GREEK EXCLUSIVE PROPERTIES

RIVIERA SUITES

BESIDE THE ELLINIKON PROJECT!

Komninon 2, Kato Elliniko
Athens Riviera, Greece

ONLY 23 RESIDENCES

A Rare Boutique Collection

Unlike large-scale developments with hundreds of apartments, Greek Exclusive Properties Riviera Suites has been carefully designed as a boutique collection of only 23 exclusive residences.

This limited scale creates privacy, exclusivity and long-term value in one of the most sought-after locations of the Athens Riviera.

RESIDENCE COLLECTION

- 1 Bedroom Residences
- 2 Bedroom Residences
- 40 – 60 sq.m.

WHY LIMITED SUPPLY MATTERS

- Greater Exclusivity
- Enhanced Privacy
- Higher Future Demand
- Stronger Resale Potential
- Boutique Community Living

ONLY 23 RESIDENCES WILL EVER EXIST



BESIDE THE ELLINIKON PROJECT

The Most Strategic Residential Location in Athens

Greek Exclusive Properties Riviera Suites enjoys a privileged position directly beside The Ellinikon Project, Europe's largest urban regeneration development.

Located in Kato Elliniko, residents benefit from immediate access to the future Metropolitan Park, the Athens Riviera coastline, world-class infrastructure and one of the fastest-growing residential markets in Greece.

LOCATION ADVANTAGES

- 1 Minute from The Ellinikon Project
- 5 Minutes from Glyfada City Centre
- 3 Minutes from Athens Riviera Beaches
- Direct Access to Vouliagmenis Avenue
- Metro Connectivity
- 25 Minutes from Athens International Airport

INVEST BESIDE THE FUTURE OF ATHENS



THE FUTURE
NEXT DOOR

Living Beside Europe's Largest Urban Regeneration

The Ellinikon Project is transforming the Athens Riviera into one of Europe's most desirable residential and investment destinations.

With new parks, luxury residences, premium retail, hospitality, entertainment and business districts, the area is set to become the new centre of modern Athens.

KEY DESTINATIONS

- Riviera Tower
- Experience Park
- Riviera Galleria
- Marina & Waterfront
- Luxury Hotels
- Sports & Wellness Facilities
- Premium Retail & Dining

A LOCATION DESIGNED FOR LONG-TERM VALUE

Residents of Greek Exclusive Properties Riviera Suites enjoy immediate proximity to one of the most significant urban transformations in Europe.



THE PROJECT
DESIGNED FOR MODERN LIVING

Greek Exclusive Properties Riviera Suites combines contemporary architecture, premium amenities and exceptional functionality within a boutique residential environment.

Every residence has been designed to maximize natural light, outdoor living and long-term comfort.

PROJECT HIGHLIGHTS

- 23 EXCLUSIVE RESIDENCES
- 1 & 2 BEDROOM APARTMENTS
- 40 – 60 SQ.M.
- RESORT-STYLE SWIMMING POOL
- LANDSCAPED ROOFTOP GARDEN
- BBQ & ENTERTAINMENT AREAS
- ACCESS-CONTROLLED ENTRANCE
- SECURITY CAMERA SYSTEM
- PROFESSIONAL PROPERTY MANAGEMENT

BOUTIQUE LIVING. RESORT AMENITIES.

A carefully curated residential experience where privacy, comfort and lifestyle come together in one of Athens' most desirable locations.

CONTEMPORARY RIVIERA ARCHITECTURE

Timeless Design. Modern Elegance.

Greek Exclusive Properties Riviera Suites has been designed to reflect the evolving character of the Athens Riviera.

Featuring clean architectural lines, curved balconies, expansive glazing and premium materials, the project combines contemporary aesthetics with lasting functionality.

ARCHITECTURAL FEATURES

- Signature Curved Balconies
- Floor-to-Ceiling Openings
- Contemporary Mediterranean Design
- Premium Material Selection
- Elegant Architectural Lighting
- Large Outdoor Living Spaces
- Boutique Scale Development
- Exceptional Natural Light

DESIGNED TO STAND OUT

A distinctive architectural identity created for those who value design, exclusivity and long-term quality.



RESORT LIVING

A Private Oasis in the Heart of the Athens Riviera

Greek Exclusive Properties Riviera Suites offers residents a carefully designed resort-style environment where comfort, relaxation and everyday luxury come together.

The elegant swimming pool and landscaped outdoor spaces create a private sanctuary, providing a unique lifestyle experience rarely found in boutique developments of this scale.

OUTDOOR AMENITIES

- Resort-Style Swimming Pool
- Landscaped Gardens
- Private Sun Lounging Areas
- Outdoor Lounge Spaces
- Boutique Residential Environment
- Privacy & Comfort

EVERYDAY LIVING. ELEVATED.

Experience the atmosphere of a private resort while enjoying the convenience of one of Athens' most strategic locations.

ROOFTOP LOUNGE EXPERIENCE

Elevated Living Above
The Athens Riviera



- Exclusive Residents' Rooftop
- Lounge & Firepit Area
- Outdoor Entertainment Spaces
- Sunset & Evening Ambience

PANORAMIC ROOFTOP VIEWS

The Future of Athens At Your Feet

Open views towards The Ellinikon Project, the Athens Riviera coastline and one of Europe's most exciting urban transformations.

ELLINIKON PROJECT VIEWS

ATHENS RIVIERA HORIZON

SUNSET EXPERIENCE

PREMIUM ROOFTOP LIVING

A VIEW THAT WILL CONTINUE TO EVOLVE

As The Ellinikon Project progresses, the surrounding area is expected to become one of the most desirable and valuable destinations in the Mediterranean.

THE RESIDENCE COLLECTION

Boutique Homes Designed For Modern Riviera Living

- 1 & 2 Bedroom Residences
- 40 – 60 sq.m.
- Open-Plan Living Areas
- Contemporary Interiors
- Premium Finishes
- Large Private Balconies



DESIGNED FOR COMFORT. CREATED FOR VALUE.

A limited collection of residences created for modern living in one of Athens' most desirable locations.

INTERIOR DESIGN & FINISHES

Timeless Materials. Thoughtful Details.

At Greek Exclusive Properties Riviera Suites, every element has been carefully considered to create interiors that are both beautiful and functional.

A refined palette of natural materials, warm finishes and modern touches brings harmony and comfort to every space.

DESIGN HIGHLIGHTS

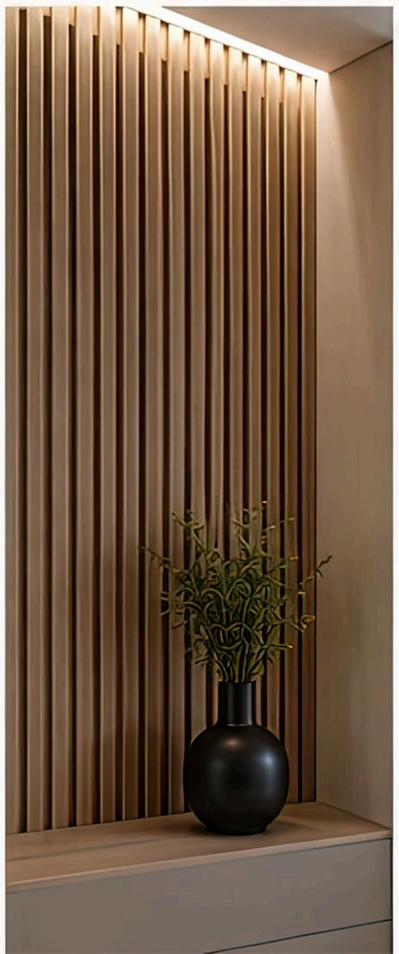
- Natural Wood Finishes
- Premium Stone Surfaces
- Warm Neutral Palette
- Ambient Lighting
- Built-In Storage Solutions
- Quality Fixtures & Fittings

BEAUTY IN THE DETAILS.

Carefully curated finishes that elevate everyday living.

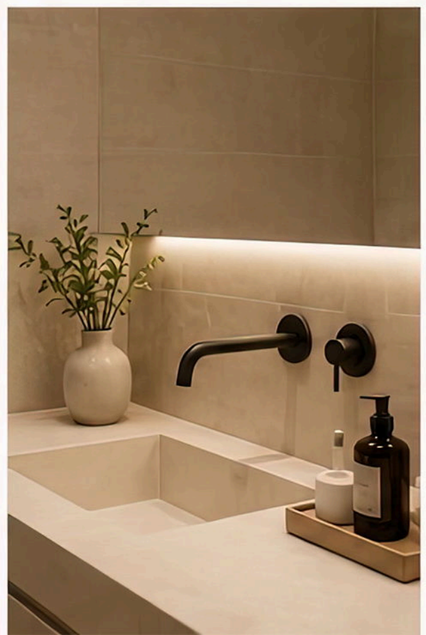














BEDROOM COLLECTION

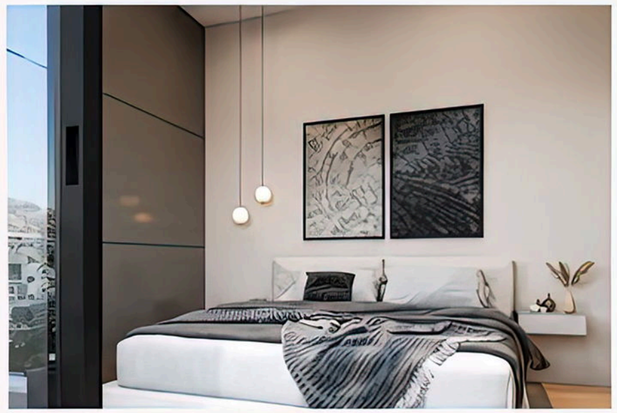
Restful Spaces. Refined Comfort.

Every bedroom at Greek Exclusive Properties Riviera Suites has been designed as a private sanctuary, combining soft textures, elegant materials and a calming atmosphere.

Large openings, warm finishes and carefully selected details create an environment that promotes comfort, relaxation and everyday wellbeing.

BEDROOM FEATURES

- CONTEMPORARY BEDROOM LAYOUTS
- FLOOR-TO-CEILING OPENINGS
- PREMIUM FINISHES
- NATURAL LIGHT & VENTILATION
- WARM & RELAXING ATMOSPHERE
- PRIVATE BALCONY ACCESS



DESIGNED FOR REST. INSPIRED BY YOU.

Thoughtfully designed bedrooms that offer privacy, comfort and serenity.

BATHROOM DESIGN

Modern Materials. Spa-Inspired Feel.

Every bathroom is designed with premium materials and refined details to create a spa-like experience in the comfort of your own home.

BATHROOM FEATURES

- Walk-In Showers
- Premium Sanitary Ware
- Stone & Porcelain Finishes
- Contemporary Fixtures
- Built-In Lighting
- Functional Storage



DESIGNED FOR WELLNESS. EVERY DAY.

Elegant, functional and timeless bathrooms for a superior everyday experience.

GROUND FLOOR COLLECTION

Boutique Residences With Private Outdoor Living

The Ground Floor Collection offers a carefully curated mix of one and two-bedroom residences, combining functionality, comfort and contemporary Mediterranean living.

Designed to maximize indoor-outdoor living, these homes provide direct access to private outdoor areas while maintaining the elegant design language of Greek Exclusive Properties Riviera Suites.

COLLECTION FEATURES

- One & Two-Bedroom Residences
- Approx. 40–65 sq.m.
- Open-Plan Living Areas
- Contemporary Kitchens
- Premium Finishes
- Direct Outdoor Connection
- Private Garden Areas

DESIGNED FOR MODERN LIVING

A carefully curated collection of residences designed around simplicity, comfort and long-term value.

Featuring an Exclusive Two-Bedroom Villa-Style Residence.



FIRST FLOOR COLLECTION

Elevated One-Bedroom Residences

The First Floor Collection offers enhanced privacy, abundant natural light and spacious outdoor balconies for elevated everyday living.

Thoughtfully designed one-bedroom residences that combine contemporary interiors with the relaxed elegance of the Athens Riviera.

COLLECTION FEATURES

- One-Bedroom Residences
- Approx. 40 sq.m.
- Spacious Balconies
- Abundant Natural Light
- Contemporary Design
- Boutique Residential Environment

ELEVATED FOR EVERYDAY LIVING

A collection of residences designed for comfort, style and a refined Mediterranean lifestyle.



SIGNATURE RESIDENCES

The Most Exclusive Collection Within Greek Exclusive Properties Riviera Suites

Positioned on the highest residential level, the Signature Residences represent the most prestigious homes within the development.

Featuring spacious layouts, private jacuzzi areas and access to the exclusive rooftop lifestyle experience, these residences have been designed for elevated living on the Athens Riviera.

SIGNATURE FEATURES

- 2 Exclusive Residences
- Approx. 48–50 sq.m.
- Private Use Jacuzzi
- Rooftop Lounge Access
- Premium Outdoor Living
- Enhanced Privacy
- Top Residential Level

PRIVATE JACUZZI. PRIVATE RETREAT.

A limited collection designed for residents seeking a more exclusive lifestyle experience.



INVESTMENT ADVANTAGES

Why Greek Exclusive Properties Riviera Suites

A premium investment opportunity in one of the fastest-growing and most desirable areas of Athens Riviera.

Greek Exclusive Properties Riviera Suites combines a prime location, boutique living and high investment potential for long-term value and strong returns.

- Beside The Ellinikon
- Athens Riviera Location
- Boutique Collection Of Only 23 Residences
- Strong Rental Demand
- Limited Supply
- Professional Property Management
- Long-Term Capital Appreciation

A RARE OPPORTUNITY IN A PRIME LOCATION.

Invest in a address that combines lifestyle, location and long-term value.



PRIME LOCATION

Situated beside The Ellinikon, in the heart of Athens Riviera.

LIMITED COLLECTION

Only 23 carefully designed residences for exclusive living.

STRONG INVESTMENT POTENTIAL

High rental demand, limited supply and long-term capital growth.

GREEK EXCLUSIVE PROPERTIES RIVIERA SUITES • INVEST IN LIFESTYLE • INVEST IN VALUE

PROPERTY MANAGEMENT

10 Years of Professional Management Included

Greek Exclusive Properties Riviera Suites offers investors a complete property management solution for the first 10 years of ownership.

Designed for international buyers seeking a truly passive investment, every aspect of property operation is professionally managed by our dedicated team.

MANAGEMENT PROGRAM

- 10 Years Property Management
- **Fixed Management Fee: 20%**
- Tenant Sourcing & Screening
- Rent Collection
- Maintenance Coordination
- Property Inspections
- Investor Reporting
- Dedicated Support Team

OWN WITH CONFIDENCE

Whether you live in Europe, the Middle East, Asia or North America, your investment is professionally managed and protected by an experienced local team.



INTERNATIONAL OWNERSHIP
Manage your property from anywhere in the world.

PROFESSIONAL MANAGEMENT
A dedicated team ensures the highest standards.

MAXIMIZED RETURNS
Optimized rental performance and long-term value.

PEACE OF MIND
We handle the details, you enjoy the benefits.

INVEST. RELAX. WE MANAGE THE REST.

ATHENS RIVIERA LIFESTYLE

Life Beyond The Residence

Living at Greek Exclusive Properties Riviera Suites means becoming part of one of Europe's most desirable coastal destinations.

From waterfront dining and luxury marinas to premium shopping, wellness facilities and beach clubs, the Athens Riviera offers a lifestyle that combines relaxation, sophistication and year-round enjoyment.

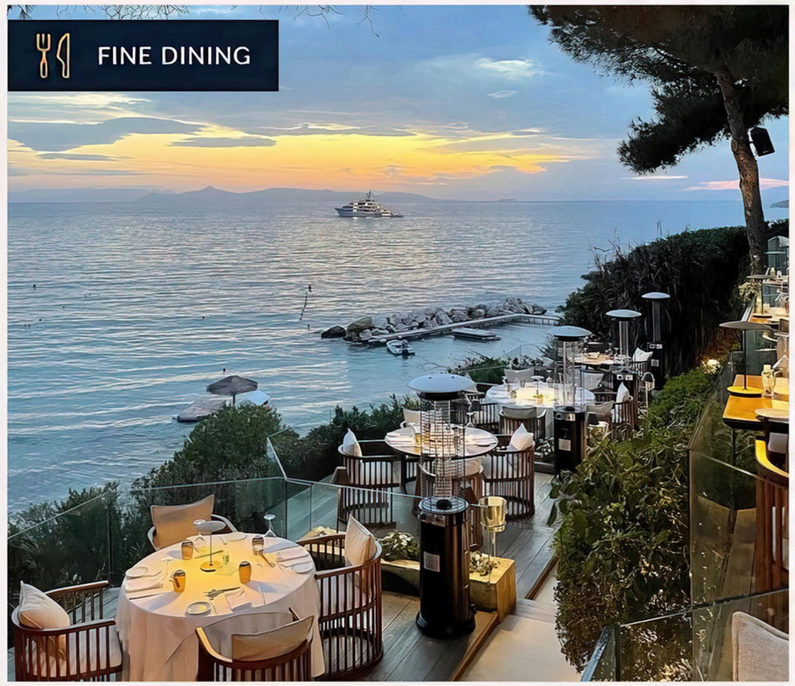
LIFESTYLE HIGHLIGHTS

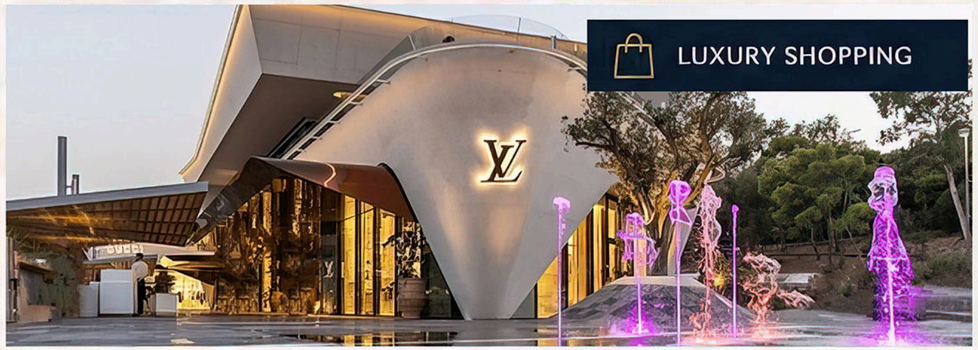
- Glyfada Marina
- Luxury Shopping
- Fine Dining
- Beach Clubs
- Riviera Coastline
- Wellness & Sports
- Mediterranean Climate

EVERYTHING WITHIN REACH

Experience the perfect balance between city convenience and coastal living.









300+ DAYS OF SUNSHINE
Enjoy the Mediterranean climate all year round.

PRIME LOCATION
Just 30 minutes from Athens International Airport.

EXCELLENT CONNECTIVITY
Easy access to the city center and all key destinations.

COASTAL LIVING
Breathtaking scenery, crystal-clear waters.

WELLNESS LIFESTYLE
Sports, wellness and outdoor activities at your doorstep.

LIVE INSPIRED. LIVE THE RIVIERA.

GREEK EXCLUSIVE PROPERTIES

RIVIERA SUITES

23 RESIDENCES.
ONE EXCEPTIONAL LOCATION.

ATHENS RIVIERA • GREECE