Βάρη - Βάρκιζα

# Coastal Garden

*CODE DU BIEN: 1809977*



PRIX D'ACHAT: 1.185.000 EUR • SURFACE HABITABLE: ca. 205 $m^2$ • PIÈCES: 4

CODE DU BIEN: 1809977 - 166 72 Βάρη - Βάρκιζα


- En un coup d'œil
- La propriété
- Une première impression
- Contact

CODE DU BIEN: 1809977 - 166 72 Βάρη - Βάρκιζα

# En un coup d'œil

| | | | |
|---|---|---|---|
| CODE DU BIEN | 1809977 | Prix d'achat | 1.185.000 EUR |
| Surface habitable | ca. 205 m² | | |
| Pièces | 4 | | |
| Salles de bains | 2 | | |

CODE DU BIEN: 1809977 - 166 72 Βάρη - Βάρκιζα

# La propriété





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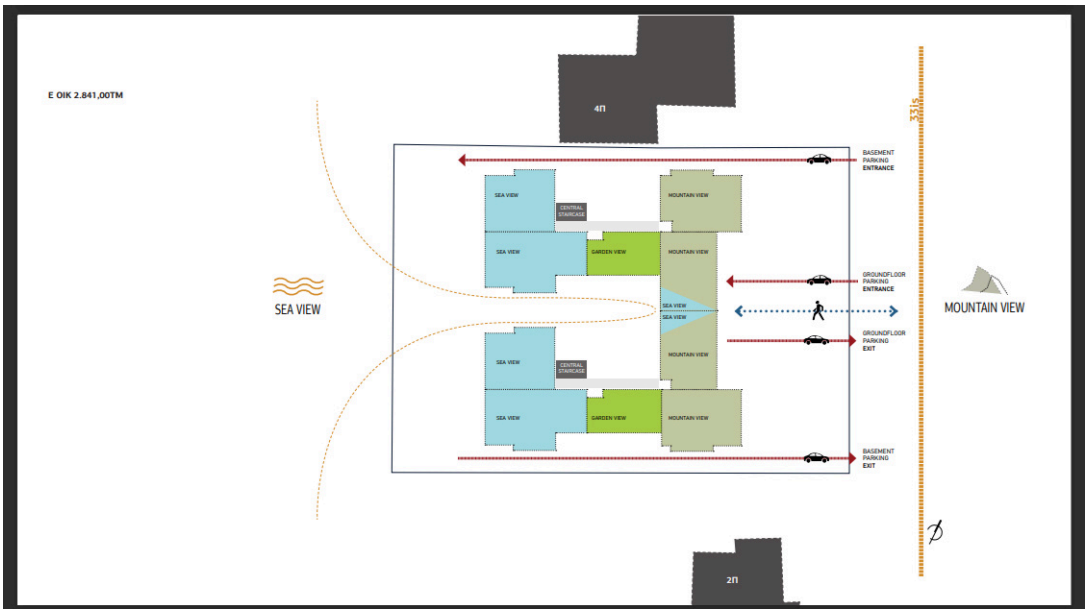
# La propriété

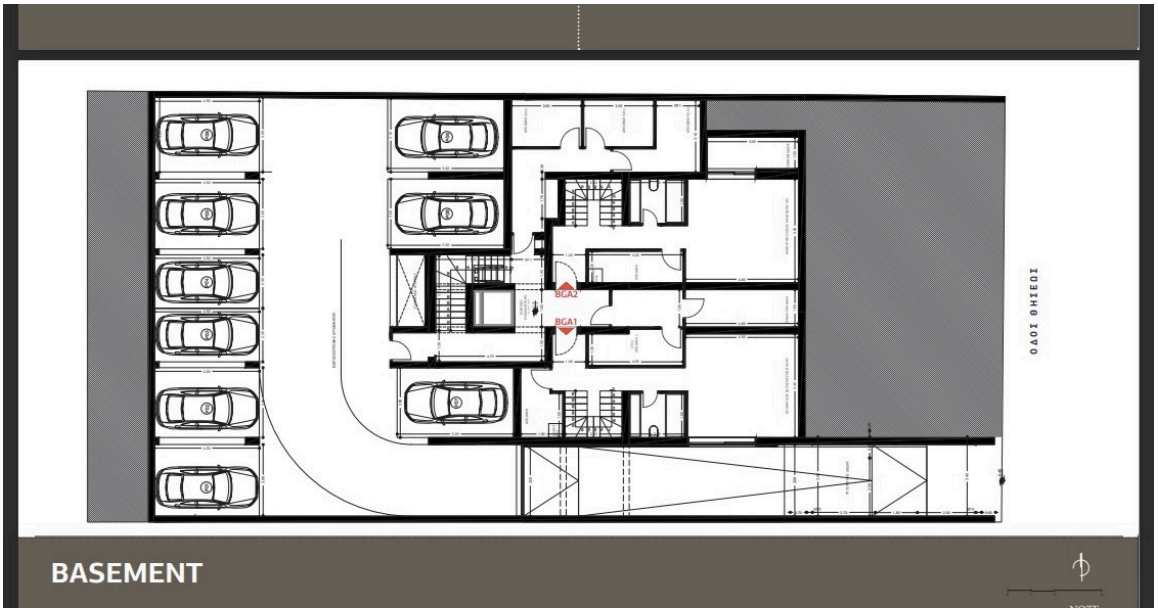




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# La propriété



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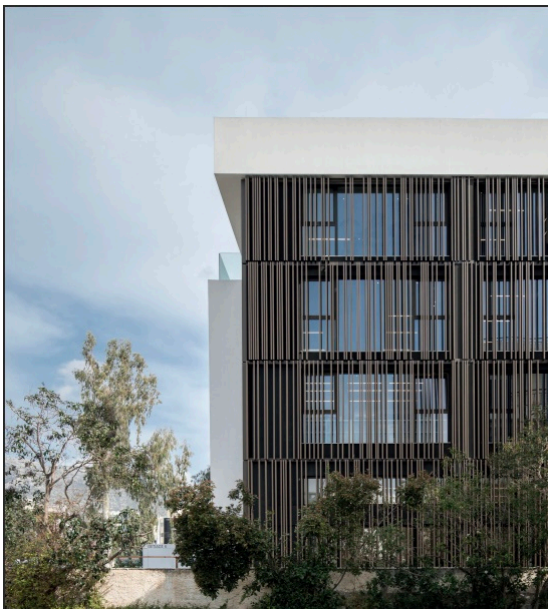
FLOOR A



GROUND FLOOR

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# Une première impression

Some homes don’t just impress you, they instantly feel like a lifestyle! Coastal Garden is one of those rare residences that brings calm, elegance, and the Riviera spirit together in the most effortless way.

Located in the most beautiful part of Varkiza, just a few steps from the sea, Coastal Garden is a newly developed ground-floor maisonette offering the perfect balance between luxury, privacy, and the relaxed coastal lifestyle of the Athenian Riviera.

Spread across 205 sq.m. on three levels (ground floor, first floor, and basement), Coastal Garden is filled with natural light and has a wonderful flow throughout. Coastal Garden features four spacious bedrooms, two elegant bathrooms, and a guest WC, making Coastal Garden ideal for a family, a couple who loves space, or anyone who wants a refined summer residence by the beach.

At the heart of Coastal Garden, the open-plan living and dining area opens beautifully to the private garden and swimming pool, a peaceful corner to enjoy sunny mornings, quiet afternoons, and unforgettable evenings with friends.

Coastal Garden is built with high-quality materials and a strong focus on comfort and sustainability, holding an impressive A++ energy certificate. Coastal Garden includes thermal insulation, double-glazed aluminum frames with insect screens, natural wood and tile floors, autonomous heating with a heat pump, air conditioning, solar water heating, a security door, and a fully equipped modern kitchen with electric appliances.

Coastal Garden also offers an elevator in the building, two underground parking spaces, and a private storage room, everything designed to make everyday life easy and elegant.

Living in Varkiza means living the Riviera dream: beautiful organized beaches, lovely seaside cafés, a vibrant local market, and that peaceful, upscale feeling that makes this area so special. At the same time, Coastal Garden is only a short drive from Vouliagmeni, Glyfada, and Athens International Airport, making Coastal Garden perfect both for permanent living and for a smart investment.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our 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 both international and local clients alike.

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# Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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