Βούλα

# Riviera Nest

***Objektnummer: 2374556***



**KAUFPREIS: 1.210.000 EUR • WOHNFLÄCHE: ca. 296 m² • ZIMMER: 4 • GRUNDSTÜCK: 250 m²**

**Objektnummer: 2374556 - 166 73 Βούλα**


- Auf einen Blick
- Die Immobilie
- Ein erster Eindruck
- Ansprechpartner

**Objektnummer: 2374556 - 166 73 Βούλα**

# Auf einen Blick

| | |
|---|---|
| Objektnummer | 2374556 |
| Wohnfläche | ca. 296 m² |
| Zimmer | 4 |
| Schlafzimmer | 1 |
| Badezimmer | 3 |
| Baujahr | 2006 |

| | |
|---|---|
| Kaufpreis | 1.210.000 EUR |

**Objektnummer: 2374556 - 166 73 Βούλα**

# Die Immobilie





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# Die Immobilie





**Objektnummer: 2374556 - 166 73 Βούλα**

# Die Immobilie





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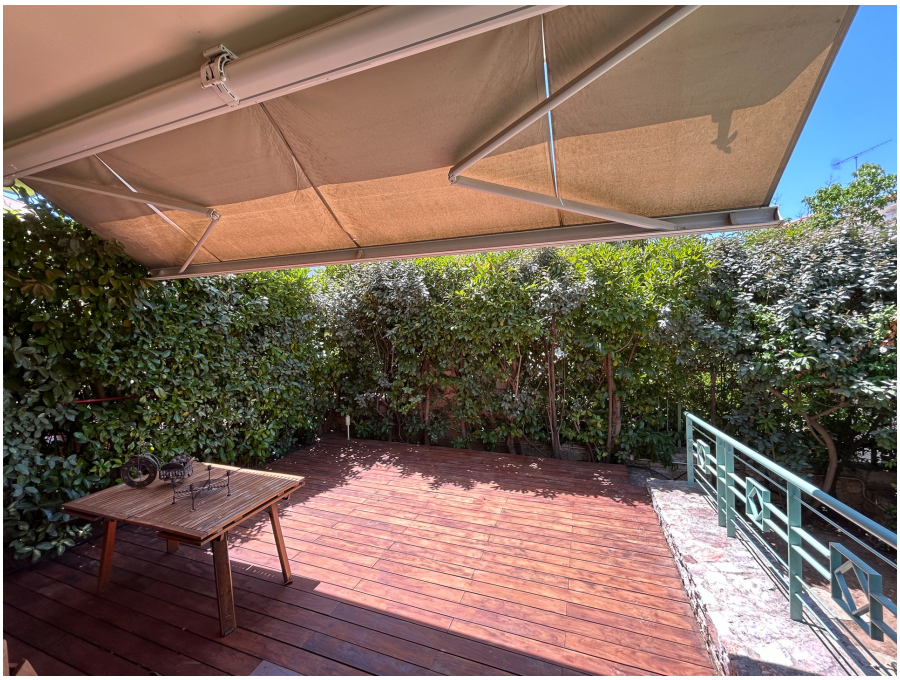
# Die Immobilie





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**Objektnummer: 2374556 - 166 73 Βούλα**

# Ein erster Eindruck

**Located in one of Voula's most peaceful and green residential neighborhoods, just 700 meters from Kavouri Beach, this elegant and exceptionally well-maintained 300 sq.m. maisonette offers a perfect blend of comfort, functionality, and high-quality living.**

**Riviera Nest is arranged over three levels, all connected by a private internal elevator, and is complemented by a loft with access to a private terrace offering open views.**

**The ground floor features a spacious and light-filled living and dining area in an open-plan layout. A fireplace, premium oak flooring, bespoke built-in cabinetry, and pleasant views of the surrounding greenery create an atmosphere of warmth and understated elegance. The separate contemporary kitchen is fully equipped with high-end Miele appliances and provides direct access to the beautifully landscaped rear garden, where a wooden deck patio offers the ideal setting for outdoor dining, entertaining, and relaxation.**

**The first floor comprises three comfortable bedrooms, including a generous master suite with an en-suite bathroom and a private balcony. The remaining two bedrooms share a well-appointed family bathroom.**

**The lower ground floor functions as a fully independent living area, ideal for guests, extended family, or flexible use. It features a sitting area or playroom, an open-plan kitchen, one bedroom, a bathroom, a staff room, and additional storage space. The loft provides a separate private area, ideal for use as a home office or study.**

**Built in 2006, Riviera Nest further benefits from two enclosed parking spaces, a storage room, autonomous oil heating on each level, air conditioning, electric shutters, insect screens, and a beautifully maintained private garden. This is an exceptional residence that combines quality construction, privacy, comfort, and functionality in one of Voula's most sought-after residential areas. Offering a refined lifestyle just moments from the sea and all modern amenities, it is an ideal choice for those seeking an elegant family home in the heart of the Athenian Riviera.**

**Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core real estate expertise, we collaborate with a trusted network of professionals—including legal advisors, notaries, tax consultants, and architects—to ensure every stage of the transaction is handled smoothly and securely. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover.**

**Our goal is to provide a transparent, efficient, and fully supported experience for international and local clients alike.**

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# Ansprechpartner

**Weitere Informationen erhalten Sie über Ihren Ansprechpartner:**

**VON POLL REAL ESTATE Athens**

**Patriarchou Ioakim 19, 10675 Athína**
**Tel.: +30 21 06 14 87 77**
**E-Mail: salesgreece@von-poll.com**

*Zum Impressum der von Poll Immobilien GmbH*

**www.von-poll.com**