Βάρη - Βάρκιζα

Crystal Pearl

Property ID: 913262



PURCHASE PRICE: 4.500.000 EUR • LIVING SPACE: ca. 340 m^2 • ROOMS: 3

Property ID: 913262 - 166 72 Βάρη - Βάρκιζα

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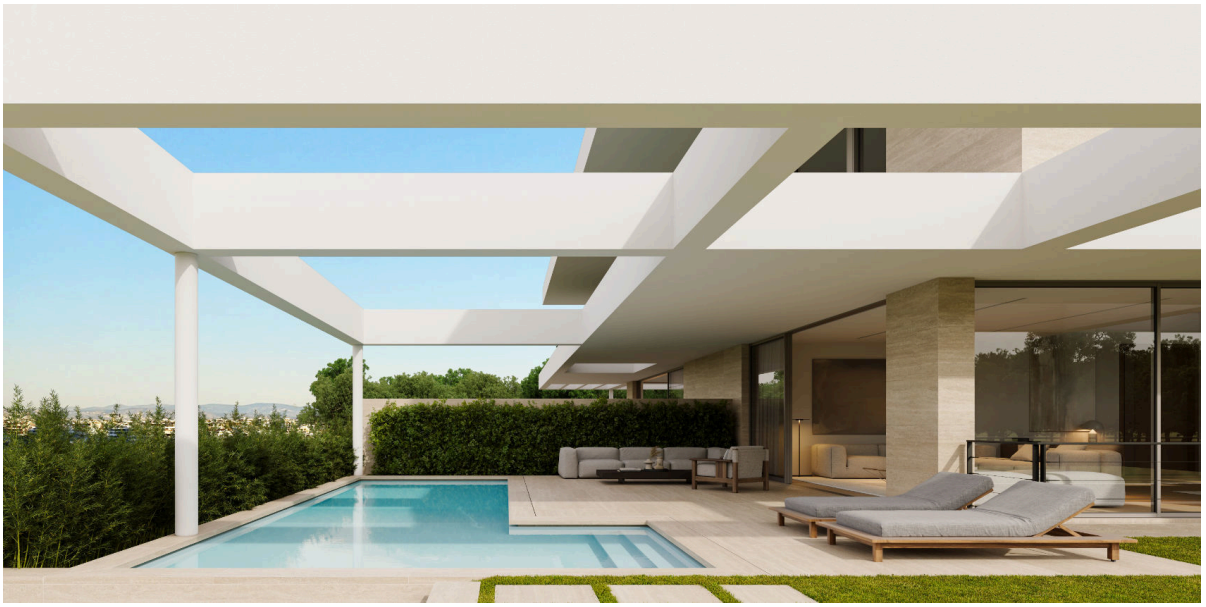
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At a glance

Property ID	913262	Purchase Price	4.500.000 EUR
Living Space	ca. 340 m²		
Rooms	3		
Bathrooms	3		

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The property





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A first impression

Wake up tomorrow just steps from the sea at Crystal Pearl!! Just 20 meters from the shimmering waters of the Athenian Riviera, Crystal Pearl is a rare 340 sq.m. garden maisonette that combines the privacy of a villa with the refined comfort of a contemporary luxury residence. Spanning three levels and surrounded by approximately 390 sq.m. of beautifully landscaped private garden, the residence offers an exceptional living experience only moments from the shoreline.

The ground floor features an elegant open plan living and dining area with a contemporary kitchen, seamlessly connected to the outdoor spaces. Large openings lead directly to the lush garden and the impressive 60 sq.m. private swimming pool, creating the perfect setting for relaxation and entertaining. The first floor hosts three spacious master bedrooms, each with its own en suite bathroom and generous wardrobes. The lower level offers a versatile living area or playroom, complemented by an additional master bedroom, ideal for guests or family living.

Designed with comfort and advanced technology in mind, Crystal Pearl features premium oak flooring, independent underfloor heating and cooling, a KNX smart home system for lighting, climate, and security, photovoltaic panels with net metering, and an A+ energy efficiency rating. Additional amenities include an internal elevator connecting all levels, three private underground parking spaces, and a 10 sq.m. storage room.

Located in Varkiza, one of the most refined seaside destinations of the Athenian Riviera, Crystal Pearl enjoys a privileged position just steps from the beach. Vouliagmeni is only three minutes away, Glyfada's vibrant shopping and dining scene is reached within ten minutes, while Athens International Airport is just a twenty minute drive.

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

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