m ²	5m ²	5m ²	5m ²	6m ²	7m ²	7m ²	7m ²	7m ²
Total Area	40m ²	39m ²	39m ²	39m ²	41m ²	44m ²	44m ²	44m ²	44m ²	44m ²

2nd floor



Lamprou Katsoni Street

	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1	1	1
Covered Area	33m ²	34m ²	34m ²	34m ²	36m ²	38m ²	37m ²	37m ²	37m ²	37m ²
Balcony	7m ²	5m ²	5m ²	5m ²	5m ²	6m ²	7m ²	7m ²	7m ²	7m ²
Total Area	40m ²	39m ²	39m ²	39m ²	41m ²	44m ²	44m ²	44m ²	44m ²	44m ²

Unit Summary

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Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Garden (m ²)	Balcony (m ²)	Storage
GF1	G/F	Apartment	1	1	55	37	18	-	Additional Charge
GF2	G/F	Apartment	1	1	57	39	18	-	Additional Charge
GF3	G/F	Apartment	1	1	57	39	18	-	Additional Charge
GF4	G/F	Apartment	1	1	58	40	18	-	Additional Charge
GF5	G/F	Apartment	1	1	57	38	19	-	Additional Charge
GF6	G/F	Apartment	1	1	56	37	19	-	Additional Charge
GF7	G/F	Apartment	1	1	57	37	20	-	Additional Charge
GF8	G/F	Apartment	1	1	58	37	21	-	Additional Charge
GF9	G/F	Apartment	1	1	58	36	22	-	Additional Charge
A1	1st	Apartment	1	1	40	33	-	7	Additional Charge
A2	1st	Apartment	1	1	39	34	-	5	Additional Charge
A3	1st	Apartment	1	1	39	34	-	5	Additional Charge
A4	1st	Apartment	1	1	39	34	-	5	Additional Charge
A5	1st	Apartment	1	1	41	36	-	5	Additional Charge
A6	1st	Apartment	1	1	44	38	-	6	Additional Charge
A7	1st	Apartment	1	1	44	37	-	7	Additional Charge
A8	1st	Apartment	1	1	44	37	-	7	Additional Charge
A9	1st	Apartment	1	1	44	37	-	7	Additional Charge
A10	1st	Apartment	1	1	44	37	-	7	Additional Charge
B1	2nd	Apartment	1	1	40	33	-	7	Additional Charge
B2	2nd	Apartment	1	1	39	34	-	5	Additional Charge
B3	2nd	Apartment	1	1	39	34	-	5	Additional Charge
B4	2nd	Apartment	1	1	39	34	-	5	Additional Charge
B5	2nd	Apartment	1	1	41	36	-	5	Additional Charge
B6	2nd	Apartment	1	1	44	38	-	6	Additional Charge
B7	2nd	Apartment	1	1	44	37	-	7	Additional Charge
B8	2nd	Apartment	1	1	44	37	-	7	Additional Charge
B9	2nd	Apartment	1	1	44	37	-	7	Additional Charge
B10	2nd	Apartment	1	1	44	37	-	7	Additional Charge

* Information is subject to change. All the above floor areas are subject to verification following completion.
All dimensions are within + or -5%

*Transfer Tax 3.09%

TRUE TO
L I V I N G SPACES