



### Villa 550 m<sup>2</sup> in Attica

Greece, Attica

<b>Price:</b>	<b>€ 1 300 000</b>
<b>Object type</b>	House
<b>Year built</b>	2014
<b>Bedrooms</b>	3
<b>Number of rooms</b>	7
<b>Land area</b>	1300 m2
<b>Area</b>	550 m2
<b>Category</b>	For sale



For sale 4-storey villa of 550 sq.meters in Attica. The semi-basement consists of one storeroom. The ground floor consists of living room, one storeroom. The first floor consists of living room with kitchen, 2 living rooms, one WC. The second floor consists of 3 bedrooms, 2 bathrooms, one storeroom. A magnificent view of the sea, the mountain opens up from the windows. There are solar panels for water heating, a fireplace, air conditioning, heating and a barbecue area. The owners will be leaving the furniture with the sale. Building has a lift. There is an alarm system installed. Extras included with the property: parking space, garden, garage. Newly built freehold luxurious villa with a special architecture and highest construction standards in a quiet and discrete residential area of Athens with unobstructed view of the Aegean, built on a plot of 1,300sqm with a total area of 555sqm as follows: - 2nd floor (150sqm): 3 bedrooms, 1 master with walk-in dressing room, 1 bathroom, 1 kitchenette- 1st floor (170sqm): kitchen, 2 living rooms, dining room and WC- Ground floor (175sqm): space for 1 big office/video & play room, 1 studio, gym with preinstalled sauna facilities, 1 bathroom and 1 laundry room; garage for 2 cars (47sqm); possibility for alternative layouts- Basement (60sqm): cellar and engines room There are a garage for 2 cars and 2 open parking spaces. There is also a construction permit for a 50sqm swimming pool and infrastructure for elevator. There is also smart house infrastructure. Easy access: 20 minutes to the airport, 10 minutes to the metro (from there 20 minutes to city centre), 10 minutes to ring road and motorway, 20 minutes to the beach, 10 minutes walk to bus station. Further, the ports of Rafina, Lavrion and Piraeus are accessible in 20, 30 and 40 minutes respectively. This property can be used as a 12 month residence or a summer house; it could also be rented to exclusive clientele such as embassies and business executives. ATTENTION SALE 150.000e! FROM 1.450.000 TO 1.300.000!

#### Contacts:

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