



## MODERN PRIVATE HOUSE – VOULA, ATTICA

**PRICE:** 2.500.000 €

**REF Nr:** 10001-AVL

**CAPITAL PROPERTIES**

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Private house with a total area of 570 sq.m. on a plot of 650 sq.m. is located in one of the most prestigious areas in the south of Athens - Voula. The house is situated opposite the park and its location allows you to admire the amazing sea views of Soronikos. Designed in a minimal style, the house is equipped with a smart home system that provides control of lighting, window shutters, as well as communication within the house. In addition, the house has a modern acoustic system. The modern mansion consists of three levels. On the lower level, which covers an area of 180 sq.m., there is a hall, a living room with a fireplace, a dining area, a fully equipped kitchen, a household room, and a guest toilet. On the second level with an area of 143 sq.m. there is 1 master bedroom with its own en suite bathroom, which also has a shower and jacuzzi, dressing room, 2 other bedrooms also with their en suite bathrooms. Each bedroom has balconies. At the basement floor, which occupies an area of 250 sq.m., there is a guest room with its en suite bathroom, a maid's room also with its own bathroom, a children's playroom with a home cinema installation, a laundry room and other technical rooms. The private garden has a swimming pool of 80 sq.m., equipped with a heating system and a safe swimming area for children. There is also a barbecue area in the garden and an automatic watering system. All external wooden decks and fences are set with Burmese teak. The house has an elevator, which is installed in a special way for the movement of people with disabilities. The garage for 3 parking spaces.

**Plot area:** 650 m<sup>2</sup>

**Building area:** 569 m<sup>2</sup>

**Levels:** 3

**Bedrooms:** 5

**Bathrooms:** 5

**Built:** 2004

**Energy Performance Certificate:** B

- Air conditioning
- Alarm
- Automatic watering system
- BBQ
- Elevator
- Fire detection system
- Fireplace
- Independent
- Independent entrance
- Internal elevator
- Internal phone center
- Jacuzzi
- Luxury
- Maid's room
- Parking
- Playroom
- Private garden
- Private swimming pool
- Safety door
- Satellite TV
- Sea View
- Seaside
- Smart Home
- Solar panels
- Storage room
- Underfloor heating
- Wheelchair access







