Βουλιαγμένη

Mistico

Property ID: 760110

PURCHASE PRICE: 18.000.000 EUR • LIVING SPACE: ca. 830 m^2 • ROOMS: 6 • LAND AREA: 759 m^2

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At a glance

Property ID	760110
Living Space	ca. 830 m²
Rooms	6
Bedrooms	6
Bathrooms	6
Year of construction	2022

Purchase Price	18.000.000 EUR

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The property

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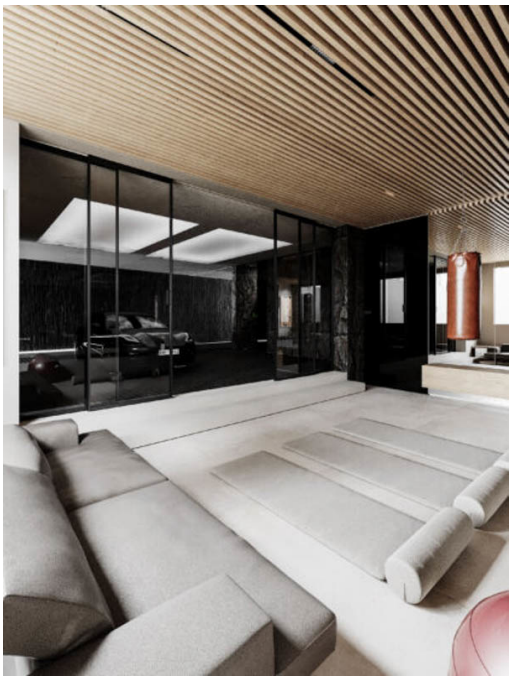
The property



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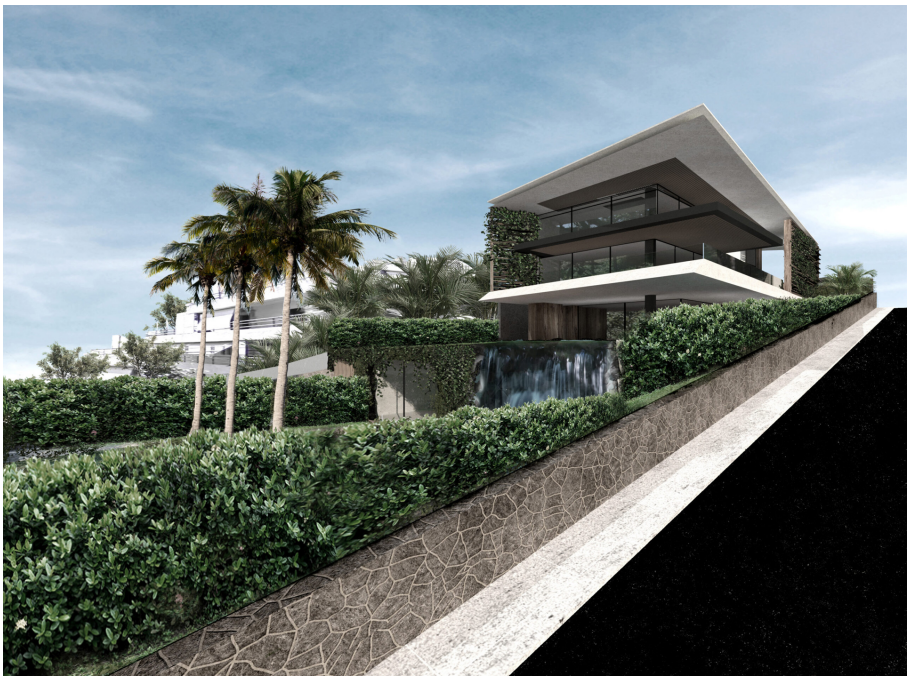

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A first impression

A rare expression of coastal supremacy, a unique statement house!
Mistiko emerges as a sanctuary of architectural elegance, absolute privacy and uninterrupted Aegean views in the heart of Vouliagmeni.Set within the prestigious Lemos peninsula, the house unfolds across approximately 830 sq.m. of meticulously designed living space on a private plot of approximately 759 sq.m., seamlessly balancing refined living, grand entertaining and private retreat. Mistiko benefits from a privileged south-facing orientation, allowing uninterrupted sea views and an abundance of natural light to flow throughout every level.

The lower level, extending to approximately 420 sq.m., has been thoughtfully designed to ensure discretion and functionality, featuring independent access. It accommodates two spacious en-suite bedrooms ideal for guests or extended family, alongside a fully equipped wellness and fitness area with steam room. Dedicated staff quarters are integrated with complete privacy, while four covered parking spaces and generous storage areas enhance everyday practicality without compromising the elegance of the residence.

Ascending to the ground level of approximately 190 sq.m., the home reveals its vibrant core, where a sophisticated open-plan layout brings together kitchen, dining and family living areas. Expansive openings seamlessly connect the interiors with the landscaped garden, creating a natural flow between indoor and outdoor living. An additional en-suite bedroom, a private office and auxiliary spaces such as laundry further enrich this level, offering both comfort and functionality for daily living.

The outdoor areas unfold as a serene Mediterranean sanctuary, where a 46 sq.m. swimming pool becomes the focal point of the landscaped surroundings. Carefully designed lounging and dining areas, complemented by a fully equipped BBQ space, create an inviting environment for entertaining, while the garden itself acts as a natural extension of the interior spaces, enhancing the villa’s sense of openness and tranquility.

On the first floor, spanning approximately 110 sq.m., the main living salon is designed as a statement space of architectural openness and refined elegance. Floor-to-ceiling openings frame the sea, while a distinctive water feature integrated into the balcony enhances the sensory experience and strengthens the visual connection between the residence and its coastal setting.

The upper level, also approximately 110 sq.m., is dedicated to privacy and relaxation, hosting two master en-suite bedrooms that function as a secluded retreat. Expansive glass

surfaces allow natural light to flood the interiors while offering panoramic sea views, creating an atmosphere of calm sophistication and exclusivity.

Mistiko has been developed to the highest contemporary standards, achieving energy class A+ and incorporating advanced building technologies throughout. Thermal façade insulation, high-performance aluminium frames with energy-efficient double glazing, underfloor heating and autonomous natural gas systems ensure optimal energy efficiency. Zoned air conditioning, a net metering system and fiber-optic infrastructure further enhance performance and connectivity, while a fully integrated smart home system allows seamless control of lighting, climate and security.

Additional features include a private elevator connecting all levels, internal staircase, premium wood and ceramic flooring, electric shutters, reinforced security doors, alarm system, video intercom, playroom and extensive storage areas, all contributing to a living environment defined by comfort, security and refined luxury.

Vouliagmeni stands as the crown jewel of the Athenian Riviera, renowned for its cosmopolitan character, crystal-clear waters and exceptional lifestyle. Within close proximity to iconic destinations such as the Four Seasons Astir Palace and the thermal Lake Vouliagmeni, the area offers a unique blend of natural beauty and world-class amenities, attracting an international clientele seeking exclusivity and quality of life.

At Von Poll Greece, we provide a full spectrum of bespoke real estate services, combining deep market expertise with an international network of high-net-worth clients. From acquisition to investment strategy and portfolio development, our team ensures a seamless and discreet experience, tailored to the highest standards of excellence.

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Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

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

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