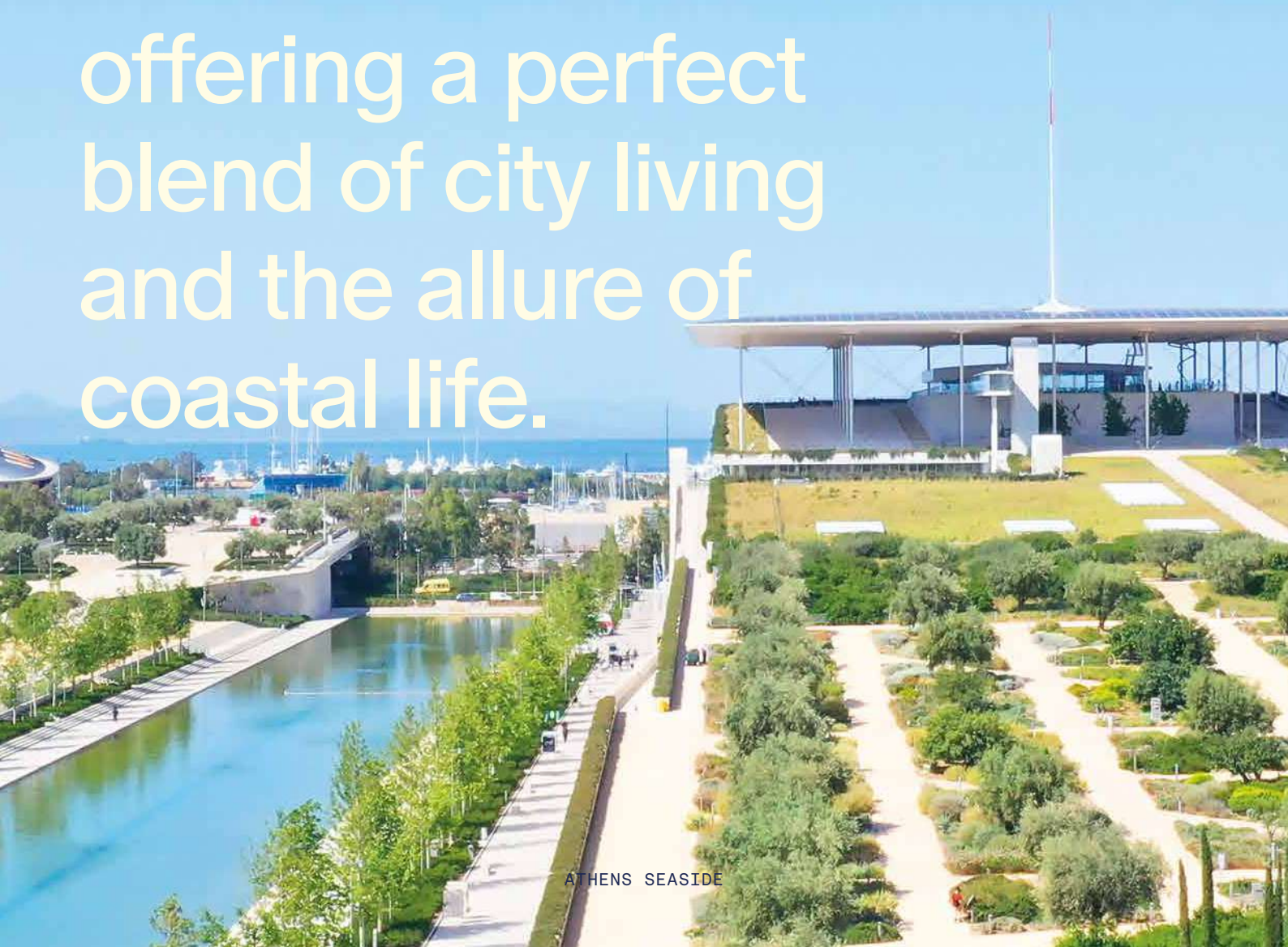

Celea Residence



.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.
-



.02

CELEA RESIDENCE

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

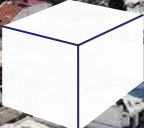


Airport

40km

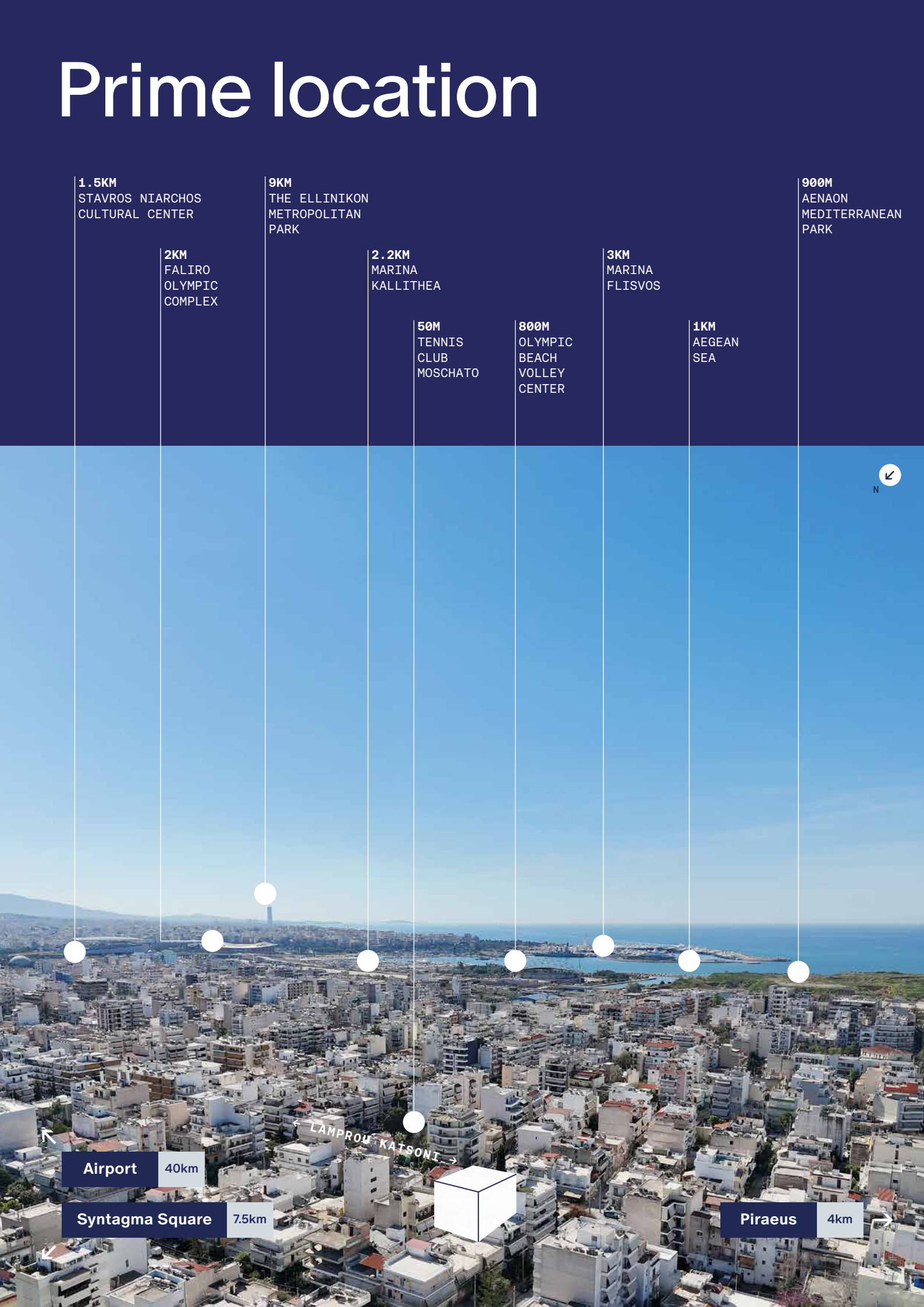
Syntagma Square

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

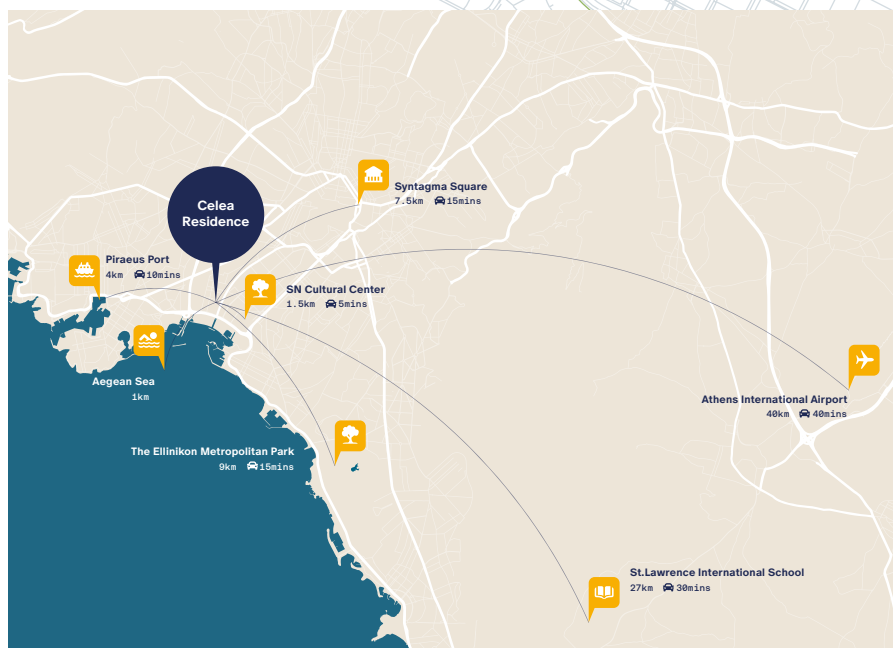


Minutes away from the renovated Faliró waterfront and marina



High-end stores

.03



CELEA RESIDENCE

Ground floor



	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	33m²	34m²	34m²	34m²	36m²	38m²	37m²	37m²	37m²	37m²
Balcony	7m²	5m²	5m²	5m²	5m²	6m²	7m²	7m²	7m²	7m²
Total Area	40m²	39m²	39m²	39m²	41m²	44m²	44m²	44m²	44m²	44m²

Unit Summary

.04

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

* 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

