

# Villa in Athens + Athens Riviera

Ref: 64720



Beds: 3

Baths: 2

Built M2: 280 m<sup>2</sup>

Plot M2: 360 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 The offer can be changed or withdrawn without notice.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.

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## Description

Experience unparalleled luxury in this exquisite modern villa, set on a spacious 360 sq.m. plot in the prestigious residential zone of Glyfada. Newly constructed in 2023, this three-level residence offers a perfect blend of sophisticated design, state-of-the-art technology, and ultimate comfort, all within a serene, south-eastern oriented setting. This luminous, dual-aspect villa boasts 3 spacious bedrooms, including a grand master suite, 2 elegant bathrooms, and an additional guest WC. Designed with energy efficiency in mind, the home achieves an A++ energy class rating, thanks to its advanced external thermal insulation, double-glazed aluminum frames, and a solar heater. Underfloor heating powered by natural gas, along with autonomous air conditioning, ensures year-round comfort. Upon entering the ground floor, you are welcomed into a bright, open-plan living area featuring a modern kitchen, equipped with high-end appliances, and a comfortable living room with a contemporary fireplace. The space is accentuated by a stylish drop ceiling, ambient lighting, and expansive windows that flood the interior with natural light. The ground floor seamlessly extends to the outdoor space, where large balconies overlook a beautifully landscaped garden and a luxurious swimming pool—an ideal setting for entertaining guests or enjoying tranquil moments. The first floor offers a sanctuary of rest and relaxation with a magnificent master bedroom, complete with a private en-suite bathroom and a spacious walk-in closet. Two additional bedrooms provide ample space for family or guests.

## Features

Air conditioning, alarm system, Close to beach, close to park, close to schools, double glazing, Electric Roller Shutters, Elevator, energy class A++, External Thermal Insulation, fireplace, garden, laundry room, Orientation: South-Eastern, parking spaces, secure door, service room, storage room, swimming pool, Under floor heating

**Price: €1,950,000**

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