

Athens North – North

# Finesse Elevated: The A+ Haven with Rooftop Bliss

CODE DU BIEN: GR23373130



PRIX D'ACHAT: 2.950.000 EUR • SURFACE HABITABLE: ca. 265 m<sup>2</sup>

CODE DU BIEN: GR23373130 - 154 52 Athens North – North

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## En un coup d'œil

|                        |                        |
|------------------------|------------------------|
| CODE DU BIEN           | GR23373130             |
| Surface habitable      | ca. 265 m <sup>2</sup> |
| Disponible à partir du | Selon l'arrangement    |
| Chambres à coucher     | 3                      |
| Salles de bains        | 4                      |
| Année de construction  | 2024                   |
| Place de stationnement | 1 x Parking souterrain |
| Place de stationnement | 2 x Parking souterrain |

|                     |                            |
|---------------------|----------------------------|
| Prix d'achat        | 2.950.000 EUR              |
| Type                | Etage                      |
| Surface de plancher | ca. 0 m <sup>2</sup>       |
| Aménagement         | Terrasse, Cheminée, Balcon |

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## Informations énergétiques

|                       |                                         |                           |                                       |
|-----------------------|-----------------------------------------|---------------------------|---------------------------------------|
| Type de chauffage     | Chauffage centralisé                    | Certification énergétique | Certificat de performance énergétique |
| Source d'alimentation | Pompe à chaleur hydraulique/pneumatique | Classement énergétique    | A+                                    |



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## La propriété





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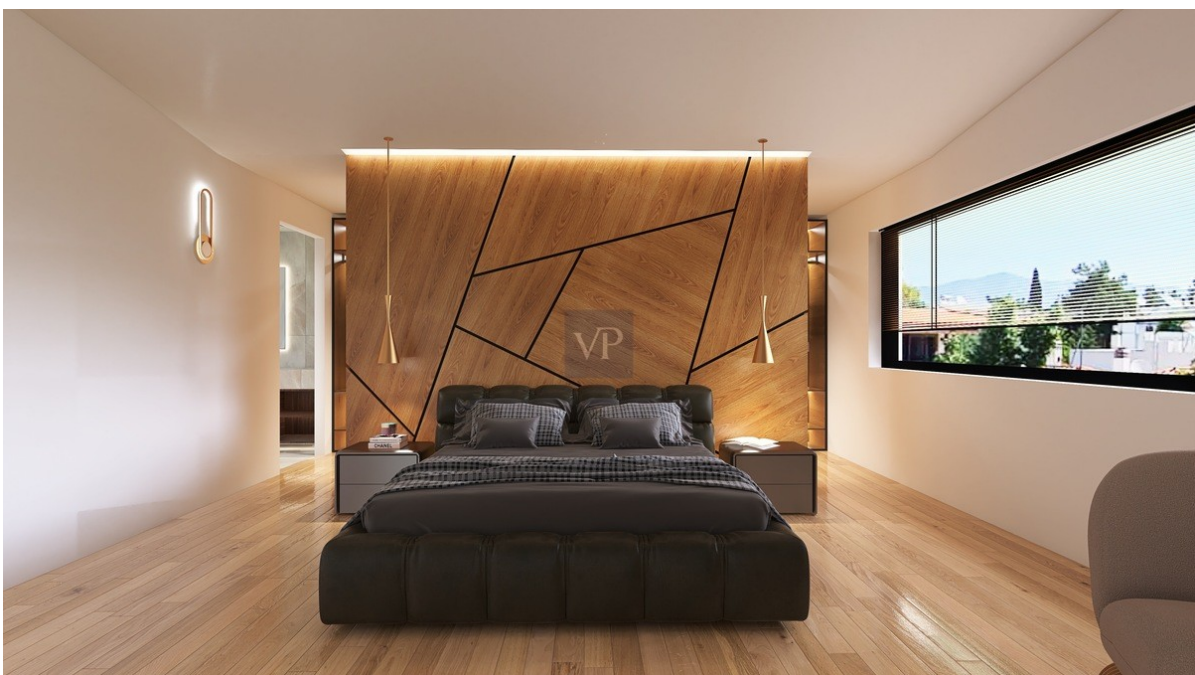
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## Une première impression

Finesse Elevated: The A+ Haven with Rooftop Bliss Offering a splendid living experience, this exquisite 2nd-floor house spans 265 square meters and comes complete with generous verandas that total 80 square meters. Additionally, there's an 80 square meter roof garden boasting a 10x2.5 m<sup>2</sup> swimming pool, creating the perfect space for relaxation and enjoyment. This house is thoughtfully designed across two levels, with 172 square meters on the 2nd floor and an additional 93 square meters on the 3rd floor. The 2nd floor welcomes you with a spacious living-dining area, a well-appointed closed kitchen, a convenient WC, and two master children's bedrooms. On the 3rd floor, you'll find a welcoming reception area, an office space, and a very spacious master bedroom, all leading to the inviting roof garden. In addition to the impressive living spaces, the property includes a 28 square meter maid's room in the basement, a laundry room, storage room, and two parking spaces for your convenience. The construction of this home exemplifies ultra-luxury and sets a very high standard. It is equipped with smart home features, boasts a modern design, and holds an impressive energy class rating of A+. Notable features include a heat pump, underfloor heating, ceiling fan coil for cooling, and a hybrid photovoltaic system, among other high-end amenities. With a price of 2,950,000 Euros, this property offers a truly exceptional opportunity for those seeking an upscale, modern, and energy-efficient home.

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## Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

VON POLL REAL ESTATE Athens

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