



A RARE RESIDENTIAL GEM IN VOULA – 300M FROM THE SEA

PRICE: 990.000 €

REF Nr: 5-31

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Perfectly positioned within one of the most refined and privileged enclaves of the Athenian Riviera, Voula stands as the benchmark of sophisticated coastal living. Known for its immaculate urban planning, serene residential character, and unwavering commitment to quality of life, the area blends the essence of Mediterranean calm with the conveniences of modern luxury. Its tree-lined streets, high-end cafés, boutique fashion houses, pristine beaches, and proximity to iconic districts such as Glyfada and Vouliagmeni create a lifestyle that is both effortlessly elegant and deeply enriching. Families value its exceptional schools and safe neighborhoods, while professionals appreciate the seamless access to major avenues, marinas, and year-round leisure options. Voula is not simply a location - it is a statement of refinement. This exceptional third-floor residence embodies a level of craftsmanship and design quality rarely found in contemporary developments. From the moment one enters, the apartment reveals a sense of understated luxury, guided by clean architectural lines, sophisticated material selections, and an ambiance that feels both modern and timeless. The open-plan living and dining area is bathed in natural light, framed by expansive floor-to-ceiling windows that blur the line between interior comfort and the tranquility of the outdoors. The adjoining kitchen is a showcase of premium workmanship - sleek, sculptural surfaces, meticulous detailing, and generous workspace that elevate everyday living into something beautifully intentional. The layout features two elegantly appointed master bedrooms, each complete with its own en-suite bathroom, offering privacy and comfort for both residents and guests. A thoughtfully placed guest WC further enhances the functionality of the space, while the seamless flow between rooms reinforces the home's refined character. The spacious balcony extends the living experience outward, becoming a natural continuation of the interior - ideal for morning coffee, leisurely dining, or simply absorbing the quiet charm of Voula's coastal breeze. Beyond its aesthetics, this residence distinguishes itself through an uncommon dedication to construction integrity and advanced building science. Underfloor heating throughout the apartment ensures year-round comfort, while a state-of-the-art fan-coil cooling system provides efficient climate regulation. The structure is built from certified high-grade concrete and enveloped in an 8-10 cm external thermal insulation system - a level of energy efficiency achieved only by top-tier developments. The selection of materials continues this philosophy: lacquer and natural wood veneer cabinetry, half-timbered oak floors, high-quality ceramic tiles suitable for both indoor and outdoor use, and thermo-switching aluminium frames fitted with low-e crystals that enhance thermal performance and acoustic comfort. Safety and durability were equally prioritized, with top-quality waterproofing, advanced balcony railings crafted from triplex crystals, a built-in shower system with removable head plates, and secure reinforced entry doors. Additional infrastructure includes provisions for an alarm system and electric vehicle chargers at every parking space, ensuring the home is aligned with the future of urban living. Private parking and a sizable storage room (16 m²) further enhance daily convenience. What truly sets this property apart is not one single element but the harmony of all its parts - the meticulous engineering, the premium materials, the exceptional location, and the rare consistency of quality throughout every detail. This is more than a residence; it is a finely crafted environment designed for those who seek something genuinely superior, a home where elegance is not merely aesthetic but built into the very foundations.

Building area: 108 m²

Bedrooms: 2

Bathrooms: 2

Built: 2025

Energy Performance Certificate: A

- Air conditioning
- Boiler
- Car charger
- City view
- Eco-Friendly (Green)
- Electric shutters
- Elevator
- Fire detection system
- Garage
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Park view
- Pets allowed
- Safety door
- Satellite TV
- Seaside
- Smart Home
- Smoke detectors
- Solar panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens

