

Faliro Bay Residences

—— Athens Riviera ——

EIGHT REASONS TO INVEST IN FALIRO BAY RESIDENCES

1 / **Athens Riviera** – Situated in the Heart of the Athens Riviera, Circa 12 Minutes from the Iconic Hellinikon Project and 16 Minutes from Glyfada

2 / **Marina Lifestyle** - Within 10 Minutes from Faliro Bay, Flisvos Marina and Alimos Marina, with Yachts Offering a Luxurious Lifestyle

3 / **Major Regeneration Projects** - Close to the Transformative Faliro Bay Regeneration Project, the Iconic Hellinikon Development and the Athenian Riviera Urban Promenade, all Reshaping the Area's Future

4 / **Transport Connectivity** – 3 Minutes from Kallithea Metro Station and 5 Minutes from Tavros Metro Station

5 / **Renowned Educational Institutions** – 6 Minutes from Harokopio University and 7 Minutes from Panteion University

6 / **Exceptional Amenities** – 7 Minutes from the Onassis Cardiac Surgery Center and 8 Minutes from the Metropolitan Hospital, Along with Other Premium Facilities

7 / **Sports Facilities & Healthy Lifestyle** - 8 minutes from the Peace and Friendship Stadium and 10 Minutes from Faliro Coastal Zone Olympic Center

8 / **Global Expertise, Exceptional Quality** – Designed in London, Developed Internationally and Managed by Crystal Waters, Ensuring Excellence in Large-Scale Projects

IN THE HEART OF ATHENS RIVIERA



ATHENS RIVIERA

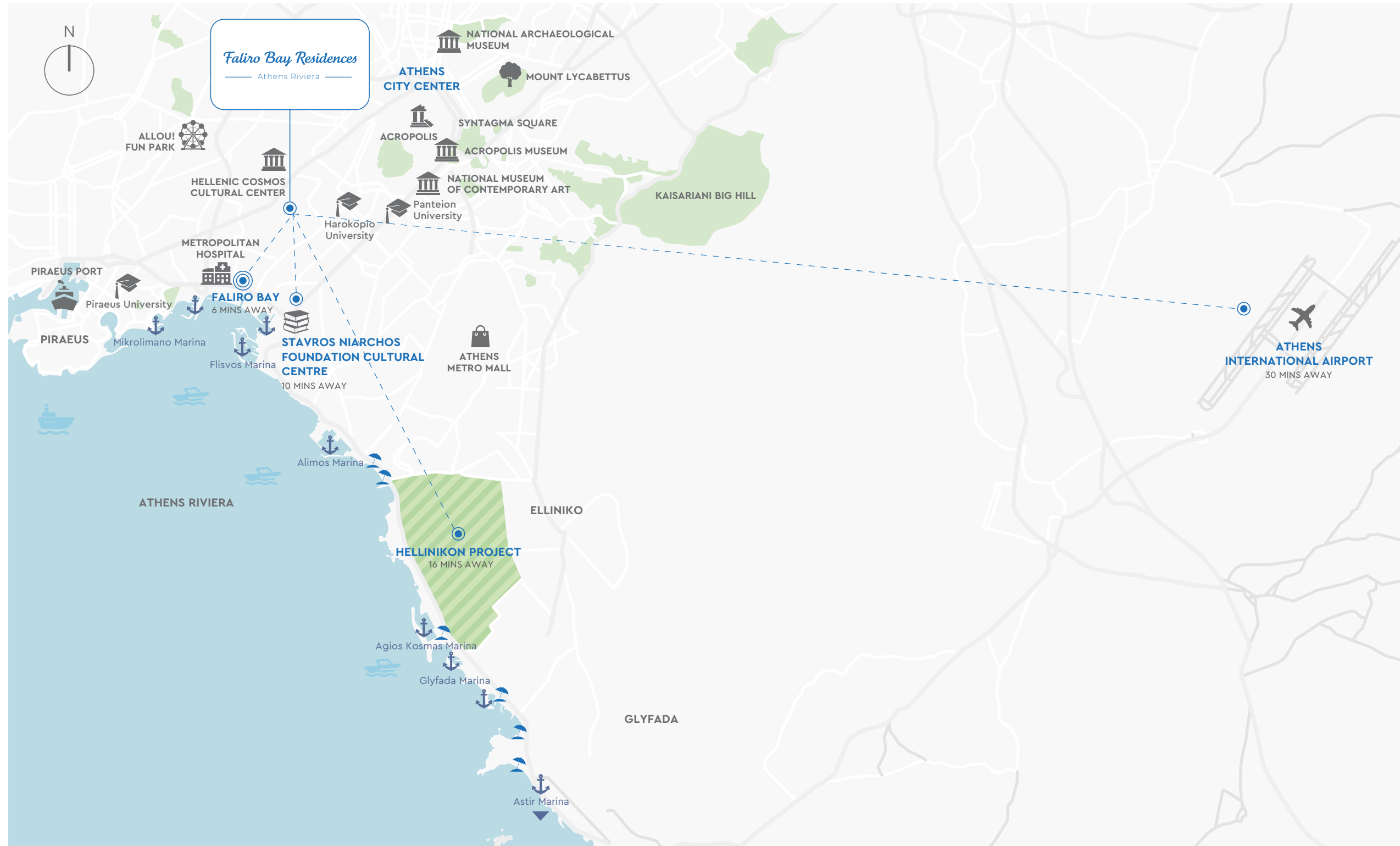
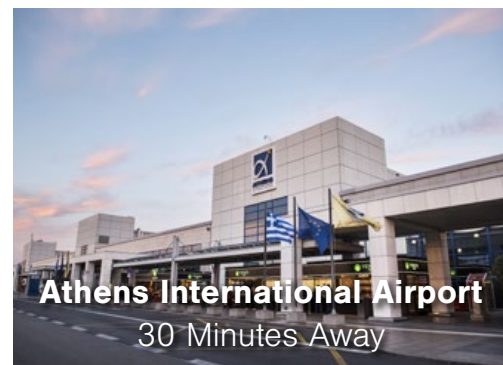
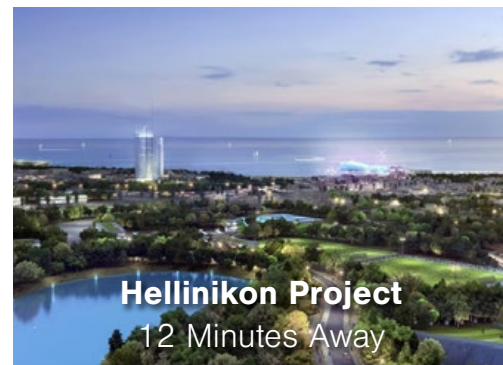
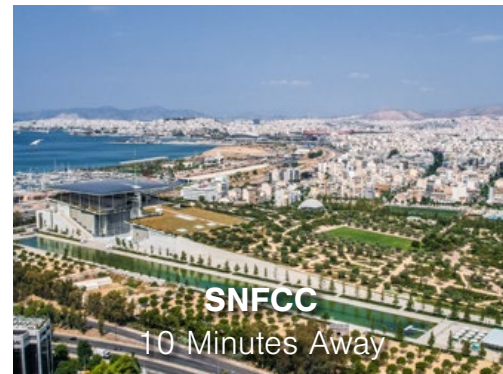
Situated in the Heart of the Athens Riviera, Circa 12 Minutes from the Iconic Hellinikon Project and 16 Minutes from Glyfada.

Nestled in the heart of the Athens Riviera, this new development offers an unparalleled blend of luxury and convenience. Located just 6 minutes from the picturesque Faliro Bay, it provides residents with a vibrant marina lifestyle. The property is in close proximity to Glyfada’s upscale amenities, prestigious

marinas and the highly anticipated Hellinikon Project, a transformative urban development featuring parks, leisure facilities and world-class attractions. Combining serene coastal living with the cosmopolitan charm of Athens, this prime location is perfect for those seeking a sophisticated Mediterranean lifestyle.



SHORT DISTANCE TO KEY LOCATIONS



Located in a prime area, Faliro Bay Residences offers exceptional convenience and connectivity. It is just 6 minutes away from Faliro Bay, providing a perfect seaside escape. Only 10 minutes away from the renowned Stavros Niarchos Cultural Center, a hub for art, culture and green spaces.

The ambitious Hellinikon Project, a landmark development that combines innovation, leisure, and sustainability, is 16 minutes from the project. Additionally, Athens International Airport is only 30 minutes drive away, making it perfect for easy access to the city and beyond.

6 MINUTES FROM FALIRO BAY



FALIRO BAY

Flisvos Marina

Peace & Friendship Stadium

Metropolitan
Hospital

Neo Faliro Metro Station

AENAON,
the Open Mediterranean Park

ATHENS RIVIERA

Water Square

New Metro Line 1
Ending at SNFCC

Stavros Niarchos Foundation
Cultural Center

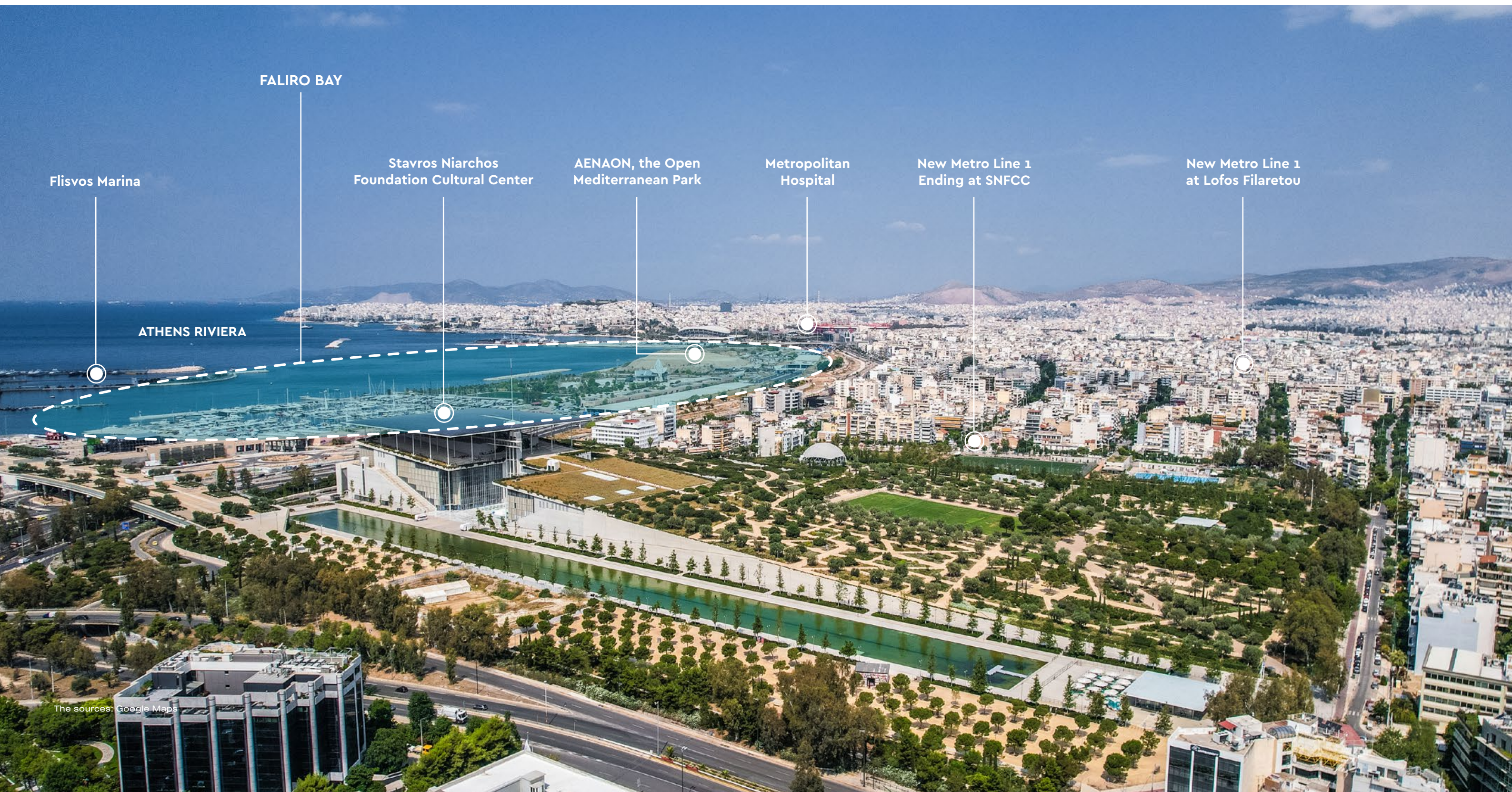
Faliro Bay Residences

Athens Riviera

10 MINUTES FROM STAVROS NIARCHOS FOUNDATION CULTURAL CENTRE

The Stavros Niarchos Foundation Cultural Center (SNFCC) in Athens is a cultural and architectural landmark that blends modern design with green spaces. Designed by Renzo Piano, the center houses the National Library of Greece and the Greek National Opera, offering a hub for arts, culture, and education.

The surrounding Stavros Niarchos Park provides a lush, open space for visitors to enjoy, with walking paths, gardens and waterfront views. The SNFCC is a symbol of innovation and community engagement, hosting events, exhibitions, and performances that celebrate Greek and international culture.



16 MINUTES FROM HELLINIKON PROJECT

The Hellinikon Project is a transformative urban development located on the site of the former Athens International Airport. Spanning over 6 million square meters, it is set to become one of Europe's largest and most ambitious mixed-use developments.





MARINA LIFESTYLE

Within 10 Minutes from Faliro Bay, Flisvos Marina and Alimos Marina, with Yachts Offering a Luxurious Lifestyle.

The project is located only 6 minutes from Faliro Bay and Flisvos Marina, 12 minutes from Alimos Marina, 16 minutes from Glyfada Marina and 26 minutes from Astir Marina, all renowned

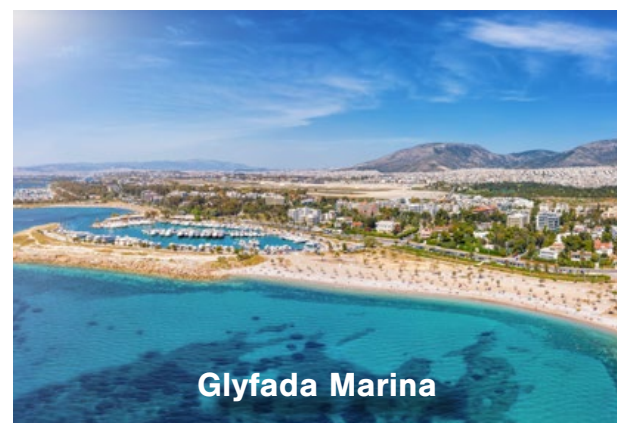
for their luxurious yachts, fine dining and vibrant seafront living. Residents can enjoy an exclusive marina lifestyle, blending relaxation, sophistication and the charm of seaside living.



Flisvos Marina



Alimos Marina



Glyfada Marina



Astir Marina

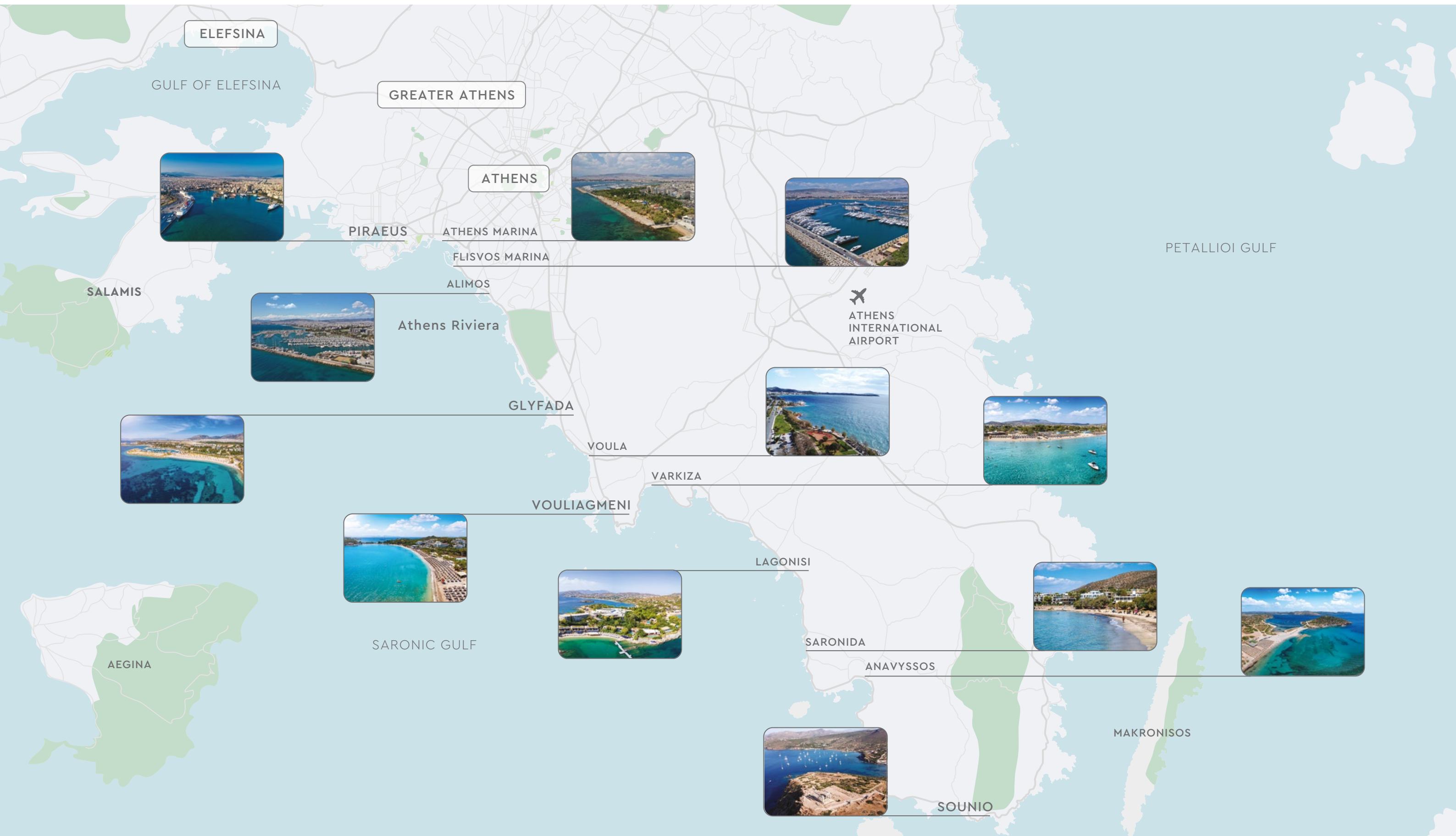
The sources: Google Maps



The sources: Google Maps

THE MAGNIFICENT MARINAS OF ATHENS RIVIERA

Well Equipped with Modern Facilities
and Luxurious Services.



7 MINUTES FROM FLISVOS MARINA

Flisvos Marina, a prestigious marina in Faliro Bay, offers state-of-the-art facilities, luxurious yachts, and a vibrant waterfront promenade. With nearby upscale dining, shopping, leisure

options, and sports facilities, it combines natural beauty with high-end living, making it a prime destination for both relaxation and sophistication.



12 MINUTES FROM ALIMOS MARINA



The sources: Google Maps

Alimos Marina, located on the Athens Riviera, is one of the largest and most vibrant marinas in Greece. With its modern facilities and wide array of luxury yachts, it offers direct access to the sea. The marina is surrounded by trendy cafes, restaurants and

shops, providing a lively yet relaxed atmosphere. Alimos Marina perfectly combines nautical elegance with a vibrant coastal lifestyle, making it a sought-after destination for both maritime enthusiasts and those seeking a sophisticated waterfront experience.



16 MINUTES FROM GLYFADA MARINA

Glyfada Marina is a premier destination on the Athens Riviera, renowned for its modern facilities and vibrant atmosphere. Perfectly designed to accommodate yachts and sailing enthusiasts, it offers easy access

to the sea and stunning coastal views. Surrounded by upscale dining, chic cafes and boutique shopping, Glyfada Marina combines nautical elegance with the cosmopolitan charm of this iconic seaside district.



26 MINUTES FROM ASTIR MARINA



The sources: Google Maps

Astir Beach epitomizes luxury on the Athens Riviera, offering pristine sands, turquoise waters, and exclusive amenities. Adjacent to the renowned Four Seasons Astir Palace Hotel, it provides an unparalleled

seaside experience with private cabanas, chic beach bars, and upscale dining. A favorite among the elite, Asteras Beach is the ultimate destination for refined relaxation and sophisticated coastal living.



MAJOR REGENERATION PROJECTS

Close to the Transformative Faliro Bay Regeneration Project, the Iconic Hellinikon Development and the Athenian Riviera Urban Promenade, all Reshaping the Area's Future.

The area is undergoing significant transformation, driven by major infrastructure developments that are reshaping the landscape. At the forefront is the ongoing regeneration of Faliro Bay, transforming it into a vibrant and attractive destination. This includes the creation of Aenaon, the open Mediterranean park, which enhances the area's natural beauty while offering abundant recreational opportunities for residents and visitors. Additionally, the Athenian Riviera Urban Promenade is redefining the coastal

experience, with pedestrian pathways and upgraded public spaces that seamlessly connect the waterfront. Complementing these developments, major initiatives like the Hellinikon Project are transforming the former Athens International Airport site into a thriving urban hub. Together, these projects are enhancing the area's connectivity, livability, and overall appeal, making it a dynamic and forward-thinking destination.



THE ONGOING REGENERATION OF FALIRO BAY

The Faliro Bay regeneration project centers around Aenaon, the open Mediterranean park, transforming the area into a vibrant and sustainable coastal destination. Featuring expansive green spaces, native Mediterranean flora, and recreational paths, Aenaon connects the city to the sea, offering a serene environment for relaxation, exercise, and community activities. Alongside modern public amenities and

enhanced waterfront access, the project improves both the aesthetic and functional aspects of the bay, creating a high-quality living and recreational space in one of Athens' most iconic coastal areas.

Computer Generated Imagery is indicative only.

THE HELLINIKON PROJECT

Spanning approximately six million square meters along the Athens Riviera, the development features a vast metropolitan park, residential and commercial districts, luxury hotels, a marina, and Greece's tallest skyscraper, the Riviera Tower. Designed with sustainability in mind, The Ellinikon incorporates

smart technologies, green spaces, and energy-efficient infrastructure to create a vibrant, future-ready community. With construction already underway, key landmarks such as the park and high-rise buildings are set to be completed in the coming years, promising to redefine urban living in Greece.





ATHENIAN RIVIERA URBAN PROMENADE

The Athenian Riviera Urban Promenade Redevelopment Project aims to transform the coastline into a premier walking destination, blending natural beauty, cultural heritage and modern amenities. The project emphasizes sustainability with eco-friendly pathways, shaded seating, and improved

green spaces. It incorporates wellness and cultural themes, offering yoga stops, historical landmarks, and local gastronomy. Digital tools like interactive maps will guide walkers, making the Riviera a world-class destination for active, cultural and sustainable tourism.

AENAON, THE OPEN MEDITERRANEAN PARK

The Falirio Bay regeneration project centers around Aenaon, the open Mediterranean park, transforming the area into a vibrant and sustainable coastal destination. Featuring expansive green spaces, native Mediterranean flora, and recreational paths, Aenaon connects the city to the sea, offering a serene environment for relaxation, exercise, and community

activities. Alongside modern public amenities and enhanced waterfront access, the project improves both the aesthetic and functional aspects of the bay, creating a high-quality living and recreational space in one of Athens' most iconic coastal areas.

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CHALKOR REDEVELOPMENT - A €170M PROJECT INVESTMENT

Located near the Athens School of Fine Arts and the Foundation of the Hellenic World, Chalkor Redevelopment is a major urban regeneration project on Piraeus 252, transforming an old industrial site into a vibrant hub. This €170 million investment includes a total development of 106,000

square meters, which will comprise office spaces, hospitality (hotel), residential units, a museum, as well as commercial and dining areas. It will also feature a large park and communal green spaces, which will occupy nearly 50% of the property.

Computer Generated Imagery is indicative only.

MINION RESIDENCES CONVERSION - PRICED OVER €6,000/SQ.M

Located at the intersection of Dorou and Satovriandou streets, Mignon Residences Conversion is a 4,500 sq.m. building set for redevelopment into 36-40 premium apartments (65-90 sq.m.), along with four larger units of 120 sq.m. Priced over €6,000/sq.m., the residences will feature top-tier energy efficiency and a fully renovated design, offering a modern and sophisticated living experience.



Computer Generated Imagery is indicative only.



PIRAEUS GATE - A €200M PROJECT INVESTMENT

Set on the grounds of a former industrial area, Piraeus Gate introduces 462 new homes for families and 268 serviced apartments catering to students, nomads, executives, and travelers. This dynamic mixed-use development, spanning 85,000 sq.m. (GBA), will be energized by offices, cafés, restaurants, and shops, creating a vibrant and modern urban hub.

Computer Generated Imagery is indicative only.

DELTA DAIRY FACTORY - REDEVELOPMENT PROJECT

This potential mixed-use redevelopment will create a hub for residences, shops, dining, and entertainment spaces, adding to the city's evolving landscape. The property contains 20,000 sq.m. of buildings.



Computer Generated Imagery is indicative only.

TRANSPORT CONNECTIVITY

3 Minutes from Kallithea Metro Station and 5 Minutes from Tavros Metro Station.

Faliro Bay Residences is surrounded by three metro stations and one train station, ensuring excellent connectivity. Only 3 minutes from Kallithea Metro Station, it offers seamless access to Athens' vibrant city center, the bustling Piraeus Port and Athens International Airport. Numerous bus stops

in the area further enhance accessibility, providing convenient links to key destinations across the city. Additionally, the extension of Metro Line 1, which will reach the Stavros Niarchos Foundation Cultural Center (SNFCC), will further elevate the region's connectivity and accessibility.



WIDE RANGE OF TRANSPORT OPTIONS FOR SEAMLESS TRAVEL

Located in a Prime District, Offering Easy Access to the Transportation Network for Effortless Travel Across Athens.

Faliro Bay Residences is surrounded by several metro and suburban train stations, providing efficient transportation throughout the city. Kallithea Metro station with its modern infrastructure, Moschato Metro Station and Tavros Metro Station, as well as Tavros

Train Station, are located only a few minutes away from our project, connecting all parts of Athens.

Bus Stop	Walk	Drive	Distance
- Yphanteria - Zelakou - Plomariou	5 mins 6 mins 8 mins	4 min 4 min 6 mins	400 m 1.3 km 1.9 km

Metro Station	Walk	Drive	Distance
- Kallithea - Moschato - Tavros	8 mins 15 mins 18 mins	2 mins 4 mins 4 mins	600 m 1.2 km 1.3 km

Train Station	Walk	Drive	Distance
Tavros	20 mins	5 mins	1.4 km

SUPERB ACCESSIBILITY

The New Branch of Line 1 Thiseio-SNF (Kallithea)

The new line will be 5 km long and will be fully underground. It will start from THISIO station and then the stations that are planned to be built are: Hamosternas, Plateia Davaki, Lofos Filaretou /

Tzitzifies and Stavros Niarchos Foundation. The cost is estimated at 450m euros. It will serve approximately 65,000 passengers daily.

Metro Line M1 600m 3-minute drive (from Kallithea Metro Station)					
Tavros Station 1 min	Neo Faliro Station 6 mins	Monastiraki Station 7 mins	Viktoria Station 12 mins	Syntagma Station 20 mins	Acropolis Station 20 mins
- Ilsos Park - Harokopio University	- Karaiskakis Stadium - Metropolitan Hospital - AENAON, the Open Mediterranean Park	- National Historical Museum - Ermou Street - Central Municipal Market	- Athens University of Economics and Business - National Archaeological Museum	- Syntagma Square - Hellenic Parliament - Hotel Grande Bretagne - National Garden Botanical Museum	- Acropolis - Acropolis Museum - Benaki Museum - Plaka



EASY ACCESS IN THE HEART OF ATHENS RIVIERA



Athens International
Airport

Hellinikon Project

Stavros Niarchos Foundation
Cultural Center

FALIRO BAY

AENAON,
the Open Mediterranean Park

New Metro Line 1
Ending at SNFCC

Flisvos Park

ATHENS RIVIERA

New Metro Line 1
at Lofos Filaretou

Falirio Bay Residences
— Athens Riviera —

The sources: Google Maps

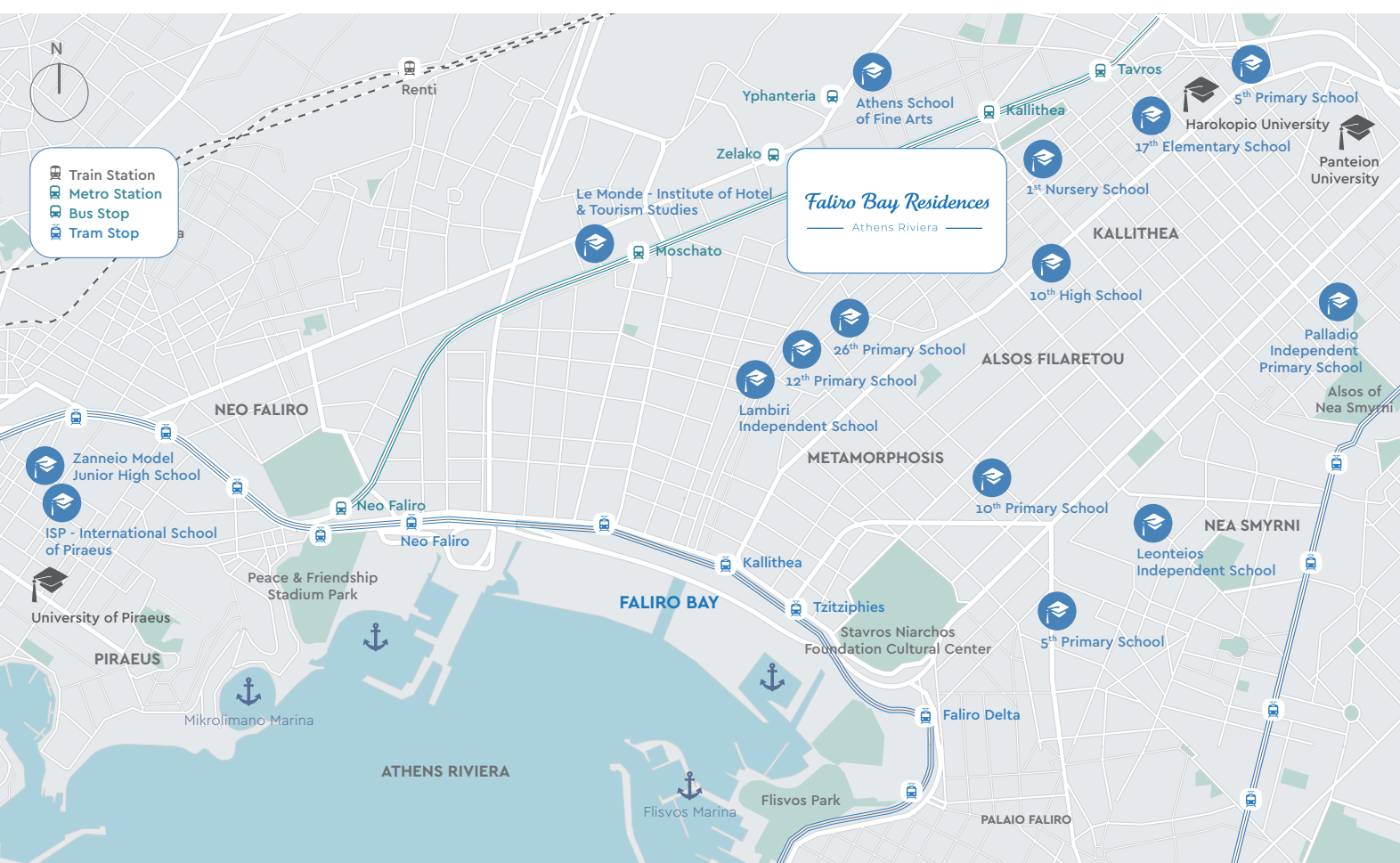
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RENOWNED EDUCATIONAL INSITUTIONS

6 Minutes from Harokopio University and 7 Minutes from Panteion University.

The project is ideally situated near top educational institutions, making it an excellent choice for families. Palladio independent Primary School is just 8 minutes away, while Domiki Michaniki and Leonteios Independent Schools are circa 9 minutes. For globally recognised education, the International School of Piraeus, International Metropolitan School and Verita

International School offer strong academic reputations. Additionally, the area is home to renowned universities, including Harokopio University and Panteion University, 6 minutes and 7 minutes away, and the University of Piraeus, only 12 minutes away, ensuring excellent higher education opportunities.



The sources: Google Maps



6 MINUTES FROM HAROKOPIO UNIVERSITY

Harokopio University, is a prestigious institution known for its focus on applied sciences and interdisciplinary research. Established in 1990, it offers programs in areas such as nutrition, geography, sustainable development, and informatics. With a commitment

to academic excellence and innovation, Harokopio provides students with a modern campus, advanced facilities, and a supportive learning environment.

The sources: Google Maps

7 MINUTES FROM PANTEION UNIVERSITY

Panteion University of Social and Political Sciences, one of the oldest universities in Greece, is renowned for its focus on social sciences, political studies, and public administration. It offers a diverse range of programs aimed at fostering critical thinking and

leadership skills. Established in 1930, the university has a rich academic tradition and a modern campus that supports research, innovation and active engagement with contemporary societal issues.



ΛΕΟΝΤΕΙΟΣ ΣΧΟΛΗ
ΝΕΑΣ ΣΜΥΡΝΗΣ



8 MINUTES FROM LEONTEIOS INDEPENDENT SCHOOL

Leonteios School of Athens, only 8 minutes away, is a prestigious institution known for its strong academics and holistic student development. It fosters intellectual, ethical and global awareness while ensuring a positive and engaging learning

environment. With a focus on student well-being and meaningful education, it is an excellent choice for families seeking a well-rounded school experience.

12 MINUTES FROM UNIVERSITY OF PIRAEUS

The University of Piraeus has a long history and splendid heritage. It has the second oldest business school in Greece, which is established in 1938. It aims to provide industry executives with economic, legal and technical education support. It has a wide range of specializations that

continue to train many talented people, and with over 10,000 students and faculty members, it holds a high position in the academic community. The university offers excellent learning facilities, including modern lecture theatres, laboratories, a sizable library and a large computer network system.



ΠΑΝΕΠΙΣΤΗΜΙΟ ΠΕΙΡΑΙΩΣ
UNIVERSITY OF PIRAEUS



16 MINUTES FROM INTERNATIONAL METROPOLITAN SCHOOL

The International Metropolitan School (IMS) is a pioneering private school of Primary and Secondary Education for students aged 1-18 years, operating in the Southern Suburbs comprising of Nursery, Pre-Kindergarten, Kindergarten, Primary and Middle School and in the near future High School (Lykeio, IB

Diploma Programme).

It offers a dynamic bilingual program, at all grade levels, that embraces students' interests and inclinations and helps them reach their highest level, both academically and emotionally.

PRIME LOCATION NEAR ATHENS' TOP SCHOOLS



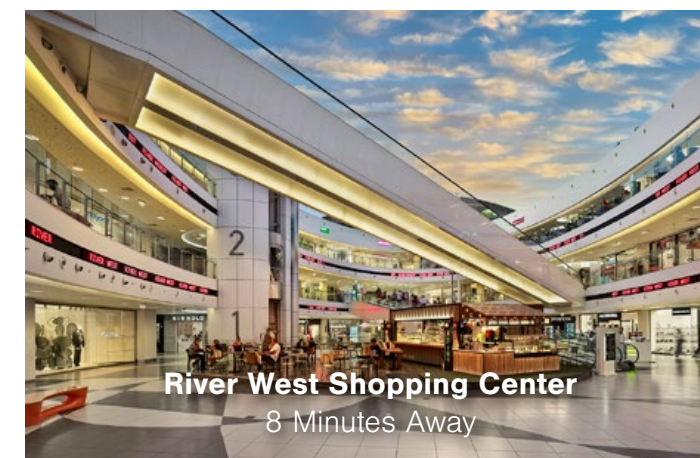
EXCEPTIONAL AMENITIES

Just 7 minutes from the Onassis Cardiac Surgery Center and 8 minutes from the Metropolitan Hospital, this property is ideally located in a family-friendly neighborhood. With easy access to both the city center and the Athens Riviera, it appeals to professionals and families seeking a well-connected

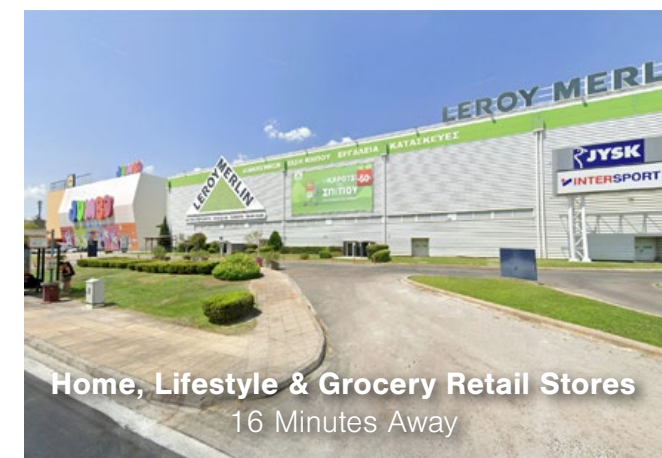
A detailed map of the Falirou Bay area in Athens, Greece. The map shows the coastline of Falirou Bay, with the city of Athens to the north and the Aegean Sea to the south. Key locations include Falirou Bay, Falirou Delta, Falirou Coastal Zone Olympic Center, Falirou Park, Flisvos Marina, Mikrolimano Marina, Peace & Friendship Stadium Park, University of Piraeus, Piraeus, Neo Falirou, Moschato, Kallithea, Alsos Filaretou, Metamorphosis, Neo Smyrni, and Palaio Falirou. The map also shows major roads, public transportation routes (train, metro, bus, tram), and various landmarks such as the Athens Central Vegetables Market, IAPR (AADE) & National Bank of Greece, Teleperformance, Hellenic Cosmos Cultural Center, Yphanteria, Zelakou, Moschato, Kallithea, Alsos Filaretou, Metamorphosis, Neo Smyrni, and Palaio Falirou. A legend in the top left corner identifies the symbols for Train Station, Metro Station, Bus Stop, and Tram Stop. A compass rose in the top left corner indicates North (N). A central callout box highlights 'Falirou Bay Residences' in the 'Athens Riviera' area.

WALKING DISTANCE		
1-8 mins	9-13 mins	14-20 mins
- Fitness Riders - Yphanteria Bus Stop - Arab-Hellenic Centre for Culture and Civilisation - Coffee Berry Moschato - Athens School of Fine Arts - Zelakou Bus Station - Kritikos Kentro Omalos - Kallithea Metro Station - National Bank of Greece (NBG) - Super Mini Market - IAPR (AADE) – General Directorate for E-Governance - Hellenic Cosmos Cultural Center	- Plomariou Bus Stop - Konitses Bus Stop - Kentia - City Bliss - Bar Amorgiano Perasma - Ilisos Park - Menites - Teleperformance - Fotios Papadimitriou Cardiologist Clinic - Mothercare & Early Learning Centre Outlet - Pharmacy Touriki - Evmaros Bookcafe	- Papagalos Tavern - Sklavenitis 14th Elementary School - Moschato Metro Station - Kritikos Supermarket 12th Primary School - Micheal Cacoyannis Foundation - Kallithea Futsal - Dome Cafe - Tavros Metro Station - Tsilivakos Dimitrios Pediatrician - New Metro Station at Lofos Filaretou

1-4 mins	5-7 mins	8-18 mins
- Fitness Riders - Yphanteria Bus Station - City Bliss - Evmaros Bookcafe - Kritikos Kentro Omalos - Menites - Kallithea Metro Station - Kentia - Mothercare & Early Learning Centre Outlet - Zelakou Bus Station - Tavros Metro Station - Kritikos Supermarket - Pharmacy Touriki - Coffee Berry Moschato - Hellenic Cosmos Cultural Center - Micheal Cacoyannis Foundation	- Plomariou Bus Stop - Konitses Bus Stop - Moschato Metro Station - Tavros Train Station - Hondos Center - Super Mini Market - Athens Central Vegetables Market - Lidl - Fotios Papadimitriou Cardiologist Clinic - Tsilivakos Dimitrios Pediatrician - Bar Amorgiano Perasma - Dome Cafe - Davaki Square - Athens School of Fine Arts 14th Elementary School - Faliro Bay - Papagalos Tavern - Ermis - New Metro Station at Lofos Filaretou - Sklavenitis - Ilisos Park - Georgios Karaiskakis Stadium - Harokopio University - Panteion University - Factory Outlet - Metropolitan Hospital - Kallithea Futsal	- Neo Faliro Metro Station - Piraeus Retail Park - River West Shopping Center - Masoutis - Red Apple Chinese Mini Market 12th Primary School - National Museum of Contemporary Art - Allou! Fun Park - AB Vasilopoulos Supermarket - Onassis Cardiac Surgery Center - Peace and Friendship Stadium - Stavros Niarchos Foundation Cultural Center - Delta Kallithea Marina - Kallithea Beach Football Field - Faliro Coastal Zone Olympic Center - Flisvos Marina - Acropolis - Athens Marina - Piraeus Port - Water Square - University of Piraeus - Alimos Marina - Lycabettus Hill - The Hellinikon Project - The Hellinikon Experience Park



The sources: Google Maps



Home, Lifestyle & Grocery Retail Stores
16 Minutes Away

7 MINUTES FROM ONASSIS CARDIAC SURGERY CENTER

The Onassis Cardiac Surgery Center is a world-class medical institution specializing in cardiovascular care. Equipped with cutting-edge technology and renowned experts, it offers advanced treatments and personalized care. Dedicated to excellence, the center is a leading choice for heart health in Greece and beyond.



The sources: Google Maps



8 MINUTES FROM METROPOLITAN HOSPITAL

Metropolitan Hospital Athens is a premier healthcare facility, offering advanced technology, expert care, and personalized treatments. Known for excellence across specialties, it provides modern, patient-centered services in a trusted, state-of-the-art environment.

The sources: Google Maps

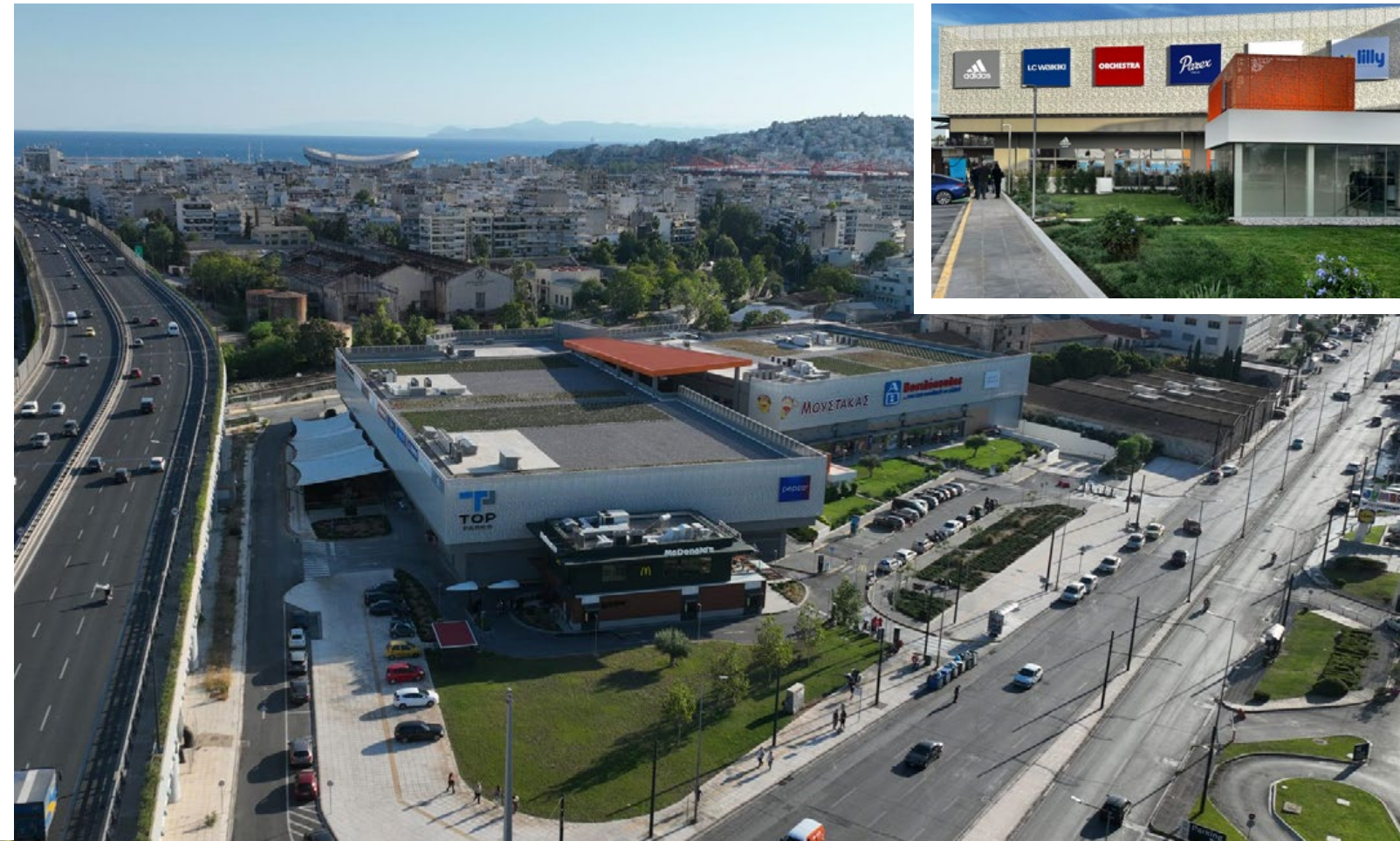
3 MINUTES FROM NATIONAL BANK OF GREECE & AADE - GENERAL DIRECTORATE FOR E-GOVERNANCE

Located just 3 minutes from Faliro Bay Residences, the National Bank of Greece and the Independent Authority for Public Revenue (AADE) serve as key financial and administrative institutions in the area. The National Bank of Greece is one of Greece's largest and most established financial institutions, providing a comprehensive range of banking, investment, and financial services for individuals, businesses, and corporations. Next to it, AADE,

including its General Directorate for E-Governance, manages tax collection, customs operations, and public revenue, ensuring compliance with financial regulations and providing digital and administrative services to businesses and residents. Their strategic proximity to Faliro Bay Residences enhances convenience, offering easy access to both banking and government services within minutes.



The sources: Google Maps



7 MINUTES FROM PIRAEUS RETAIL PARK

Located just 7 minutes from Faliro Bay Residences, Piraeus Retail Park is a dynamic new commercial hub offering a variety of shopping, dining, and lifestyle options. Positioned at the junction of two major Attica arteries, the retail park enjoys high visibility and sits opposite leading brands such as Leroy Merlin, Jumbo, Intersport, and Lidl. Part of the park is already anchored by top tenants, including AB

Vasilopoulos (Super Market), Moustakas, LC Waikiki, and McDonald's, making it a key shopping and leisure destination. Additionally, plans for an urban train station right next to the park are under discussion, further boosting connectivity and accessibility. Faliro Bay residents benefit from this thriving commercial hub, offering unmatched convenience, shopping, and lifestyle amenities just minutes away.

The sources: Google Maps

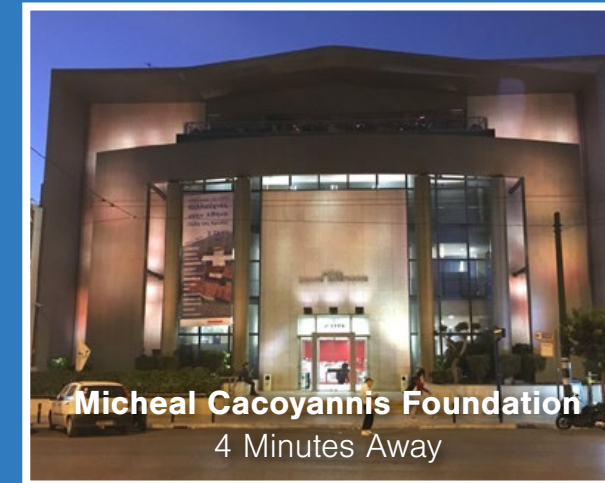
A VIBRANT COMMUNITY WITH A RICH HERITAGE

Faliro Bay Residences is nestled in one of Athens' most culturally vibrant areas, where history and contemporary creativity blend seamlessly. The neighborhood is home to a diverse array of artistic institutions, from interactive museums that explore Greece's rich heritage to modern cultural hubs that push the boundaries of performance and visual

arts. The Hellenic Cosmos Cultural Center, with its immersive exhibitions and virtual reality experiences, offers a unique way to engage with Greek history and traditions. Whether you're drawn to thought-provoking theater, dynamic festivals, or cutting-edge art, this part of Athens provides an ever-evolving cultural experience that reflects the city's deep artistic spirit.



Hellenic Cosmos Cultural Center
4 Minutes Away



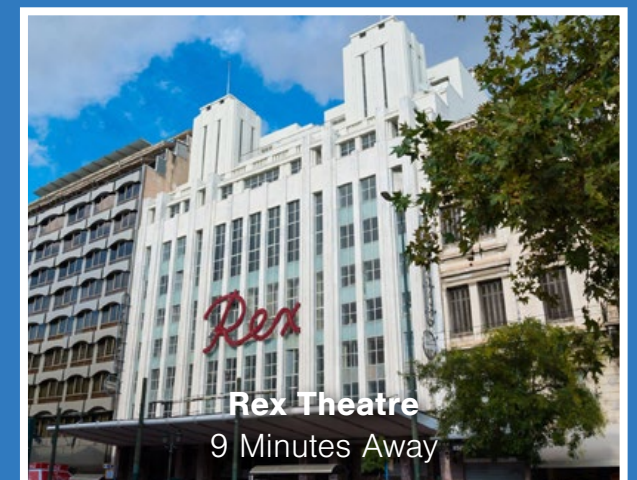
Micheal Cacoyannis Foundation
4 Minutes Away



Onassis Stegi
6 Minutes Away



Technopolis City of Athens
7 Minutes Away



Rex Theatre
9 Minutes Away

A short distance from Faliro Bay Residences, some of Athens' most renowned cultural venues await. The Hellenic Cosmos Cultural Center brings Greek history to life through interactive exhibits and virtual reality experiences, while the Michael Cacoyannis Foundation serves as a hub for film, theater

and contemporary arts. Technopolis in Gazi hosts art exhibitions, concerts, and festivals in an industrial-chic setting, and Onassis Stegi presents groundbreaking performances in theater, dance, and visual arts. Together, these institutions make the area a dynamic destination for culture and creativity.

KEY AMENITIES BY THE SEA



Flisvos Marina

FALIRO BAY

AENAON,
the Open Mediterranean Park

Metropolitan Hospital

Neo Faliro Metro Station

Piraeus Port

Piraeus Retail Park

Moschato Metro Station

Faliro Bay Residences

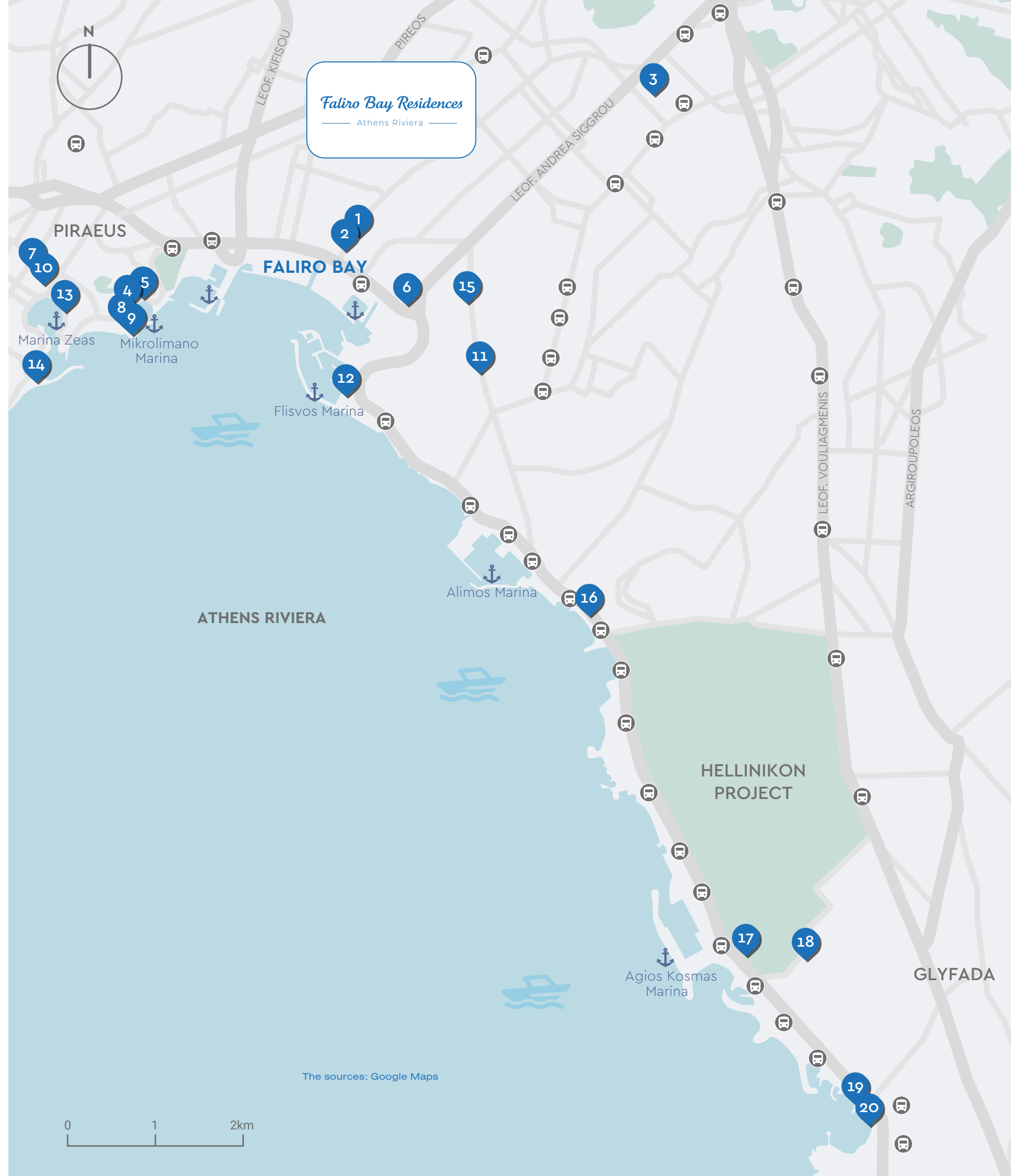
Athens Riviera

Arab-Hellenic Centre for Culture
and Civilisation

ATHENS RIVIERA LUXURIOUS RESTAURANTS

Exquisite Culinary Experiences on the Athenian Riviera.

1. K Grill Meat Restaurant
2. Raki Meze Restaurant
3. Premiere Restaurant
4. Papaioannou
5. Ammos Mikrolimano
6. Delta Restaurant
7. Darling
8. Varoulko Seaside Restaurant (1 Michelin Star)
9. Istioploikos
10. CHE Cocina y Barra Sudamericana
11. Aladdin
12. Nisos
13. Belle Amie
14. Oyster Bar - Hams & Clams
15. Psarades
16. Bolivar Beach Bar
17. Sebastian
18. Feedel Asador
19. Ark
20. Manko Athens



The sources: Google Maps

10 MINUTES FROM VAROULKO SEASIDE RESTAURANT

Varoulko Seaside offers culinary excellence combined with breathtaking coastal views. Originally established as a premier high-quality restaurant, Varoulko has evolved into the ultimate destination for discerning food enthusiasts. Led by the Michelin awarded renowned Chef Letteris Lazarou, the

culinary team expertly crafts exquisite seafood dishes that captivate the senses, blending traditional and contemporary flavors in a harmonious symphony.



The sources: Google Maps



12 MINUTES FROM ISTOPLOIKOS

High aesthetic touches on the dishes and fresh raw materials are offered in Istoploikos to satisfy every taste desire. Meat, risotto and pastas complete the more sophisticated category of food, taking over from snacks and dishes that you would choose

earlier in the day. The menu is accompanied by a list of selected wine labels from Greek producers who have distinguished themselves in Greece.

The sources: Google Maps



SPORTS FACILITIES & HEALTHY LIFESTYLE

67

8 Minutes from the Peace and Friendship Stadium
and 10 Minutes from Faliro Coastal Zone Olympic Center.

The area combines excellent sports facilities with the charm of the seaside, creating the perfect environment for a healthy and active lifestyle. Located only 8 minutes from the Peace and Friendship Stadium, 10 minutes from the Faliro

Coastal Zone Olympic Center, residents and visitors can enjoy a variety of sports and recreational activities, including state-of-the-art facilities for basketball and volleyball, cycling and sailing, along the Athens Riviera, all with stunning seaviews.



Faliro Bay Residences

Athens Riviera



Beach Football Field

New Metro Line 1
at Lofou Filaretou

Stavros Niarchos
Foundation Cultural Center

New Metro Line 1
Ending at SNFCC

Faliro Coastal Zone
Olympic Center

Water Square

Sailing School Club

Flisvos Marina

ATHENS RIVIERA

Flisvos Park

EXCELLENT SPORTS FACILITIES BY THE SEASIDE



Athens Riviera Bike Tour



Athens International Sailing Center



Stavros Niarchos
Foundation Cultural Center

Faliro Coastal Zone
Olympic Center

Hellinikon Project

Sailing School
Club

Public Park & Sport
Facilities

Beach Football
Field

Flisvos Marina

Ikaros Park

Peace & Friendship
Stadium

Faliro Bay Residences

Athens Riviera


Crystal Waters
Athens Riviera

Designed By London's Top Architects
Curated With The Best European Materials
Meticulously Crafted With Love In Greece

FALIRO BAY RESIDENCES IS OFFERING CONTEMPORARY
APARTMENTS WITH LUXURY DESIGNS, FEATURING
AN ABUNDANCE OF NATURAL LIGHT.

THE CONTEMPORARY INTERIOR IS METICULOUSLY CRAFTED
WITH THE FINEST MATERIALS, THOUGHTFULLY SELECTED
TO CREATE TIMELESS LIVING SPACES BY OUR LONDON TEAM.

8

GLOBAL EXPERTISE, EXCEPTIONAL QUALITY

Designed in London, Developed Internationally and Managed by Crystal Waters,
Ensuring Excellence in Large-Scale Projects.



FITNESS & RECREATIONAL SPACE FOR RESIDENTS



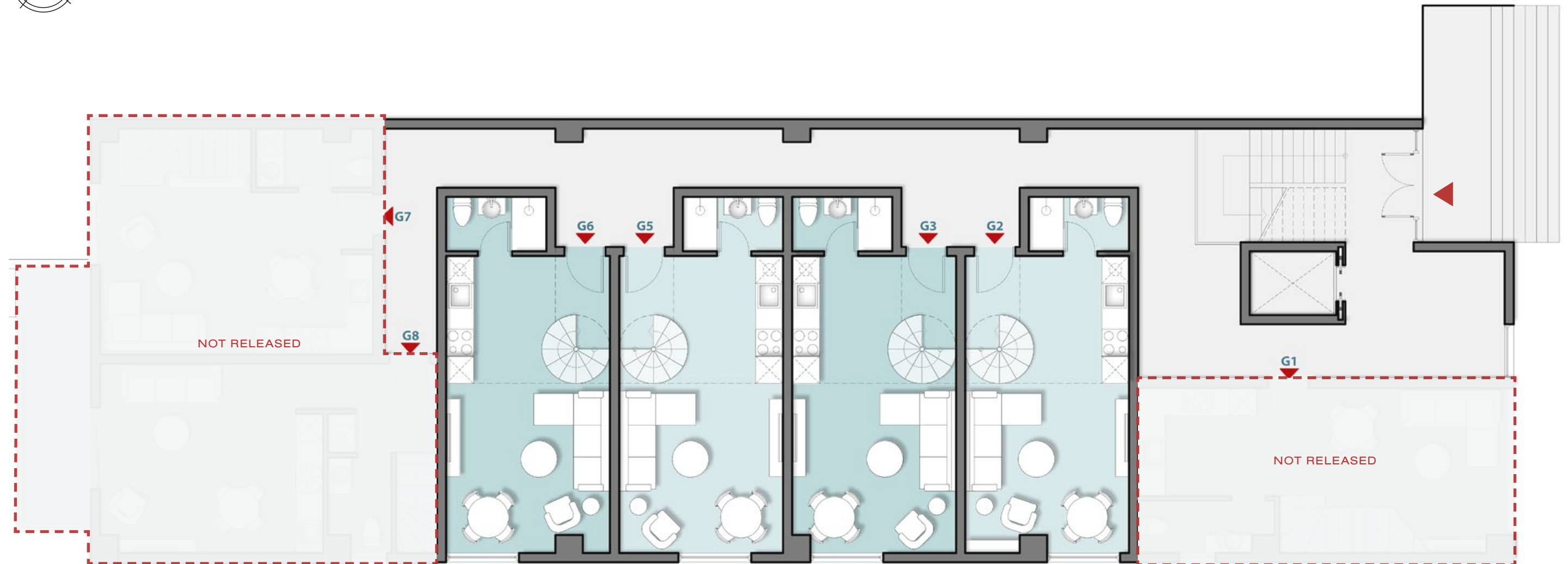
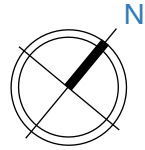
Images are indicative only.

The basement will be redesigned to feature a dedicated fitness and recreation area. It will include a fully equipped gym for workouts, stretching and relaxation, alongside a vibrant playroom for residents of all ages. Additionally, the space will

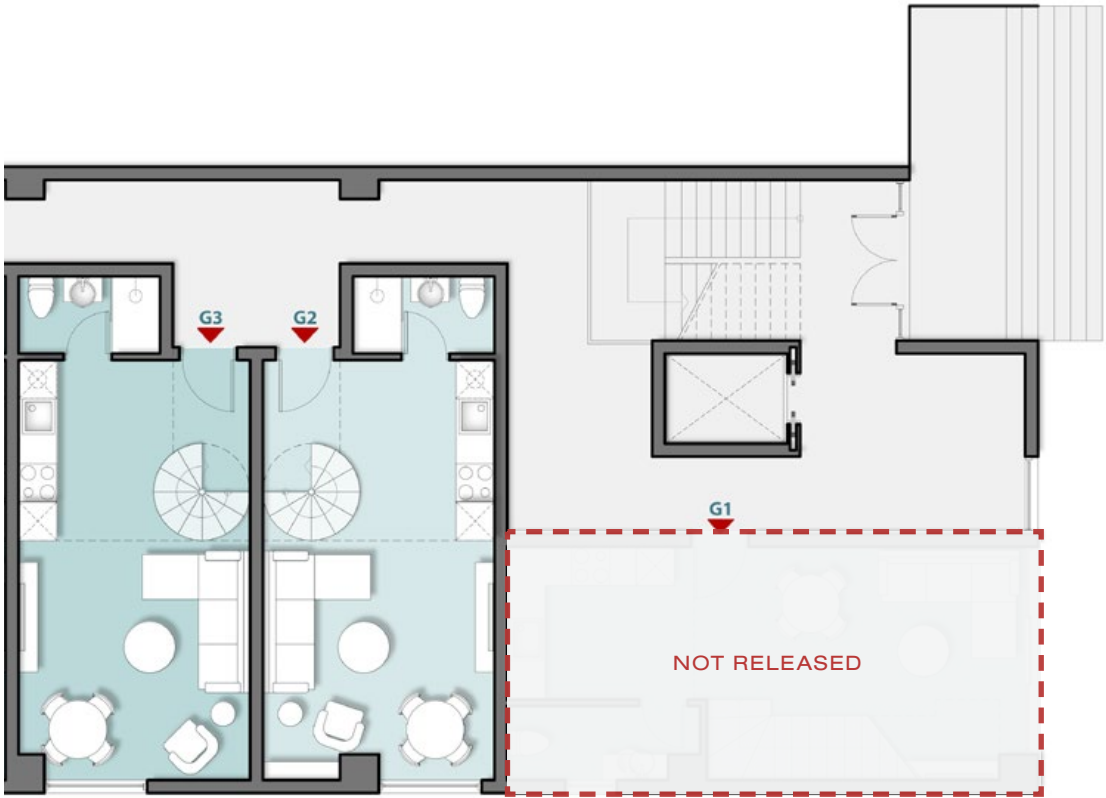
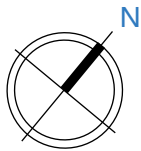
offer billiards, foosball and table tennis for friendly games, as well as a dining area for social gatherings. With a modern design and warm lighting, the transformed basement will provide the perfect setting for staying active, having fun and unwinding.



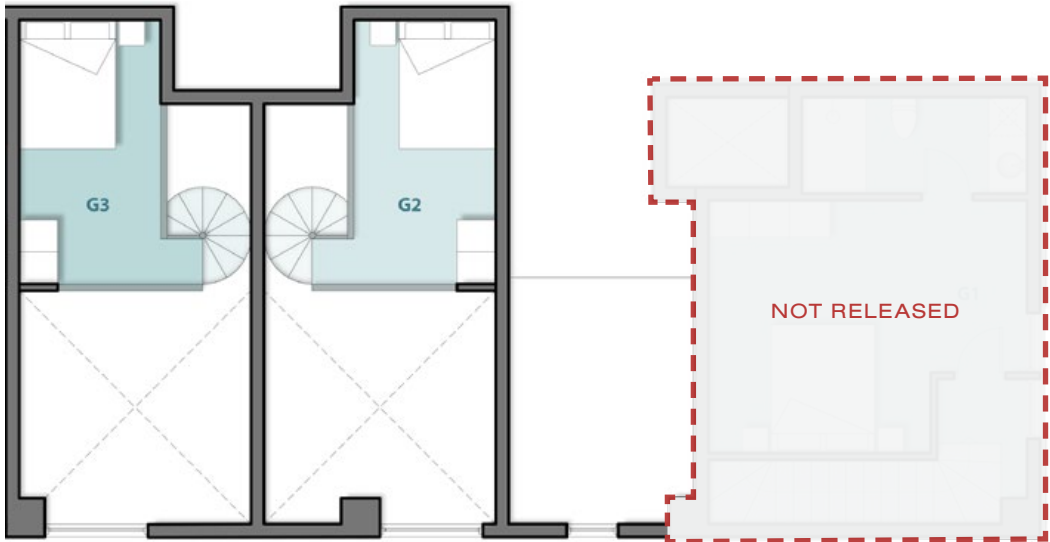
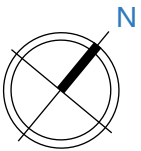
RAISED GROUND FLOOR OVERALL



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%.



Raised Ground Floor



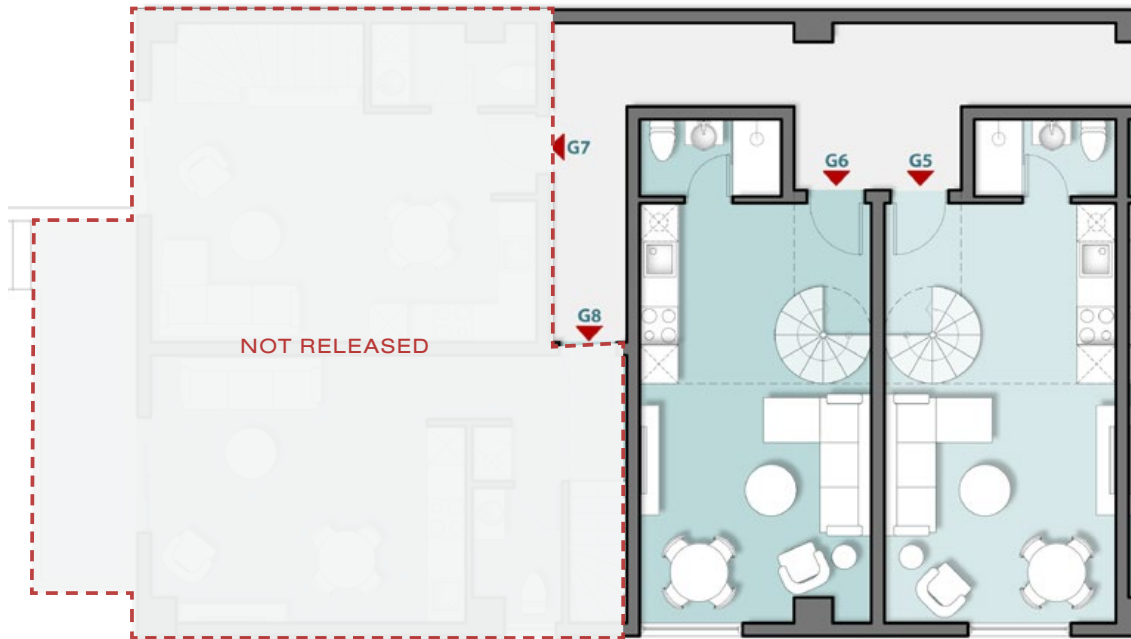
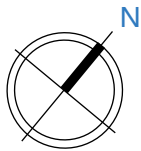
Mezzanine Floor

RAISED GROUND FLOOR + MEZZANINE FLOOR

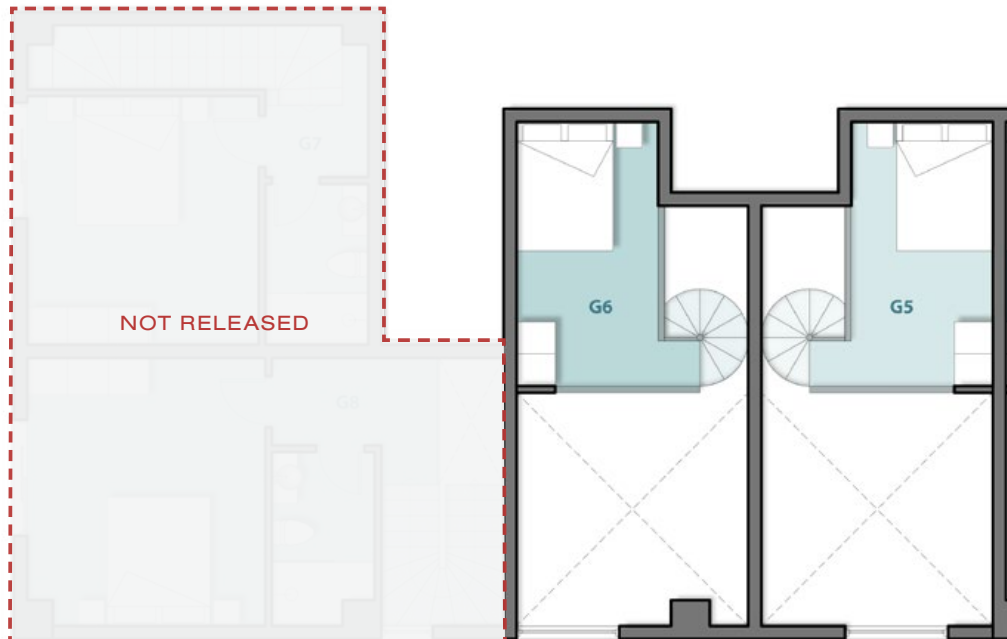
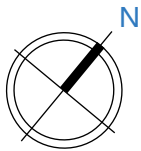
Unit	G2	G3
Type	Duplex	Duplex
Bed / Bath	1 Bed / 1 Bath	1 Bed / 1 Bath
Total Area (Sq.m.)	42	41
Covered Area (Sq.m.)	-	-
Private Garden / Terrace / Balcony (Sq.m)	-	-

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%.

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Raised Ground Floor



Mezzanine Floor

RAISED GROUND FLOOR + MEZZANINE FLOOR

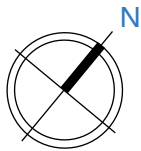
Unit	G5	G6
Type	Duplex	Duplex
Bed / Bath	1 Bed / 1 Bath	1 Bed / 1 Bath
Total Area (Sq.m.)	41	41
Covered Area (Sq.m.)	-	-
Private Garden / Terrace / Balcony (Sq.m)	-	-

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%.

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FIRST FLOOR

Unit	A1	A2	A3
Type	Apartment	Apartment	Apartment
Bed / Bath	1 Bed / 1 Bath	1 Bed / 1 Bath	1 Bed / 1 Bath
Total Area (Sq.m.)	48	50	48
Covered Area (Sq.m.)	43	-	-
Private Garden / Terrace / Balcony (Sq.m)	5	-	-

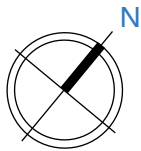
Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

A5	A6
Apartment	Apartment
1 Bed / 1 Bath	1 Bed / 1 Bath
47	53
-	42
-	11

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%.







SECOND FLOOR

Unit	B1	B2	B3
Type	Apartment	Apartment	Apartment
Bed / Bath	1 Bed / 1 Bath	1 Bed / 1 Bath	1 Bed / 1 Bath
Total Area (Sq.m.)	48	50	48
Covered Area (Sq.m.)	43	-	-
Private Garden / Terrace / Balcony (Sq.m)	5	-	-

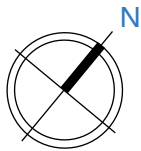
Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

B5	B6
Apartment	Apartment
1 Bed / 1 Bath	1 Bed / 1 Bath
47	53
-	42
-	11

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%.







THIRD FLOOR

Unit	C1	C2	C3
Type	Apartment	Apartment	Apartment
Bed / Bath	1 Bed / 1 Bath	1 Bed / 1 Bath	1 Bed / 1 Bath
Total Area (Sq.m.)	48	50	48
Covered Area (Sq.m.)	43	-	-
Private Garden / Terrace / Balcony (Sq.m)	5	-	-

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%.

C5	C6
Apartment	Apartment
1 Bed / 1 Bath	1 Bed / 1 Bath
47	53
-	42
-	11

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%.





Computer Generated Imagery is indicative only.

SPECIFICATIONS

GENERAL SPECIFICATIONS

- High speed passenger lift
- Shared access spaces with marble staircase
- Elevator access to all floors

— SECURITY & SAFETY

- Security entrance door and lock system
- Entry and intercom system

APARTMENTS

— GENERAL FINISHES

- Polished plaster walls
- High quality, ecological emulsion paint to ceilings
- Aluminum windows
- High quality tiles to balconies and/or terraces

— LIVING ROOM & HALL

- European High quality tiles to the floor
- Ceiling lighting
- Wood Veneer multi-locking entrance door with spy hole and chrome ironmongery
- Pre-wired A/C, digital TV and telecom

— BEDROOM

- European High quality tiles to the floor
- Ceiling lighting
- Pre-wired A/C

— BATHROOM

- European High-quality tiles to walls and floors
- White fixtures – Sanitary ware
- Chrome mixer tap and shower head
- Silent ventilation system wherever needed
- Mirror and vanity unit
- Chrome accessories including robe hooks and towel rail

— KITCHEN

- Bespoke Italian designed kitchen with fitted wall and base units
- High quality mixer chrome taps and stainless-steel sink
- Hygienic, anti-bacterial finish worktop
- Full height tiled splash back
- Integrated extractor head
- Kitchen appliances
- European High quality Porcelain tiles to floors

— ELECTRICS

- White light switches to kitchen / living / dining areas
- White switch plates to bedrooms
- White power sockets to hallways /kitchen / living / dining area
- LED Waterproof lights in the bathroom
- LED downlights wherever it needs (depended of design)
- Wiring for digital TV and telecoms to living area and bedrooms

Please note: All details contained are for illustrative purposes only.
The developer reserves the right to modify specifications and products without notice or obligation.

Unit	Floor	Type	Bed / Bath	Total Area (Sq.m)	Covered Area (Sq.m)	Private Garden / Terrace / Balcony (Sq.m)
G1	Raised Ground Floor + Mezzanine Floor	Duplex	NOT RELEASED			
G2	Raised Ground Floor + Mezzanine Floor	Duplex	1 bed / 1 bath	42	42	-
G3	Raised Ground Floor + Mezzanine Floor	Duplex	1 bed / 1 bath	41	41	-
G5	Raised Ground Floor + Mezzanine Floor	Duplex	1 bed / 1 bath	41	41	-
G6	Raised Ground Floor + Mezzanine Floor	Duplex	1 bed / 1 bath	41	41	-
G7	Raised Ground Floor + Mezzanine Floor	Duplex	NOT RELEASED			
G8	Raised Ground Floor + Mezzanine Floor	Duplex	NOT RELEASED			
A1	First Floor	Apartment	1 bed / 1 bath	48	43	5
A2	First Floor	Apartment	1 bed / 1 bath	50	50	-
A3	First Floor	Apartment	1 bed / 1 bath	48	48	-
A5	First Floor	Apartment	1 bed / 1 bath	47	47	-
A6	First Floor	Apartment	1 bed / 1 bath	53	42	11
B1	Second Floor	Apartment	1 bed / 1 bath	48	43	5
B2	Second Floor	Apartment	1 bed / 1 bath	50	50	-
B3	Second Floor	Apartment	1 bed / 1 bath	48	48	-
B5	Second Floor	Apartment	1 bed / 1 bath	47	47	-
B6	Second Floor	Apartment	1 bed / 1 bath	53	42	11
C1	Third Floor	Apartment	1 bed / 1 bath	48	43	5
C2	Third Floor	Apartment	1 bed / 1 bath	50	50	-
C3	Third Floor	Apartment	1 bed / 1 bath	48	48	-
C5	Third Floor	Apartment	1 bed / 1 bath	47	47	-
C6	Third Floor	Apartment	1 bed / 1 bath	53	42	11

Please note: All the above are subject to verification following completion.
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CRYSTAL WATERS GLOBAL

Branded Residences, Signature Hospitality, International Property Development in London and Greece.



Crystal Waters Global's philosophy is focused on breeding new life into spaces, buildings and areas, promoting new communities and local culture. We remain committed to creating distinctive living spaces that preserve the inherent characteristics of both residential and commercial properties in their prime locations; delivering exceptional assets to clients and investors, meeting their justifiably high expectations. With our ambitious

yet humble lifestyle philosophy, we have created a unique concept of living, promoting longevity and a healthy lifestyle. Our other projects in southern Athens, including Acacia, Lilis and Marigold, have been highly sought-after. In Lefkada, we have successfully completed the development of Crystal Waters series, which includes 152 hotel-style villas, all of which have been delivered.



CRYSTAL WATERS LEFKADA

The Biggest Completed Branded Serviced Villa-Resort Development in Greece.



Crystal Waters Lefkada is a truly magnificent collection of luxurious properties, thoughtfully designed to ensure generous livable spaces. Sensational amenities and its proximity to the beach, marina and best of Lefkada's dining scene offer residents an exclusive address with impeccable

credentials. Charmingly minimalistic, all spaces at Crystal Waters Lefkada stand out for their sophistication and stylish approach to comfort, while delivering on the "Crystal Waters" cool charisma.



LONDON'S PREMIER PROPERTY DEVELOPER

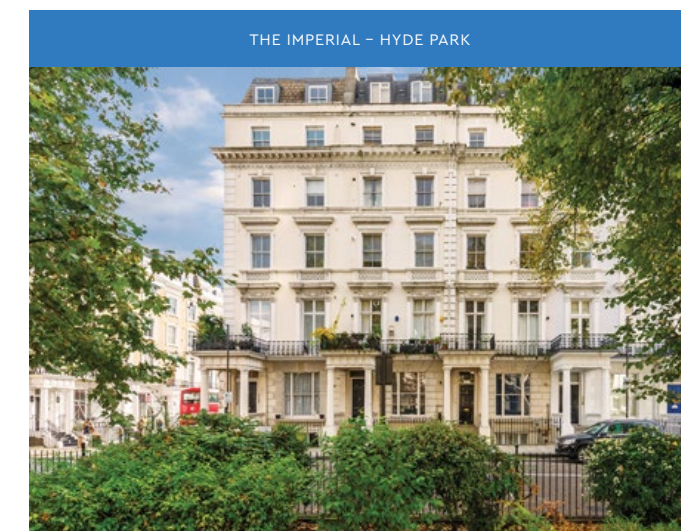
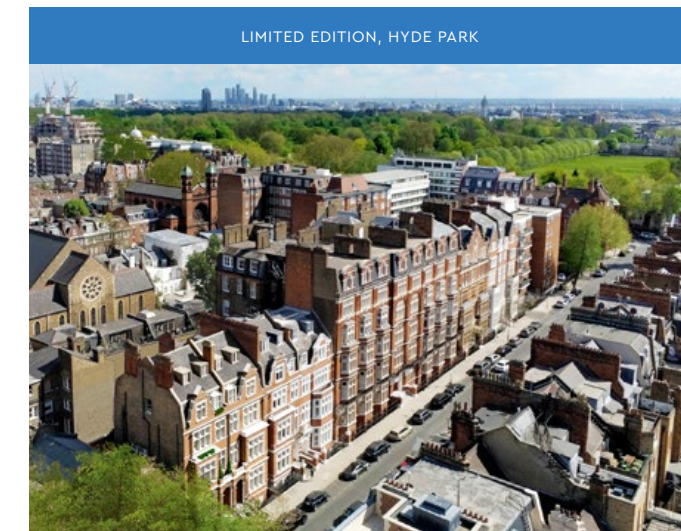
We stand out for our ability to buy and sell in the highly sought-after Hyde Park area of Central London, where supply is limited.

We specialise in developing, investing, constructing and operating across all residential and hospitality sectors and we enthusiastically focus on the entire lifespan of our projects; from land acquisition to property completion and operations.

Today, we are thriving with high-profile international residential and hospitality projects currently being developed in London.



Computer generated imagery is indicative only.



PORTFOLIO OVERVIEW

Crystal Waters Global specialises in developing and delivering large-scale projects across Greece, with a strong presence in Athens.

As a leading developer, we operate in London, Athens, Mykonos, Lefkada and Tinos, shaping exceptional properties in prime locations.

LUXURY ISLAND RETREATS

Upscale serviced villa resorts and luxury hospitality projects offering the best of both worlds; elevated residential luxury and Crystal Waters’ brand-specific hospitality experience.

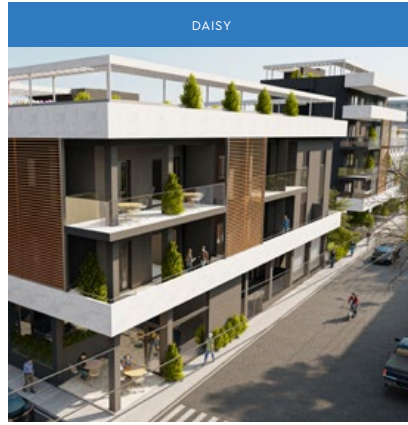
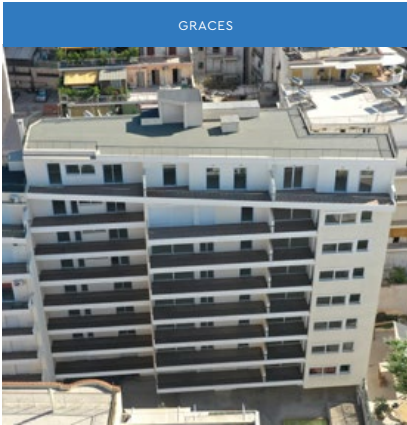
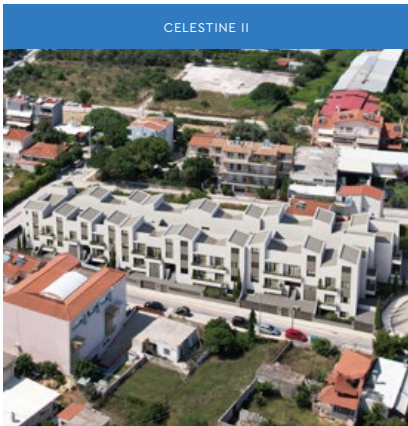
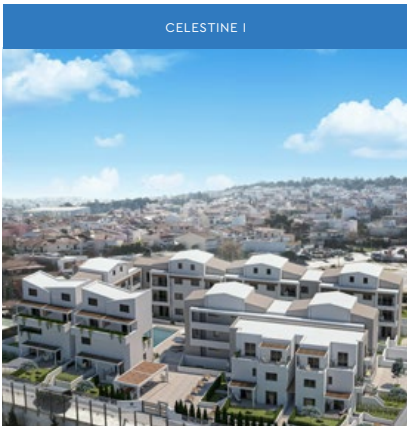
BRANDED RESIDENCES

High-profile residential developments in prime locations around the globe, generously enriched with fine gastronomy concepts, luxury amenities, club facilities and bespoke concierge services.

URBAN COLLECTION

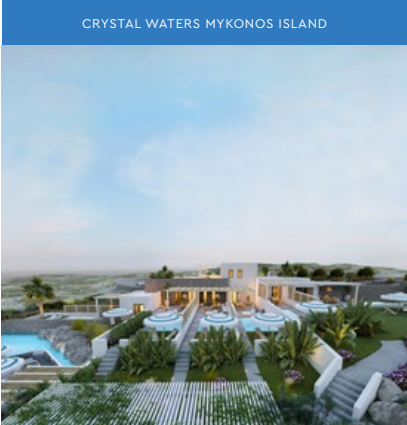
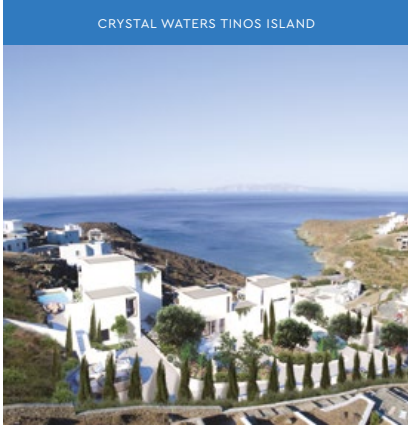
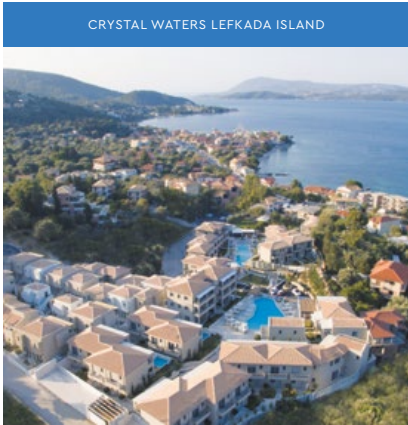
Our take on urban living; contemporary luxury, understated liveable sophistication and architectural functionality; designed to address the ever-growing need for inspiration in our lives at home.

OUR PROJECTS IN ATHENS

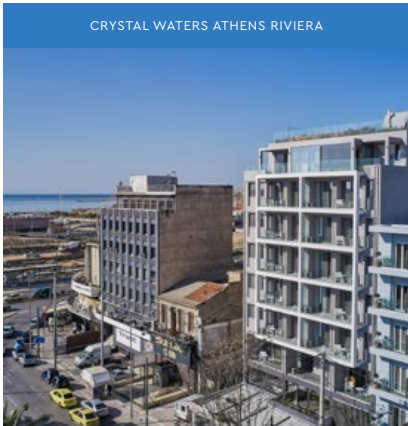


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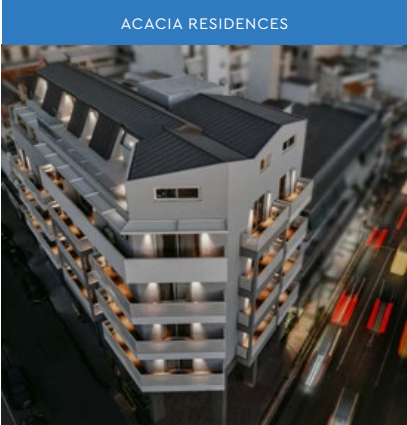
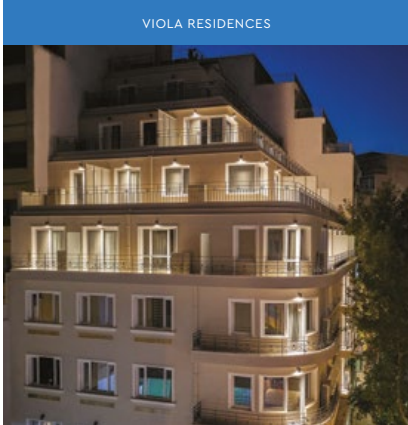
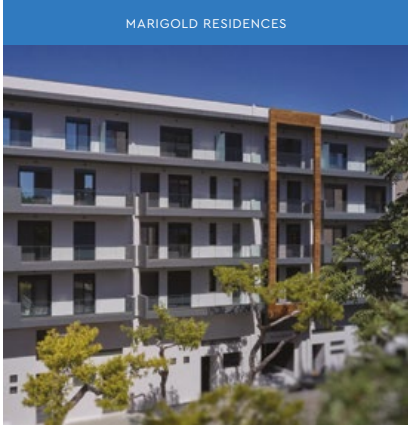
LUXURY ISLAND RETREATS



BRANDED RESIDENCES



URBAN COLLECTION



Computer Generated Imagery is indicative only.

BEAUTIFULLY CRAFTED BY TOP LONDON DESIGNERS

British Meticulous Design, with the Finest European Materials, Showing
Consistent British High Quality.

Our philosophy is focused on designing inspiring, energetic, multi-cultural spaces that provide peace and tranquillity, enabling you to relax and enjoy the essential interactions in life. We remain committed to creating exceptional living spaces that preserve the inherent characteristics of both residential and

hospitality properties in their prime locations. Our thoughtfully designed interiors exude effortless modern style and promise to de-stress, inspire and energize, with a focus on providing space, comfort and privacy.



Disclaimer

The Developer, for themselves and for the vendor(s) of these properties give notice that: 1. The plans, specification and sizes referred to in this Brochure have been prepared from preliminary materials available before construction of the Properties were complete. As such they are intended as a guide only and nowarranty or representation is given as to the final accuracy or completeness of the same. Those plans, specification and sizes may change and the only commitment regarding the same that the Developer is willing to make, will be contained in any binding contact for sale of a Property entered into by the Developer. 2. 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. In addition where a facility is being provided for the Properties that facility may not be available for use at the time that completion (both physical and legal) of any given Property occurs as facilities may be situated in subsequent phases of the development. 3. Any reference to travel times and distances are based on information obtained on line by the Developer and no actual measurements have been undertaken. As such these times and distances cannot be warranted by the Developer. 4. Nothing herein constitutes a binding offer to sell or provide any sort of services or creates any contractual relationship and all sales remain subject to contract. 5. All liability and responsibility arising from any reliance placed on any Materials or any information in this Brochure is disclaimed to the extent legally permitted. Reliance may only be placed on information provided by the Developer's solicitors to a prospective purchaser's solicitor in writing, and then only to the extent that such information is not independently verifiable. 6. Computer generated images are for references purposes only and the final design and layout of the Properties may be different. In addition where a photo or computer generated image shows contents and furniture, then such contents and furniture is not being installed by the Developer or included in any sale. 7. All sizes quoted are estimated maximum sizes. The actual sizes (when built) may vary. No representation is being made that actual sizes (when built) will be as per the estimated maximum sizes. Possible variations to the size are not expected to exceed 10% but this is an expectation only and not a contractual commitment – any contractual commitment regarding size adjustments will be set out in any sale contract to be entered into by the Developer with a purchaser. 8. Ceiling heights quoted are estimated maximum ceiling heights at the highest point in each flat and actual ceiling heights may vary throughout the flat. 9. No agent or representative has any authority to make any statement or commitment binding on the Developer (whether in this Brochure or otherwise) and the only statements that can be relied upon are any contained in binding contracts for sale entered into by the Developer, or those confirmed in writing by the Developer's solicitors to a prospective purchasers solicitor. 10. We reserve the right to alter the provisions in the Brochure (including but not limited to these Terms) at any time, without prior notice. Any modification will take effect immediately. It is your responsibility to check the Brochure and these Terms regularly for modifications and additions.

