

# Villa in Athens + Athens Riviera

Ref: 0agfs122



Beds: 5

Baths: 5

Built M2: 450 m<sup>2</sup>

Plot M2: 750 m<sup>2</sup>



The information given here is subject to errors and do not form a part of any contract. The offer can be changed or withdrawn without notice. Price does not include purchase costs.

## Description

In the prestigious area of Vari, a brand-new unique villa spanning 450 sq.m. is available for sale on a 750 sq.m. corner plot. This ultra-luxurious residence boasts a private heated swimming pool and jacuzzi, showcasing contemporary architectural design and top-quality construction materials, achieving an A+ energy efficiency rating. The ground floor features a modern and comfortable living area with an energy-efficient fireplace that heats most of the residence. The spacious kitchen offers ample space for an additional sitting area and an open view to the central living room and pool. The villa has an impressive entrance with a remarkable security door and a welcoming foyer. The first floor hosts three master bedrooms, including a central bedroom that is exceptionally spacious with an en-suite bathroom and dressing room. In the basement, there is a naturally lit playroom and gym, a laundry room, storage areas, and parking space for 2-3 cars. Additionally, the basement includes a fully independent apartment/guesthouse with a living room, kitchen, two bedrooms (one master), and a guest toilet. The villa is equipped with state-of-the-art technology, including heat pumps with modern heating elements, central air conditioning, an alarm system, electric shutters, skylights, and high-quality materials throughout. The beautifully landscaped garden features various areas for residents to enjoy, including a large heated swimming pool and a BBQ area. Situated in a quiet neighborhood, the plot's elevated position provides fresh air, abundant natural light, and enhanced vi

## Features

Air conditioning, Elevator, fireplace, heated swimming pool, Jacuzzi, Luxury, Newly built, parking spaces, Playroom, private garden, secure door, Solar water heater, storage room, Trees, Triple glasses

**Price: €2,000,000**

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