



## Duplex for sale in Voula, Athens Riviera Greece



### Agenten-Info

Name:	Panagiotis Giannakis
Name der Firma:	PMD Real Estate
Firma:	Network E.E.
Land:	Griechenland
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, Greek
Webseite:	<a href="http://pmdrealestate.gr">http://pmdrealestate.gr</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 1,980,000

#### Standort

Land:	Griechenland
Staat/Region/Provinz:	Attika
Stadt:	Voula
Veröffentlicht:	05.07.2024

#### Beschreibung:

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

Gebaut: 2022

### Allgemein

Schlafzimmer: 4  
Fertige m<sup>2</sup>: 235 m<sup>2</sup>

### Versorgungsdetails

Heizung: Ja

### Gebäudedetails

Außen-Ausstattung: Pool

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

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

### Kontaktinformation

IMLIX ID: IX5.886.695



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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