



## VARKIZA ONE | THREE-LEVEL SEASIDE RESIDENCE WITH ROOF GARDEN

**PRICE:** 1.700.000 €

**REF Nr:** 5-64

**CAPITAL PROPERTIES**  
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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.

<b>Building area:</b> 210 m <sup>2</sup>	— Air conditioning
<b>Bedrooms:</b> 4	— Boiler
<b>Bathrooms:</b> 3	— Car charger
<b>Built:</b> 2025	— City view
<b>Energy Performance Certificate:</b> A	— 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











