



REFINED SECOND-FLOOR HOME ON THE ATHENS RIVIERA WITH A++ EFFICIENCY

PRICE: 840.000 €

REF Nr: 5-20

CAPITAL PROPERTIES

28-30, Gr. Lampraki str.
16674, Glyfada
Athens, Greece

Phone: +30 210 8900830

Email: info@capitalproperties.eu



Refined Second-Floor Home on the Athens Riviera with A++ Efficiency

Set within the refined coastal landscape of Voula - one of the most coveted and distinguished coastal enclaves of the Athens Riviera - this elegant second-floor residence offers a sophisticated expression of elevated Mediterranean living. Surrounded by tree-lined avenues, curated dining options, boutique retail, prestigious schools, and pristine organized beaches, Voula provides an exceptional lifestyle defined by tranquility, refinement, and year-round comfort. Its privileged position just minutes from both Glyfada and Vouliagmeni ensures immediate access to luxury marinas, high-end restaurants, wellness clubs, and iconic seaside promenades, making it one of Athens' premier residential destinations. This contemporary 111.35 sq.m. apartment combines thoughtful design with architectural precision and A++ energy efficiency. It features a spacious living and dining area seamlessly connected to an open-plan kitchen, creating a bright and inviting atmosphere ideal for both everyday living and entertaining. The master bedroom includes its own walk-in dressing room and en-suite bathroom, while an additional bedroom and a second full bathroom provide comfort and flexibility. The living area opens onto a generous balcony of approximately 25 sq.m. (4.55 m × 5.55 m), offering an extended outdoor living space ideal for relaxation and dining. The residence is enhanced by 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, advanced safety features, photovoltaic energy systems, and the infrastructure for electric vehicle charging. One underground parking space and a storage room complement this exceptional property. A rare opportunity to acquire a refined, modern residence in one of the most desirable settings of the Athens Riviera.

Building area: 111 m²

Bedrooms: 2

Bathrooms: 2

Built: 2025

Energy Performance Certificate: A

- Air conditioning
- Boiler
- Car charger
- City view
- Eco-Friendly (Green)
- Electric shutters
- Elevator
- Fire detection system
- Garage
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Pets allowed
- 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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