



WHERE RIVIERA LIVING BECOMES PERSONAL – GROUND-FLOOR MAISONETTE WITH PRIVATE GARDEN & POOL | VARKIZA

PRICE: 1.900.000 €

REF Nr: 5-63

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Where Riviera Living Becomes Personal – Ground-Floor Maisonette
with Private Garden & Pool | Varkiza

Set in one of the most desirable coastal areas of the Athenian Riviera, this exceptional 277 sq.m. ground-floor maisonette unfolds across three carefully designed levels - basement, ground floor, and first floor - offering the privacy of a villa combined with the security and elegance of a boutique residential development. The ground floor serves as the heart of the home, featuring a spacious living area with a dedicated lounge and dining zone, seamlessly connected to a private garden of 310 sq.m. Through floor-to-ceiling openings, the interior extends naturally outdoors, where a private swimming pool completes the living experience. The same level also includes an open-plan kitchen, a dedicated office/workspace, and a guest WC, all designed for modern, day-to-day comfort. On the first floor, the residence offers four bedrooms, including a refined master suite. Each bedroom enjoys its own private balcony, ensuring natural light, openness, and a sense of retreat for every member of the household. The basement level adds a valuable layer of flexibility: a generous space that can be configured as a private gym, home cinema, additional bedroom, office, or staff accommodation, complemented by its own shower room. The property further includes a parking space in the underground garage and a private storage room, enhancing everyday practicality without compromising aesthetics. This residence is an ideal choice for those seeking understated luxury, privacy, and proximity to the sea - all within a prestigious and low-density residential environment. **Highlights / Why This Property**

- Prime Coastal Location

Situated just 3 minutes' walk from the sea, with immediate access to the crystal-clear waters and renowned beaches of Varkiza, offering true Riviera living at your doorstep.

- A Rare Private Garden with Pool

A 310 sq.m. private garden with swimming pool - a defining feature that completes the lifestyle equation and elevates this home beyond standard coastal apartments.

- Flexible Additional Living Space

A full lower level with independent functionality, ideal for a maids' flat, gym, home cinema, office, or extra bedroom, adapting effortlessly to changing needs.

- Boutique Developer Quality

Developed by a highly regarded boutique developer, known for exceptional construction standards and limited, non-mass-market projects that consistently attract discerning buyers.

Building area: 277 m²

Levels: 3

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
- Maid's room
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Night power
- Parking
- Pets allowed
- Playroom
- Private garden
- Private swimming pool
- Safety door
- Satellite TV
- Seaside
- Smart Home
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underfloor heating
- Underground parking
- Ventilation system
- Window screens





