

Athens North – North

# Villa Lumiere Minimalistic charm in Thracomakedones

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???? ??????: 620.000 EUR • ??????????: ca. 190 m<sup>2</sup>

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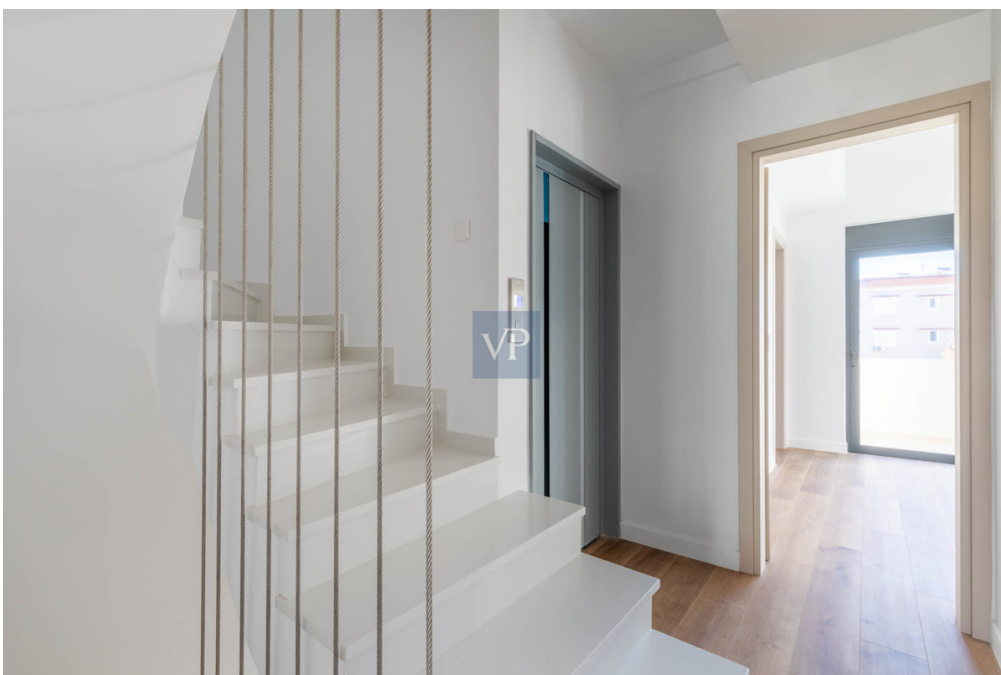
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Villa Lumiere Minimalistic charm in Thracomakedones Nestled in the upscale residential enclave of Thracomakedones, situated in the northern suburbs of Athens and gracing the southern foothills of the Parnitha mountains, this elegant residential suburb stands as a testament to architectural sophistication. Conceived by the renowned architect and urban planner Constantinos A. Doxiadis (1913-1975), Thracomakedones seamlessly merges the artistic visions of designers and builders. Ideal for families seeking tranquility, this chic suburb provides easy access to the National Road, offering a gateway to the Peloponnese, Euboea, and the northern regions of Greece. Introducing the contemporary jewel of Thracomakedones - a smart and modern villa meticulously constructed in 2023, spanning 190 sqm across three levels. Bathed in natural sunlight, the villa's modern and clear volumes are accentuated by the architectural principle of "inside-out," a hallmark of Mediterranean design preferences. The ground floor (70 sqm) welcomes you with an open-plan kitchen in a minimalistic style, a practical laundry room, a guest WC, and an expansive, well-lit living room featuring an energy-efficient fireplace. This space opens up to a garden view and a spacious 28 sqm swimming pool. Ascending to the first floor (70 sqm), two bedrooms, a shared bathroom, and the master bedroom with an ensuite bathroom and dressing room create a luxurious haven. The second floor (50 sqm) offers flexibility as a studio, playroom, or a fourth bedroom, complete with another bathroom. Noteworthy characteristics of this residence include: Heating: Floor heating with gas Energy Fireplace Electric Shutters Open Parking for 3 Cars Materials: White marble and wood Elevator Air Conditioning in All Rooms This smart and modern dwelling seamlessly blends luxury and functionality, presenting a unique opportunity to embrace refined living within the prestigious suburb of Thracomakedones.

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VON POLL REAL ESTATE Athens

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Kifisias Avenue 227 ?????  
E-Mail: [salesgreece@von-poll.com](mailto:salesgreece@von-poll.com)

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