

ATHENS RIVIERA • NEO FALIRO

NEO FALIRO RESIDENCE

Where the city slows down and the sea begins.

An exceptional life in Athens Riviera, with a sea-view rooftop pool and bar.

Q4 2027

Delivery Date

Golden Visa

European Residency

3 Blocks

A • B • C

Faliro Bay, Athens Riviera — Greece



ABOUT THE PROJECT

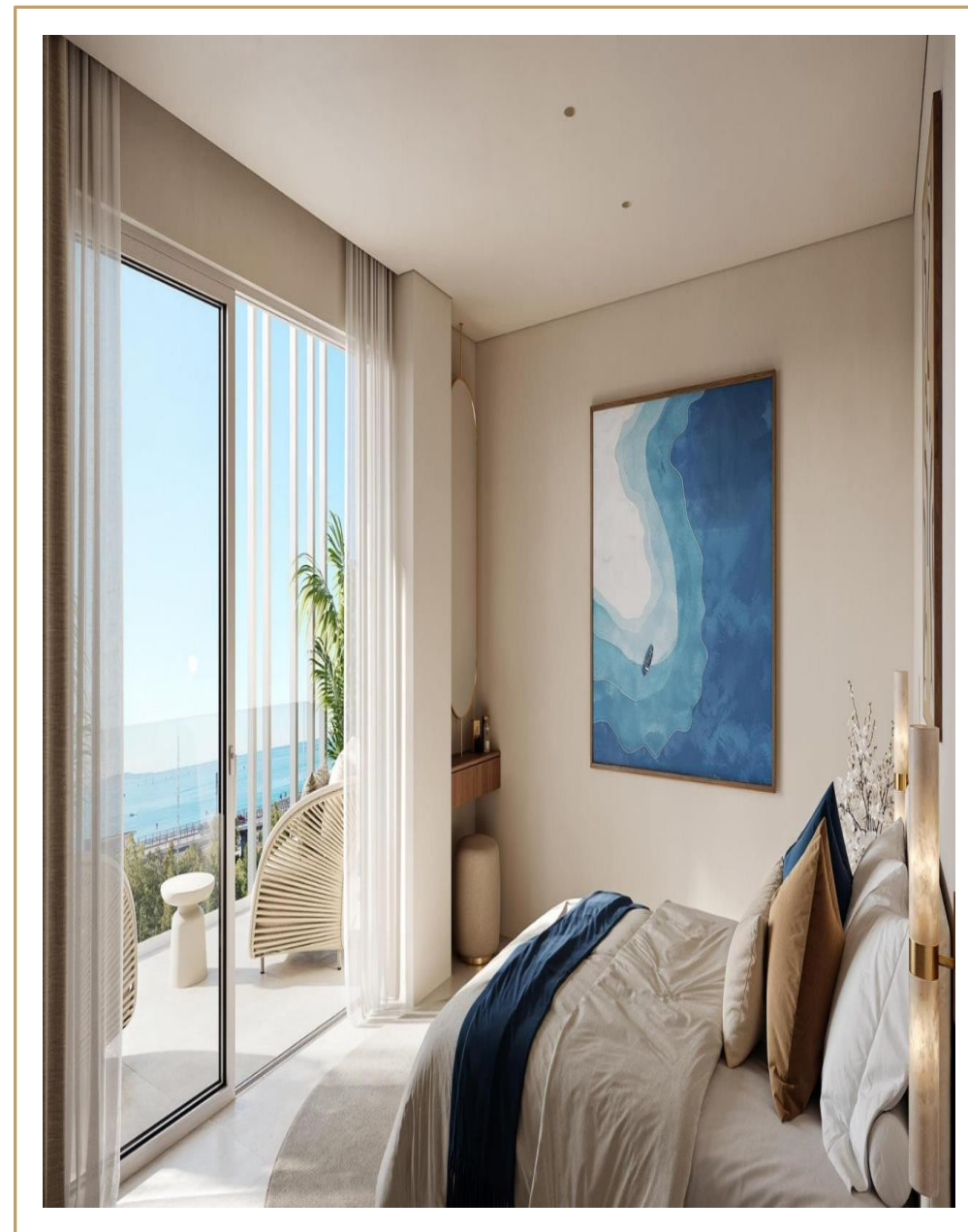
Seafront Residences, Resort-Style Amenities

Built with seafront residences and panoramic sea views, Seaside Neo Faliro is located in Athens Riviera and offers a complete resort living experience. The project brings premium amenities together with an exclusive members' club, including a sea-facing rooftop pool and bar.

The development is positioned in the heart of Athens Riviera, just 6 minutes from the AENAON urban regeneration project and Open Mediterranean Park, and 16 minutes from the Hellinikon Project.

LOCATION ADVANTAGES

- 2 minutes to Neo Faliro Metro Station
- 6 minutes to AENAON / Open Mediterranean Park
- 7 minutes to Flisvos Marina • 10 minutes to Alimos Marina
- 16 minutes to the Hellinikon Project
- Surrounded by 6 marinas



LOCATION

Marina Living and Regional Connections

Seaside Neo Faliro, in Faliro Bay, offers access to 6 marinas and parks within 10 minutes, and to Athens International Airport in approximately 30 minutes.



The Transformation of Athens Riviera

AENAON — OPEN MEDITERRANEAN PARK

With its seafront residences, Seaside Neo Faliro sits close to 6 marinas, the major urban regeneration project AENAON, Open Mediterranean Park, the Neo Faliro Metro Station just 2 minutes away, and restaurants and everyday amenities along the coast.

THE HELLINIKON PROJECT

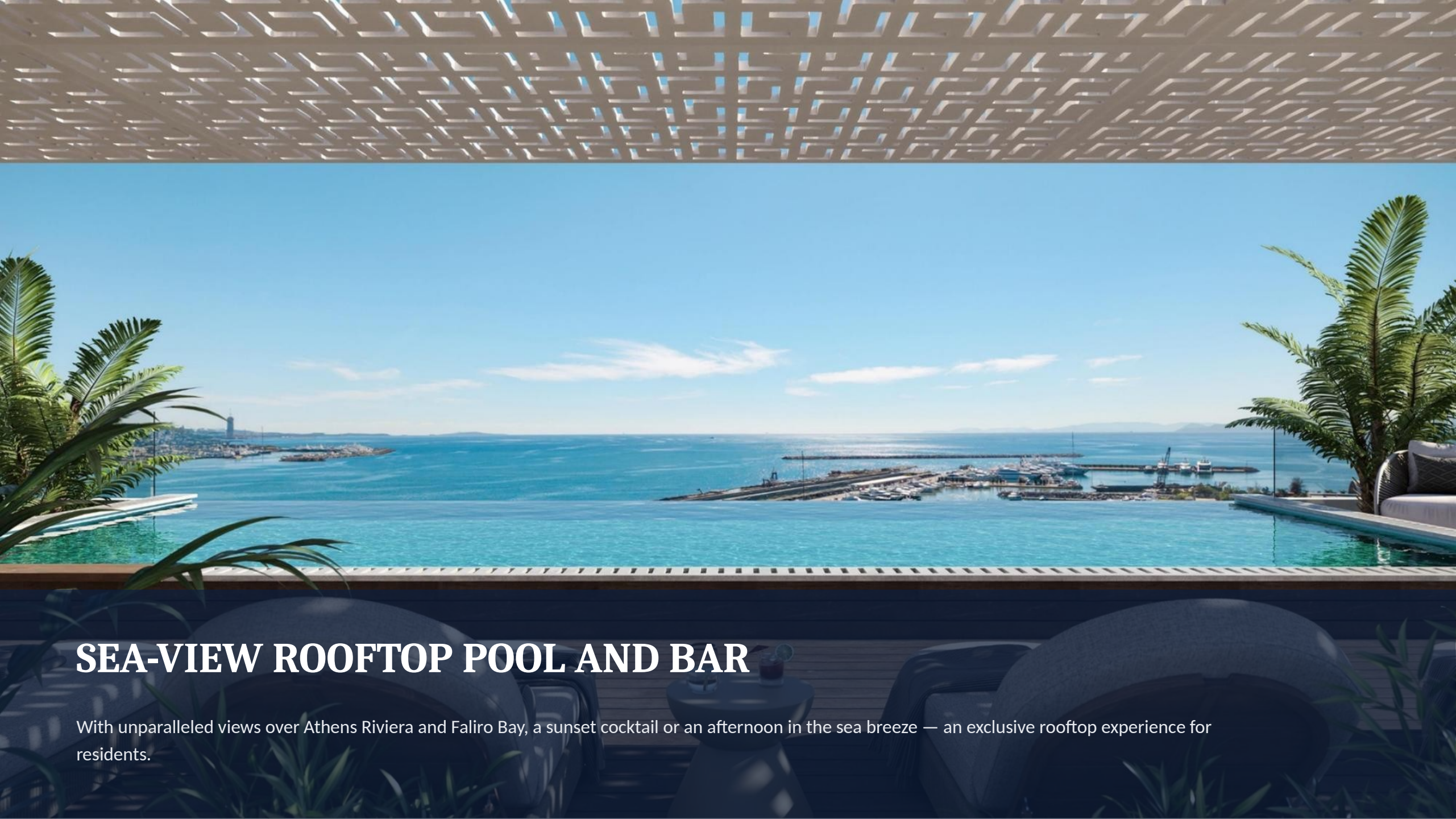
Located 16 minutes from Neo Faliro Residence, the Hellinikon Project is one of Europe's largest and most ambitious urban regeneration projects. It transforms the former Athens airport into a modern coastal district, bringing together expansive parks, cultural and entertainment areas, new seafront destinations, and premium residential zones.

STAVROS NIARCHOS FOUNDATION CULTURAL CENTER

Located 9 minutes from the seafront residences, the Stavros Niarchos Foundation Cultural Center is one of Athens' most iconic modern landmarks. Home to the National Library of Greece and the Greek National Opera, it sits within a vast park featuring walking paths, water features, and open-air event spaces.

TRANSPORT CONNECTIVITY

2 minutes from Neo Faliro Metro Station and 5 minutes from Moschato, Dimotiko Theatro, and Piraeus metro stations, the project offers seamless access to central Athens, the Port of Piraeus, and Athens International Airport. The planned Metro Line 1 extension will further strengthen the area's connectivity.



SEA-VIEW ROOFTOP POOL AND BAR

With unparalleled views over Athens Riviera and Faliro Bay, a sunset cocktail or an afternoon in the sea breeze — an exclusive rooftop experience for residents.

EXCLUSIVE MEMBERS' CLUB

Resort-Style Amenities

Comprehensive indoor and outdoor amenities offering residents a hotel-standard living experience.

OUTDOOR AMENITIES

- Lounge Area
- Children's Play Area
- Rooftop Pool
- Rooftop Bar & BBQ Area

INDOOR AMENITIES

- Reception & Concierge Services
- Children's Playroom
- Gym
- Health, Beauty & Spa Services
- Restaurant, Café & Bar (Indoor)
- Business Center

Sea-View Rooftop Pool & Bar • Exclusive Private Members' Club • Athens Riviera

EXCLUSIVE MEMBERS' CLUB

À La Carte & Additional Services

Personalized, on-demand services that simplify residents' daily lives.

À LA CARTE SERVICES

- Residence Maintenance
- Residence Cleaning
- Laundry & Dry Cleaning
- Grocery Shopping Service
- Personal Training
- Hairdressing Services
- Spa Services
- Private Dining & Event Organization
- Childcare
- Maintenance & Technical Support
- Parcel & Courier Delivery
- Pet Care & Grooming

ADDITIONAL SERVICES

- 24/7 Security & Concierge Service
- Valet Parking Service
- Residents' Lounge Service
- Pool & Sunbed Service

LOCATION CONNECTIVITY

All services are provided within the exclusive members' club, allowing residents to enjoy a hotel-standard, effortless, maintenance-free lifestyle in Athens Riviera.

TECHNICAL SPECIFICATIONS

Materials & Build Standards

ENTRANCE & COMMON AREAS

- Common entrance areas with careful attention to lighting and planting
- High-tech elevator system
- Advanced security entry door with video intercom
- Motion-sensor lighting, 24/7 security monitoring and CCTV system

BATHROOM & KITCHEN

- Premium tile cladding on walls and floors
- Glass shower enclosure, high-quality chrome fittings
- Ergonomic and aesthetic kitchen design
- High-quality fixtures and sink, antibacterial worktop surface

FAÇADE & STRUCTURE

- Polished plaster walls with premium eco-friendly paints
- High-quality horizontal/vertical surface cladding
- Energy-efficient aluminum frames, double-glazed windows
- Bioclimatic façade system with certified products

COMFORT & ENERGY EFFICIENCY

- Independent cooling and heating — low energy consumption
- Detailed lighting and electrical design
- Electric towel warmers in bathrooms
- Minimum A+ Energy Class
- Modern cabled TV infrastructure, ergonomic architectural lighting

INVESTMENT ADVANTAGES

Why Neo Faliro Residence

Located in the heart of Athens Riviera with direct sea frontage, Neo Faliro Residence offers a unique investment opportunity with resort-style amenities, an exclusive members' club, and strong rental/resale potential.

- Prime Location in the Heart of Athens Riviera, Directly on the Sea
- Proximity to 6 Marinas and the AENAON / Hellinikon Projects
- Golden Visa-Eligible Investment Values
- Wide Unit Variety Across Three Blocks (A, B, C)
- 2 Minutes to Neo Faliro Metro Station
- Exclusive Members' Club with Sea-View Rooftop Pool and Bar
- Early Investment Advantage with Phase 1 / Phase 2 Pricing

FLOOR PLANS

Unit & Common Area Layouts

Detailed drawings of block layouts, typical floor plans, and the exclusive members' club areas.

The Area

KEY LOCATIONS

- 1 Main Entrance
- 2 Exclusive Private Members' Club - Main Entrance
- 3 Exclusive Private Members' Club - Garden
- 4 Conversation Lobby
- 5 Lobby - PART A
- 6 Lobby - PART B
- 7 Lobby - PART C
- 8 Rooftop Pool and Bar



Please note: All the above 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%.

PART A

FIRST FLOOR



SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



- 1 A1
- 2 A2
- 3 A3
- 4 A4
- 5 A5
- 6 A6
- 7 A7
- 8 A8
- 9 A9
- 10 B1 - C1 - D1 - E1 - ST1 - Z1
- 11 B2 - C2 - D2 - E2 - ST2 - Z2
- 12 B3 - C3 - D3 - E3 - ST3 - Z3
- 13 B4 - C4 - D4 - E4 - ST4 - Z4
- 14 B5 - C5 - D5 - E5 - ST5 - Z5
- 15 B6 - C6 - D6 - E6 - ST6 - Z6
- 16 B7 - C7 - D7 - E7 - ST7 - Z7
- 17 B8 - C8 - D8 - E8 - ST8 - Z8
- 18 B9 - C9 - D9 - E9 - ST9 - Z9
- 19 LIFT

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PART B



FIRST FLOOR

SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



- 1 A10
- 2 A11
- 3 A12
- 4 A13
- 5 B10 - C10 - D10 - E10 - ST10 - Z10
- 6 B11 - C11 - D11 - E11 - ST11 - Z11
- 7 B12 - C12 - D12 - E12 - ST12 - Z12
- 8 B13 - C13 - D13 - E13 - ST13 - Z13
- 9 LIFT

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PART C



FIRST - SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



- 1 A14 - B14 - C14 - D14 - E14 - ST14 - Z14
- 2 A15 - B15 - C15 - D15 - E15 - ST15 - Z15
- 3 A16 - B16 - C16 - D16 - E16 - ST16 - Z16
- 4 A17 - B17 - C17 - D17 - E17 - ST17 - Z17
- 5 A18 - B18 - C18 - D18 - E18 - ST18 - Z18
- 6 LIFT

The Rooftop

POOL AND BAR EXPERIENCE

Sea views across the Athens Riviera from the rooftop pool and bar create the perfect place to relax, swim, and unwind, enhancing the project's coastal lifestyle and everyday living experience.



Exclusive Private Members' Club Resort-Style Amenities

The raised ground floor of the Exclusive Private Members' Club on the Athens Riviera offers a restaurant, caf , and bar with a garden area, creating a welcoming space for dining, conversation, and relaxation by the sea.

KEY LOCATIONS

- 1 Restaurant
- 2 Bar
- 3 Terrace
- 4 Garden area



Any reference to facilities being provided in or for the Properties are those currently anticipated but may be varied by the Developer without prior notice.

Exclusive Private Members' Club Resort-Style Amenities



The first floor of the Exclusive Private Members' Club on the Athens Riviera offers a gym and a health and beauty spa, including massage rooms, a sauna, and a jacuzzi. Designed for relaxation and wellbeing, it provides residents with a peaceful retreat to unwind by the sea.

KEY LOCATIONS

- 1 Spa - Jacuzzi Area
- 2 Spa - Sauna Area
- 3 Spa - Massage and Beauty Room
- 4 Indoor Gym
- 5 Spa Terrace



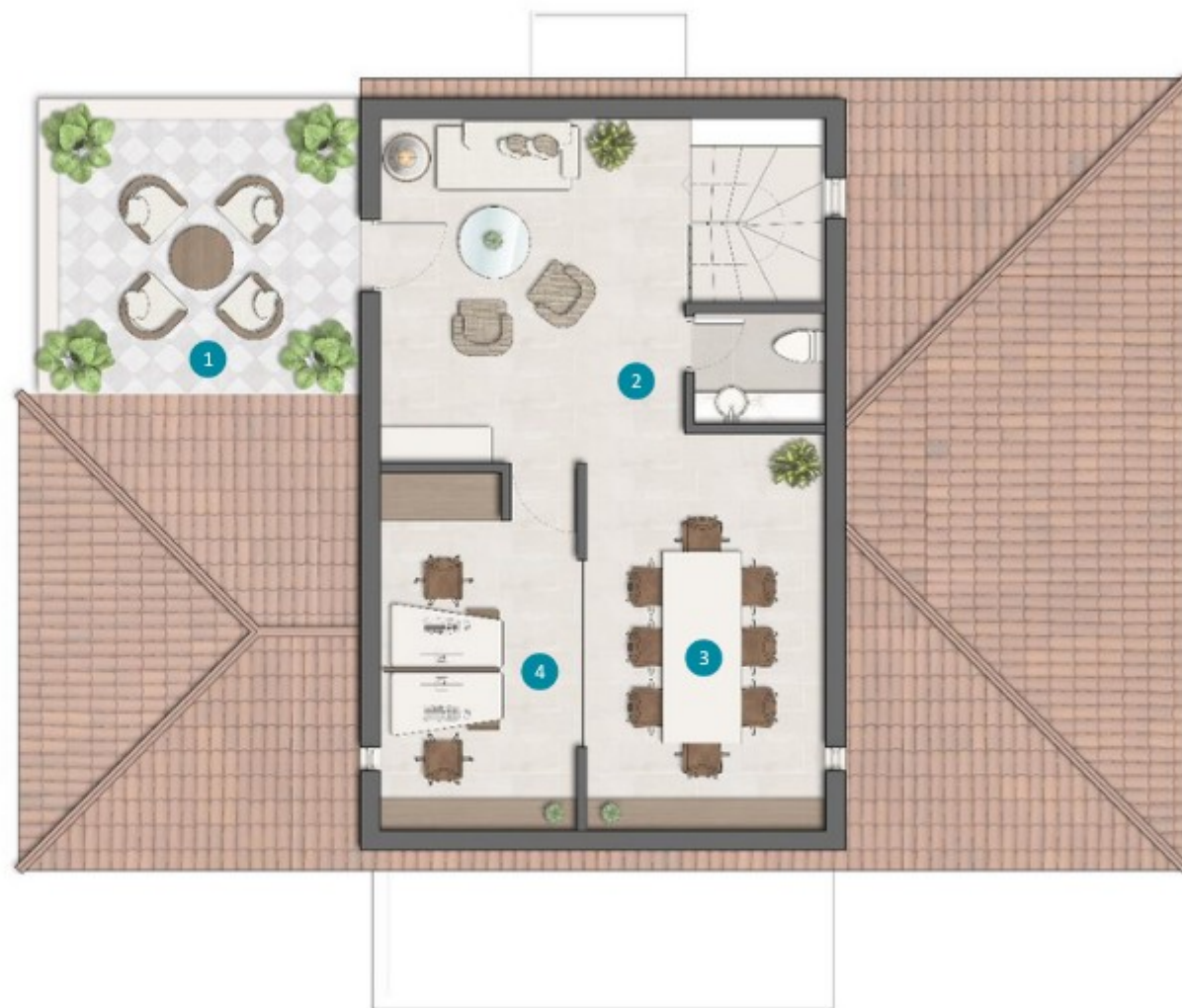
Exclusive Private Members' Club Resort-Style Amenities



The second floor of the Exclusive Private Members' Club on the Athens Riviera offers a lounge area, meeting rooms, and business facilities, creating a comfortable environment for work, meetings, and collaboration by the sea.

KEY LOCATIONS

- 1 Exclusive Private Members' Club Terrace
- 2 Lounge Area
- 3 Meeting Room
- 4 Business Space





NEO FALIRO RESIDENCE

Where the City Slows Down and the Sea Begins.

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