



A REFINED COASTAL APARTMENT IN THE HEART OF VOULA

PRICE: 1.250.000 €

REF Nr: 5-28

CAPITAL PROPERTIES

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A Refined Coastal Apartment in the Heart of Voula

Nestled within the most sought-after enclave of the Athenian Riviera, Voula embodies an exceptional blend of seaside tranquility, urban sophistication, and year-round Mediterranean appeal, offering effortless access to pristine organized beaches, upscale dining, boutique shopping, marinas, lush parks, excellent schools, and the vibrant neighbouring districts of Glyfada and Vouliagmeni. This second-floor residence presents a harmonious balance of refined design and functional comfort, featuring two spacious bedrooms each with its own full bathroom, along with an additional guest WC. At the heart of the apartment lies an expansive open-plan living and dining area that welcomes abundant natural light and opens onto a generous balcony, creating an ideal setting for relaxation or entertaining, while additional balconies off the bedrooms enhance the sense of openness and coastal breeze. The property benefits from premium technical specifications including underfloor heating throughout the apartment, fan-coil cooling system, certified high-grade concrete, external thermal insulation of 8–10 cm, lacquer and natural wood veneer wardrobes and kitchens, half-timbered oak flooring, high-quality ceramic tiles for indoor and outdoor use, thermo-switching aluminium frames with low-e crystals, balcony rails from triplex crystals, top-quality waterproofing, built-in shower sets with removable head plates, safety/security entrance doors, infrastructure for alarm system and electric-vehicle chargers in every parking spot, a heat pump system for heating and cooling, solar panels for low-energy water heating, as well as private parking and storage areas. Optional enhancements include a Skygarden area on the terrace and the addition of a swimming pool or Jacuzzi.

Building area: 112 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
- Jacuzzi
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Pets allowed
- Safety door
- Satellite TV
- Sea View
- Seaside
- Smart Home
- Smoke detectors
- Solar panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens





