



Avla
real estate

PALEO FALIRO · ATHENS RIVIERA

Faliro Signature Residences

Prices from **325.000 €**

Delivery: 31 October 2026

A0173

PROJECT OVERVIEW

Faliro Signature Residences

LOCATION

Paleo Faliro

TYPE

2+1 · 48,5 – 59,1 m²

PRICES FROM

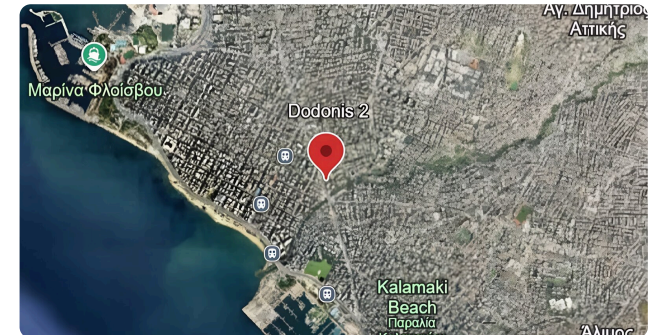
325.000 €

DELIVERY DATE

31 October 2026

Paleo Faliro is where the Riviera begins. The coastal promenade runs from here down to Glyfada, the tram and the metro both reach the centre in under half an hour, and the neighbourhood has the settled, residential character that the newer coastal districts are still building. Flisvos Marina is 850 m away; Flisvos Park, the naval museum and the Stavros Niarchos Foundation Cultural Centre are all within a short walk or drive.

A solid 2006 structure, previously in non-residential use, taken back to the frame and rebuilt as eight apartments across four floors — two per floor. Every unit is a two-bedroom layout with a separate living room and one bathroom, delivered furnished and equipped: central air conditioning, double glazing, security door, lift to all floors, and appliances installed. Two sizes repeat on each level, 48.5 m² and 59.1 m², with the upper floors priced higher for light and outlook. Parking is available on selected units.



LOCATION & DISTANCES

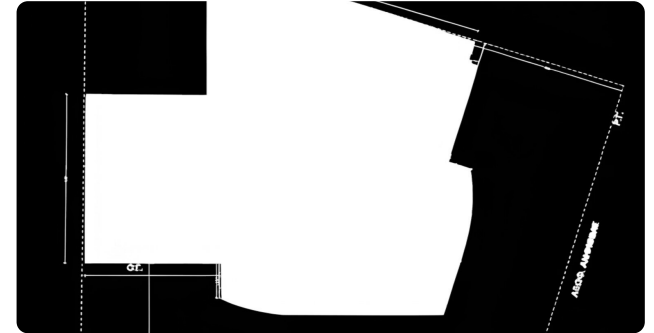
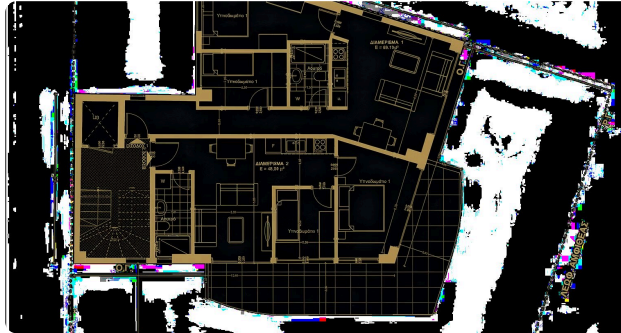
Dodonis 2, Paleo Faliro

- Flisvos Marina 850 m; Flisvos Park 900 m
- Stavros Niarchos Foundation Cultural Centre 2.0 km
- Battleship Averoff Naval Museum 1.3 km
- Acropolis 6.7 km; Port of Piraeus 6.5 km
- Tram and metro within walking distance
- Coastal promenade, beaches, restaurants and shopping in the immediate area



Living spaces and finishes

- Two bedrooms, separate living room, one bathroom in every unit
- Delivered fully furnished and equipped
- Central air conditioning throughout
- Double-glazed windows for heat and sound insulation
- Security entrance door
- All electrical appliances installed
- Four-storey building, two apartments per floor
- Conversion of a 2006 structure from non-residential use
- Lift serving all floors
- Parking available on selected units
- 850 m from Flisvos Marina



Unit schedule

UNIT	FLOOR	AREA	BEDS	PRICE	STATUS
A1	1	48,5 m ²	2+1	€325.000	Available
A2	1	59,1 m ²	2+1	€350.000	Available
B1	2	48,5 m ²	2+1	€335.000	Available
B2	2	59,1 m ²	2+1	€355.000	Sold
C1	3	48,5 m ²	2+1	€340.000	Sold
C2	3	59,1 m ²	2+1	€360.000	Sold
D1	4	48,5 m ²	2+1	€345.000	Available
D2	4	59,1 m ²	2+1	€365.000	Available

Prices and availability are indicative and confirmed before reservation. Images are project marketing visuals.



The threshold follows the zone and the route

The building is presented as a change-of-use conversion from non-residential to residential — the route under which the €250,000 threshold can apply. The threshold is not location-based and is never automatic: we obtain the change-of-use permit number and date and the title registration for the specific unit, and have them reviewed, before any reservation is taken. The applicable level is confirmed per unit, not per project.

RENTAL OUTLOOK

Paleo Faliro draws long-term tenants year-round — families, professionals commuting to the centre and to Piraeus, and staff from the marina and hospital cluster. Furnished two-bedroom stock close to the tram lets quickly and holds occupancy through the winter, which matters more to net yield than peak summer rates.



Contact

Contact us for current unit availability, payment terms and the legal file on this project.

[View the listing](#)

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COMPANY

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