



TOP LOCATION GROUND FLOOR APARTMENT WITH PRIVATE GARDEN AND SWIMMING POOL (IS) – GLYFADA, ATTICA

PRICE: On request

REF Nr: 10027-AGL

CAPITAL PROPERTIES

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

Phone: +30 210 8900830

Email: info@capitalproperties.eu



TOP LOCATION GROUND FLOOR APARTMENT WITH PRIVATE
GARDEN AND SWIMMING POOL (IS) – GLYFADA, ATTICA

This new development is located in the heart of the Athenian Riviera, just a 5 minutes walking distance from both the Glyfada center and the beach. Nonetheless, it is a very quiet and peaceful residential street. Glyfada is a lively and fashionable area along a long coastline with beautiful marinas. It is known for its rich commercial center, variety of elegant dining places, cafes and traditional tavernas as well as its fun nightlife. What is more, it is neighboring with Voula. Voula is a cosmopolitan suburb that still gives off a cozy and mellow neighborhood spirit. Ideal for walks and café stops. A few minutes drive away you will find glamorous Vouliagmeni. Vouliagmeni has to offer another selection of stylish restaurants, the best beaches, water sports centers and trendy beach clubs. The modern, elegant and minimal design of the building makes it strikingly beautiful. On top of that, it's clean lines ensure that it will never go out of style as it exudes a timeless sophistication. The wrap-around balconies, glass windows and open plan spaces give off an amazing sense of openness and airy atmosphere. And most importantly, the quality is unparalleled. High-end, top quality materials are layered throughout each apartment with precision and finesse. We aim to create warm and sumptuous living spaces based on elegance, comfort and functionality, by combining a variety of elements, such as wooden floors, marble, granite and Italian tiles. A unique ground floor apartment of 95 sq.m. total area is surrounded by a spacious private garden (195 sq.m.) with a private swimming pool. Your own little sanctuary of peace tucked a few steps away from the bustling Glyfada center. The apartment consists of a spacious living room with seating and dining areas with a luxury fireplace. The material for the fireplace is a beautiful high-end Italian marble, which will give an extra air of sophistication with be-spoke decorative shelves (subject to the buyer's taste). The entirety of the living area is surrounded by glass balcony doors with minimal aluminum frames. When the glass doors are wide open, the balconies and the living room connect to one space, offering a unique living experience during the warmer months. The tiled or decked seating area facing the pool is the perfect place to relax and unwind. Continuing, the apartment has a modern open-plan kitchen, a guest W.C. and two comfortable bedrooms that overlook the private garden with en suite bathrooms. The property is filled with natural light and it is meticulously crafted from top quality materials and high-end finishes. When bought in early stages our team welcomes discussions for the alteration or addition of elements according to the buyer's taste. Lastly, it comes with 2 underground parking spaces and 1 storage room.

Building area: 95 m²

Bedrooms: 2

Bathrooms: 2

Built: 2024

Energy Performance Certificate: A

- Air conditioning
- Boiler
- Electric shutters
- Elevator
- Energy autonomous
- Fire detection system
- Fireplace
- Luxury
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Parking
- Private garden
- Private swimming pool
- Safety door
- Seaside
- Smart Home
- Solar panels
- Solar water panels
- Sound insulation
- Storage room
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens

