



**Villa 460 m<sup>2</sup> in Athens**

*Greece, Athens*

<b>Price:</b>	<b>€ 1 350 000</b>
<b>Object type</b>	House
<b>Year built</b>	2009
<b>Bedrooms</b>	2
<b>Number of rooms</b>	4
<b>Land area</b>	500 m <sup>2</sup>
<b>Area</b>	460 m <sup>2</sup>
<b>Category</b>	For sale



For sale 3-storey villa of 460 sq.meters in Athens. The ground floor consists of living room, one storeroom. The first floor consists of living room with kitchen, one WC. The second floor consists of 2 bedrooms, one bathroom. A magnificent view of the city, the mountain, the forest opens up from the windows. There are solar panels for water heating, a fireplace, air conditioning and awnings. The owners will be leaving the furniture with the sale. Extras included with the property: parking space, garden, garage. The property boasts a swimming pool of private use. There is provided for sale a villa that is located in one of the most prestigious districts Athens Ekali. The district is situated at the western end of the Pentelimumountain range, in 19 km from the city center. The area is inhabited by the wealthy people, well-known doctors, businessmen, politicians, artists, it's a sparsely populated area with a special layout, lush vegetation, magnificent climate. The luxury villa stands out for its high aesthetics and delicate luxury, it attracts with its warm atmosphere and a sense of comfort that is uniquely combined with exceptional decor and the natural environment. In 2009, its kitchen has been recognized as the best one in the category of up to 25.000 euro. There are heated swimming pool, the system "smart home" ("smart house"), security system, video surveillance around the perimeter of the object, automatic generator in the villa.

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