



## TOP LOCATION SEASIDE MAISONETTE WITH PRIVATE POOL (B-C) – GLYFADA, ATTICA

**ΤΙΜΉ:** Κατόπιν αιτήματος

**REF Nr: 10023-AGL**

**CAPITAL PROPERTIES**

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GLYFADA, ATTICA

This new development is located in the heart of the Athenian Riviera, just a 5 minutes walking distance from both the Glyfada center and the beach. Nonetheless, it is a very quiet and peaceful residential street. Glyfada is a lively and fashionable area along a long coastline with beautiful marinas. It is known for its rich commercial center, variety of elegant dining places, cafes and traditional tavernas as well as its fun nightlife. What is more, it is neighboring with Voula. Voula is a cosmopolitan suburb that still gives off a cozy and mellow neighborhood spirit. Ideal for walks and café stops. A few minutes drive away you will find glamorous Vouliagmeni. Vouliagmeni has to offer another selection of stylish restaurants, the best beaches, water sports centers and trendy beach clubs. The modern, elegant and minimal design of the building makes it strikingly beautiful. On top of that, it's clean lines ensure that it will never go out of style as it exudes a timeless sophistication. The wrap-around balconies, glass windows and open plan spaces give off an amazing sense of openness and airy atmosphere. And most importantly, the quality is unparalleled. High-end, top quality materials are layered throughout each apartment with precision and finesse. We aim to create warm and sumptuous living spaces based on elegance, comfort and functionality, by combining a variety of elements, such as wooden floors, marble, granite and Italian tiles. A unique 2nd floor and 3rd floor maisonette of 178 sq.m. total area surrounded by a large wrap around balcony with a private swimming pool. The maisonette has an impressive double ceiling height with oversized floor to ceiling glass doors. These large glass doors give a beautiful views of Glyfada and the swimming pool and allow an abundance of natural light. The first floor of the maisonette (101 sq.m.) consists of 2 bedrooms with en suite bathrooms, a living room with a luxury fireplace, a dining area, a modern separate kitchen and a guest W.C. The material of our choice for the fireplace is a beautiful high-end Italian marble, which will give an extra air of sophistication. When the glass doors are wide open, the balconies and the living room connect to one space, offering a unique living experience during the warmer months. Additionally, on the side of the wrap-around balcony you will find the swimming pool making it the perfect place to relax and unwind. The second floor of the maisonette (77 sq.m) can be accessed either using the interior stairs or the private lift. This floor is composed of 2 bedrooms with en suite bathrooms, an additional room and a beautiful interior glass balcony overlooking the living area. This space can be used to create either a study area, or an extra sitting area or even a playroom. The property is filled with natural light and it is meticulously crafted from top quality materials and high-end finishes. When bought in early stages our team welcomes discussions for the alteration or addition of elements according to the buyer's taste. Lastly, it comes with 2 underground parking spaces and 1 storage room.

**Εμβαδόν κτιρίου:** 178 m<sup>2</sup>

**Επίπεδα:** 2

**Υπνοδωμάτια:** 4

**Μπάνια:** 4

**Χτισμένο:** 2024

**Πιστοποιητικό Ενεργειακής Απόδοσης:** A

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





