

## Maisonette in Athens + Athens Riviera

Ref: 192733146



Beds: 3

Baths: 3

Built M2: 167 m<sup>2</sup>

Plot M2: 0 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 The offer can be changed or withdrawn without notice.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

An elegantly designed townhouse, located in a prestigious Varkiza residential complex. Spanning 167 square meters across the basement, ground floor and 1st floor, with 3 en-suite bedrooms and one additional WC, this residence offers the perfect blend of luxury, privacy, and modern urban living. The maisonette features a private garden of 280 square meters, complete with a private swimming pool of 27 square meters, ideal for relaxation and entertaining while enjoying partial sea views. One spacious storage room and one parking place provide ample convenience. Strategically positioned just 200 meters from the sea, the complex combines residential privacy with easy access to a contemporary urban lifestyle. Developed with sustainability in mind, it meets the highest national environmental standards, boasting an A+ energy classification. This smart home includes VRV units with high SCOP and SEER ratings, a high-efficiency PV array with Net Metering operations, underfloor heating, and external facade thermal insulation. The exterior thermal break aluminum frames enhance energy efficiency, ensuring comfort and sustainability. Experience the pinnacle of luxury living in Varkiza with this exquisite penthouse, designed to provide an unparalleled blend of sophistication, comfort, and eco-friendly living.

## Features

Air conditioning, alarm system, Close to beach, close to park, close to schools, double glazing, Doublepane Windows, energy class A++, fireplace, gated complex, parking, patio, pool views, Private Patio, private swimming pool, sea views, secure door, Security System, storage room, walking distance to amenities

**Price: €1,400,000**

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