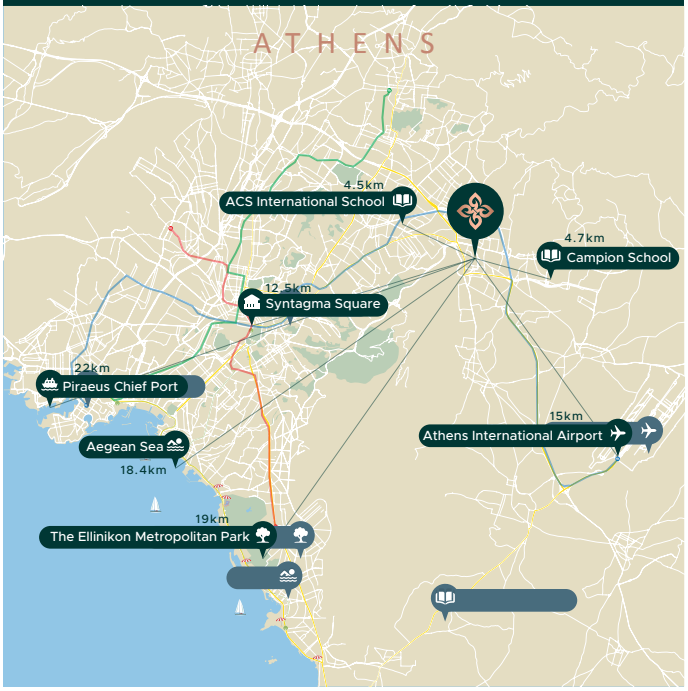
GREENVILLE RESIDENCE IV

NORTHERN ATHENS

PRIME LOCATION

Glyka Nera is a popular suburb in the northeastern part of Athens, adjacent to Gerakas and Agia Paraskevi, renowned for its peaceful and wonderful green surroundings. Just 15km from Eleftherios Venizelos International Airport, the largest international airport in Greece, and near the center of Athens, Glyka Nera offers a wide range of amenities, such as international and private schools, shopping malls, and sports facilities, making this residential area ideal for anyone looking for a comfortable living environment.



GREENVILLE RESIDENCE IV

Strategically positioned in a pine-tree location in the northeastern part of Athens, Greenville Residence IV is an exquisite residential development that seamlessly blends luxury, sophistication, and wellbeing.

It comprises 12 modern apartments spread across 2 meticulously designed floors. Each apartment is crafted with a keen eye for detail, prioritizing functionality, and comfort, allowing its residents to immerse themselves in a modern living experience. The intelligent use of every square meter maximizes the infusion of natural light, creating a space that is both inviting and efficient. Its contemporary design, spacious layouts and refined architectural touches, further enhanced by the surrounding greenery, create a unique living space in a tranquil environment.

In addition, as part of our commitment to create projects fully harmonized with environmental standards, Greenville Residence IV boasts an A+ energy class with a thermal facade and energy-efficient glazing that ensures a minimal ecological footprint.

Lower Ground & Ground Floor

GF1

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	63 sqm
Garden	92 sqm
Total Area	**155 sqm**

GF2

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	63 sqm
Garden	83 sqm
Total Area	**146 sqm**

GF3

1 Bedroom Duplex

Bedroom	1
Bathroom	2
Covered Area	62.5 sqm
Balcony	8 sqm
Garden	39 sqm
Total Area	**109.5 sqm**

GF4

1 Bedroom Duplex

Bedroom	1
Bathroom	2
Covered Area	62 sqm
Balcony	4 sqm
Garden	37 sqm
Total Area	**103 sqm**

GF5

3 Bedroom Duplex

Bedroom	3
Bathroom	3
Covered Area	96 sqm
Balcony	7 sqm
Garden	51 sqm
Total Area	**154 sqm**

1st - 2nd Floor

Flessa Str.

1st Floor

2nd Floor

Salonon Str.

A1 **A2**

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	64 sqm
Balcony	21 sqm
Total Area	**85 sqm**

B1 **B2**

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	64 sqm
Balcony	20 sqm
Total Area	**84 sqm**

AB3

2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	89.5 sqm
Balcony	16.5 sqm
Total Area	**106 sqm**

AB4

2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	72.5 sqm
Balcony	14.5 sqm
Total Area	**87 sqm**

AB5

2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	87.5 sqm
Balcony	21 sqm
Total Area	**108.5 sqm**

UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Garden (sqm)	Parking/Storage
GF1	G/F	Apartment	2	1	**155**	63	-	92	Yes/Additional Charge
GF2	G/F	Apartment	2	1	**146**	63	-	83	Yes/Additional Charge
GF3	LG - G/F	Duplex	1	2	**109.5**	62.5 (31+31.5)	8	39	Additional Charge
GF4	LG - G/F	Duplex	1	2	**103**	62 (30.5+31.5)	4	37	Yes/Additional Charge
GF5	LG - G/F	Duplex	3	3	**154**	96 (45+51)	7	51	Yes/Additional Charge
A1	1st	Apartment	2	1	**85**	64	21	-	Additional Charge
A2	1st	Apartment	2	1	**85**	64	21	-	Additional Charge
AB3	1st - 2nd	Duplex	2	2	**106**	89.5 (46.5+43)	16.5	-	Additional Charge
AB4	1st - 2nd	Duplex	2	2	**87**	72.5 (38+34.5)	14.5	-	Additional Charge
AB5	1st - 2nd	Duplex	2	2	**108.5**	87.5 (47.5+40)	21	-	Additional Charge
B1	2nd	Apartment	2	1	**84**	64	20	-	Additional Charge
B2	2nd	Apartment	2	1	**84**	64	20	-	Additional Charge

*Transfer Tax 3.09%

* All the above floor areas are subject to verification following completion.
Purchasers must therefore rely on their own inspection to verify any information provided.
All dimensions are within + or -5%

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