



## CLOSE TO GLYFADA. CLOSER TO BALANCE.

**PRICE:** 900.000 €

**REF Nr: 5-59**

**CAPITAL PROPERTIES**  
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## Close to Glyfada. Closer to balance.

This two-level penthouse maisonette in Vari is designed for people who value structure, privacy, and calm - without disconnecting from the Riviera. Spanning 140 sq.m., the layout is clear and intentional: everyday life on one level, privacy on the other. The main level unfolds into a generous open-plan living space with a dedicated lounge and dining area, seamlessly connected to a modern open-plan kitchen. One bedroom with its own en-suite bathroom is located on this level, along with a separate guest WC - practical, composed, and easy to live in. The upper level hosts two additional bedrooms and one full bathroom, offering a quiet separation between shared and private spaces. Large balconies extend the interior outward, while sea views add perspective without demanding attention. The property is completed with two underground parking spaces and one private storage room - because balance also means convenience. **HIGHLIGHTS | WHY THIS PROPERTY**

- Close to Glyfada. Far from chaos

All the access. None of the overload. Vari offers breathing space where Glyfada no longer can.

- Sea views

- Large balconies that actually matter

Outdoor space that extends the home, not just decorates it.

- Parking solved. Properly

Two underground spaces. No stress.

- Quiet growth, smart timing

Vari evolves steadily - without hype, without noise. Those who understand timing don't wait for headlines.

**Building area:** 140 m<sup>2</sup>

- Air conditioning
- Alarm
- Boiler
- Car charger
- City view
- Eco-Friendly (Green)
- Electric shutters
- Elevator
- Fire detection system
- Garage
- Heating per level
- Internal stair case
- Luxury
- Mountain view
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Parking
- Pets allowed
- Roof garden
- Safety door
- Satellite TV
- Sea View
- Seaside
- Smart Home
- Solar panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens

**Levels:** 2**Bedrooms:** 3**Bathrooms:** 2**Built:** 2026**Energy Performance Certificate:** A



