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### Villa 386 m<sup>2</sup> in Athens

Greece, Athens

<b>Price:</b>	<b>€ 1 600 000</b>
<b>Object type</b>	House
<b>Year built</b>	2021
<b>Bedrooms</b>	1
<b>Number of rooms</b>	1
<b>Land area</b>	300 m <sup>2</sup>
<b>Area</b>	386 m <sup>2</sup>
<b>Category</b>	For sale



For sale villa of 386 sq.meters in Athens. A magnificent view of the mountain opens up from the windows. There are solar panels for water heating, a fireplace, air conditioning, awnings and heating. There is an alarm system installed. Extras included with the property: garden, garage. The property boasts a swimming pool of private use. The villa is located in Agia Paraskeui area. It consists of 5 levels that can be divided into apartments, with 6 bedrooms, 4 kitchens, 5 bathrooms with shower and expensive sanitary ware, and a large jacuzzi on the 2nd. In addition, the price includes the furniture, which is of great value, and the expensive electrical appliances, and all the solid marble and granite available. Energy class A (A+). It has a very economical energy consumption due to the excellent thermal facade and the luxurious energy frames. It has German underfloor (Rehau) for heating, 9 Swedish Fan Coil machines (Vaillant) for cooling, Swedish heat pump (Nibe). It also has excellent sound insulation and quiet as if you were on the mountain. It has 7 German Security Doors (special order from Hormann, open with key or remote control or fingers), garage, large elevator, alarm system, closed camera surveillance system Garden of 200 sq.m., all the floors are with precious marbles, and the bathrooms, the swimming pool with an interior lining of precious marbles, the pool has a hydromassage jacuzzi for two people, and above the pool there is a water curtain that pours water into the pool.

#### Contacts:

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