Βουλιαγμένη

Amare

Property ID: 1116243



PURCHASE PRICE: 3.000.000 EUR • LIVING SPACE: ca. 300 m^2 • ROOMS: 3 • LAND AREA: 854 m^2

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At a glance

Property ID	1116243
Living Space	ca. 300 m²
Rooms	3
Bedrooms	1
Bathrooms	2
Year of construction	1986

Purchase Price	3.000.000 EUR
Modernisation / Refurbishment	2014

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The property





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A first impression

Nestled in the prestigious coastal neighborhood of Vouliagmeni, Athens, this exquisite 3-level maisonette offers the perfect blend of luxury, comfort, and convenience. Set on an expansive 854 sq.m. plot, the 300 sq.m. residence boasts breathtaking views of the sea, lush parklands, and majestic mountains, providing a serene and picturesque living environment.

Originally built in 1986 and thoughtfully renovated in 2014, the home features three well-appointed bedrooms, including a luxurious master suite, along with two modern bathrooms and an additional guest WC. The top floor welcomes you with a spacious living area bathed in natural light, seamlessly connected to a contemporary kitchen equipped with high-end appliances—ideal for entertaining or everyday living.

Designed with both style and functionality in mind, the property showcases energy-efficient windows, a harmonious blend of wooden and tile flooring, personal oil heating, and air conditioning, ensuring year-round comfort.

Additional features enhance the home's appeal, including a versatile basement playroom, a separate maid's room, and cutting-edge smart home technology. Ample parking is provided with two enclosed and two open spaces, catering to modern lifestyle needs.

Perfectly positioned near parks, top-rated schools, and the beautiful Athenian coastline, this maisonette offers an exceptional opportunity for families seeking a refined living experience or investors looking for a prime property in one of Athens' most desirable areas.

Vouliagmeni is the most sought-after address on the Athens Riviera, with the highest average asking price in Attica: €7,273/m² (Spitogatos, Q1 2025). Limited land and strict planning rules keep supply tight. Value here is built on capital preservation and steady appreciation, not short-term yield. At €10,000/m², this maisonette sits in the upper part of the area's €5,500–12,000/m² range (Ktimatoemporiki, March 2026), with 300 m² of terraces and balconies and 4 parking spaces. Morning swims at the Lake, Astir Beach and the Four Seasons minutes away, a marina for your boat, and Glyfada and the new Ellinikon within 10–15 minutes.

Distances
Vouliagmeni main square: 900 m · 12 min walk
Lake Vouliagmeni: 1.4 km · 4 min drive / 18 min walk
Astir Beach: 1.6 km · 3 min drive / 17 min walk
Four Seasons Astir Palace: 2.6 km · 6 min drive

Astir Marina Vouliagmeni: 3.1 km · 8 min drive
Glyfada (Esperidon Sq.): 6.1 km · 9 min drive
The Ellinikon: 10 km · 16 min drive
Athens International Airport: 20 km · ~32 min drive
Syntagma Square: 21.5 km · ~40 min drive

Von Poll Greece offers a comprehensive range of services to support clients throughout the entire property purchasing process in Greece. Beyond our real estate expertise, we collaborate with a network of trusted professionals—including legal advisors, notaries, tax consultants, and architects—ensuring that every stage of the transaction is completed smoothly and with absolute security. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to the signing of contracts, tax procedures, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for both international and Greek clients.

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Contact partner

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