

BARNES

INTERNATIONAL REALTY



SUMPTUOUS WATERFRONT VILLA | ANAVYSSOS, ATTICA, ANAVYSSOS

PRICE: UPON REQUEST

REF n°: **11274**

BARNES GREECE

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

SUMPTUOUS WATERFRONT VILLA | ANAVYSSOS, ATTICA, ANAVYSSOS

A one-of-a kind villa with immediate access to the beach, in Anavyssos, a suburb of the prestigious Athenian Riviera.

The residence occupies in total 954sq.m., of which 680sq.m. are the main areas and 274sq.m. are the auxiliary areas. It extends across 3 levels and it seamlessly combines luxury with modern aesthetics, creating the ideal space for relaxation and calmness.

The ground floor consists of a spacious living with a dining room and a fully equipped kitchen. The open-plan layout connects the indoor areas with the superb outdoor areas. At the same level, there is also 1 en-suite bedroom as well as the maids' rooms with their bathrooms.

The 1st floor provides 2 en-suite bedrooms, 1 of which is the master that offers a spectacular sea view, while the second bedroom has immediate access to the swimming pool designated for this level.

The lower level boasts 3 additional en-suite bedrooms, two guest rooms, each with its own bathroom, changing rooms and ample storage areas.

The outdoor spaces of the villa are just as spectacular and include the main swimming pool with plenty seating areas, beautifully crafted gardens, a tennis court and a padel court. There is a covered parking area for 6 cars.

The property has been recently renovated with high quality materials, and offers magical views from both the internal and external areas.

A private paradise on the waterfront, just a short drive from the Athenian capital.

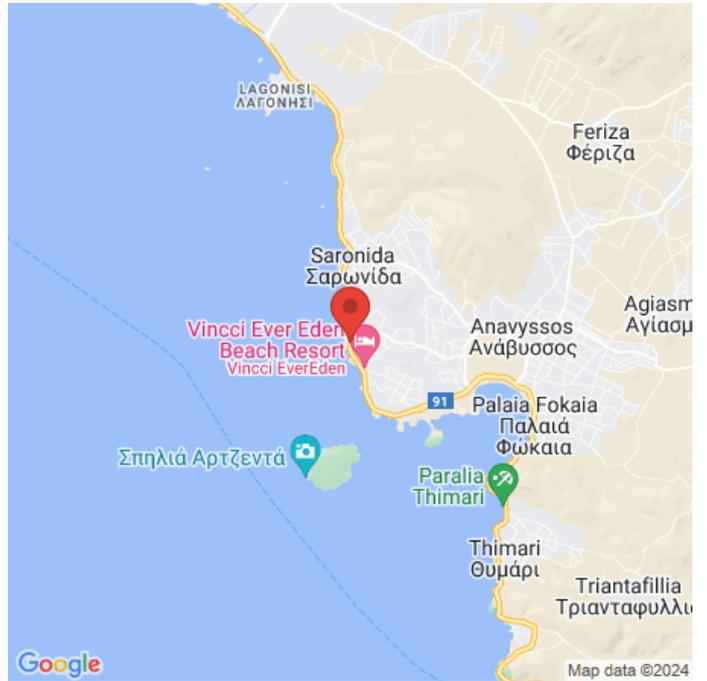
PLOT: 7660 m²

BUILDING AREA: 954 m²

LEVELS: 3

BEDROOMS: 8

- Excellent location
- Impressive garden
- Parking
- Seaside
- Stunning view
- Swimming pool





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This property is presented by



Mrs. Marika Dimitriadou
+30 6977 444 880
m.dimitriadou@barnes-international.com

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BARNES GREECE
18, Kanari str
10674, Kolonaki
ATHENS, GREECE

E-MAIL: greece@barnes-international.com
TEL.: +30 210 36 40 100, +30 210 36 40 108
FAX.: +30 210 36 40 106

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