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PROPERTY MANAGEMENT
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18 Grigoriou Lampraki Street. Penthouse Floor. Glyfada. Athens. Greece. 166-74
Tel/Fax: +30 210.89.45.128 • Mob: +30 6937.43.73.84 • grammrealty@gmail.com

VIP 343sqm designer maisonette with pool
Voula Pigadakia area - 1,300,000 Euros

Property code: 882366



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Property Description

In the cusp of Kavouri and Vouliagmeni, Gramm Realty is offering a stunning maisonette in Pigadakia of Voula.

This architectural showcase home is situated in an elegant up-scale neighborhood and is surrounded by stylish villas and a tree-filled scenery. This 343sqm structure is divided into three levels.

The imposing main entrance of the house greets us into a naturally lit environment that soothes the senses. The spaciousness of the grand sitting hall in tandem with elegant ornamental lighting and stylish decoration, compose a remarkable end result. Large windows look directly at the outside patio and the pool, lavish furniture are perfectly placed around the room, while the chic fireplace is an essential element of this luxurious and refined atmosphere.

Concurrently the large independent kitchen is a sight to behold as well. Fully equipped with brand name appliances and stylized to perfection, the kitchen is as beautiful as it is functional. Besides having discreet access to the main dining area, the kitchen boasts an every-day dining area that looks at the garden, plus access to the patio in the back. This outdoor area is ideal for family barbeques and parties.

The main indoor dining area is very comfortable and private. The marble textured staircase that resembles mostly a jewel than anything else, cautiously engulfs the aforementioned privacy of the dining area. A discreet guest WC is the last element of the ground floor

Property Description

While ascending towards the first floor we can appreciate the work done on the staircase and the architect's vision to let natural sunlight enter through the main entrance in order to create a luminous ambiance.

The first floor is comprised from three bedrooms. The graceful main master suite has vaulted ceilings, a large Jacuzzi bathtub, plenty of wardrobe space plus a beautiful private veranda that overlooks the pool and the surrounding trees. The remaining two bedrooms are equally large in size and they share one bathroom which includes a Jacuzzi bathtub and an impressive sky roof.

The underground floor is one of the most inspiring parts of this residence. This level is comprised from a large office area, a laundry room, a guest bedroom and a guest bathroom. Concurrently the original owners have created one of the most remarkable and sophisticated home cinema setup currently in Greece. The professional-grade Barco projector in combination with the Stewart Projection screen and the 7+1 surround sound speaker system, create a unique high-end home cinema system which is of unparalleled performance. The residence additionally offers a large underground 2-car garage, two large storage spaces, autonomy in heating and cooling plus a large pool which is surrounded by numerous trees which further enhance its privacy.

This home was constructed with top of the line materials and designed with impeccable architecture, thus being ideal for those looking only the best. We are cordially inviting you to discover one of the finest homes available in the area of Voula.



The main living room



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The natural sunlight creates a soothing ambience



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Minimal design and architecture



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Inspiring natural and artificial lighting



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Stylish contemporary design



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This residence was constructed with top of the line materials



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The discreet guest WC



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The main dining area looks directly at the green-filled outdoor patio

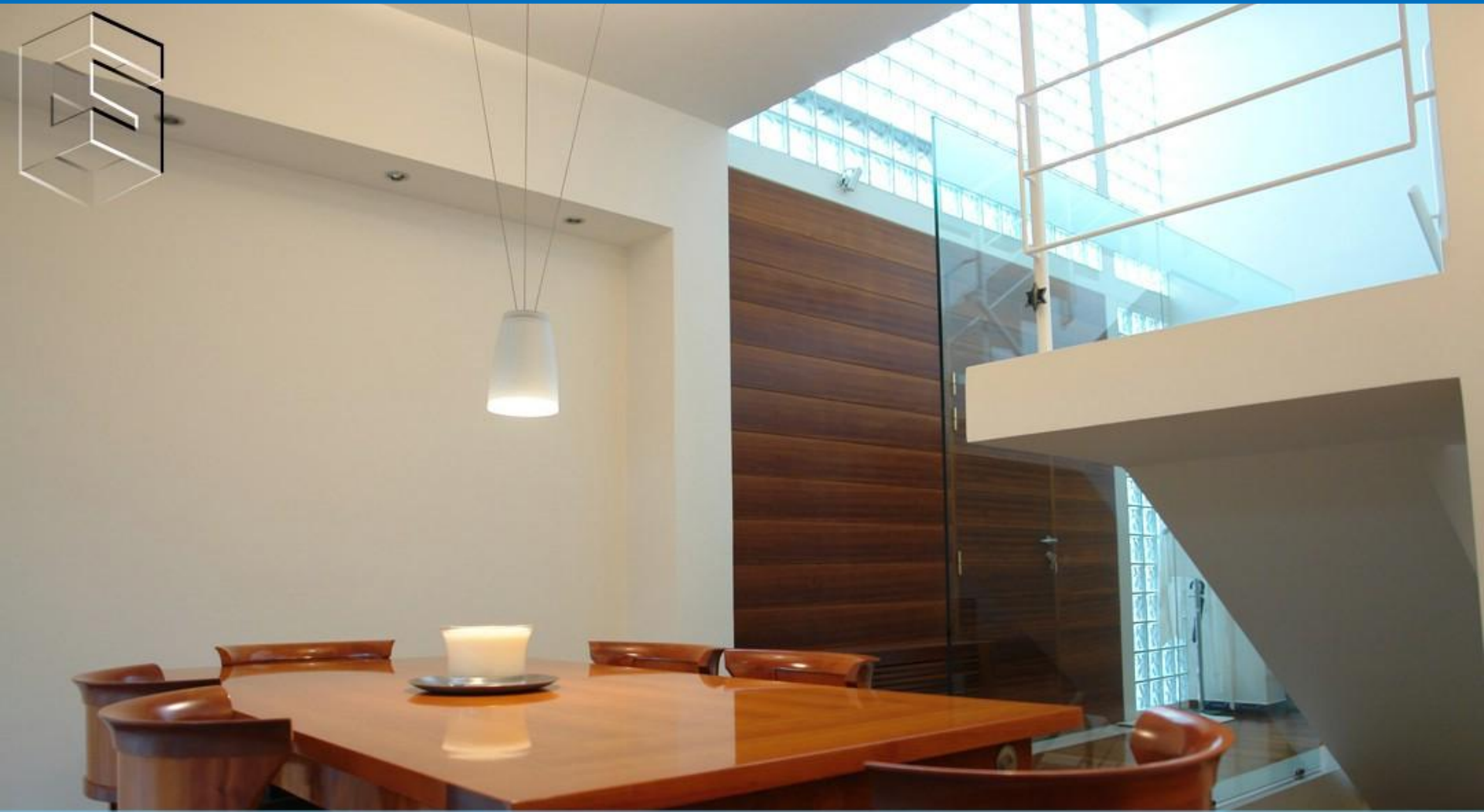


An excellent place for lavish dinners



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Exquisite architectural style



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A different angle of the dining area



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There is a direct entrance from the dining area to the kitchen



The main kitchen is equipped with brand name appliances



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This area is very ergonomically layed out



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An inspiring place to plan your next meal



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The kitchen every-day dining area has access to the patio



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A very private and serene part of the residence



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A fantastic place for family gatherings



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Atmospheric lighting



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There is also a separate entrance for this patio in the front



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We can appreciate the imposing entrance when ascending towards the first floor



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Glass and stainless steel compose a notable picture



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The grand master suite is truly remarkable



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Neat architectural lines



A dreamy atmosphere



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The master suite private patio overlooks the pool

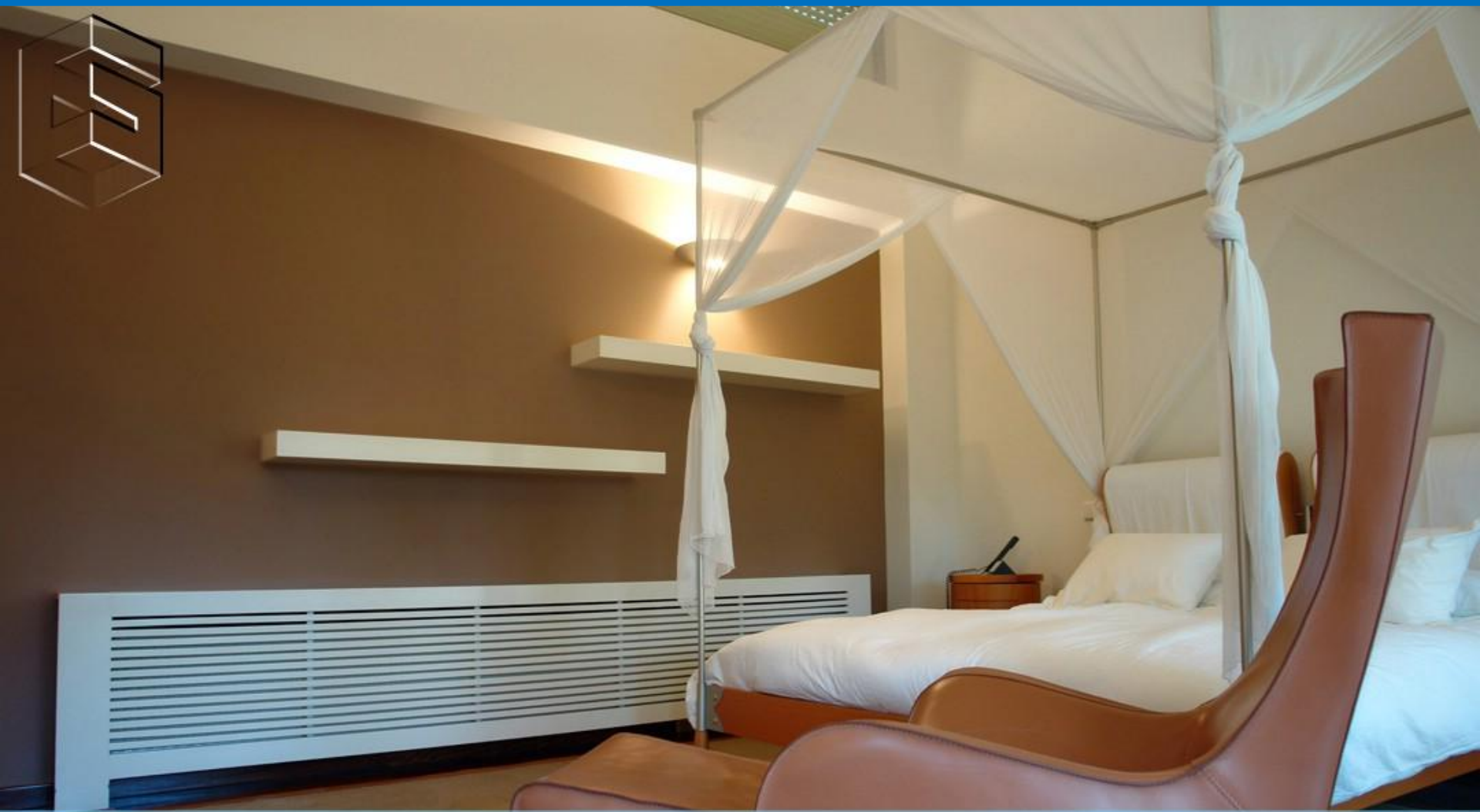


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Another aspect of the master suite



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The master bath Jacuzzi



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Continuing on towards the rest of the bedrooms area



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All bedrooms are very spacious and have a positive “aura”



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Beautiful choices for lighting fixtures



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The third bedroom in the upper area is currently used a gym



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Extensive use of marble and wood



The office / home cinema area is incredible



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The guest room is en-suite



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The guest bathroom



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The laundry room sits behind the stairs of the underground level



The private home cinema is gorgeously lit



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The professional grade projector from Barco



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Stewart projection screen with professional 7+1 surround sound speakers



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The perfect place for your movie nights



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The underground garage can host two large vehicles



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The residence offers two large storage spaces



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White fantasy



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The outdoor veranda is ideal for social gatherings



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The pool is right in the front of the veranda



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The surrounding nature makes everything look even more graceful



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The pool area is ideal for summer parties

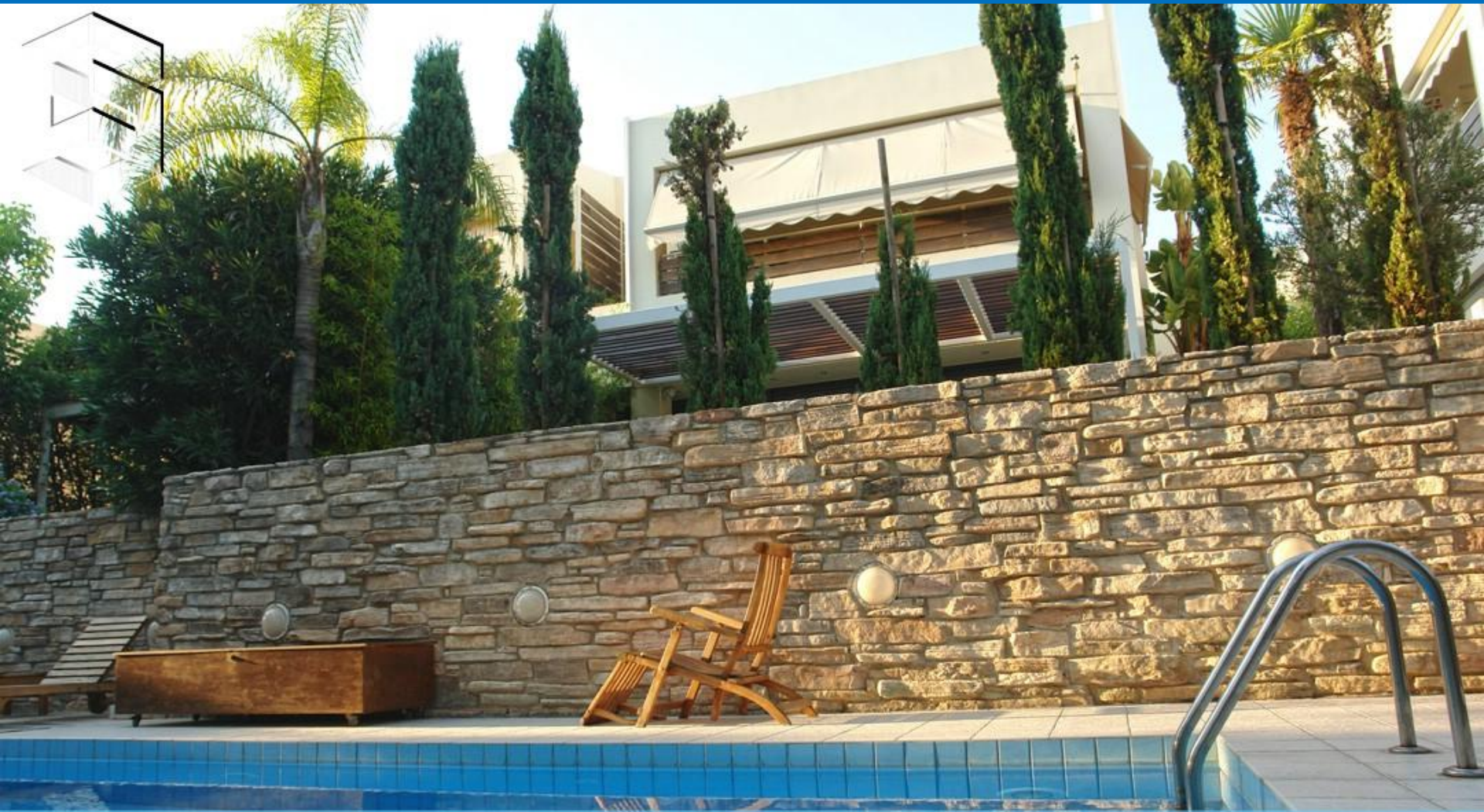


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Underneath the veranda



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The luminous sun makes discreetly its presence



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Dense trees surround the pool area



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The pool is massive in size



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Extensive use of rock



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A very serene place



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General Property Information

Location	Voula (Pigadakia). 20 minutes from Venizelos International Airport 5 minutes from Vouliagmeni & Kavouri 5 minutes from Glyfada 30 minutes from Athens centre Immediate access to the beaches of southern Athens Immediate access to restaurants, shops, bank etc.
Size	343 square meters / 3692 square feet
Bedrooms	4 (one master suite, two extra main bedrooms + en-suite guest room)
Bathrooms	3 + guest WC
Kitchens	1 – Fully equipped + everyday dining area
Heating	Autonomous / Use of split AC units + oil radiators
Cooling	Pre-installation of split AC units
Amenities	Pool, private patio in the back, private veranda, extensive use of expensive materials, incredible architecture, satellite TV, high-end home cinema.

Commission Details

Commission is 2.0% of the final purchase price plus 23% VAT. Gramm Realty does not accept responsibility as the information provided in this brochure is for information only and is subject to errors, omissions, change of price or withdrawal without prior notice. Taxes, notary, and registry fees must be paid by the purchaser. The commission is paid as stipulated by the Greek regulations.



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18 GRIGORIOU LAMPRAKI STR. PENTHOUSE FLOOR / GLYFADA ATHENS GREECE 16674

WWW.GRAMMREALTY.GR / GRAMMREALTY@GMAIL.COM

TEL: +30 210 89 45 128 / MOB: +30 6937 43 73 84



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GRAMM REALTY - 18 GRIGORIOU LAMPRAKI STR. PENTHOUSE FLOOR GLYFADA ATHENS GREECE P.C. 16674
TEL: +30 210 8945128 MOB: +30 6937437384 WEB: www.GRAMMREALTY.gr EMAIL: GRAMMREALTY@GMAIL.COM