



VARKIZA ONE | THREE-LEVEL SEASIDE RESIDENCE WITH ROOF GARDEN

PRICE: 1.700.000 €

REF Nr: 5-64

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Varkiza One | Three-Level Seaside Residence with Roof Garden

Located in one of the most sought-after seaside pockets of Varkiza, just a short walk from the beach, this refined three-level residence offers a rare combination of privacy, space, and coastal living. With a total interior area of 210 sq.m., the residence unfolds across the 3rd floor, 4th floor, and a private roof garden, thoughtfully designed to accommodate both everyday comfort and elevated lifestyle moments. The lower level features a spacious open-plan living area with dedicated lounge and dining zones, seamlessly connected to a large balcony ideal for outdoor living. An open-plan kitchen integrates naturally into the space. This level also includes two bedrooms, one of which features a private walk-in wardrobe and its own balcony, as well as a guest WC. The upper level introduces a versatile lounge area, perfectly suited for a home library, private office, or relaxed reading space. This level also hosts two master bedrooms. One master suite includes a private walk-in wardrobe and balcony. At the top, the residence is crowned by a private roof garden offering exceptional flexibility. Depending on the owner's preference, the space can accommodate a private swimming pool or be transformed into a summer cinema or bespoke entertainment area. The swimming pool can be installed by the developer upon request, allowing for a turnkey solution. Additional Features: 1 underground parking space, a storage room, and access to exclusive communal amenities, including a common sauna and gym - a rare offering in boutique residential projects of this scale.

Highlights | Why This Property

- Prime Seaside Location

Just a 3-minute walk to the beach, in one of the last remaining new-build opportunities in this area, as the neighborhood is already fully developed.

- Exceptional Roof Garden Potential

A generous private rooftop with the option to add a swimming pool or create a bespoke outdoor entertainment space.

- Rare Shared Luxury Amenities

Access to a common sauna and gym, adding a distinct lifestyle layer that remains extremely limited in the local market.

- Boutique Developer & Superior Quality

Delivered by a boutique builder known for exceptional construction standards, meticulous attention to detail, and premium finishes.

Building area: 210 m²

Bedrooms: 4

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
- Gym
- Heating per level
- Internal stair case
- Jacuzzi
- Luxury
- Mountain view
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Parking
- Pets allowed
- Private swimming pool
- Roof garden
- Safety door
- Satellite TV
- Sauna
- Sea View
- Seaside
- Smart Home
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens





