Μαρούσι

Forma

Property ID: 2508794



PURCHASE PRICE: 1.300.000 EUR • LIVING SPACE: ca. 226 m^2 • ROOMS: 3 • LAND AREA: 150 m^2

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At a glance

Property ID	2508794
Living Space	ca. 226 m²
Rooms	3
Bathrooms	3
Year of construction	2026

Purchase Price	1.300.000 EUR

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The property





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The property

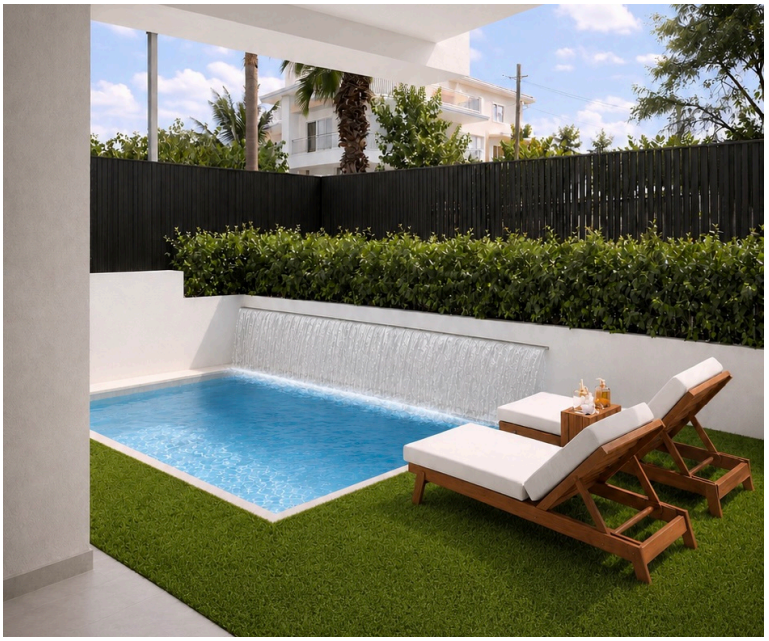




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The property





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A first impression

Set within one of Marousi's most sought-after residential pockets, this newly built maisonette redefines contemporary living across three beautifully conceived levels. Every detail from the premium construction to the clean architectural lines has been designed to deliver a residence that feels both expansive and intimate, elegant and effortlessly livable. The building itself is exclusive by design, home to only one other residence: an independent penthouse maisonette crowning the third and fourth floors. Construction is now in its final stage, with completion expected by the end of September.

What sets this property apart is its rare architectural flexibility. Because each level has independent access and the ground floor is not internally connected to the upper floors, the maisonette can be lived in however suits you best. Enjoy it as one sprawling luxury residence spanning all three levels, or reconfigure it into two fully independent homes, with the ground floor standing alone as a self-contained unit and the first and second floors forming a separate maisonette above. It's a property built for owner-occupiers who want options, and for investors who want versatility. On the ground floor, a generous open-plan space awaits your vision, a private gym, playroom, entertainment lounge, or a self-contained living area with open kitchen, complete with its own guest WC and outdoor parking space.

Across its 226 sq.m. (with the first and second floors alone comprising 179 sq.m.), the residence offers 3 bedrooms and 4 bathrooms/WCs, wrapped in Alumil S560 aluminium frames with energy-efficient glazing. Underfloor heating runs throughout, complemented by a dedicated laundry room and a substantial 25 sq.m. storage room. A shared building elevator adds convenience, while 2 private underground parking spaces plus 1 outdoor space mean parking is never a concern. Outside, a private overflow swimming pool transforms the ground floor into a resort-style retreat, perfect for long summer evenings.

The ground floor unfolds as a bright, open-plan living room and kitchen flowing directly out to a private terrace with overflow pool, BBQ area, and outdoor lounge, alongside a guest WC and dedicated outdoor parking. The first floor offers an elegant open-plan living and dining space, with the kitchen thoughtfully tucked to the rear for added privacy, plus a guest WC and a cloakroom/entrance wardrobe. On the second floor, a serene master suite with en-suite bathroom and walk-in closet is joined by a second master bathroom and two further bedrooms sharing a well-appointed bathroom.

Marousi has quietly become one of Athens' most compelling addresses a rare blend of green, low-density residential streets and genuine connectivity to the rest of the city. The area has seen steady growth in recent years, drawing families and professionals

alike who want space, quality construction, and a real sense of neighborhood, without sacrificing access to the wider metropolitan area. This particular property sits within easy reach of the Kifisias ring road and the main arteries connecting central Athens, the northern suburbs, and the coast, yet the street itself remains distinctly residential, quiet, and leafy, tucked comfortably away from the traffic and bustle of those thoroughfares. It's a rare combination: the calm of a true residential enclave, with the convenience of the city always just minutes away.

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Contact partner

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