



## Av-1402 GOLDEN VISA Seaview Villa Near Anavyssos

For sale, 220 sq.m.



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,033,103.22

#### Standort

Land:	Griechenland
Staat/Region/Provinz:	Mittelgriechenland
Veröffentlicht:	15.09.2025

#### Beschreibung:

GOLDAN VISA Seaview Villa Near Anavyssos for Sale. Nestled within an exclusive residential enclave just minutes from Anavyssos, this elegant villa offers the perfect balance of tranquility, comfort, and proximity to the most sought-after beaches of the Attica Riviera.

Located just 20 minutes from Athens International Airport, in a premium area known only for its luxury villas, this is a home that combines privacy, accessibility, and lifestyle.

Spanning a total of 220 square meters across three impeccably maintained levels, the residence features three spacious floors: a ground level, first floor, and second floor. It comprises 2 refined bathrooms and multiple living and bedroom spaces designed for both comfort and timeless sophistication.

The villa was originally built in 2003 and underwent a comprehensive renovation in 2025, aligning it with today's aesthetic and functional standards.

Every detail has been carefully curated to elevate the living experience, with high-end materials, modern systems, and classic finishes that never go out of style.

Inside, warm wooden parquet and cool marble floors flow seamlessly throughout. The living area is graced by a traditional fireplace, inviting cozy evenings and creating a heart for the home.

Large windows invite natural light and open to a stunning sea view, allowing the horizon to become part



of your everyday living. Air conditioning units and a central oil heating system ensure comfort all year round.

The kitchen is functional and bright, with direct access to the outdoor areas. Security and privacy are ensured through a reinforced security door and high-quality aluminum window frames with mosquito screens, while the villa is also equipped with night-rate electricity for energy savings.

Additional storage space is available through a dedicated storage room.

Moving outside, the villa sits proudly on a 600 sqm private plot. The garden is a true oasis, landscaped and mature, featuring a large swimming pool and a built-in barbecue area—perfect for outdoor entertaining or peaceful afternoons with family and friends.

The sense of openness and serenity is enhanced by the surrounding villas and the absence of any commercial or multi-residential properties.

Private parking is available on-site, providing convenience and security at all times.

The residence is located in a small settlement which offers a lifestyle few can match, with two breathtaking beaches within walking distance, as well as recreational facilities including a children's playground, basketball court, football field, and a tennis court.

These amenities make the area ideal for both families and those seeking an active yet refined Mediterranean lifestyle.

And just beyond the community, the broader Anavyssos region reveals its treasures. With crystal-clear waters, scenic coastline roads, boutique beach bars, and charming seafood tavernas, it is one of the most desirable locations near Athens.

You are close enough to the city for convenience, yet far enough to experience the calm, sun-drenched beauty of Greece's coastal living. The proximity to the new high-end developments and infrastructure upgrades in the Athens Riviera further enhances the long-term value and investment potential of this villa.

Whether you're seeking a full-time residence, a vacation retreat, or a lifestyle investment, this villa offers more than just a home—it offers a way of life.

Discover the harmony of luxury, nature, and timeless Greek elegance—this is not just a villa. It's your next chapter.

## Allgemein

Badezimmer:	2
Fertige m <sup>2</sup> :	220 m <sup>2</sup>
Grundstücksgröße:	600 m <sup>2</sup>
Stockwerk Nummer:	1



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## Zimmerdetails

Zimmer insgesamt: 3  
Innenausstattung: Fitted kitchen

## Gebäudedetails

Parkplatz: Ja  
Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/FMTB-T114/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T114/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1829430

