

One of a kind Villa | Filothei, Northern Suburbs | 1

BARNES

INTERNATIONAL REALTY



ONE OF A KIND VILLA | FILOTHEI, NORTHERN SUBURBS, FILOTHEI

PRICE: UPON REQUEST

REF n°: **10965**

BARNES GREECE

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

ONE OF A KIND VILLA | FILOTHEI, NORTHERN SUBURBS, FILOTHEI

A stunning villa, in an exceptional location in the prestigious area of Filothei.

This magnificent residence occupies a total of 1,222sq.m. and sits on a plot of 1,346sq.m. Spread across 5 levels, the villa is accessible via both an elevator and an internal wooden staircase.

Constructed in 2023 with the highest standards, the villa epitomizes luxury living and offers all amenities. Combining neoclassical elegance with modern design, the property accentuates wooden and marble details as well as sophisticated lighting.

The ground floor comprises a wonderful reception area with an impressive skylight, a spacious living room with large openings and a marble fireplace, a dining area, a modern kitchen, additional day-to-day living spaces and a W.C. The main living room offers access to the outdoor spaces and the swimming pool, which features a fully equipped kitchen.

The 1st floor is designated for the bedrooms, one of which is the master and includes 1 bathroom, a walk-in closet and access to a spacious veranda. The remaining 4 bedrooms come with their own bathrooms. The internal staircase leads to an additional en-suite bathroom with access to a large terrace boasting great views.

The lower level provides an ideal setting for relaxation as it includes an interior swimming pool, a spa room, a gym room, and a playroom. This level also features a maid's room and auxiliary spaces, while a staircase leads to a stone-built cellar.

Lastly, the property offers closed parking spaces and a lovely outdoor green space.

An exceptional residence, in one of Athens' most sought-after areas.

PLOT: 1346 m²

BUILDING AREA: 1222 m²

LEVELS: 5

BEDROOMS: 6

Elevator
Excellent location
Fireplace
Indoor swimming pool
Maid's room
Newbuild
Swimming pool
Underground parking



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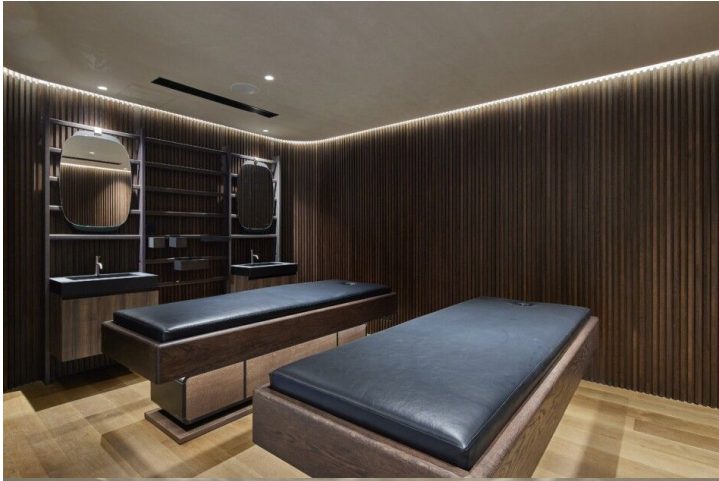
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This property is presented by



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