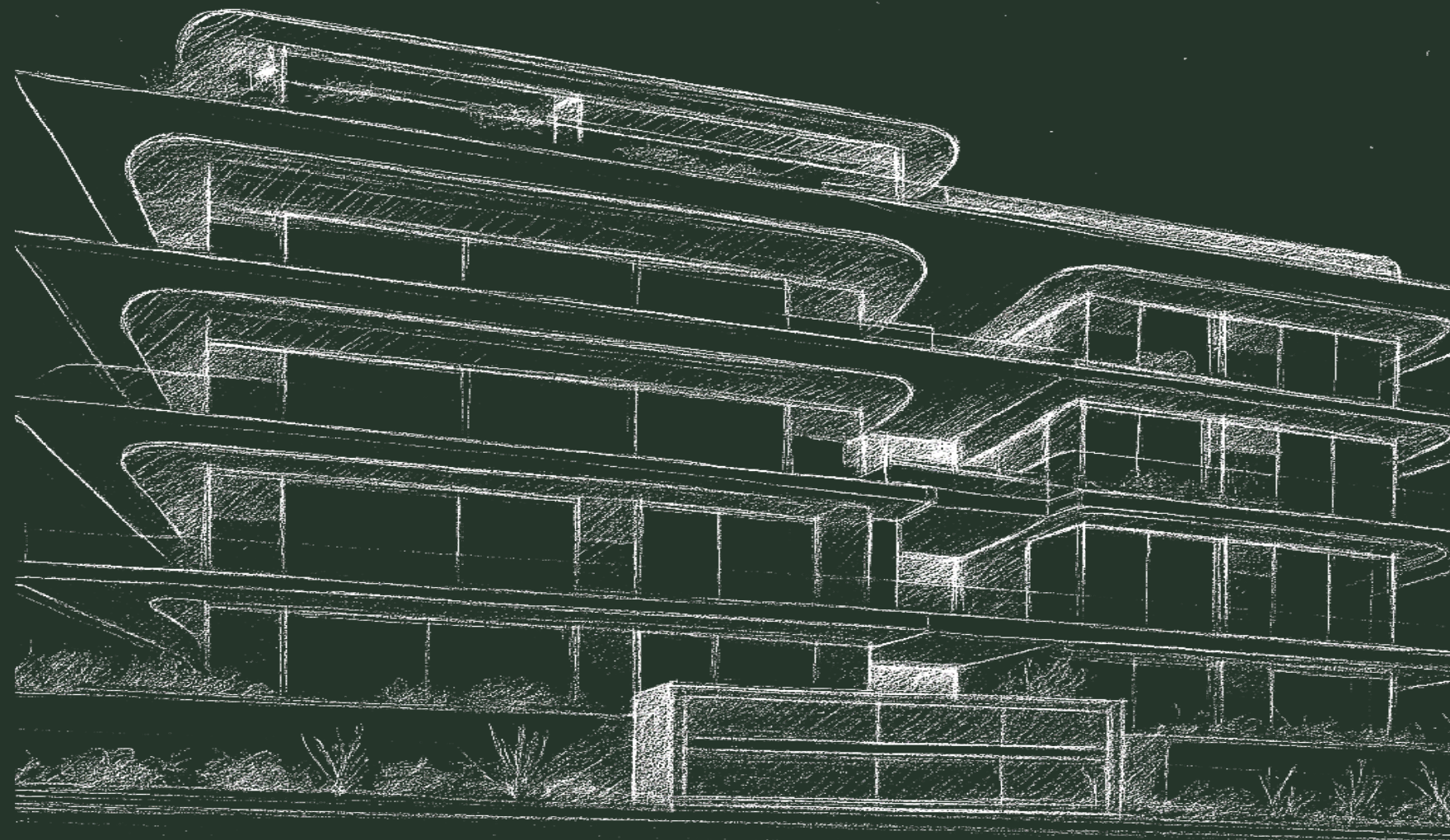


AGIOU IOANNOU

12



RENTOUMIS

ARCHITECTURAL  
CONSTRUCTIONS

# EXCLUSIVE WHOLE-FLOOR RESIDENCE | 2ND FLOOR



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Welcome to

# AGIOU IOANNOU 12

Where Contemporary Design  
Meets Seaside Serenity





Modern Architecture

Prime Location

Elevated Lifestyle

A refined balance of modern architecture and coastal charm, designed to offer residents a lifestyle of comfort, elegance, and proximity to the sea.





# Apartment Overview

Total Indoor Area: 180 sq.m

Bedrooms (With En-Suite Bathrooms): 3

Balcony Surface Area: 73 sq.m

Private Pool: 4.00m x 2.50m

Storage Rooms: 1

Parking Spaces: 2



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# Location:

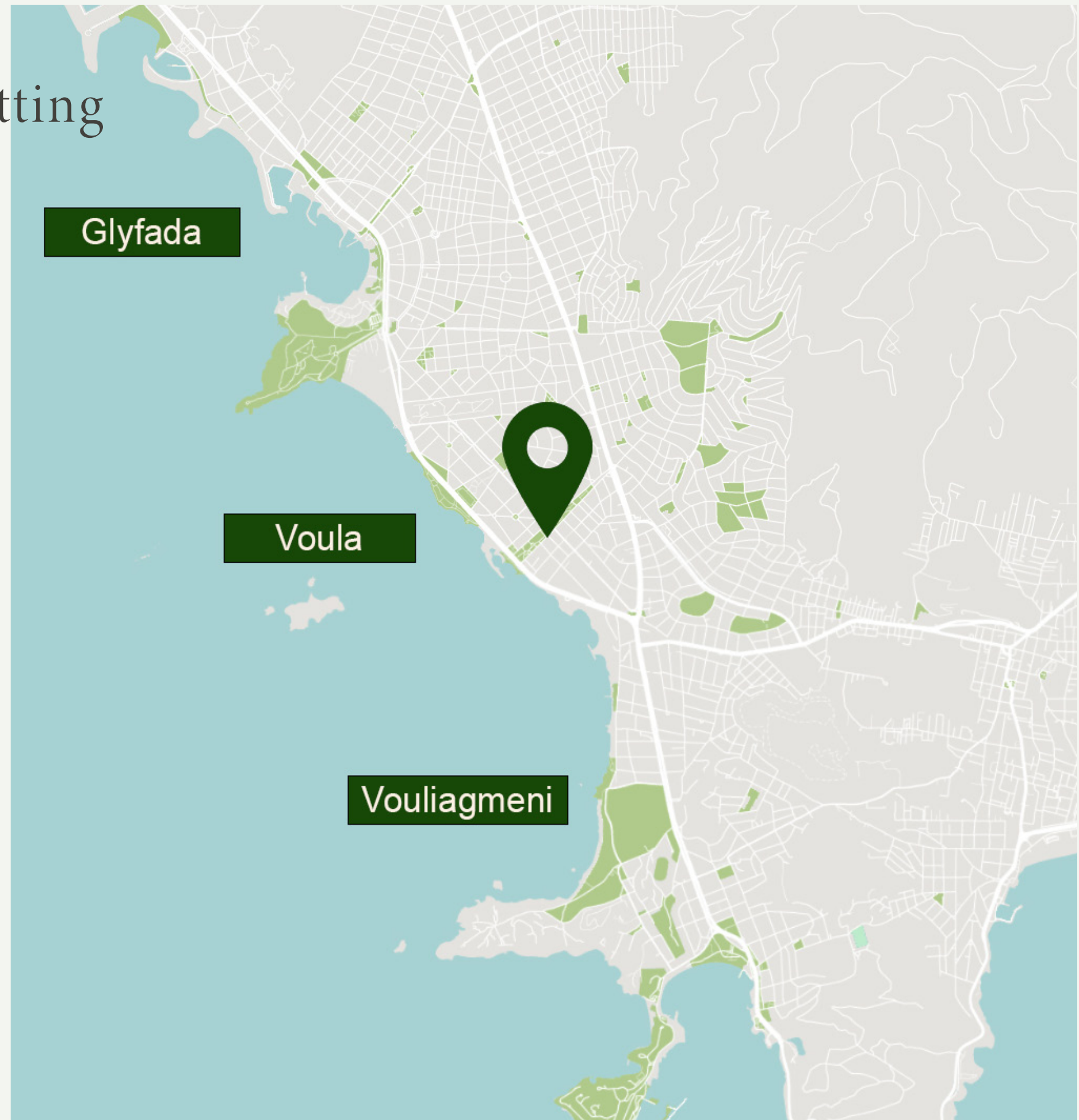
## Your Place in Voula's Finest Setting



Nestled in the heart of Voula, one of the most desirable neighborhoods of the Athenian Riviera, this residence overlooks the park and enjoys a privileged setting just moments from the sea.

Voula combines Riviera sophistication with a calmer, more residential character. Trendy cafés, fine dining, boutique shops, and leafy parks create the perfect harmony between urban convenience and seaside living.

Within minutes, residents can reach Glyfada's cosmopolitan shopping district or the glamorous Vouliagmeni with its pristine beaches and exclusive lifestyle.



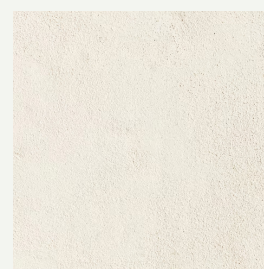
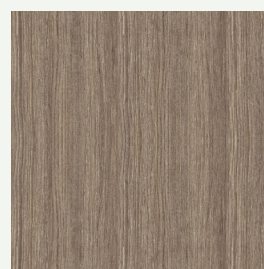
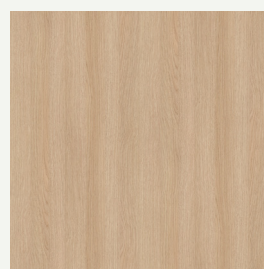


# Coastal Elegance Lives Here

Every detail of the architecture has been conceived to reflect lightness and fluidity. Expansive glass surfaces invite natural light and frame serene sea views, while clean lines and subtle textures create timeless sophistication.

Indoor and outdoor living merge seamlessly, with interiors opening to an expansive balcony featuring a private swimming pool and beautiful views.





Our suggestion: A soft palette of whites and earthy tones creates an atmosphere of calm comfort, elevated by natural wood and top-quality finishes. Every element is carefully selected to embody lasting elegance and refinement.

## Shaped by Light and Texture





# Living Without Boundaries

The open-plan layout transforms daily life into a fluid experience, where dining, lounging, and entertaining flow together with ease. Minimal aluminum frames can be fully retracted, opening the interiors to expansive terraces that extend outward as private retreats, always accompanied by the light and views of the Aegean





# Designed Around You

A bespoke fireplace offers warmth and character, customizable with marble or wooden accents to reflect your personal taste.

With the guidance of our interior design team, every detail can be tailored to transform your vision into a home of timeless comfort and individuality.





As you enter the residence, a full-height window frames the private balcony swimming pool — an unexpected architectural feature that immediately sets the tone for serene, contemporary living.

## a Striking Welcome





# Water as the Backdrop

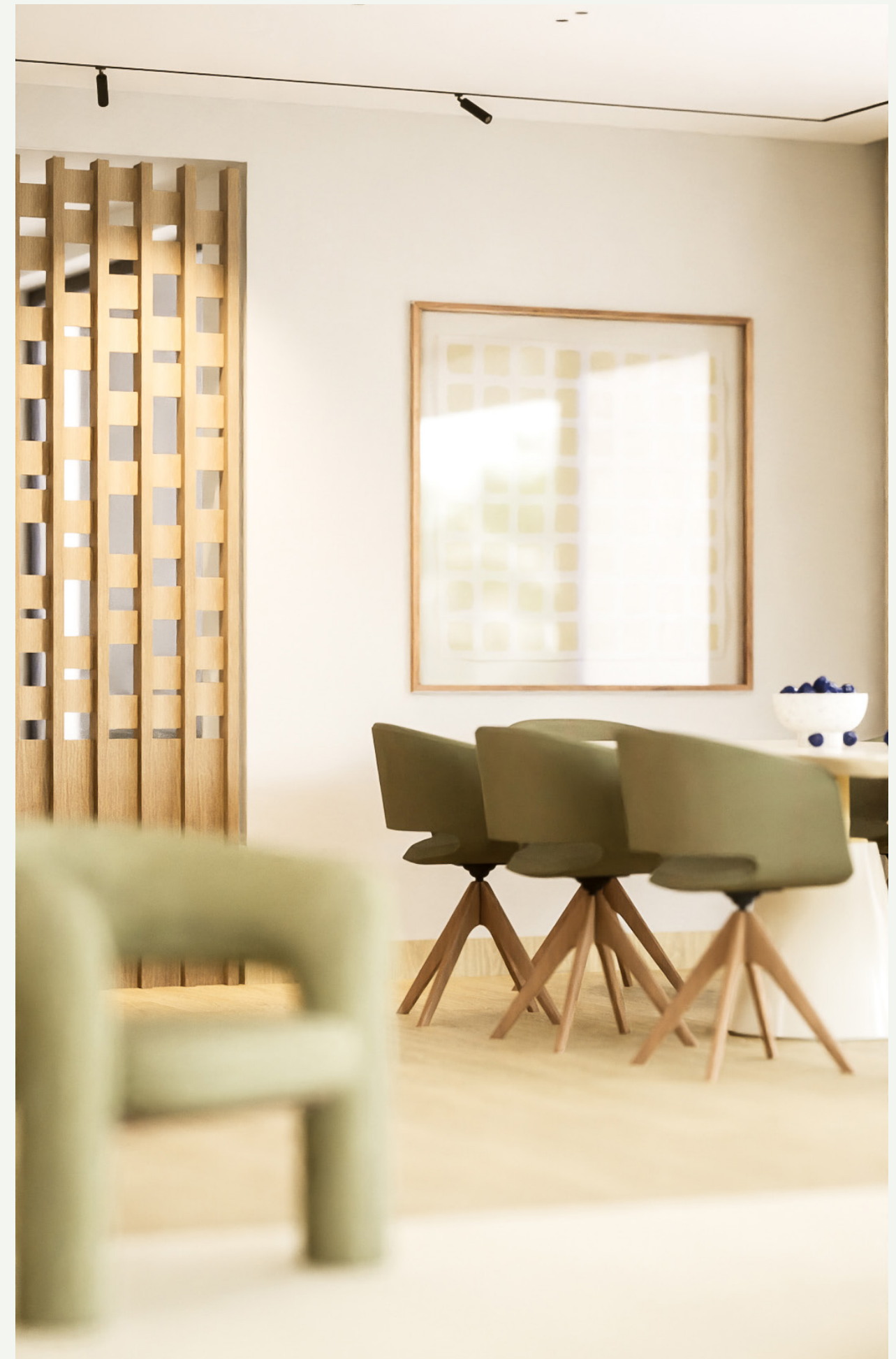
The pool becomes part of the interior experience, offering calming water views along the hallway. Natural light reflects throughout the space, creating a unique sense of openness and connection to the outdoors.





# Refined Living, Thoughtfully Designed

A kitchen that balances ease and style, thoughtfully appointed with modern finishes. Practical in function yet polished in character, it forms a natural centerpiece of the home.





Designed as a separate open-plan layout, the kitchen enjoys its own dedicated area that opens onto a private sunlit balcony. This well-considered feature enhances versatility, fills the space with natural light, and creates a bright, airy setting for daily life.





A home designed for balance — where thoughtful details and elegant proportions establish a natural rhythm, flowing seamlessly from private retreats to shared moments. Three generously sized en suite bedrooms, each with its own private balcony, ensure both comfort and privacy.

## the Rythm of Home





# a Lasting Statement

A residence where design, craftsmanship, and location come together, creating a home of lasting quality and timeless character.





# Technical Specifications

## **Energy Class A+**

Experience the confidence of living in a home designed to the highest energy efficiency standards.

## **Cooling & Heating**

A modern heat pump system ensures year-round comfort while minimizing energy use.

## **Underfloor Heating**

Discreet underfloor heating provides both design continuity and a cozy atmosphere in every season.

## **Parking with EV Provision**

Secure underground parking offers everyday convenience, safety, and readiness for electric vehicles.

## **Fire Safety**

Every residence is equipped with a fire alarm and smoke detection system, ensuring reliable protection.

## **Security**

Enjoy peace of mind with keyless building entry and a dedicated alarm system provision for each home.

## **Smart Home Features**

Integrated smart technology enhances everyday convenience and comfort. With smart lighting, automated shutters, and intelligent heating — plus the possibility to extend to additional smart features — your home adapts seamlessly to your lifestyle.



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# Ready to Experience Agiou Ioannou 12?



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Schedule a private tour or request more information, and discover refined living  
in the heart of Voula.