# BARNES



# LUXURY VILLA | DRAFI, ATTICA, DRAFI PRICE: 1750000€ REF n°: 4475

### BARNES GREECE

18, Kanari str., 10674, Kolonaki, Athens, Greece

# LUXURY VILLA | DRAFI, ATTICA, DRAFI

A luxury villa in Ntrafi, with a swimming pool and a magnificent view over the sea, the area of Rafina and the whole Attica region.

The property is located on a plot of 1300 sq.m. in a privileged spot, just a few kilometers from the port of Rafina, with easy access to Attiki Odos and the airport.

The house offers two levels of 300sq.m. including large reception areas with an impressive skylight, a living room with a fireplace, a dining room, a large separate kitchen with its own fireplace, 3 bedrooms including one master and 3 bathrooms. There is also a 65sq.m. attic with its own kitchen, bathroom, fireplace and veranda. An independent apartment of 300sq.m. is formed at the pool level, including a living room with a fireplace, a kitchen, a dining area, 3 bedrooms, 2 bathrooms and a large terrace. The house also has an underground space of 300sq.m., including a playroom, a sauna pre-installation, a jacuzzi and changing rooms, large storage rooms and 4 parking spaces. There is an elevator for all levels.

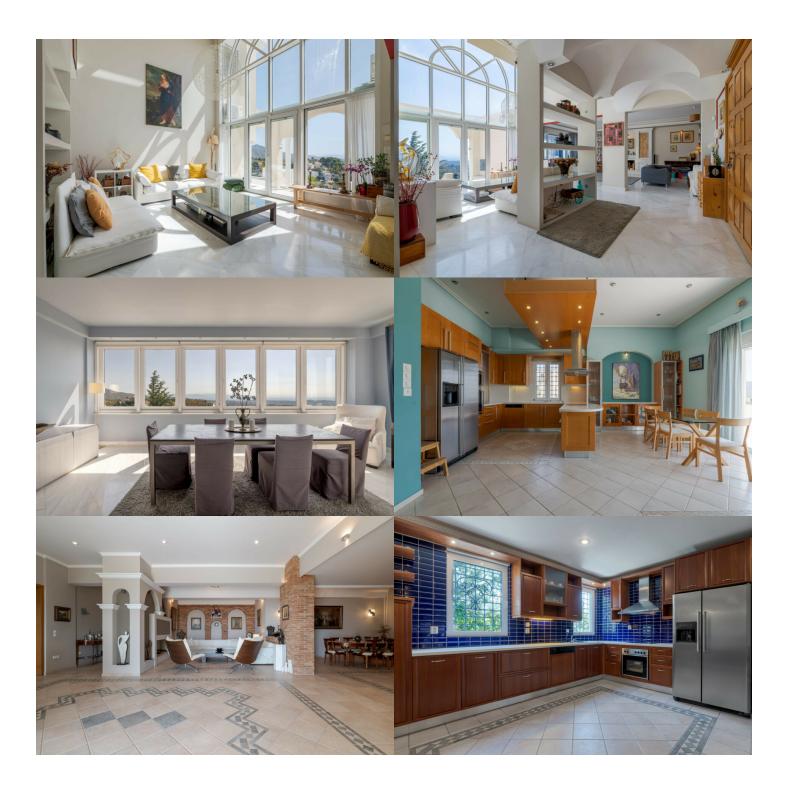
The property provides a lovely swimming pool and large verandas, offering stunning unobstructed views all over the Attica, from Piraeus to Rafina port.

PLOT: 1300 m<sup>2</sup> BUILDING AREA: 900 m<sup>2</sup> LEVELS: 2 BEDROOMS: 6

Fireplace Independent apartment Large veranda Sea view Swimming pool Underground parking

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This property is presented by



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