



## Duplex for sale in Voula, Athens Riviera Greece

### معلومات الوكيل

Panagiotis Giannakis	اسم:
PMD Real Estate	اسم الشركة:
Network E.E.	
Greece	بلد:
	Experience
	since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
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English, Greek	Languages:
http://pmdrealestate.gr	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 1,980,000

موقع  
بلد: Greece  
الدولة / المنطقة / المحافظة: Attica  
مدينة: Voula  
نشر: 05/07/2024  
وصف:

Voula (Center) unique 235 sq.m. ground floor and 1st floor duplex with 4 master bedrooms, guest wc, kitchen by SieMatic (with possibility of having it open or closed to the dining/living area), pantry area with space for washer/dryer, storage, broom cabinet and electronic control hub, linen cabinet, nanny's room in basement equipped with heating/cooling/mechanical ventilation/bathroom/shower/connection for kitchenette/TV-SAT/Internet.

The lounge on the ground floor leads to a beautiful private garden in the front and terrace on the side, totaling 125 sq.m. and a private pool (20 sq.m.).

The property is being built with the higher technical and aesthetic standards.

-Security main door with multiple locking on GF level and F1 level.

-REHAU Underfloor heating system for the entire apartment.

-Electrically operated towel warmers in every bathroom with WiFi control

-DE DIETRICH gas operated combi boiler system integrated with a 180L tank and connected to its specific solar panels on the roof.

-DAIKIN VRV type air conditioning system with separate concealed indoor unit in each room, including the kitchen.

-TV/SAT network provided for every room in the unit as well as the living area (including storage/nanny's room) connected to a multi satellite setup on roof providing access to a vast choice of satellites, as well as local channels.



- Data network socket outlets in every room with 3 WiFi outlets in the ceiling for a mesh type WiFi coverage in the apartment/ both levels.
- Full Alarm system with intrusion detectors on every window and shutter, as well as interior radar for motion detection.
- Private CCTV system for Maisonette with cameras on all outdoor areas.
- Smoke detectors in every room and smoke and heat detectors in the kitchen.
- Individual car charging socket

The property's location is premium in many ways as it is a short walking distance to the best beaches - 500 m. walking distance to the vibrant commercial center of Glyfada - 1 km, and benefits from a nearby neighborhood basic grocery shopping cluster - 200 m. The property is 6 km/10min from Vouliagmeni's center and the famous Astir Beach/Four Seasons Resort, 16km/30min from the center of Athens, 19km/25min from Piraeus's bustling port and 20km/30min from Athens international airport.

## Property Details

Property ID: 4508

State: ATTICA

Area: VOULA

Status: Sale

Type: Duplex / Triplex Apartment

Year: 2022

Bedrooms: 4

Size: 235 sq.m

Level: Ground Floor, 1st

Price: € 1,980,000

## Property Characteristics

- \* Heating:
  - \* Autonomous Heating
  - \* Underfloor Heating system
- \* Parking Area:
  - \* Garage
  - \* Location:



- \* Seaside
- \* Various Characteristics:
  - \* Air Conditioning
  - \* Computer Terminal Ready
  - \* Elevator
  - \* Garden
  - \* Maid Room
  - \* Roller Shutters
  - \* Security Alarm
  - \* Security Door
  - \* Store Room
  - \* Swimming Pool
  - \* WC
- \* Process of being issued

2022

بنيت:

### مشارك

4  
م 235

غرف نوم:  
تشطيب قدم مربع:

### Utility details

نعم فعلا

Heating:

### Building details

Pool

Outdoor Amenities:

### Lease terms

Date Available:

### معلومة اضافية

[https://www.youtube.com/channel/UChh5EXE2Ag  
hUeyuEaoHvhUA](https://www.youtube.com/channel/UChh5EXE2Ag<br/>hUeyuEaoHvhUA)

Virtual tour URL:

### Contact information

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