



## SEA VIEW PENTHOUSE WITH ROOF GARDEN AND OUTDOOR PRIVATE SWIMMING POOL (D-E) – VOULA, ATTICA

**ΤΙΜΉ:** Κατόπιν αιτήματος

**REF Nr: 10005-AVL**

**CAPITAL PROPERTIES**

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SEA VIEW PENTHOUSE WITH ROOF GARDEN AND OUTDOOR PRIVATE  
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Located just a stone's throw from the sea, this project has an unprecedented location in the Athenian Riviera. A rare find of just a 250m distance from the sea, while still being at the vibrant heart of the Riviera. This proximity to the beachfront offers sea view from all the apartments of the building. This development is not only across from the sea, but also at the heart of the Athenian Riviera. To be exact, it is just a 10 minutes walking distance from the Voula center and a 2-minute walking distance from the beach. Voula is a prestigious neighborhood tucked between lively Glyfada and fashionable Vouliagmeni. While it is a cosmopolitan neighborhood, it still however gives off a cozy, mellow neighborhood spirit. There you will find atmospheric wine bars, nice restaurants, lovely cafes, fancy delis and authentic Greek tavernas. The perfect place for weekend walks. Glyfada is a fashionable area along a long coastline with beautiful marinas. It is known for its rich commercial center, variety of elegant dining places, and cafes as well as its fun nightlife. A few minutes drive away you will find glamorous Vouliagmeni. A hot spot amongst both locals and tourists. Vouliagmeni has to offer another selection of stylish restaurants, the best beaches, water sports centers, nautical clubs and trendy beach clubs. This five-story building has an elegant design, with its clean and minimal lines evoking a timeless sophistication. Nonetheless, its bold and modern details induce a contemporary and refined feel. Notable are the curvy balcony edges and matching glasses, as well as the strong presence of wood and green. These elements achieve its integration to the surrounding environment, the sun and the sea. The infinity pool at the edge of every balcony, connects the viewer with the endlessness of the Greek blue. The wooden separators let just the right amount of sun rays to pass through and warms the space and the sleek lighting will catch the eye of every passer-by at night time. This unique 4th and 5th floor luxury penthouse is the perfect combination of serene natural beauty and metropolitan sophistication. The entirety of 350 sq.m is designed to evoke a feeling of tranquility. The 4th floor (200 sq.m) features 3 voluminous bedrooms with en-suite bathrooms. The master bedroom placed at the front of the apartment, offers magnificent sea views. Continuing, this floor is composed of a separate open-plan kitchen, a W.C. and a living area with a modern fireplace. The kitchen has a handy separate balcony at the back of the apartment and a storage room. The fireplace, the jewel of the apartment, is meticulously covered with luxurious marble claddings and a custom-made wooden construction. The entire length of the living room benefits from wall-to-wall windows giving beautiful views of the Aegean Sea. These windows lead to the large balconies that surround the penthouse. When wide open, the balconies and the living room connect to one, offering a unique living experience during the warmer months. The matchless expansive balconies give the perfect space for a comfortable outdoor sitting area or outdoor dining area. Additionally, on one end of the balcony there is a space aimed for planting. The 5th floor (150 sq.m) can be accessed by either an interior staircase or a private lift situated at the apartment's private lobby. This floor features a big living area and 2 large bedrooms with ensuite bathrooms. One of the bedrooms is already designed to offer a walk-in closet area. Nonetheless, these spaces can also have different uses i.e. gym or office. Moreover, an area of the living room can be closed for the creation of another room. In other words, this space offers a lot of flexibility in order to facilitate your needs. Continuing, you will find the roof garden with a BBQ place and the pool. The perfect place for relaxing and swimming while enjoying the unobstructed sea views. Additionally, the beautifully planted rooftop with the lush greenery and Greek herbs has a pergola used to form an outdoor dining space. The property is filled with natural light and is meticulously crafted from top quality materials and high-end finishes. Lastly, it comes with three underground parking spaces and an extra underground storage room. When bought in early stages our team welcomes discussions for the alteration or addition of elements according to the buyer's taste.

**Εμβαδόν κτιρίου:** 350 m<sup>2</sup>

**Επίπεδα:** 2

**Υπνοδωμάτια:** 5

**Μπάνια:** 5

**Χτισμένο:** 2024

**Πιστοποιητικό Ενεργειακής Απόδοσης:** A

- Κλιματισμός
- Μπουλερ
- Ηλεκτρικές Συσκευές
- Ηλεκτρικά ρολά
- Ασανσέρ
- Ενεργειακά αυτόνομο
- Σύστημα Πυρόσβεσης
- Τζάκι
- Κοινόχρηστος κήπος
- Γυμναστήριο
- Εσωτερικό ασανσέρ
- Εσωτερική Σκάλα
- Τζακούζι
- Πολυτελές
- Κοντά σε πάρκο
- Κοντά σε πλατεία
- Κοντά σε σχολείο
- Κοντά σε supermarket
- Νεόδμητο
- Νυχτερινό Ρεύμα
- Στάθμευση
- Ιδιωτική πισίνα
- Κήπος οροφής
- Πόρτα Ασφαλείας
- Θέα Θάλασσα
- Πλησίον θαλασσας
- Έξυπνο Σπίτι
- Φωτοβολταϊκά Πάνελ
- Ηλιακός θερμοσίφωνας
- Ηχομόνωση
- Αποθήκη
- Ταράτσα
- Θερμομόνωση
- Ενδοδαπέδια θέρμανση
- Υπόγεια στάθμευση
- Εξαερισμός
- Πρόσβαση/Ράμπα για ΑΜΕΑ
- Σίτες







