



VITRUVIUS
DEVELOPMENT | INVESTMENT



Voula Essence

3 NIKIS ST.

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

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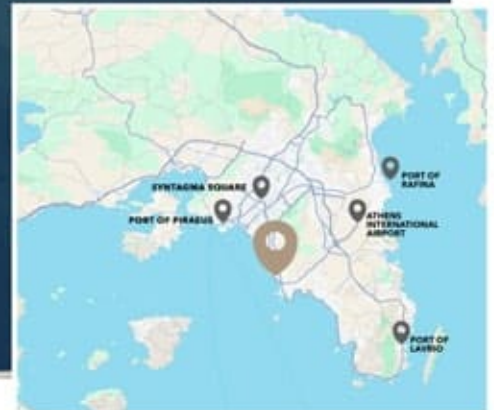
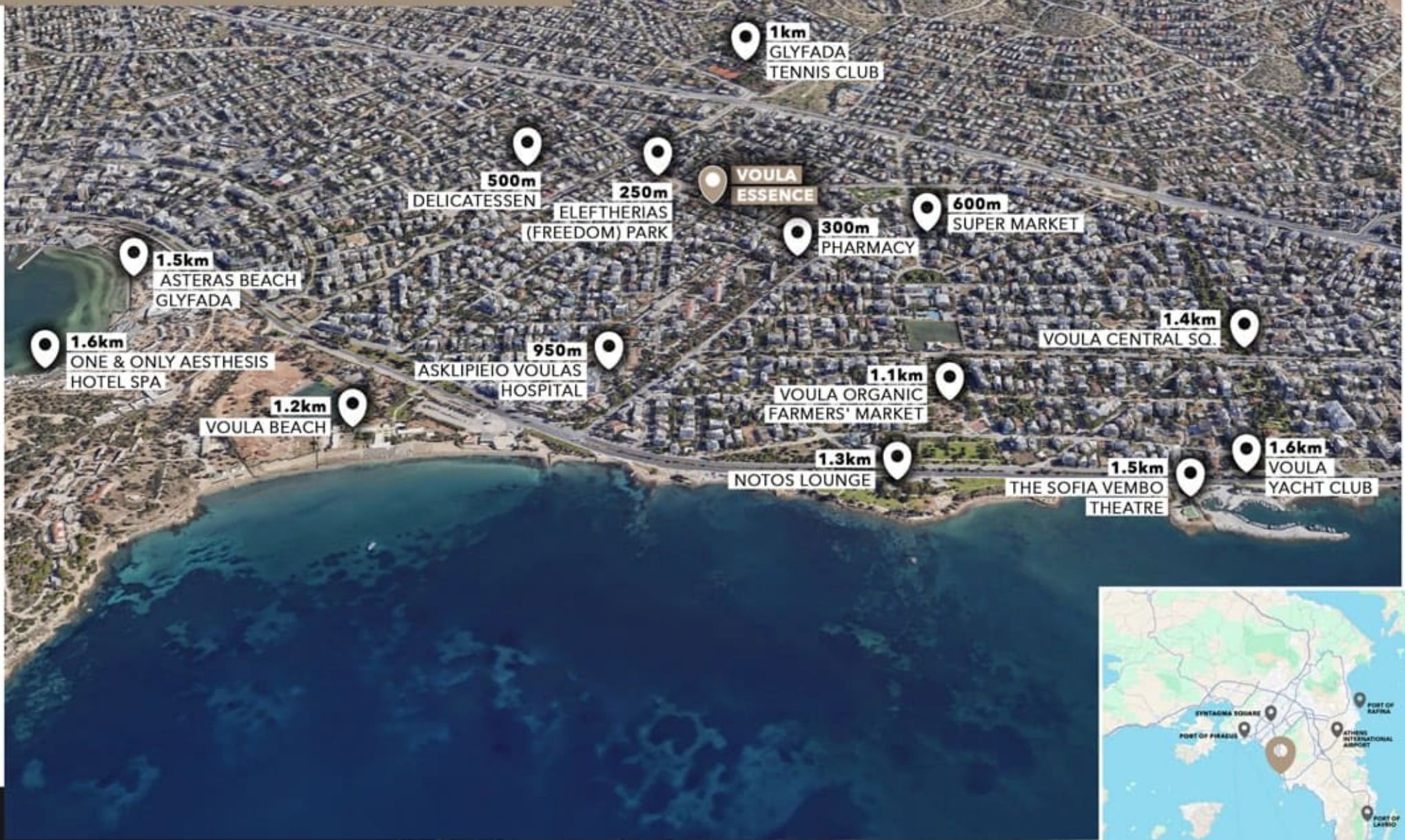
Escape to a world of unparalleled luxury and sophistication. This stunning development presents a rare opportunity to own **a piece of Mediterranean heaven**, where exquisite design, and premium amenities.

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





The apartments

GROUND FLOOR

G1 (Duplex)

175.36 m²

1ST FLOOR

A1

102m²

2ND FLOOR

B1

102m²

3RD FLOOR

C1 (Duplex)

141.02m²































Ground Floor

Apt G1- Duplex



Ground floor 95.40 m²



Semi-basement 79.96 m²



Bedroom	3
Bathroom	2
Living Area	175.36 m ²
Garden (exclusive use)	110 m ²

1st & 2nd Floor

Apt A1 & B1



Bedroom	2
Bathroom	2
WC	1
Living Area	102 m ²
Balcony	39.93 m ²



3rd Floor

Apt C1- Duplex

3rd floor 87.29 m²



Loft 53.73 m²



Bedroom	3
Bathroom	2
WC	1
Living Area	141.02 m ²
Balconies	58.07 m ²
3 rd floor balcony	40.08 m ²
Loft balcony	17.99 m ²





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