







The elegant and stylish symmetrical design of the property, separates it from the rest of the apartment buildings of the neighbourhood. The high-end wooden ceilings of the balconies and its green environment are eye catching.

Noteworthy, is also the beautiful entrance of the building. The mixture of the large marble steps and surrounding planting, as well as the stunning water fountains will be a pleasant welcome every time you come home. A property that as a whole radiates an air of distinction and opulence.

The property is located on a rare-find street corner in front of a park in the heart of Voula. The property is 5 minutes away from Voula's centre as well as 300m from the beach. Voula is one of the most sophisticated neighbourhoods of the Athenian riviera, which however still gives off a familiar sense of community spirit. In the heart of Voula you will find a great combination of the dining restaurants, bars and traditional tavernas. A location that benefits from both its commercial centre, as well as the best beaches.

Athena offers superior residences of high end, top quality materials which are layered throughout each apartment with precision and finesse. All residences are also characterised by their abundance of natural light and amazing sense of openness, key aspects of all our projects.

The residences are offered for sale and the completion of the development is expected in Spring 2022. Prices are to be discussed over email or phone. Additionally, when bought in early stages our team welcomes discussions for the alteration or addition of elements according to the buyer's taste.

# Ground Floor Maisonette

## With garden & private pool

1. Ground floor and first floor maisonette total area 157 sq.m.
2. Private Surrounding garden (392 sq.m)
3. Private swimming pool (7-5m x 3-5m)
4. Storage and two parking spaces
5. Carefully selected/ luxury materials
6. Top quality hard-wood indoor flooring
7. Italian tiles
8. Full-service German kitchen with high quality finishes
9. Large balconies
10. Security System
11. Solar panels
12. Underfloor heating
13. Indoors and outdoors LED lighting
14. Energy Class A+/ full energy independency with natural gas and VRV A/C
15. Electric shutters
16. Top quality German isolation materials

A unique ground floor and first floor maisonette (total area of 157 sq.m) surrounded by a private garden (392 sq.m) and with a private swimming pool (7-5 m). The property also benefits from its own private entrance.

The loft has an impressive double ceiling height with oversized floor to ceiling glass doors. These large glass doors give a beautiful view of the garden and the swimming pool and allow an abundance of natural light. When wide open, the balconies and the living room connect to one, offering a unique living experience during the warmer months.

The ground floor consists of one bedroom with an en suite bathroom, a living room, a luxury fireplace, a dining area, a separate modern kitchen and a W.C. The material of our choice for the fireplace is a beautiful high end Italian marble, which will give an extra air of sophistication. Additionally, on the ground floor is also located the outdoor sitting area and the private pool

The first floor can be accessed either through the use of the interior stairs or by the private lift/ which is inside the property. The first floor is composed of two bedrooms with ensuite bathrooms and a beautiful interior glass balcony overlooking the living area. This space can be used to create either a study area, an extra living room or even a play room.

The property is filled with natural light and is meticulously crafted from top quality materials and high-end finishes.

Energy Class A+/ full energy independency with natural gas and VRV A/C.

The property comes with two underground parking spots and one storage room.















