



FOR SALE

Luxurious Residence in Ekali

1 PAPAROUNAS &
NYMFON STRS



CUSHMAN &
WAKEFIELD



PROPRIUS



Total residence size: 636.5 m²

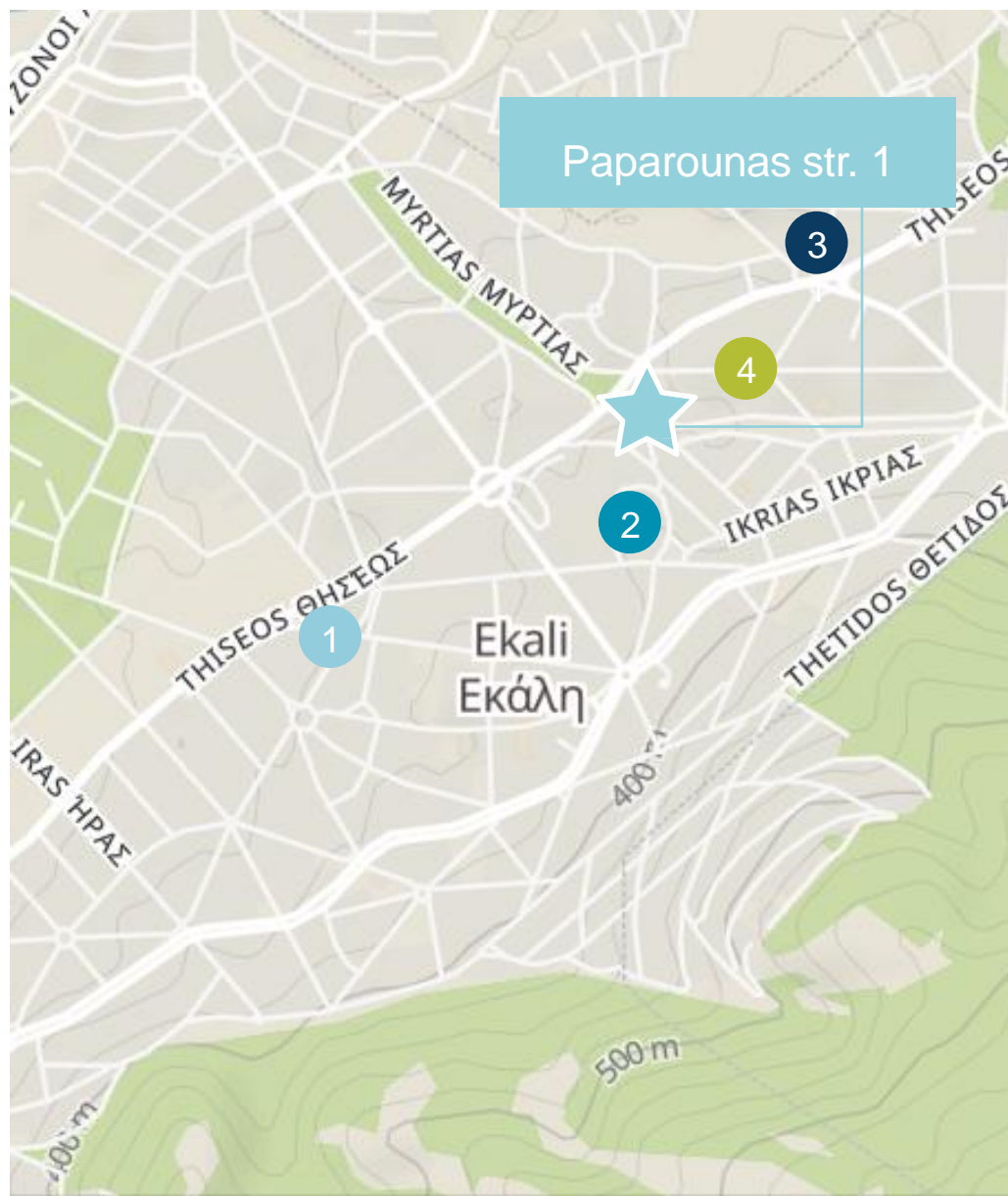
Private garden use: 561 m²

Asking price: €1.35 mill

Located in Ekali, one of the most sought-after areas of Northern Athens, this unique luxurious residence with private use of garden and swimming pool combines luxury and functionality. It is part of a three-residences development and has independent access from both streets, exclusive use of the garden, and the swimming pool. Constructed in 1981 by Stelios Agiostratitis architect, the residence is maintained in excellent condition. It extends to 636.5 m² of a gross living area spread over three floors and an attic and provides large balconies, outside living areas, and unique views. The interiors of this property have been exquisitely designed and decorated with high-quality materials with a mix between neutral colors and touches of gold, blending with the nature of the outdoor areas. The residence boasts a modern design with clean lines and large glass openings, which allow an inspiring view from almost every corner of the house.

Amenities

- ✓ Large balconies and outdoor areas
- ✓ Ready for occupation & fully equipped
- ✓ Hardwood Flooring and high-quality materials
- ✓ Extra 41m² closed Parking
- ✓ 45m² Swimming Pool
- ✓ Stunning views from all levels
- ✓ Three horizontal independent ownerships provide flexibility to the buyer
- ✓ Maid area with independent access
- ✓ Master bedroom with en-suite bathroom fireplace and walk-in closet
- ✓ 4 nice fireplaces
- ✓ BBQ area
- ✓ Designed by a well-known architect
- ✓ Independent heating
- ✓ Air conditioned



Agia Marina
Church

Ekali
Club

Life Gallery
Hotel

Saint George
church

Area Amenities

This exclusive residence is situated at the junction of PAPAROUNAS AND NYMFON strs in Ekali, one of the most sought-after areas of Northern Athens, an affluent suburb at the western end of the forested Penteli mountain, 16km northeast of Athens city centre. The residence is only a short drive from Kifisia, and offers a unique combination of proximity to a buzzing location and green tranquility. E75 is reachable in a few minutes, interconnected to Attica ring road and Athens international airport. This idyllic setting guarantees absolute privacy to its future owners, high-end shopping facilities, and gastronomy at a close distance. Minutes walk from Exclusive Ekali Club, the first and most famous social country club in Greece, provides its esteemed members a unique, curated, eclectic experience daily for more than 45 years. Saint Marina and Saint George churches, are also within walking distance as well as the 5* hotel Life Gallery.



LOWER GROUND FLOOR

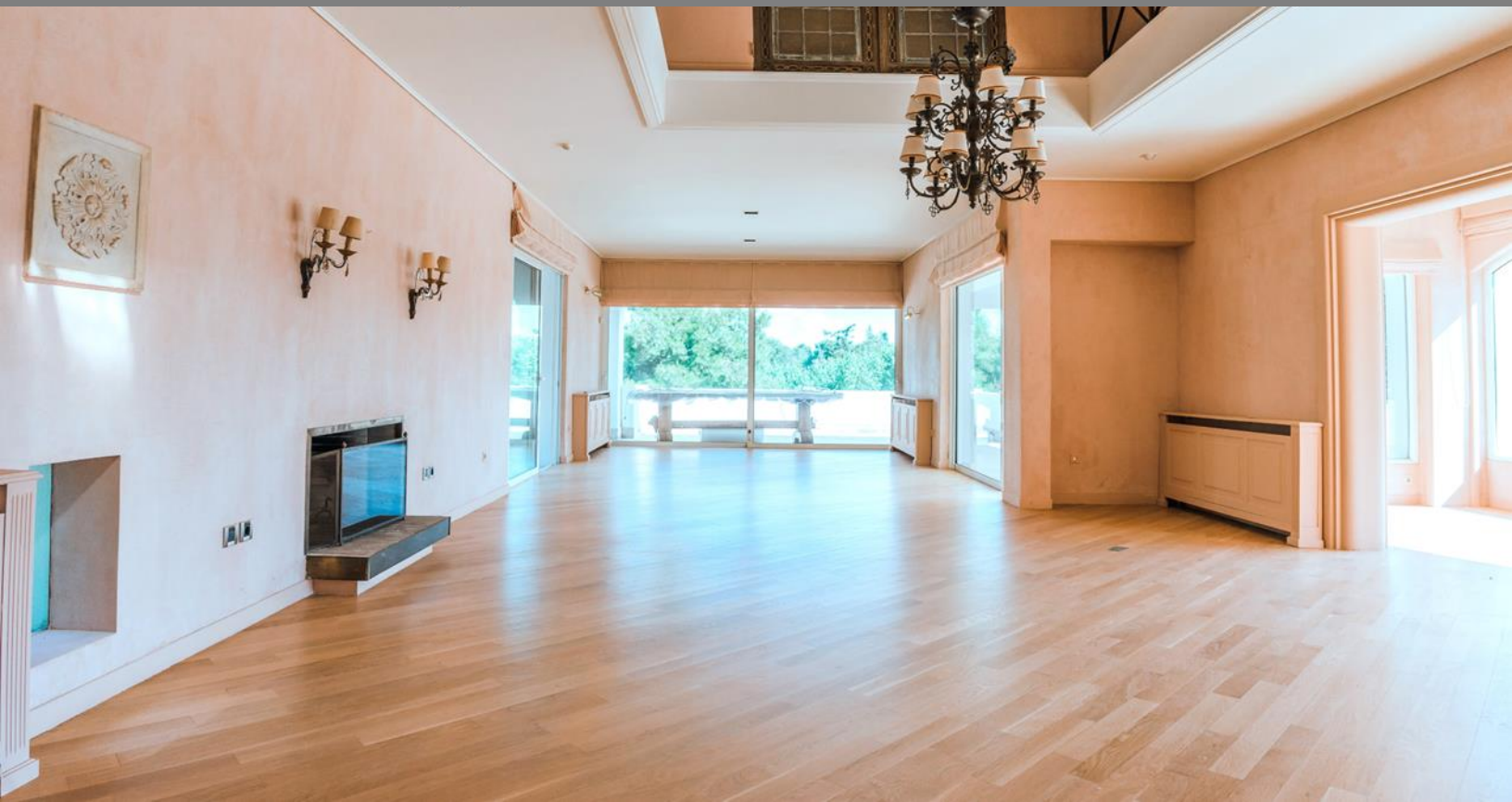
The ground floor is accessed from both sides of the house, with the main being along Nymfon street. The external door opens to the carefully designed outside area of 492 m² exclusive use with a swimming pool, closed parking, and private garden. Apart from the entrance to the main house, this level of total 110 m², houses reception area, access to lift and stairs and provides entrance to auxiliary areas on the back side. Due to the slope of the terrain, there is another ground floor area of 26.5m² accessed by Paparounas str, featuring an independent room a with a bathroom and exclusive use of an outdoor area of 68.6 m².





1st FLOOR

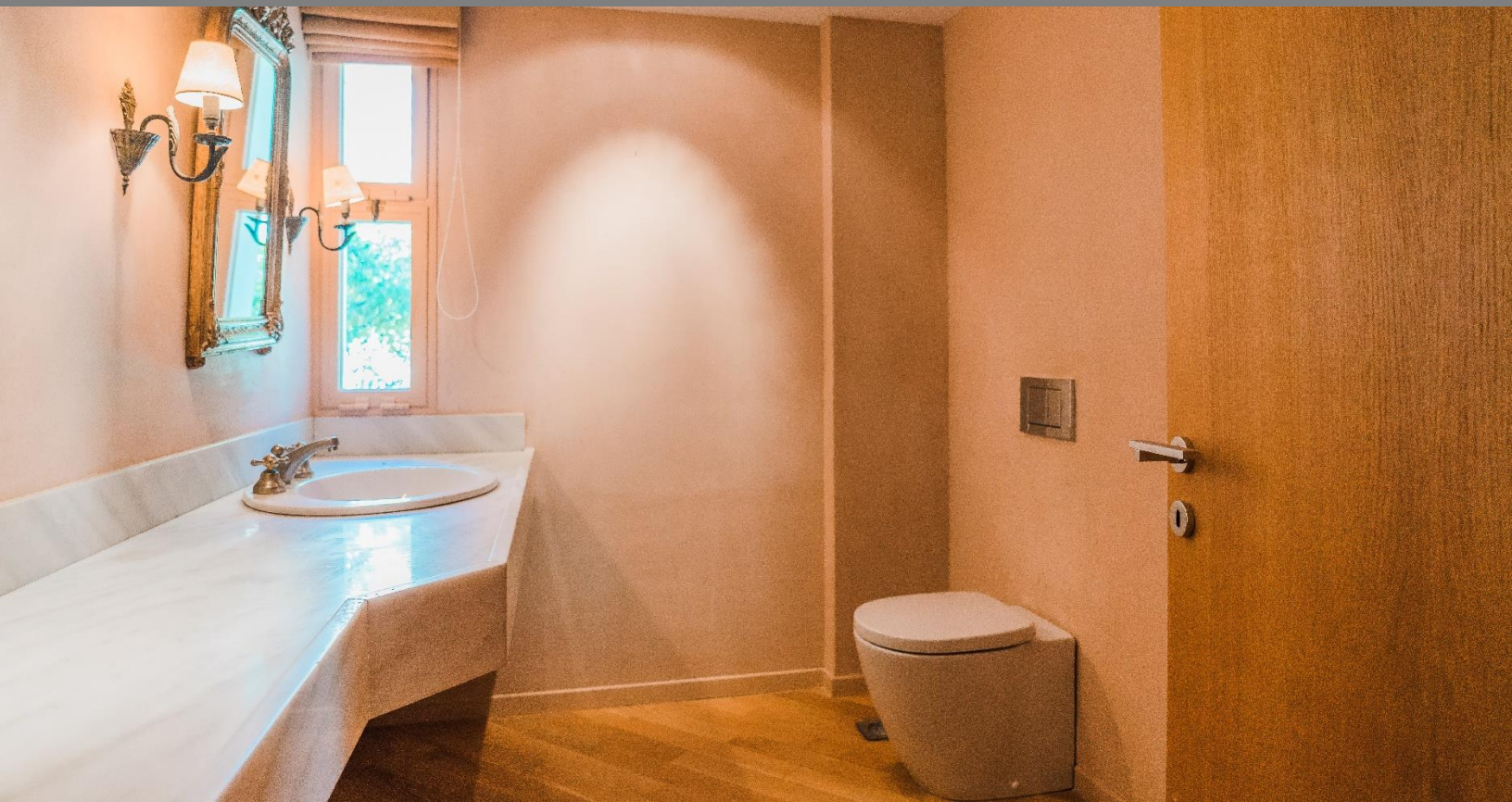
The spacious first floor of 208.5 m² comprises an open-concept living area with a living room, kitchen, dining room and toilet. Large glass walls open the living area to the carefully designed outside area with spacious outdoor space for relaxation with nice views. The impressive, light-flooded living area with large window openings features a modern fireplace while the kitchen is fully equipped with modern appliances.





2nd FLOOR

The spacious second floor of 222 m2, comprises a Master bedroom with large fireplace, en-suite bathroom and walk-in closet, and two bedrooms with two bathrooms. A spacious veranda offers panoramic views from every room.





ATTIC

The attic features a large room with fire place and bathroom which can be used as an office, bedroom, or sitting area. It covers an area of 52.3 m² and has a private large veranda.





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