

Voula  
**Waves**

**Αριθμός ακινήτου: 1853195**



**ΤΙΜΗ ΑΓΟΡΑΣ: 5.000.000 EUR • ΕΠΙΦΑΝΕΙΑ: ca. 302 m<sup>2</sup> • ΔΩΜΑΤΙΑ: 4**

**Αριθμός ακινήτου: 1853195 - 166 73 Voula**

- ?? ??? ?????
- ?? ????????
- ??? ????? ????????
- ??????????? ???????????????

Αριθμός ακινήτου: 1853195 - 166 73 Voula

?? ??? ??????

??????? ????????	1853195	???? ??????	5.000.000 EUR
??????????	ca. 302 m <sup>2</sup>		
???????	4		
?????????? ???	4		
?????????			
?????????	5		

Αριθμός ακινήτου: 1853195 - 166 73 Voula

?? ???????



Αριθμός ακινήτου: 1853195 - 166 73 Voula

?? ???????



Αριθμός ακινήτου: 1853195 - 166 73 Voula

?? ????????



Αριθμός ακινήτου: 1853195 - 166 73 Voula

?? ????????



Αριθμός ακινήτου: 1853195 - 166 73 Voula

?? ????????



Αριθμός ακινήτου: 1853195 - 166 73 Voula

?? ???????



Αριθμός ακινήτου: 1853195 - 166 73 Voula

?? ????????



**Αριθμός ακινήτου: 1853195 - 166 73 Voula**

**???** **?????** **?????????**

Waves captures the essence of Athenian Riviera living: calm, elegance, and effortless luxury by the sea

Just steps from the sea—in Voula Waves, an exceptional duplex penthouse on the 3rd and 4th floors, captures with rare authenticity the contemporary lifestyle of the Athenian Riviera—where light, landscape, and the rhythm of the coastline are seamlessly woven into everyday living. Set in Voula, perfectly positioned between Glyfada and Vouliagmeni, one of the most consistently sought-after residential enclaves of southern Athens, the residence enjoys a unique balance: absolute tranquillity within a green, low-density neighborhood, paired with immediate proximity to the sea and the cosmopolitan energy of the Riviera.

Voula is internationally distinguished for its refined character and enduring value. Elegant cafés, curated dining destinations, boutique shopping, and organized beachfront facilities define a lifestyle of understated luxury, where sophistication meets ease. Excellent connectivity to central Athens and Athens International Airport further elevates the area's appeal, establishing Voula as a prime destination for discerning international buyers and long-term investors alike.

The maisonette stands out for its clear and confident architectural identity. Clean lines, balanced volumes, and a contemporary, restrained design language create a building that engages discreetly with its surroundings. Timeless rather than trend-driven, the architecture conveys precision, proportion, and longevity. Expansive glazing, generous openings, and a carefully curated material palette maximize natural light and establish a continuous dialogue between interior and exterior spaces.

With a total internal area of 302 sq.m., the residence unfolds over two levels as a private, modern sanctuary by the sea. Spacious terraces extend the architectural composition outward and host a private swimming pool (on the 4th floor)—an elevated setting for relaxation and refined entertaining beneath the Attic sky, where the gaze naturally meets the marine horizon. The constant presence of the sea lends the home a rare sense of calm, privacy, and exclusivity.

Internally, the living, dining, and kitchen areas are conceived as a fluid, open-plan environment, articulated through subtle architectural volumes rather than partitions. The kitchen combines functionality with elegance, thoughtfully designed with contemporary detailing and a refined aesthetic, serving as a natural focal point of daily life.

The 3rd floor accommodates the private areas of the residence, featuring three prime bedrooms with en-suite bathrooms, designed as serene retreats for rest and relaxation. The main suite—located on the 4th floor—offers generous spaces and a walk-in wardrobe, clearly expressing the home’s philosophy: comfort, light, and quality, delivered with understated confidence.

A private-use elevator and an internal staircase reinforce the feeling of a fully autonomous residence, imbuing the maisonette with the character of a modern villa suspended above the city. Throughout, the interiors exude clarity, warmth, and balance, with natural textures and refined finishes shaping a serene, high-aesthetic atmosphere.

This architecturally distinctive maisonette also features two storage rooms and two enclosed parking spaces.

This is a rare offering of contemporary luxury living at the heart of the Athenian Riviera, in Voula—an asset that seamlessly combines architectural integrity, immediate proximity to the sea, and enduring value. It represents an ideal acquisition for international buyers and investors seeking an elevated lifestyle alongside a secure, long-term investment in one of the Mediterranean’s most compelling coastal destinations.

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.

**Αριθμός ακινήτου: 1853195 - 166 73 Voula**

**?????????? ?**

?? ?????????? ??????????, ?????????? ?? ?? ?????? ?????????? ??:

**VON POLL REAL ESTATE Athens**

---

**Patriarchou Ioakim 19, 10675 Athina**

**Tel.: +30 21 06 14 87 77**

**E-Mail: [salesgreece@von-poll.com](mailto:salesgreece@von-poll.com)**

???? ?????????? ?????????? von Poll Immobilien GmbH

---

**[www.von-poll.com](http://www.von-poll.com)**