Vari - Varkiza

Crystal Serenity

Αριθμός ακινήτου: 869561

ΤΙΜΉ ΑΓΟΡΆΣ: 3.500.000 EUR • ΕΠΙΦΆΝΕΙΑ: ca. 305 m^2 • ΔΩΜΆΤΙΑ: 3

Αριθμός ακινήτου: 869561 - 166 72 Vari - Varkiza

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Wake up tomorrow just steps from the sea at Crystal Serenity! Just 20 meters from the captivating waters of the Athenian Riviera, Crystal Serenity offers the rare feeling of a private villa combined with the comfort of a contemporary luxury residence. Spanning three levels and offering a total of 305 sq.m. of refined living space, the residence has been thoughtfully designed to balance elegance, comfort, and functionality.

The layout includes three spacious bedrooms, each with its own ensuite bathroom, along with an additional guest WC, ensuring privacy and convenience for both residents and guests. The residence unfolds across 118 sq.m. on the Ground Floor, 103 sq.m. on the First Floor, and 85 sq.m. on the Basement level, providing flexible living spaces ideal for both everyday family life and entertaining.

A defining feature of the property is the beautifully landscaped private garden of approximately 265 sq.m. on the Ground Floor, creating a tranquil outdoor retreat. At its center lies a 50 sq.m. private swimming pool, offering a serene setting for relaxation and outdoor gatherings, perfectly complementing the Riviera lifestyle.

Crystal Serenity is built with advanced technical specifications and energy efficiency in mind, featuring an A+ Energy Building Class, independent air conditioning, underfloor heating, high efficiency photovoltaic panels, and enhanced thermal insulation. Additional amenities include three underground parking spaces, providing convenience, security, and ease of access.

Located in Varkiza, one of the most elegant seaside neighborhoods of the Athenian Riviera, the residence enjoys a privileged position just moments from the beach. Vouliagmeni is only three minutes away, Glyfada's vibrant shopping and dining scene can be reached within ten minutes, while Athens International Airport is approximately twenty minutes away.

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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VON POLL REAL ESTATE Athens

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