

Athens North – North

# Finesse Elevated: The A+ Haven with Rooftop Bliss

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???? ??????: 2.950.000 EUR • ??????????: ca. 265 m<sup>2</sup>

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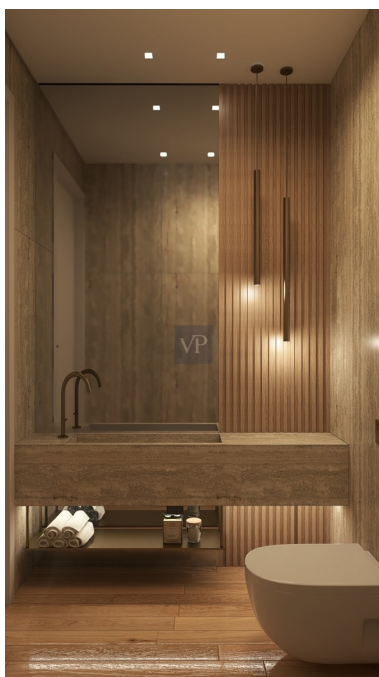
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Finesse Elevated: The A+ Haven with Rooftop Bliss Offering a splendid living experience, this exquisite 2nd-floor house spans 265 square meters and comes complete with generous verandas that total 80 square meters. Additionally, there's an 80 square 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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VON POLL REAL ESTATE Athens

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