Βουλιαγμένη

Cocoon of Light

Property ID: 1639003



PURCHASE PRICE: 6.750.000 EUR • LIVING SPACE: ca. 525 m^2 • ROOMS: 6

Property ID: 1639003 - 166 71 Βουλιαγμένη

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At a glance

Property ID	1639003
Living Space	ca. 525 m²
Rooms	6
Bedrooms	2
Bathrooms	6

Purchase Price	6.750.000 EUR

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The property





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The property





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A first impression

In a prime location, on the Athenian Riviera, in the heart of Vouliagmeni, just a three-minutec walk from the sea, this contemporary luxury villa, "Cocoon of Light",with its sculptural architectural form, captivates the eye and transforms daily life into a living art experience. Its distinctive architecture, inspired by nature, integrates harmoniously into the landscape while asserting itself through its pioneering design, exceptional construction, and the use of materials of the highest aesthetic quality.

The "Cocoon of Light" is an architectural masterpiece designed to capture the essence of contemporary luxury living. Comprising four exclusive, independent residences, this iconic development stands out, not only for its prime location in Athens Riviera, most coveted coastal enclave, but also for its striking design—an organic structure inspired by the delicate shape of a butterfly, with each wing-like extension flowing seamlessly from the villas into lush landscaped gardens. This architectural form not only creates shade for the ground floor but also opens up uninterrupted sea views for the upper levels.

Transparency plays a central role in the design philosophy. U-glass replaces traditional solid walls, allowing natural light to flood the interiors while providing privacy through its semi-translucent, light-distorting texture. This innovative use of materials creates a fluid connection between indoor and outdoor spaces, enhancing both the atmosphere and the sense of openness. Contrasting textures further elevate the aesthetic—sleek, glossy glass juxtaposed with the matte finish of white cement stucco applied across walls, floors, and ceilings. Carefully placed natural rocks complement the architectural composition, adding an earthy counterpoint while cleverly concealing structural elements and storage areas for glass panels.

The surrounding landscape has been thoughtfully designed to echo the architectural narrative. Artificial lakes reflect the undulating, butterfly-like forms of the buildings and the transparent surfaces, while lush vegetation adds privacy and tranquility. Floating paths cross over the water and greenery, linking the ground-floor balconies and inviting residents to experience a closer connection with nature in their daily movement through the space.

Part of an exclusive complex of four independent residences, the villa A2 features a private entrance, an exclusive garden, and both indoor and outdoor swimming pools, creating the impression of an architectural sculpture destined to leave its mark on the history of contemporary architecture.

The villa A2 is arranged over three levels and offers a layout that combines elegance, functionality, and flexibility. The ground floor features open-plan living and dining areas that open directly onto private gardens and a swimming pool, along with a bedroom and bathroom ideal for guests or daily use. The top floor is entirely dedicated to a luxurious master suite, complete with en-suite bathroom, walk-in closet, and a private terrace with a jacuzzi and sweeping sea views. The basement can be customized to meet the owner’s personal needs, offering space for two to three additional bedrooms and bathrooms, and potential for a private indoor swimming pool, gym, sauna, or home cinema. The property also includes four to five private parking spaces and a separate storage room.

With its unparalleled location, cutting-edge architecture, and thoughtfully crafted interiors, The "Cocoon of Light" presents a rare opportunity for international buyers and investors seeking a unique asset on the Athens Riviera. Situated within walking distance of luxury resorts, marinas, fine dining, and pristine beaches, the development combines privacy, natural beauty, and accessibility, offering strong potential for both capital appreciation and rental yield. The energy certificate is currently under issuance, and project completion is scheduled for early 2026—making now the ideal time to secure your place in this exceptional coastal retreat.

It is a real unparalleled opportunity to invest in this timeless architectural icon at the heart of Greece’s most elite coastal destination, Vouliagmeni.

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.

Price: €6.750.000. Von Poll Greece, contact phone: 2106148777, email: sales@vonpollgreece.com, website: www.vonpollgreece.com

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