

Nea Erithraia

# Diptyque

**CODICE OGGETTO: 1283770**



**PREZZO D'ACQUISTO: 630.000 EUR**

**CODICE OGGETTO: 1283770 - Nea Erithraia**

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## A colpo d'occhio

|                   |         |
|-------------------|---------|
| CODICE<br>OGGETTO | 1283770 |
|-------------------|---------|

|                 |   |
|-----------------|---|
| Camere da letto | 4 |
|-----------------|---|

|       |   |
|-------|---|
| Bagni | 5 |
|-------|---|

|                     |      |
|---------------------|------|
| Anno di costruzione | 1987 |
|---------------------|------|

|                   |             |
|-------------------|-------------|
| Prezzo d'acquisto | 630.000 EUR |
|-------------------|-------------|

|              |       |
|--------------|-------|
| Appartamento | Piano |
|--------------|-------|

|                           |                        |
|---------------------------|------------------------|
| Superficie<br>commerciale | ca. 350 m <sup>2</sup> |
|---------------------------|------------------------|

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## La proprietà





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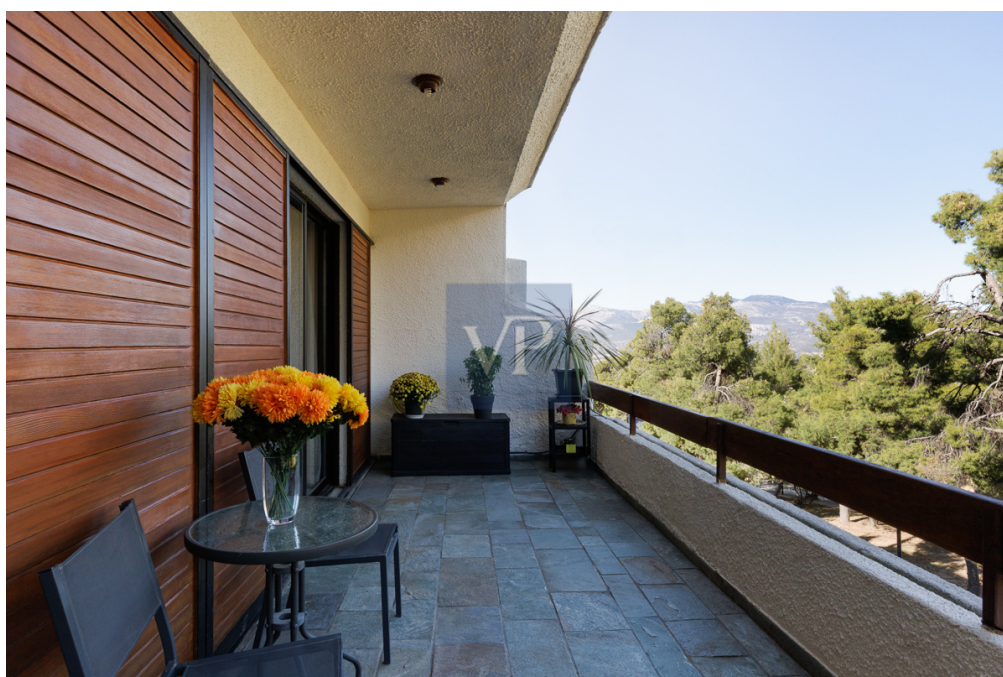
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## Una prima impressione

In the heart of Politia, this unique 350 sq.m. maisonette offers a combination of luxury, functionality, and privacy, designed to meet the needs of even the most demanding residents. With an open-plan design, a garden, and a private pool, this residence stands out as an ideal choice for a charm living. The entrance to the maisonette is on the ground floor, through a small, meticulously landscaped garden that creates a pleasant first impression. This level, with a total area of 120 sq.m., features a spacious reception area functioning as a living room, enhanced by a beautiful fireplace that adds warmth and character. Adjacent to it, there is a versatile room with an en suite bathroom, which can be used as an office, guest bedroom, or gym. This level also includes storage space and a garage for two cars, with tandem parking for added practicality and comfort. A wide, elegant wooden staircase connects the ground floor with the first and second floors, as well as the attic. The first floor, spanning 100 sq.m., is exceptionally bright and functional. On one side, two comfortable living rooms with a fireplace offer stunning views of Mount Parnitha, while the balcony in this area is ideal for moments of relaxation. On the opposite side, the dining area and kitchen, with large glass doors, lead to the main garden and pool, seamlessly blending the interior design with the outdoor environment. The layout of this level highlights the home's functionality and its connection to nature. The second floor, also 100 sq.m., is a haven of privacy, hosting four bedrooms. Two of these are master bedrooms with en suite bathrooms and ample storage space, while the other two share a large and practical bathroom. This floor is designed to provide peace and comfort, fully meeting the needs of a large family. At the top of the maisonette is the attic, covering 30 sq.m., which serves as a highly functional auxiliary space. Here, you will find a laundry room, a service room, additional closets, and another bathroom, addressing all the support needs of the household. The outdoor area of the maisonette is a true highlight. The well-designed garden and private pool provide the perfect combination for relaxation, entertainment, or social gatherings. Access to the National Road, Politia Square, and Nea Erythraia is exceptionally easy, while the ground floor, with minor modifications, can be converted into an independent apartment, offering additional usage options. This residence, with no shared spaces or communal charges, promises a unique living experience, combining luxury, privacy, and functionality in an impressive way.

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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

VON POLL REAL ESTATE Athens

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