



ELEVATED SEABREEZE RESIDENCE IN VOULA

PRICE: 1.770.000 €

REF Nr: 5-24

CAPITAL PROPERTIES

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Elevated Seabreeze Residence in Voula

Set within the refined coastal landscape of Voula - one of the most coveted and distinguished coastal enclaves of the Athens Riviera - this exceptional duplex residence offers an elevated interpretation of contemporary Mediterranean living. Voula's serene tree-lined avenues, curated dining destinations, boutique retail, prestigious schools, and immaculate organized beaches create an atmosphere of year-round tranquility and refined coastal comfort. Ideally situated just minutes from both Glyfada and Vouliagmeni, the property enjoys immediate proximity to luxury marinas, high-end restaurants, wellness clubs, and iconic seaside promenades, securing its position as one of Athens' premier residential locations. This refined 186.40 sq.m. maisonette spans the 3rd and 4th floors and is crafted with architectural precision and A++ energy efficiency. The upper level (76.05 sq.m.) features a luminous open-plan living and dining area, an elegant kitchen, and a guest WC. The living room opens onto an expansive veranda of approximately 64 sq.m., creating an impressive outdoor living and entertaining space with open views. The lower level (111.35 sq.m.) comprises three beautifully appointed bedrooms, each designed as a master suite with its own bathroom and walk-in dressing room. One of the bedrooms is enhanced by a large private terrace, offering an intimate outdoor retreat. The residence is further elevated by a comprehensive suite of advanced technologies and premium materials, reflecting engineering excellence found only in high-end developments: 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 security doors, photovoltaic energy systems, and complete infrastructure for electric vehicle charging. Two underground parking spaces and a private storage room complete this outstanding home. A rare opportunity to acquire a sophisticated contemporary residence in one of the most exclusive and desirable settings of the Athens Riviera.

Building area: 186 m²

Levels: 2

Bedrooms: 3

Bathrooms: 3

Built: 2025

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
- Pets allowed
- Roof garden
- 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



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