



KALERGI SIGNATURE

Private Rooftop Residence

Alimos | Athens Riviera

THE KALERGI SIGNATURE CONCEPT



KALERGI SIGNATURE is an exclusive three-level maisonette with a private rooftop and swimming pool — a rare urban residence by the sea, where architecture, privacy, and premium engineering come together in a true signature property.



THIS IS NOT JUST AN APARTMENT.
IT IS A PRIVATE HOME IN THE SKY OF THE ATHENS RIVIERA!

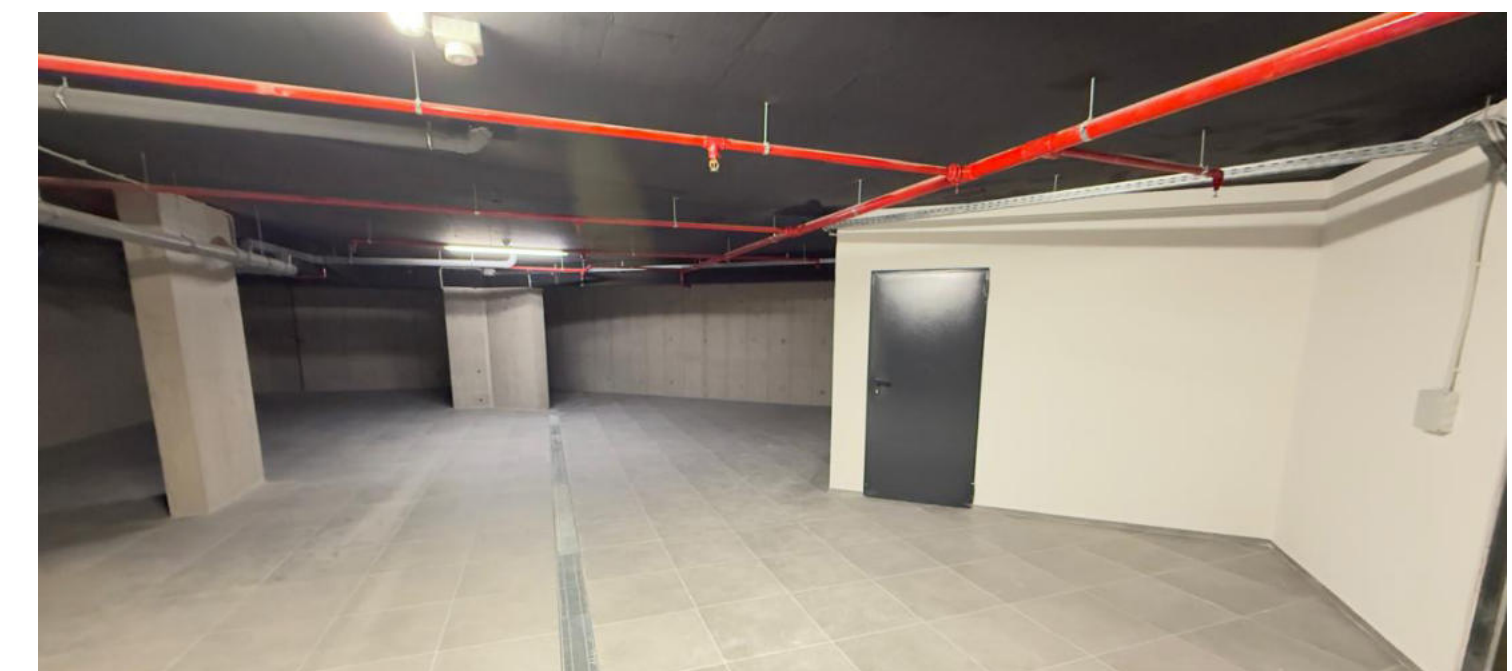
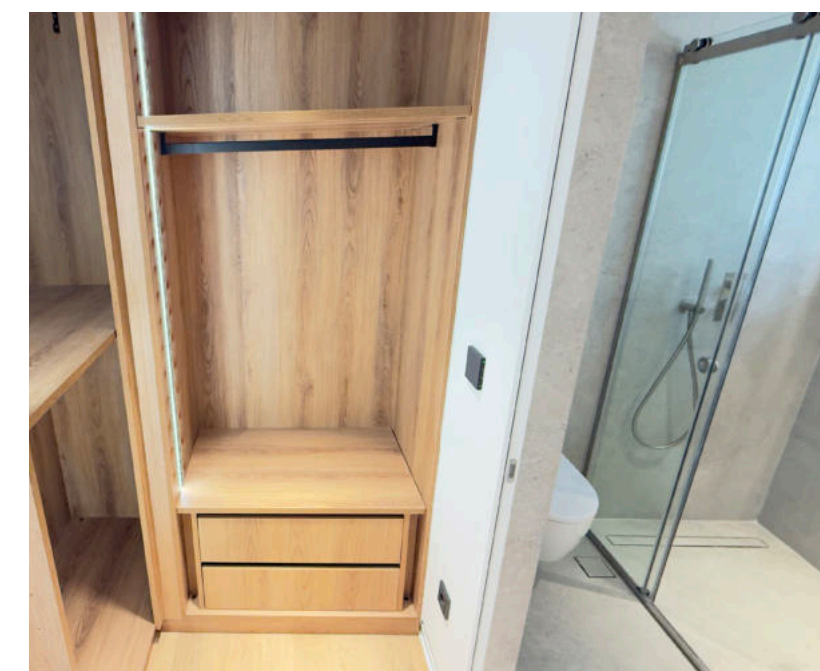
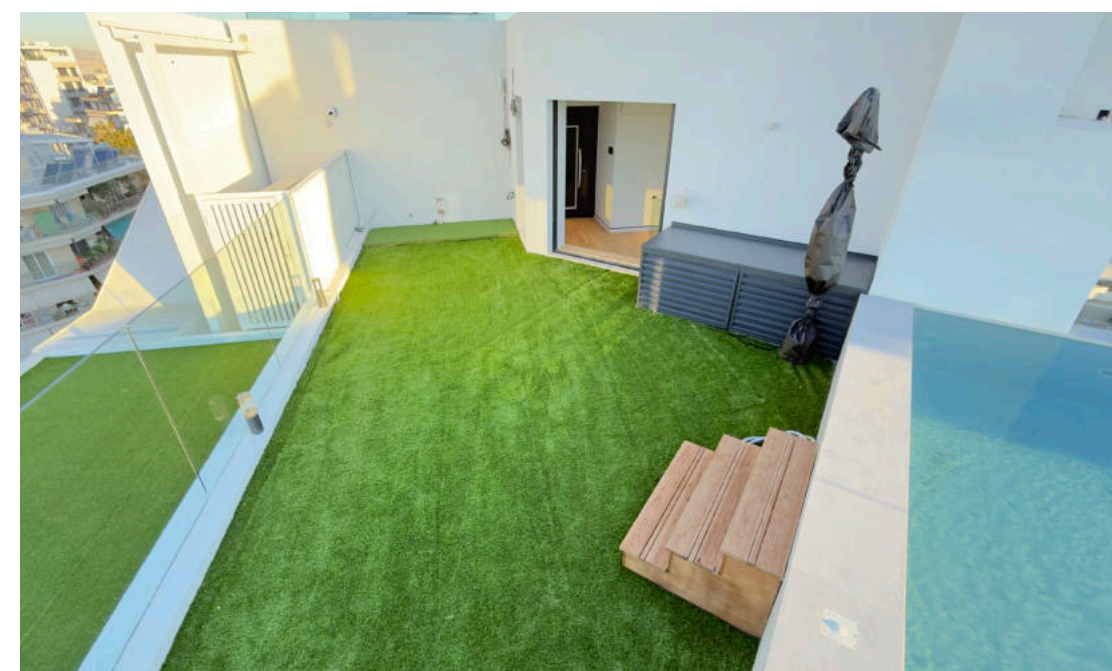


KEY FACTS | RESIDENCE D1

- ➔ Total Internal Area: 192,37 sq.m
- ➔ Level 1: 87,25 sq.m
- ➔ Level 2: 83,90 sq.m
- ➔ Level 3: 21,22 sq.m

Additional Areas:

- Private rooftop: 58,25 sq.m
- Swimming pool: 16,01 sq.m
- Parking space 1 : 20,62 sq.m
- Parking space 2: 10,12 sq.m
- Storage room: 11,30 sq.m



! Residence Price: **€2.100.000**

! Delivery: December 2025 (project completed and delivered)

THE KALERGI SIGNATURE LAYOUT PHILOSOPHY

Level 1 — THE LIVING LEVEL

- Spacious living room with a **designer fireplace**
- Panoramic floor-to-ceiling glazing
- Open-plan kitchen with island and dining area
- Guest WC
- Direct access to terraces
- Abundant natural light

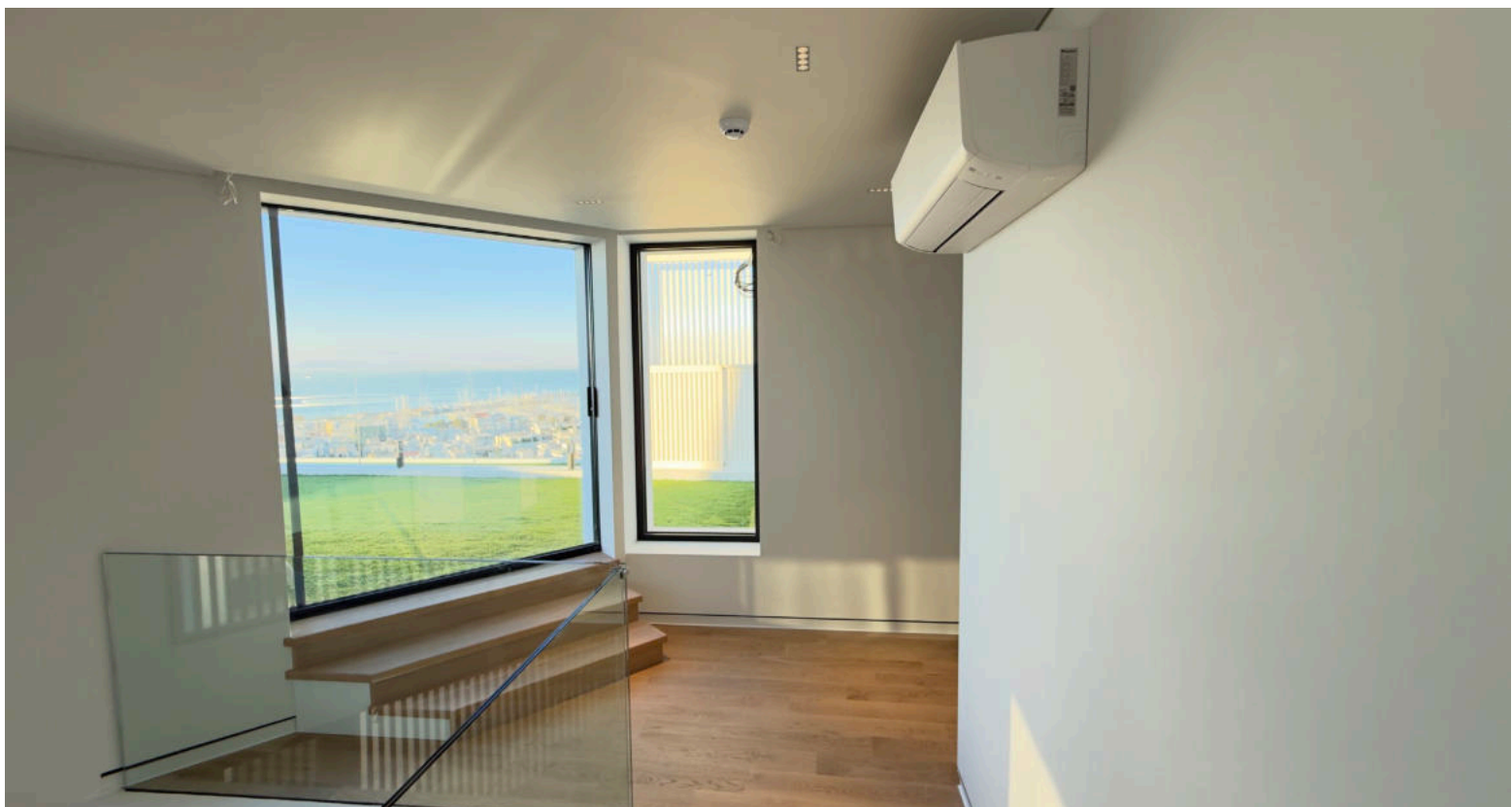
A space designed for hosting, family moments, and everyday life without compromise.



Level 2 — THE PRIVATE LEVEL

- **3 master bedrooms**, each with an en-suite bathroom and premium sanitary fittings
- Built-in storage solutions

A calm and private environment, fully separated from the living areas.



Level 3 — FLEXIBLE SPACE

Private Rooftop — Urban Resort

- Private swimming pool **16.01 sq.m**
- Sun deck area
- BBQ and outdoor lounge space
- Option to install a pergola
- Full privacy
- Panoramic city and sunset views

A private resort in the heart of the Athens Riviera.



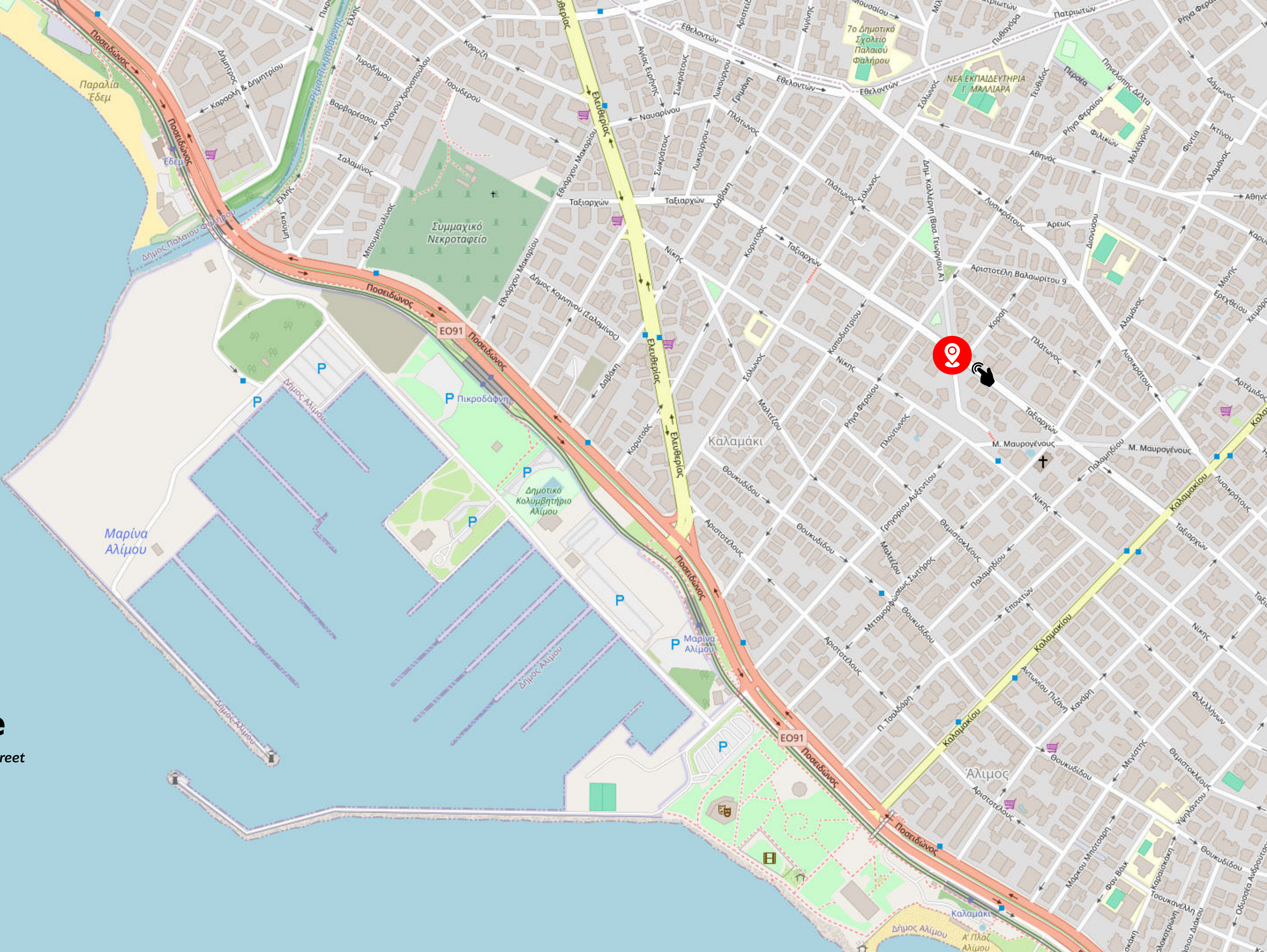
VIEW FLOOR PLANS



LOCATION

Kalergi Signature

Greece, Athens, Alimos, 4 Dimitriou Kalergi Street



ARCHITECTURE & INTERIOR

ENGINEERING & TECHNOLOGY (SIGNATURE LEVEL)

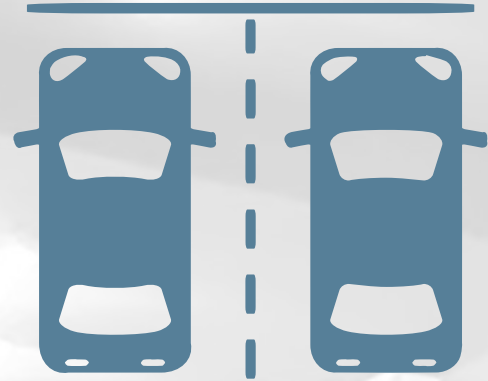
- > Daikin heat pump
- > VRV system with concealed floor cooling
- > Hidden technical zones
- > High energy efficiency rating
- > Video surveillance system
- > Modern electrical panels and distribution
- > Smart Home integration option
- > A private internal KONE elevator
- > Engineering standards comparable to luxury hotels and private villas.



- Contemporary minimal design with warm natural materials
- Panoramic aluminum window systems
- Vertical and horizontal aluminum pergolas and sun-shading elements
- Built-in furniture and premium home appliances
- Double-height spaces and a light, open feel



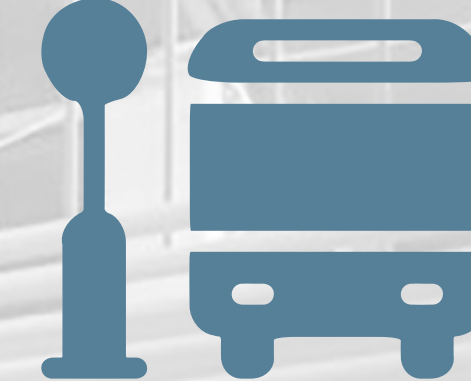
PARKING & STORAGE



**2 private parking
spaces**



**Private storage
room**



**Easy access and
well-planned
circulation**

THE AREA — ALIMOS



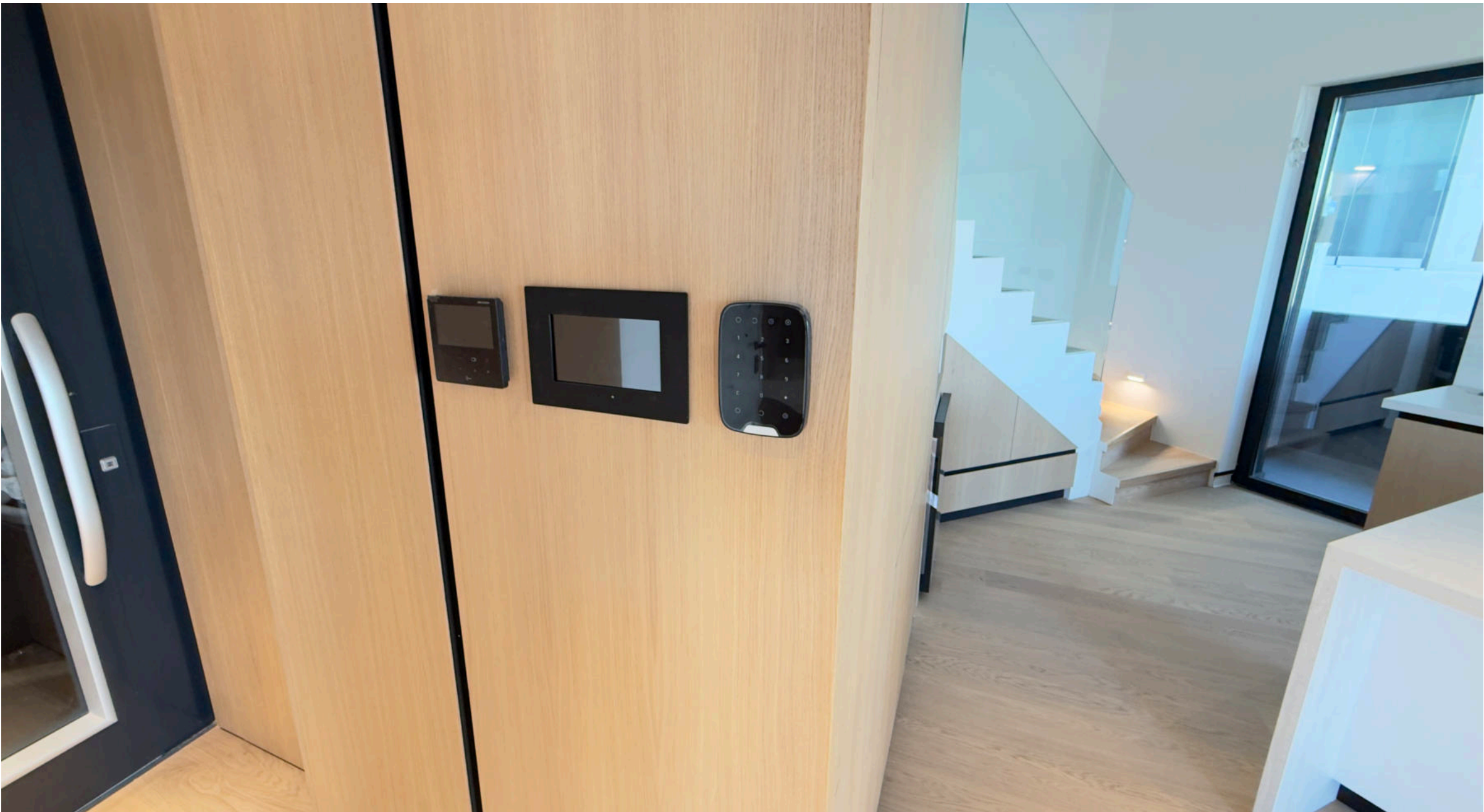
- ➔ One of the most prestigious areas of the Athens Riviera
- ➔ Close to the sea and Alimos Marina
- ➔ Easy access to Athens city center
- ➔ Rich local infrastructure: restaurants, yachts, sports facilities, beaches
- ➔ Strong long-term investment potential

Who KALERGI SIGNATURE Is For

- ➔ Families who value privacy and quality
- ➔ Buyers seeking a primary residence
- ➔ Investors looking for a rare and liquid asset
- ➔ Those who want a home, a penthouse, and a villa — in one residence

Why KALERGI SIGNATURE Is Rare

- Private rooftop with swimming pool in Alimos
- True premium engineering — not marketing claims
- Architectural depth and thoughtful design
- Limited supply
- High status and strong liquidity







KALERGI SIGNATURE is not just square meters.
It is a lifestyle on the Athens Riviera,
where privacy meets architecture,
and technology meets aesthetics.

