Βάρη - Βάρκιζα

# Coastal Heaven

*Property ID: 1809976*



PURCHASE PRICE: 1.185.000 EUR • LIVING SPACE: ca. 150 $m^2$ • ROOMS: 3

Property ID: 1809976 - 166 72 Βάρη - Βάρκιζα


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Property ID: 1809976 - 166 72 Βάρη - Βάρκιζα

# At a glance

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|---|---|---|---|
| Property ID | 1809976 | Purchase Price | 1.185.000 EUR |
| Living Space | ca. 150 m² | | |
| Rooms | 3 | | |
| Bathrooms | 2 | | |

Property ID: 1809976 - 166 72 Βάρη - Βάρκιζα

# The property





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# A first impression

This newly developed penthouse maisonette in the sought-after area of Varkiza offers a rare opportunity to enjoy high end coastal living just steps from the sea. Located in a quiet, green part of Varkiza, the property spans 150 sq.m. across the 3rd and 4th floors, offering an elevated two level layout with a partial sea view, abundant natural light, and a strong connection to the surrounding landscape.

Designed with comfort and aesthetics in mind, the maisonette features three spacious bedrooms, two elegant bathrooms, and one guest WC. The open plan living and dining area flows seamlessly onto large balconies, where the views of greenery and glimpses of the sea create a serene and airy atmosphere, perfect for relaxing or entertaining. As a top-floor penthouse, the home enjoys exceptional privacy, sunshine throughout the day, and cross-ventilation that keeps the interior cool and fresh, especially during the warmer months.

Constructed with top-quality materials and energy efficiency at its core, the property holds an A++ energy certificate. It features a thermal insulation shell, double-glazed aluminum window frames with integrated insect screens, and a combination of natural wood and tile flooring that blends warmth with durability. Heating is autonomous via a modern heat pump, while additional amenities include air conditioning, a solar water heating system, a security door, and a full set of modern electric kitchen appliances. The building also offers an elevator, two underground parking spaces, and a private storage room.

This bright, airy, and modern penthouse is more than just a home, it's a lifestyle. Whether you’re looking for a summer escape, a long-term residence, or a solid investment, this property delivers the perfect balance of design, functionality, and location in one of Athens’ most desirable seaside communities.

Located in Varkiza, one of the most sought after coastal destinations of the Athenian Riviera, the residence enjoys proximity to beautiful beaches, seaside promenades, fine dining, and vibrant summer life. The area offers the perfect balance between tranquil seaside living and easy access to the cosmopolitan centers of Vouliagmeni and Glyfada.

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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# Contact partner

For further information, please contact your contact person:

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