

Irous

LUXURY LIVING IN THE  
HEART OF ATHENS





## Introducing **Irous** – A New Standard of Luxury



Welcome to Irous, a luxury residential complex nestled in the prestigious neighborhood of Alimos, Athens. Designed for those who seek both elegance and comfort, this exclusive development offers spacious, high-end apartments with panoramic views of the Aegean Sea. Combining modern architectural design with premium materials and sophisticated details, Irous 10 Elite Living sets a new benchmark for luxury living in the heart of Greece's vibrant capital.



### Key Points:

- **Location:** Alimos, Athens
- **Exclusive Residences:** Luxury apartments with expansive layouts and private balconies
- **Sea Views:** Enjoy breathtaking views of the Aegean from higher floors
- **Amenities:** Private parking, pools, and state-of-the-art features for a lavish lifestyle



## Prime Location in Alimos

Located in the upscale Alimos neighborhood, Irous provides an unparalleled lifestyle in one of Athens' most coveted areas. Situated just moments from the Aegean coastline, this luxury development offers easy access to the Athens Riviera, renowned for its beaches, marinas, and vibrant social scene. The area also boasts proximity to boutique shops, gourmet dining, and cultural landmarks, making it the perfect combination of luxury and convenience.

### Key Points:

- **Proximity to the Sea:** Only a short walk from Alimos Marina and the beaches of the Athens Riviera
- **Exclusive Neighborhood:** Alimos is known for its tranquil environment, ideal for those seeking peace and privacy
- **Access to the City:** Just a 15-minute drive to Athens' city center, providing easy access to the best of urban life





## Modern Elegance **Meets Luxury**

The architecture of Irous blends sleek, contemporary design with timeless luxury. Its clean lines, large glass windows, and open spaces are carefully crafted to enhance natural light and provide seamless indoor-outdoor living. Each apartment boasts luxurious details, from marble finishes to high-end fixtures, reflecting a sophisticated style that appeals to the most discerning buyers. The design emphasizes privacy and exclusivity, making every home a serene retreat.

### Key Features:

- **Architectural Style:** Modern minimalism with luxurious details
- **Materials:** Premium finishes such as marble, glass, and wood
- **Outdoor Spaces:** Expansive balconies and terraces offering panoramic sea views
- **Smart Design:** Energy-efficient systems and smart home technologies for optimal comfort



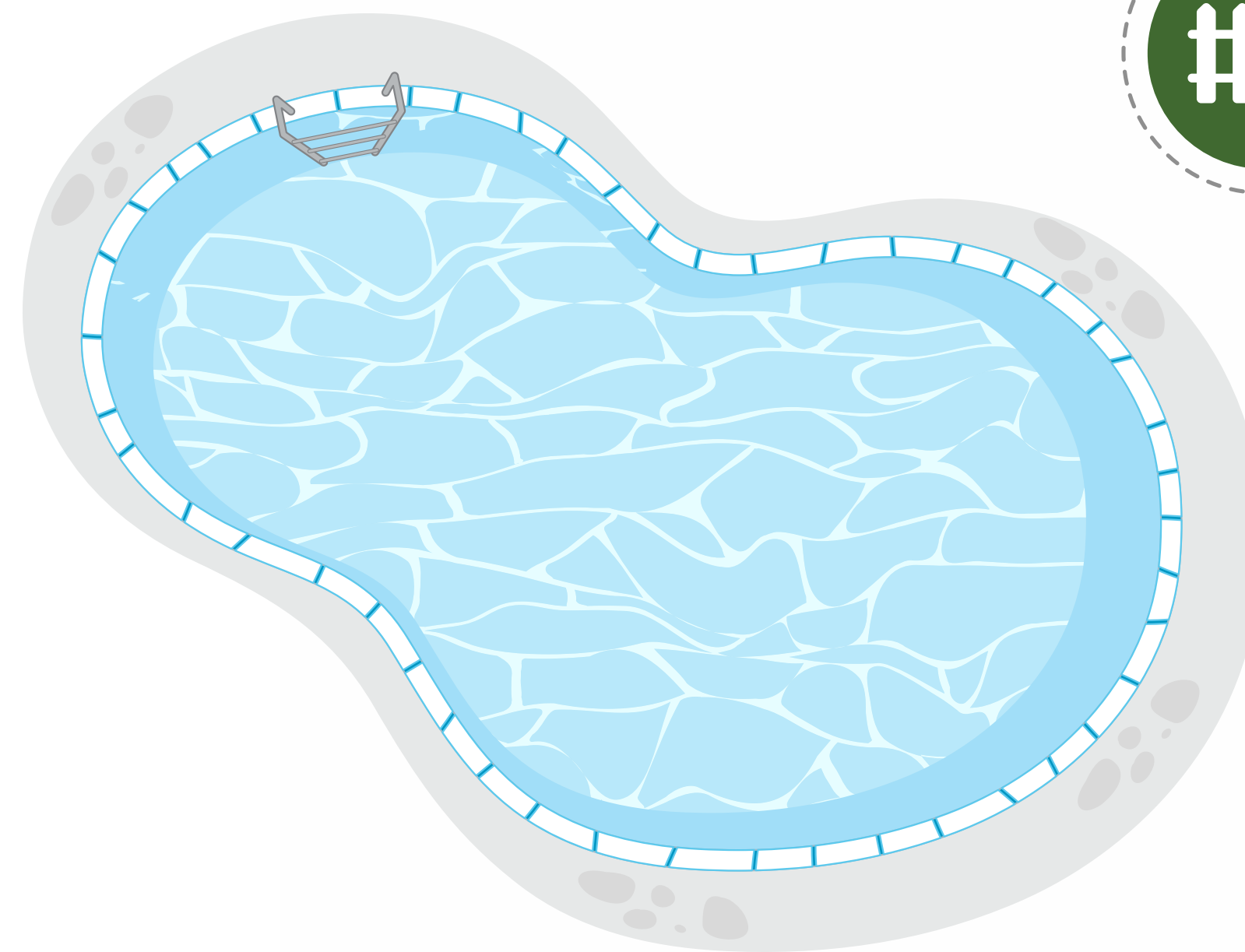


## A Lifestyle of **Unmatched Comfort**

At Irous, luxury goes beyond the apartments themselves. The complex offers a curated range of amenities designed to provide ultimate comfort and convenience for residents. From secure underground parking to beautifully landscaped communal spaces and private pools, every detail is crafted to enhance the luxurious lifestyle. Residents can enjoy the peace of mind that comes with exclusive access to world-class facilities and a dedicated concierge service.

### Key Amenities:

- **Private Parking:** Secure, underground parking with designated spaces for each residence
- **Swimming Pools:** Beautifully designed pools for relaxation and leisure
- **Sea Views:** Uninterrupted views of the Aegean from higher floors
- **Smart Home Integration:** Advanced home automation for comfort and security





# Spacious Apartments for Elevated Living

The residences at Irous are designed with spacious layouts that cater to luxurious living. From expansive 2- to 3-bedroom apartments, each home is thoughtfully planned to offer the perfect balance of space and style. Open concept living areas flow seamlessly into private outdoor terraces, ideal for entertaining or quiet reflection. The interiors feature high ceilings, floor-to-ceiling windows, and top-of-the-line appliances, creating an ambiance of elegance and ease.

## Features:

- ➔ **Apartment Options:** 2 and 3-bedroom configurations, each with unique layouts
- ➔ **Living Spaces:** Open-plan living rooms and dining areas with direct access to private balconies
- ➔ **Luxury Finishes:** Designer kitchens, high-end appliances, and spa-like bathrooms
- ➔ **Private Outdoor Spaces:** Each apartment includes a spacious balcony or terrace, ideal for outdoor living





## An Investment in **Luxury Living**

Investment in luxury living is not only a symbol of luxury but also an exceptional investment opportunity. With rising property values in Alimos and the increasing demand for high-end residences in the area, this project presents a rare opportunity for investors seeking premium returns. The apartments are designed to attract affluent buyers and international investors, offering both a prestigious address and a sound investment in one of Athens' most dynamic neighborhoods.

### Why Invest?

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Welcome to Your New Luxury Home

Discover the height of luxury living at Irous. With its unrivaled location, stunning design, and exclusive amenities, this is more than a residence – it's a lifestyle. Whether you're seeking a prestigious home or a prime investment, Irous offers the ultimate combination of elegance, comfort, and value. Contact us today to learn more or to schedule a private viewing.



