



EXCEPTIONAL 3-LEVEL MAISONETTE WITH PRIVATE GARDEN AND SWIMMING POOL

PRICE: 1.590.000 €

REF Nr: 5-18

CAPITAL PROPERTIES

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Exceptional 3-level Maisonette with Private Garden and Swimming Pool

Set within the refined coastal landscape of Voula - one of the most coveted and distinguished coastal enclaves of the Athens Riviera - this residence captures the essence of elevated Mediterranean living. Voula is renowned for its serene, tree-lined avenues, sophisticated dining scene, boutique retail, prestigious schools, and immaculate organized beaches that offer year-round tranquility and an exceptional quality of life. Ideally positioned just minutes from both Glyfada and Vouliagmeni, the property enjoys immediate proximity to the Riviera's most exclusive marinas, luxury restaurants, wellness clubs, and iconic seaside promenades, reinforcing its status as one of Athens' most desirable residential destinations. This newly built 3-level maisonette of 249.15 sq.m. has been conceived as a contemporary architectural sanctuary, crafted with meticulous precision and an unwavering commitment to A++ energy efficiency. The ground floor (102.40 sq.m.) unfolds into a luminous living area opening onto a beautifully landscaped private garden with an elegant swimming pool of approximately 10 sq.m., accompanied by a dining area, a separate kitchen, a guest WC, and a refined master suite featuring an en-suite bathroom and walk-in dressing room. The first floor (70 sq.m.) comprises two serene bedrooms, one enhanced by its own walk-in dressing room, alongside two full bathrooms of premium design. The versatile basement level (76.75 sq.m.) offers flexible space ideal for a playroom, additional bedroom, home cinema, gym, or staff accommodation, complemented by a full bathroom and storage room. The residence stands out for its extensive array of advanced technologies and premium materials, reflecting engineering excellence typically reserved for luxury 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, advanced safety doors, photovoltaic energy systems, and complete infrastructure for electric vehicle charging. Every installation has been curated to ensure outstanding comfort, durability, and long-term energy performance, creating a home where architectural sophistication and technical mastery coexist seamlessly. A rare opportunity to acquire a contemporary luxury residence in one of the most exclusive and desirable settings of the Athens Riviera.

Building area: 249 m²

Levels: 3

Bedrooms: 3

Bathrooms: 4

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
- Maid's room
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Pets allowed
- Playroom
- Private garden
- Private swimming pool
- Safety door
- Satellite TV
- Seaside
- Smoke detectors
- Solar water panels
- Sound insulation
- Storage room
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens



