

Minimal Maisonette | Filothei, Northern Suburbs | 1

# BARNES

INTERNATIONAL REALTY



MINIMAL MAISONETTE | FILOTHEI, NORTHERN SUBURBS, FILOTHEI

PRICE: 4350000€

REF n°: **10863**

BARNES GREECE

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

## MINIMAL MAISONETTE | FILOTHEI, NORTHERN SUBURBS, FILOTHEI

A modern maisonette with a swimming pool in a quiet yet central neighborhood of Filothei.

The property is situated on a plot of 1,200sq.m. and is part of a small building complex consisting of two residences. It spreads across 4 levels, and it provides a total of 632sq.m., with 417sq.m. dedicated to the main living spaces and 215sq.m. to auxiliary spaces.

The 1<sup>st</sup> floor includes a spacious living/dining area with a fireplace, nice wooden floorings and large openings that lead to a beautiful veranda. It also provides a kitchen with a day-to-day eating area, 2 en-suite bedrooms with balconies and a W.C.

The 2<sup>nd</sup> floor boasts the master bedroom with a walk-in closet and large windows that offer ample sunlight. In this level, a study room is also included. Both rooms provide access to a large veranda featuring a swimming pool.

The two lower levels comprise an independent bedroom which features a bathroom and a walk-in closet, a gym with a sauna, jacuzzi and Turkish bath, maids' rooms with their own bathrooms, a W.C. and other auxiliary spaces.

Lastly, there are 3 parking spaces and large storage spaces.

An excellent choice that combines all amenities and elegance, in the privileged area of Filothei.

PLOT: 1200 m<sup>2</sup>

BUILDING AREA: 632 m<sup>2</sup>

LEVELS: 4

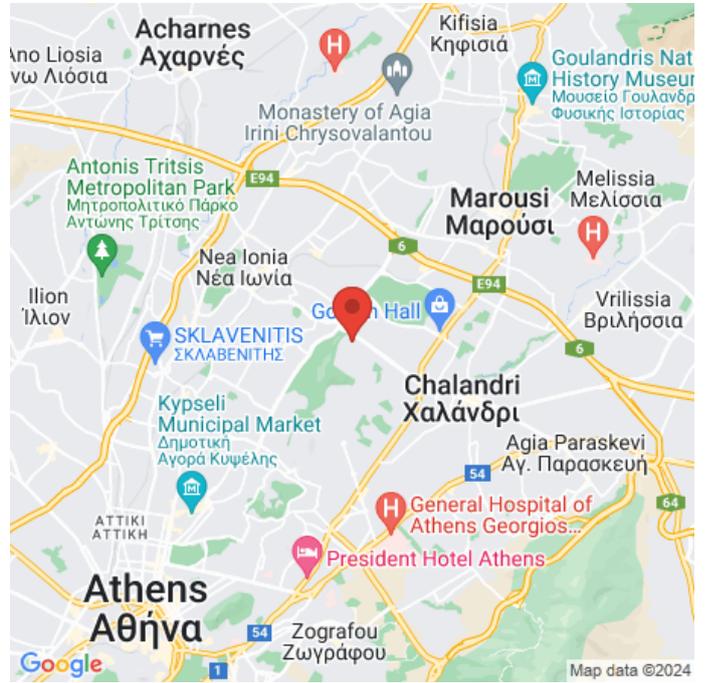
BEDROOMS: 4

Excellent location

Fireplace

Large veranda

Swimming pool  
Underground parking





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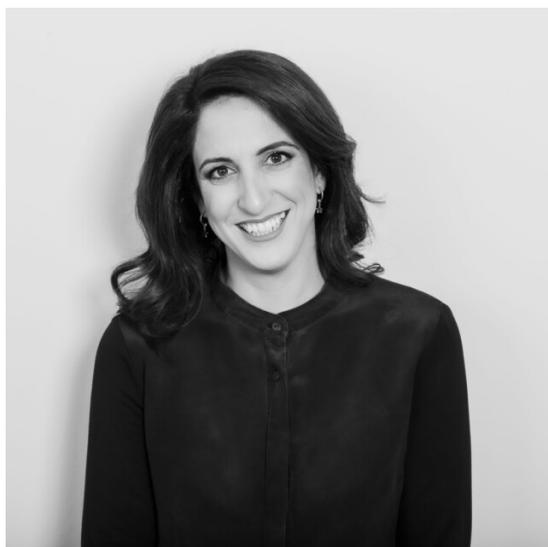




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This property is presented by



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