



CONTEMPORARY 2-LEVEL RESIDENCE WITH PRIVATE GARDEN AND POOL

PRICE: 1.100.000 €

REF Nr: 5-14

CAPITAL PROPERTIES
28-30, Gr. Lampraki str.
16674, Glyfada
Athens, Greece

Phone: +30 210 8900830
Email: info@capitalproperties.eu



Contemporary 2-Level Residence with Private Garden and Pool

Voula is one of the most prestigious and safest residential areas on the Athenian Riviera, offering a rare combination of seaside living, quiet streets, and full urban convenience. It provides organized beaches, beach clubs, and crystal-clear waters within walking distance, while being only minutes away from the cosmopolitan centers of Glyfada and Vouliagmeni, known for luxury shopping, fine dining, and 5-star resorts. Voula stands out for its clean, family-friendly environment, excellent schools, abundant green areas, and a calmer upscale atmosphere compared to busier neighboring districts. With a balanced mix of locals, expats, and international families, the community is welcoming and refined. The area offers exceptional access to nature: the upcoming Hellinikon Park—set to become Europe's largest urban park—will significantly elevate the area's value, while the famous Vouliagmeni Lake provides a unique natural thermal spa experience year-round. Voula is ideal for jogging, cycling, yachting, and all kinds of outdoor activities. Thanks to consistently high demand for luxury homes, strong appreciation potential, and popularity among diplomats, investors, and international residents, Voula remains one of the most desirable and stable property markets in Athens. This elegant two-level apartment offers a perfect blend of privacy, comfort, and contemporary design, with a total area of 155 m² including 125 m² of main living space and an additional 30 m² of naturally lit basement. The layout features a spacious master bedroom with an en-suite bathroom and direct access to the patio, an open-plan living and dining area with large windows connecting seamlessly to outdoor spaces, and a modern, fully equipped kitchen. Smooth transitions from the interior to the private patios create an ideal setting for relaxation and entertaining. The residence includes a 250 m² private garden with a 6 × 2.5 m swimming pool, offering a true personal oasis, along with two underground tandem parking spaces and a private storage room. High-quality construction features include underfloor heating, ceiling fan coil air-conditioning, smart-home automation, solar panels, energy-efficient aluminum frames, external thermal façade by STO, LED lighting, parquet flooring, three-phase power, electric car charging station, and anti-vandal glazing. The building is reinforced with earthquake-resistant structure, roof and basement waterproofing, grounding system, alarm and fire protection systems. Premium interior design elements include Italian kitchen furniture, built-in sanitary ware, wall-hung toilets, recessed lighting, and large-format tiles. The property is priced at €1,100,000, offering strong value considering its location, privacy, garden, pool, and overall construction quality.

Building area: 155 m²**Levels:** 2**Bedrooms:** 2**Bathrooms:** 2**Built:** 2026**Energy Performance Certificate:** A

- Air conditioning
- Boiler
- Car charger
- City view
- Eco-Friendly (Green)
- Electric shutters
- Elevator
- Fire detection system
- Garage
- Internal stair case
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Parking
- Pets allowed
- Playroom
- Private garden
- Private swimming pool
- Safety door
- Satellite TV
- Seaside
- Smoke detectors
- Sound insulation
- Storage room
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens





