



## ELEGANT SEA VIEW PENTHOUSE WITH GARDEN AND ROOFTOP PRIVATE POOL (D-E) – VOULA, ATTICA

**PRICE:** On request

**REF Nr:** 10011-AVL

**CAPITAL PROPERTIES**

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

**Phone:** +30 210 8900830

**Email:** [info@capitalproperties.eu](mailto:info@capitalproperties.eu)



ELEGANT SEA VIEW PENTHOUSE WITH GARDEN AND ROOFTOP  
PRIVATE POOL (D-E) – VOULA, ATTICA

We present this one-of-a kind boutique project of only 4 residencies. The elegant and contemporary design of the building will definitely grab your attention while walking down the street. A project that sets itself apart from the common Athenian suburb apartment buildings, as it embodies luxury living in a unique timeless fashion. Distinctive wrap around balconies, glass windows and open plan spaces give off an amazing sense of openness and airy atmosphere. And most importantly, the quality is unparalleled. High-end, top quality materials are layered throughout each apartment with precision and finesse. We aim to create warm and sumptuous living spaces based on elegance, comfort and functionality, by combining a variety of elements, such as wooden floors, marble, granite and Italian tiles. The location is simply brilliant. Voula is one of the most sophisticated and cosmopolitan suburbs of the Athenian Riviera, which however still gives off a cozy and mellow neighborhood spirit. What is more, it is tucked between lively Glyfada and glamorous Vouliagmeni. A location, that is peaceful, yet convenient and accessible. In Glyfada you will find a rich commercial center, a variety of elegant dining places, cafes and traditional tavernas, as well as a fun nightlife. Vouliagmeni, on the other hand, has to offer another selection of stylish restaurants, the best beaches, water sports centers and trendy beach clubs. The location of the property is a leafy residential street of Voula, surrounded by parks, that is only a 5-10 minutes walking distance away from both the Glyfada shopping center and the beach. A unique 4th and 5th floor Penthouse covers an area of 235sq.m. The 4th floor (140 sq.m.) is composed of 4 bedrooms with en suite bathrooms. Additionally, there is seating area, a guest WC and a small kitchen/laundry area. The 2 master bedrooms and seating area face the large balcony that surrounds the 4th floor of the penthouse, giving beautiful views of the park opposite to the building. The matchless expansive balconies give the perfect space for a comfortable outdoor seating area or outdoor dining area. The 5th floor (110 sq.m.) can be accessed by either an interior staircase or the private lift inside the property. There you will find the main living room with a stunning marble island fireplace. Behind the fireplace you will find the dining area and an extra seating area. Moreover, this floor consists of an open plan kitchen, 1 bedroom and 1 bathroom. The open plan layout gives off an airy and modern feeling. The entire length of the living room benefits from wall-to-wall windows giving magnificent views of Athenian Riviera. These windows lead to the decked roof garden and the pool. The perfect place for relaxing and swimming while enjoying the panoramic sea views, which extend from Glyfada, Aegina island and to Piraeus port. In addition, the beautifully planted rooftop has a pergola used to form an outdoor dining space. The property is filled with natural light and is meticulously crafted from top quality materials and high-end finishes. Lastly, the property comes with 2 underground parking spaces and 1 storage room. Additionally, when bought at early stages our team welcomes discussions for the alteration or addition of elements according to the buyer's taste

<b>Building area:</b> 235 m <sup>2</sup>	— Air conditioning
<b>Levels:</b> 2	— Attic
<b>Bedrooms:</b> 5	— Boiler
<b>Bathrooms:</b> 5	— City view
<b>Built:</b> 2023	— Electric shutters
<b>Energy Performance Certificate:</b> A	— Elevator
	— Energy autonomous
	— Fire detection system
	— Fireplace
	— Internal elevator
	— Internal stair case
	— Jacuzzi
	— Luxury
	— Near park
	— Near public square
	— Near school
	— Near supermarket
	— Newly built
	— Night power
	— Park view
	— Private swimming pool
	— Roof garden
	— Safety door
	— Sea View
	— Seaside
	— Smart Home
	— Solar panels
	— Solar water panels
	— Sound insulation
	— Storage room
	— Terrace
	— Thermal insulation
	— Underfloor heating
	— Underground parking
	— Ventilation system
	— Wheelchair access
	— Window screens





Fifth Floor Living Area



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