

Athens North – North

# Grandeur Haven - Extravagant Duplex with Rooftop Pool in Palaio Psychiko

Property ID: GR23373130



PURCHASE PRICE: 2.950.000 EUR • LIVING SPACE: ca. 265 m<sup>2</sup>

Property ID: GR23373130 - 154 52 Athens North – North

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## At a glance

Property ID	GR23373130
Living Space	ca. 265 m²
Available from	According to the arrangement
Bedrooms	3
Bathrooms	4
Year of construction	2024
Type of parking	1 x Underground car park
Type of parking	2 x Underground car park

Purchase Price	2.950.000 EUR
Usable Space	ca. 0 m²
Equipment	Terrace, Fireplace, Balcony

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Power Source	Air-to-water heat pump	Energy efficiency class	A+

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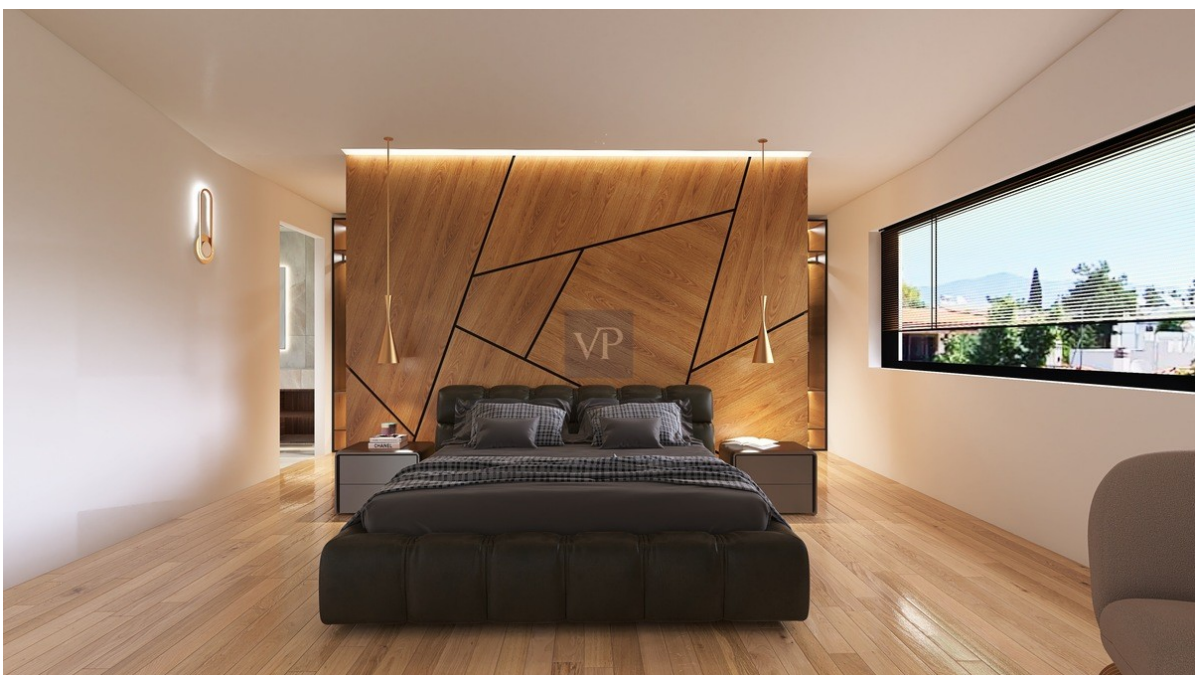
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## A first impression

Grandeur Haven - Extravagant Duplex with Rooftop Pool in Palaio Psychiko Nestled in the prestigious neighborhood of Palaio Psychiko, this luxurious 265 sqm 2nd and 3rd-floor duplex offers an unparalleled living experience. Boasting expansive 80 sqm balconies on the 2nd floor and an additional 80 sqm rooftop garden featuring a 10m x 2.5m pool, this residence embodies modern elegance and comfort. Step into the meticulously designed 172 sqm living space on the 2nd floor, featuring a spacious living and dining area, a large enclosed kitchen, a guest bathroom, and two master bedrooms. Journey to the 3rd floor, where an inviting reception area, a designated office space, and an expansive master bedroom await, leading to the breathtaking rooftop garden. Indulge in the convenience of a 28 sqm service room in the basement, a laundry room, storage facilities, and two parking spaces, ensuring a lifestyle of opulence and practicality. Situated in the prestigious neighborhood of Palaio Psychiko, residents revel in the serenity of the area, known for its exclusive private schools and tranquil surroundings. Designed with the highest standards of luxury living in mind, this home seamlessly integrates smart home technology, featuring heat pumps, underfloor heating, ceiling-mounted fan coils for cooling, and hybrid photovoltaic systems, ensuring energy efficiency and sustainability. Priced at 2,950,000 Euros, this extraordinary residence epitomizes sophisticated urban living, offering an unmatched living experience within the heart of Palaio Psychiko.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

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