



EXCEPTIONAL TWO-LEVEL COASTAL RESIDENCE ON THE ATHENIAN RIVIERA

PRICE: 1.730.000 €

REF Nr: 5-23

CAPITAL PROPERTIES

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Exceptional Two-Level Coastal Residence on the Athenian Riviera

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 a sophisticated expression of contemporary Mediterranean living. Voula is celebrated for its serene tree-lined avenues, curated dining scene, boutique retail, prestigious schools, and its immaculate organized beaches, providing year-round tranquility and a superior quality of life. Ideally positioned just minutes from both Glyfada and Vouliagmeni, the property enjoys immediate proximity to luxury marinas, high-end restaurants, wellness clubs, and iconic seaside promenades, reinforcing its status as one of Athens' premier residential destinations. This refined 185.10 sq.m. maisonette spans the 3rd and 4th floors of the building and has been crafted with architectural precision and A++ energy efficiency. The upper level (76.05 sq.m.) features a luminous open-plan living and dining area seamlessly connected to an elegant kitchen and guest WC. The living room opens onto a spacious veranda of approximately 33 sq.m. (6.20 m × 5.31 m), creating an expansive outdoor living space ideal for relaxation and entertaining. The lower level (109.05 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 further enhanced by a private balcony of approximately 15 sq.m. (5.60 m × 2.75 m), offering a serene and intimate outdoor retreat. The residence is elevated by a full suite of premium building specifications, including underfloor heating, a next-generation heat pump system, fan-coil cooling, thermo-switching window frames, 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 property. A rare opportunity to acquire a sophisticated contemporary residence in one of the most exclusive and desirable settings of the Athens Riviera.

Building area: 185 m²

Levels: 2

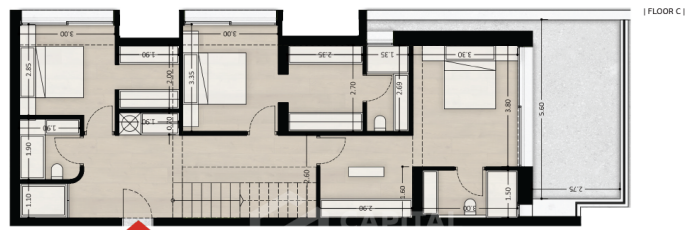
Bedrooms: 3

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



NOTE:
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