



## Duplex for sale in Voula, Athens Riviera Greece



### Информация об агенте

Название:	Panagiotis Giannakis
Название компании:	PMD Real Estate
Страна:	Греция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 1,980,000

### Местоположение

Страна:	Греция
Область:	Attica
Город:	Вуле
Добавлено:	05.07.2024
Описание:	

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.



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- 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

Построен: 2022

## Общие

Спальни: 4  
Готовые кв.м.: 235 кв м

## Utility details

Heating: да

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Дополнительная информация

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

## Contact information

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