



## REFINED RESIDENCE OF 3 LEVELS IN VOULA

**PRICE:** 1.550.000 €

**REF Nr:** 5-19

**CAPITAL PROPERTIES**  
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## Refined Residence of 3 Levels in Voula

Set within the refined coastal landscape of Voula - one of the most coveted and distinguished coastal enclaves of the Athens Riviera - this residence embodies the essence of elevated Mediterranean living. Voula is celebrated for its serene, tree-lined avenues, curated dining scene, boutique shopping, prestigious schools, and immaculate organized beaches that provide year-round tranquility and a truly 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, further reinforcing its status as one of Athens' premier residential destinations. This newly built 3-level maisonette of 235.95 sq.m. has been conceived as a contemporary architectural retreat, crafted with meticulous precision and an unwavering commitment to A++ energy performance. The ground floor (103.55 sq.m.) unfolds into a luminous open-plan living area that extends into a beautifully landscaped private garden with an elegant swimming pool of approximately 10 sq.m., complemented by a dining area, a separate kitchen, a guest WC, and a refined master suite with an en-suite bathroom and walk-in dressing room. The first floor (64.70 sq.m.) hosts two sophisticated master bedrooms, each featuring its own en-suite bathroom, while one is further enhanced by a private walk-in dressing room. The versatile basement level (67.70 sq.m.) offers an additional bedroom, a full bathroom, and flexible living space ideal for a second sitting room, playroom, home gym, or staff accommodation. The residence is distinguished by an extensive range of advanced technologies and premium materials, reflecting engineering excellence rarely found in contemporary residential 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, long-term durability, and exceptional environmental performance, resulting in 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:** 236 m<sup>2</sup>

**Levels:** 3

**Bedrooms:** 4

**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





