



## Luxury House for sale in Vouliagmeni, Athens Riviera, Greece.



### Info Agente

|                    |   |
|--------------------|---|
| Nombre:            | Panagiotis Giannakis  |
| Nombre empresa:    | PMD Real Estate   |
| País:              | Grecia  |
| Experiencia since: |   |
| Tipo de servicio:  | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments, Houses  |
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| Languages:         | English, Greek  |
| Sitio web:         | <a href="http://pmdrealestate.gr">http://pmdrealestate.gr</a> |

### Detalles del anuncio

|                 |                  |
|-----------------|------------------|
| Propiedad para: | Venta            |
| Precio:         | USD 7,072,672.76 |

### Ubicación

|                          |             |
|--------------------------|-------------|
| País:                    | Grecia      |
| Estado/Región/Provincia: | Attica      |
| Ciudad:                  | Vouliagmeni |
| Publicado:               | 19/07/2024  |

### Descripción:

Vouliagmeni, Luxury House of 548 sqm House within a complex on a 1957 sq.m plot that is a walking distance to the sea.

The unique design offers terraces that extend to the garden area, providing shade for the ground floor and a view for the top floor.

Transparency is used as a bonding element between the exterior and the interior.

U-glass is extensively used, replacing or camouflaging the solid walls to allow the maximum natural light to come through. At the same time, this choice of glass distorts movement, adding to the residents' privacy and the space's atmosphere as seen from the outside.

Contrasting materials are used to amplify the residents' interaction with the structure.

Specifically, the glossiness of the u-glass is paired with the matte effect of the white cement stucco chosen for the walls, floor, and ceiling. Moreover, the rocks placed around the properties add an earthy element to the composition, with the bigger ones hiding structural elements and storing glass panels, therefore leaving only the aesthetically necessary things in sight.

Lastly, the landscape is designed to complement the composition. Artificial lakes reflect the organic shape, the u-glass, and the vegetation, creating a feeling of seclusion and peace.

Floating paths pass over the lakes and vegetation to connect the ground floor balconies, offering in this



way an alternative, closer to nature route.

## Interiors

- \* open-plan living spaces to private gardens & swimming pools
- \* Roof garden
- \* Indoor gardens
- \* Full-service kitchens with high quality finishes
- \* Walk- in closet (defined by lightness and compositional versatility. The uprights, from floor to ceiling, allow a free positioning of the accessories.)
- \* Full height doors
- \* Minimal aluminium sliding doors
- \* Carefully selected materials
- \* White Concrete Floor
- \* Spanish full tiled bathrooms
- \* storage and 4-5 parking spaces for each residence

Possibilities for: private indoor swimming pools, private gym, sauna, home cinema room

## Mechanical Systems

Having the highest building energy efficiency class A+, the building is 70% more cost effective compared to the usual efficiency class.

The residence offers heating and cooling in all areas through heat pump / VRV System (with discreet linear diffusers).

Up to 10 cm thick thermal facade and underfloor heating system come as standard. Hot water is also provided through the main VRF system, combining high efficiency and more than enough quantity during all day.

KNX system provides fully adjustable automation and smart features in all units. The residents have access to the lights (dimming and scenarios), alarm, heating, cooling, cameras, front door camera, curtains etc.

## Property Details

Property ID: 4143

State: ATTICA

Area: VOULIAGMENI

Status: Sale

Type: House

Year: 2023

Bedrooms: 5



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Size: 548 sq.m

Level: Semibasement, Ground Floor, 1st

Price: € 6,500,000

## Property Characteristics

- \* Heating:
  - \* Heat Pump
  - \* Parking Area:
  - \* Garage - 4
  - \* Location:
  - \* Close to bus station
  - \* Close to park
  - \* Near Public Transport
  - \* Playground
  - \* Walking distance to beach
  - \* Various Characteristics:
  - \* Antiseismic
  - \* Balcony
  - \* Bath - 5
  - \* Central Air-conditioning system
  - \* Elevator
  - \* Garden
  - \* Intercom
  - \* Jacuzzi
  - \* Maid Room
  - \* Roof Garden
  - \* Security Door
  - \* Shower
  - \* Store Room
  - \* Swimming Pool
  - \* Washing Machine
  - \* WC
  - \* Energy efficiency rate:
  - \* Energy efficiency rate - A+
- Fabricado: 2023

## Común

Dormitorios: 5  
Pies cuadrados terminados: 548 m2

## Utility details

Heating: Sí



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX5.928.133

