Βούλα

Selas

CODE DU BIEN: 2561560



PRIX D'ACHAT: 4.300.000 EUR • SURFACE HABITABLE: ca. 430 m^2 • PIÈCES: 4 • SUPERFICIE DU TERRAIN: 310 m^2

CODE DU BIEN: 2561560 - 166 73 Βούλα

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

CODE DU BIEN: 2561560 - 166 73 Βούλα

En un coup d'œil

CODE DU BIEN	2561560	Prix d'achat	4.300.000 EUR
Surface habitable	ca. 430 m²		
Pièces	4		
Chambres à coucher	1		
Salles de bains	4		

CODE DU BIEN: 2561560 - 166 73 Βούλα

La propriété





CODE DU BIEN: 2561560 - 166 73 Βούλα

La propriété





CODE DU BIEN: 2561560 - 166 73 Βούλα

La propriété





CODE DU BIEN: 2561560 - 166 73 Βούλα

La propriété





CODE DU BIEN: 2561560 - 166 73 Βούλα

Une première impression

Set within the suburban landscape of southern Athens, in Voula, Selas is a three-storey residence conceived around contemporary high-spec living, natural light and a strong relationship with its surroundings.

The architectural concept begins with a clear, compact volume, gradually transformed through a process of subtraction and addition. Selective recesses and projections introduce depth and movement to the composition, forming balconies, sheltered outdoor spaces, double-height interiors and the distinctive sloped roof. Greenery becomes an integral part of this architectural language. Responding to the lush character of the surrounding area, planting is introduced not only throughout the landscape of the plot, but also within recessed areas of the building itself, creating semi-outdoor green spaces that blur the boundary between architecture and landscape. The obligatory side setbacks and the blind facade along the southeastern boundary presented key constraints during the design process. Within these limitations, the arrangement and scale of the openings were carefully studied to maximize natural light and establish strong visual connections with the exterior.

At the heart of the residence lies a vertical, sunlit atrium, extending through the building and acting as both a source of natural light and an organizing element for the interior spaces. Rather than functioning simply as an opening, the atrium becomes the spatial core of the house, connecting its different levels and allowing light to penetrate deep into the house throughout the day. The result is a residence defined by a clear architectural identity, where light, greenery and sculpted volumes work together as parts of a single composition. Architecture creates a balance between openness and privacy, built form and landscape, simplicity and spatial complexity.

Selas can be described as a distinctive residence centred around a vertical, sunlit atrium that brings natural light deep into the home. Double-height interiors, high-spec materials and integrated greenery create a sense of openness, while balconies and sheltered outdoor spaces extend the living areas seamlessly into the landscaped garden. A private pool adds to the relaxed Mediterranean character, complemented by a distinctive sloped roofline that gives the architecture its defining silhouette.

Voula lies on the so-called "Athens Riviera," in the southern suburbs of Athens, between Glyfada and Vouliagmeni, about 16km from the city center. It is one of the capital's most sought-after residential areas, known for its organized beaches, leafy streets, the lively Voula Platia at its social heart, and a steadily growing dining and café scene. Direct tram access, proximity to the sea and a relaxed, family-friendly atmosphere make it one of the most desirable places to live in southern Athens.

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.

CODE DU BIEN: 2561560 - 166 73 Βούλα

Contact

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

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athína
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

Vers la clause de non-responsabilité de von Poll Immobilien GmbH

www.von-poll.com