



Voula Essence

3 Nikis ST.

VOULA | ESSENCE

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Welcome to Voula



Voula offers an **excellent quality of life** with its **scenic coastal location**, Modern amenities, safety and **convenient access to Athens**. It's a desirable location for families, professionals and retirees looking for a blend of urban convenience and seaside tranquility. Whether you're considering living there or visiting, Voula's **natural beauty, community spirit, and high standard of living** make it an appealing destination.



Voula Essence

3 NIKIS ST.

Escape to a world of unparalleled luxury and sophistication. This stunning development presents a rare opportunity to own **a piece of Mediterranean heaven**, where exquisite design, and premium amenities.

Voula Essence is a **masterpiece of contemporary architecture**, featuring four spacious apartments that embody the essence of **luxury living**. The ground - floor duplex welcomes you with expansive living areas, sleek designer finishes, and direct access to a private pool oasis - the perfect setting to soak up the Greek sun in style. The first and second floor apartments offer the indulgence of a full-floor retreat, complete with lavish Jacuzzi- equipped balconies for ultimate relaxation. The crowning jewel is the duplex penthouse, boasting expansive terraces, a private pool, and awe-inspiring views of the Voula skyline.

Residents of Voula Essence will be treated to a **lifestyle of convenience and luxury, with secure parking spaces accompanying each apartment**. Step outside your door to a world of possibilities, with the vibrant heart of Voula at your fingertips - from pristine beaches and gourmet restaurants to upscale boutiques and cultural attractions.

Your private Greek Oasis awaits!

Points of interest

1 km (1' drive)

Glyfada Tennis Club



1.1 km (2' drive)

Voula Organic Farmer's Market



1.2 km (3' drive)

Voula Beach



1.4 km (5' drive)

Voula Central Square



1.6 km (7' drive)

Voula Yacht Club



Voula Essence



1.3 km (4' drive)

Notos Lounge



1.6 km (7' drive)

One & Only Aesthesis Hotel Spa



300 m (4' walk)

Pharmacy



250 m (3' walk)

Eleutherias (Freedom) Park



500 m (6' walk)

Delicatessen



600 m (8' walk)

Supermarket



950 m (12' walk)

Asklipieio Voulas Hospital



1.5 km (6' drive)

Asteras Beach Glyfada



The apartments

GROUND FLOOR

GF BS (Duplex)	176.21 m ²
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1ST FLOOR

A	101.65 m ²
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2ND FLOOR

B	101.65 m ²
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3RD & 4TH FLOOR

C D (Duplex)	142.20 m ²
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Ground Floor

Apt GF BS

GF 95.60 sqm



BS 80.61 sqm



Bedrooms	3
Bathroom	2
Living Area	176.21 m ²
Garden	110 m ²
Parking	2 (Basement & GF)

1st Floor

Apt A



Bedrooms	2
Bathroom	2
WC	1
Living Area	101.65 m ²
Balcony	39.93 m ²
Parking	1 (Basement)
Storage Unit	7.30 m ²

2nd Floor

Apt B



Bedrooms	2
Bathroom	2
WC	1
Living Area	101.65 m ²
Balcony	39.93 m ²
Parking	1 (Basement)
Storage Unit	7.80 m ²

3rd & 4th Floor

Apt C D

3RD FLOOR 87.40 sqm



Bedrooms	3
Bathroom	2
WC	1
Living Area	142.20 m ²

4TH FLOOR 54.80 sqm



Balconies	58.07 m ²
3 rd Floor Balcony	40.08 m ²
Loft Balcony	17.99 m ²
Parking	2 (Basement)
Storage Unit	20 m ²