



# ICONIC SEA VIEW RESIDENCE IN VOULA



Voula • Sea View • Private Pool • Jacuzzi • A+ Energy Class • Asking Price: €3,000,000

*A rare three-level residence offering panoramic sea views, complete privacy, and resort-style living in one of the most sought-after neighborhoods of the Athens Riviera. Independent entrance, private elevator, private pool, and a top-floor jacuzzi—crafted for discerning international buyers.*


# VOULA. ATHENS RIVIERA — LIFESTYLE. PRESTIGE & LONG-TERM VALUE

Voula is one of the most established and desirable residential areas on the Athens Riviera, known for its refined coastal lifestyle, strong privacy, and premium real estate profile. It combines an exceptional everyday quality of life with direct access to the Riviera's beaches, marinas, and high-end dining, while remaining seamlessly connected to central Athens

- Prime coastal location with consistently strong demand from international buyers
- Ideal for primary residence, second home, or long-term wealth preservation
- Proximity to premium services: marinas, beach clubs, fine dining, and international schools
- A market defined by limited supply of truly private, high-spec residences
- Athens Riviera continues to strengthen its global positioning as a luxury destination

For buyers seeking lifestyle and investment resilience, Voula represents one of the safest long-term plays on the Greek luxury market.

# PROPERTY OVERVIEW — DESIGN. PRIVACY & RESORT-STYLE LIVING



This exceptional residence is developed across the 2nd, 3rd, and 4th floors, featuring an independent entrance, private OTIS elevator, and an indoor–outdoor layout designed for elevated living and entertaining.

- 2nd Floor (Living Level): Bright living & dining area, sea-view openings, spacious balcony with private pool, modern bathroom, kitchen zone
- 3rd Floor (Private Level): Three master bedrooms, each with en-suite bathroom
- 4th Floor (Loft Retreat): Flexible open-plan space (suite / cinema / wellness), private jacuzzi, panoramic views

## Basement & Practicalities:

- Storage room: 9 sqm
- Additional room: 15 sqm with window (ideal staff room; can be reconfigured)
- Two underground parking spaces
- Private garden area at entrance level

## Technical & Premium Features (bullets):

- Autonomous underfloor heating with heat pump
- VRV air-conditioning system
- Energy Class A+ with photovoltaic panels + solar panels
- Security doors & integrated alarm system
- Minimal thermal-break aluminum frames with screens & electric shutters
- Fully equipped kitchen + kitchenette on loft level
- Bioethanol fireplace
- Barcode aluminum exterior cladding
- Independent entrance + private elevator + internal staircase

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# THANK YOU



For further information or to request the full documentation package, please contact DOMITECH Real Estate.

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