



PROPERTY ID: 10001-AGL

## **LUXURY NEW MAISONETTE (B) – GLYFADA, ATTICA**

**€ 2,300,000**

Luxurious maisonette with a total area of 235 sq.m. is located in the heart of the most popular southern suburb of Athens – Glyfada. Its location can be called the most top one, since this area has been a center of attraction for both locals and tourists from all over the world for many years. In the immediate vicinity there are shopping and entertainment centers, cafes and restaurants, schools and kindergartens, playgrounds and parks, many hotels, the coastline and the beach are within walking distance. On the other hand, the location of this maisonette allows you to enjoy privacy and silence. These two factors make this property unique in the modern market. The maisonette consists of three levels. At the ground level with an area of 115,5 sq.m. there is a spacious living room, dining area and kitchen, one bedroom with its own bathroom, and an additional guest WC. From here there is access to a private garden (344,5 sq.m.) with a swimming pool (27,5 sq.m.) and a relaxation area. On the upper floor, which covers 77,5 square meters, there are two bedrooms with private bathrooms, as well as an additional room that is suitable for using it like a cabinet, library, kid's room or lounge space. The lower floor of the maisonette covers 42 sq.m. and it is presented as an independent apartment that can be used for staff needs: there is a bedroom, bathroom, small kitchen and laundry room. This maisonette also includes a storage room which is located on the -1 floor. The house has underground parking garage. Distance from

the international airport of Athens “Eleftherios Venizelos” – 23 km, from the city center – 16 km, from the sea – 750 m.

**Property features**

|                    |         |
|--------------------|---------|
| Bedrooms           | 4       |
| Bathrooms          | 4       |
| Levels             | 2       |
| Building area      | 235 sqm |
| Built              | 2023    |
| Energy Performance | A       |

**What this place offers**

|                       |
|-----------------------|
| Air conditioning      |
| Electric shutters     |
| Elevator              |
| Fire detection system |
| Garage                |
| Internal stair case   |
| Luxury                |
| Maid's room           |
| Near park             |
| Near public square    |
| Near school           |
| Near supermarket      |
| Newly built           |
| Parking               |
| Private garden        |
| Private swimming pool |
| Safety door           |
| Seaside               |
| Sound insulation      |
| Storage room          |
| Thermal insulation    |
| Underground parking   |
| Ventilation system    |
| Window screens        |



