



## House Ten-bedroom (11+1)

1 376 m², Kifisia, Attica, Ekali

Ask for price





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Plot	4 583 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	29072

This elegant and modern three-story villa, boasting 1,376 sq. m. of exquisite living space, radiates style and sleek luxury. The villa is set on a lush plot of land with mature pine trees, Mediterranean flora and a large pond for exotic fish. The land is surrounded by grand mansions in Ekali, an affluent suburb of Athens, home to many powerful residents.

The main entrance of the villa is approached via large bronze doors opening into a stylish and inviting patio that also offers access to all of the main rooms of the house. The ground floor boasts a number of large reception areas including a living room with a fireplace, a formal dining room, a study with a mezzanine and a fireplace, and a powder room. **Sliding glass walls** open to reveal **outdoor terraces** that surround the home and feature **alfresco living, dining and lounging areas**. A sophisticated contemporary kitchen is adjoined by a casual dining space for everyday use. A formal office with a waiting room enjoys its own independent entrance. A guard's room next to the kitchen and the main entrance completes this part of the villa. The upper floor houses a superb **two-bedroom master suite with two deluxe bathrooms** and a large walk-in closet. **Five additional bedrooms with ensuite bathrooms** are also situated on this level, which is separated into two wings reached by two main staircases. The villa's sensational lower level comprises a media room with a home cinema system, a **heated indoor swimming pool**, changing rooms, bathrooms and a storage area.

State-of-the-art amenities throughout including a **security system**, bulletproof glass on the lower floors, underfloor heating, **central air-conditioning**, a **wine cellar**, a dehumidifier for the pool area, and a **closed parking garage**.

Unique opportunity to acquire an exceptional residence of grand scale and distinction in the most prominent and desirable area of Athens, just a few steps from the renowned Ekali country club. Furthermore, there is potential to build an additional villa on the plot with its own access from a separate street.

**Villa:** 1,376 sq. m.; **Plot:** 4,583 sq. m.

