



CONTEMPORARY COASTAL APARTMENT WITH SPACIOUS VERANDA (A++)

PRICE: 810.000 €

REF Nr: 5-22

CAPITAL PROPERTIES

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Contemporary Coastal Apartment with Spacious Veranda (A++)

Set within the refined coastal landscape of Voula - one of the most coveted and distinguished coastal enclaves of the Athens Riviera - this elegant second-floor residence offers a sophisticated expression of contemporary Mediterranean living. Voula is celebrated for its serene, tree-lined avenues, curated dining scene, boutique retail, prestigious schools, and pristine organized beaches that provide an exceptional lifestyle year-round. Its privileged position just minutes from both Glyfada and Vouliagmeni ensures immediate proximity to luxury marinas, high-end restaurants, wellness clubs, and iconic seaside promenades, firmly establishing the area as one of Athens' premier residential destinations. This thoughtfully designed 109.90 sq.m. apartment combines architectural refinement with A++ energy efficiency. It features a spacious living and dining area seamlessly integrated with an open-plan kitchen, creating a bright and inviting environment ideal for both everyday comfort and elegant entertaining. The master bedroom includes its own walk-in dressing room, while a second bedroom and two full bathrooms provide flexibility and convenience. The living room opens onto a generous balcony of approximately 17 sq.m. (2.75 m × 6.15 m), offering an extended outdoor living area perfect for relaxation and al fresco dining. The residence is further enhanced by the building's premium specifications, including underfloor heating, a next-generation heat pump system, fan-coil cooling, thermo-switching window frames, certified high-grade insulation and waterproofing, premium oak flooring, high-quality ceramic finishes, advanced safety doors, photovoltaic energy systems, and complete infrastructure for electric vehicle charging. One underground parking space and a private storage room complete this exceptional property. A refined and contemporary home in one of the most exclusive and desirable locations of the Athens Riviera.

Building area: 110 m²

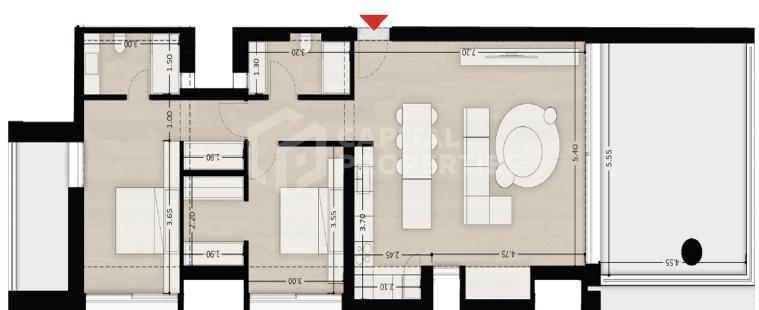
Bedrooms: 2

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
- Pets allowed
- Safety door
- Satellite TV
- Seaside
- Smoke detectors
- Solar water panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens



| FLOOR B |

