



# VILLA LAGONISSI

ATHENS RIVIERA • GREECE

*Your Dream. Delivered Turnkey.*

VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST



 GRAND ENTRANCE

# Grand Marble Entrance

---

*Every arrival feels like a statement*

A sweeping marble staircase welcomes you with timeless grandeur — flanked by curated potted greenery and bathed in warm architectural lighting. The entrance sets the tone for everything that follows: refined, deliberate, unforgettable.

VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST

PRIVATE & SECURE

# Private & Secure

*Electric gates · EV charging · 200 m<sup>2</sup> private parking*

## Security & Access

### → Electric Wrought Iron Gates

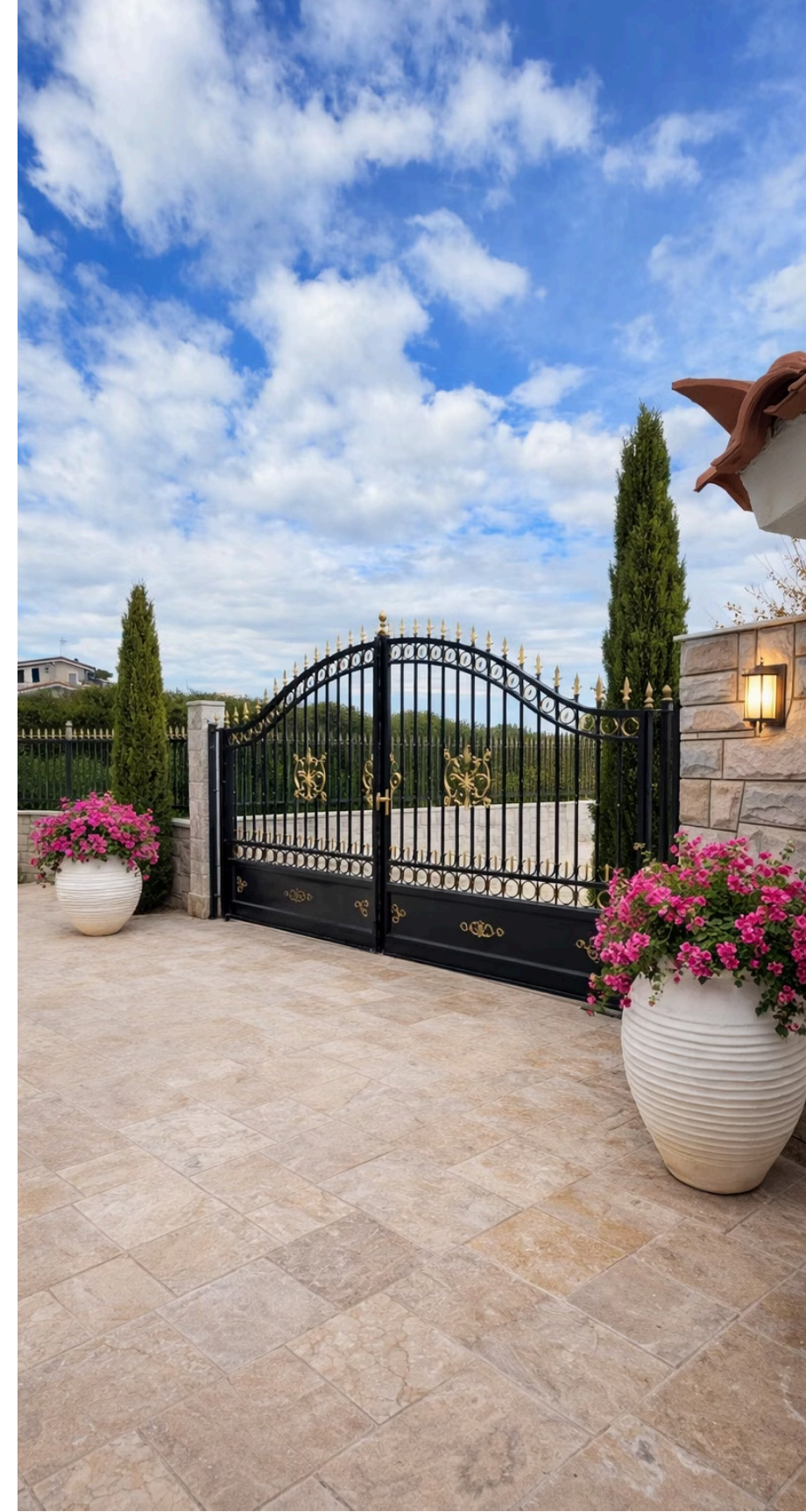
Black with gold detailing — remote-controlled entry for complete privacy

### → EV Charging Station

Future-ready infrastructure for electric vehicles

### → 200 m<sup>2</sup> Private Parking

Generous covered and open parking for residents and guests



VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST



 PRIVATE RESORT

# Your Private Resort

*8x4m pool · Travertine surround · Evening ambiance*

## 8 × 4 m Pool

Generous proportions for leisure and lap swimming

## Travertine Surround

Natural stone terrace — cool underfoot, warm in tone

## Evening Ambiance

Architectural lighting transforms the pool at dusk

## Private 17m well

a symbol of independence, abundance and generational wealth. In Mediterranean culture, land with its own water source is considered truly blessed.

VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST

☆ UNIQUE FEATURE

# A Rare Private Sanctuary

*Handcrafted Orthodox chapel — unique in the market*

An extraordinary feature found nowhere else on the Athens Riviera at this price point. The private Orthodox chapel, adorned with cascading bougainvillea, offers a deeply personal space for reflection, ceremony, or spiritual practice.

For the discerning buyer who values heritage, culture, and the irreplaceable — this alone sets Villa Lagonissi apart from every comparable property in the region.

A private chapel is not a feature. It is a legacy.

VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST



# Two Independent Guest Studios



## Rental Potential

Both studios offer independent income generation on the Athens Riviera — one of Greece's most sought-after rental markets.

*Separate entrances · Ideal for guests or rental income*



### Studio A — 30 m<sup>2</sup>

Intimate and self-contained. Perfect for a couple or single guest.  
Private entrance, full amenities.



### Studio B — 49 m<sup>2</sup>

Spacious and versatile. Finished to the buyer's taste. Ideal for extended family or premium short-term rental.

# Studio Living Space

## Floor-to-Ceiling Windows

Flooding the space with natural light and framing the lush garden beyond

## Whitewash Timber Beams

Artisanal ceiling detail evoking the finest Cycladic architecture

## Rattan Pendant Lighting


Handcrafted fixtures that cast warm, dappled light throughout

## Bar Seating

Casual dining and socialising built seamlessly into the layout





 CULINARY SPACE

# Luxury Kitchen Ground floor

*Marble island · Arched windows · 2 ovens + dishwasher*

## Marble Island

Statement centrepiece — generous prep space and casual seating

## Arched Windows

Architectural detail flooding the kitchen with Mediterranean light

## Premium Appliances

Dual ovens and integrated dishwasher — fully equipped for entertaining

VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST



10 | DINING

## Elegant Dining

---

*Oval marble table · Gold chandeliers · Seats 8+*

The ground floor dining room is conceived for the art of entertaining. An oval marble table anchors the space — generous enough for eight guests, intimate enough for a private dinner.

Overhead, cascading gold chandeliers cast a warm, flattering light that transforms every meal into an occasion. The adjoining sitting room flows seamlessly, creating a natural progression from aperitif to dining to conversation.

📄 Designed for the host who understands that the table is where memories are made.

VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST



GROUND FLOOR LIVING

# Living Room — Ground Floor

---

*Natural light, generous proportions, and a quietly Mediterranean sense of ease*

A space that turns everyday living into something beautifully composed.

VILLA LAGONISSI | ATHENS RIVIERA | PRICE  
UPON REQUEST

# Bedrooms & Office — Ground Floor

*2 bedrooms & private office — ground floor*



## Bedroom One

Serene and light-filled with curated artwork and garden outlook. Calm palette, refined finishes.



## Bedroom Two

Equally appointed — ideal as a guest room or children's suite with direct garden access.



## Private Office

A dedicated workspace — quiet, separated, and designed for focus. Essential for the modern principal residence.



# The Heart of the Villa

*Open-plan living · Marble column · Panoramic views*

## Open-Plan Volume

Generous proportions that breathe — never crowded, always considered

## Marble Column

A structural statement piece — classical architecture meets contemporary living

## Panoramic Views

Floor-to-ceiling glazing framing the Athens Riviera landscape

VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST



△ MASTER SUITE

## Master Suite — 60 m<sup>2</sup>

*Panoramic mountain views · Private  
fireplace · En-suite*

### **60 m<sup>2</sup> Floor Area**

Among the largest master suites on  
the Athens Riviera

### **Private Fireplace**

Warmth and ambiance — a rare  
luxury in the Mediterranean

### **En-Suite Bathroom**

Five-star appointed — detailed on  
the following slide

VILLA LAGONISSI | ATHENS RIVIERA | PRICE  
UPON REQUEST

EN-SUITE

# Five-Star En-Suite

*Freestanding tub · Double vanity · Gold rain shower*



## Freestanding Tub

A sculptural centrepiece — soak in silence with mountain views beyond



## Double Vanity

His and hers — generous counter space, bespoke cabinetry, premium fixtures



## Ceiling Rain Shower

Oversized rainfall head with brushed gold finish — a daily ritual elevated

VILLA LAGONISSI | ATHENS RIVIERA | PRICE  
UPON REQUEST



# The Complete Package

*A fully turnkey acquisition — curated with the buyer*



## → Full Renovation — All Floors

Every surface, every finish — comprehensively renewed

## → Built-In Kitchens, Wardrobes & Bathrooms

Bespoke joinery and fittings throughout

## → Swimming Pool 8×4m

Travertine surround, fully installed and operational

## → Landscaping & Garden

Mature planting, irrigation, and curated outdoor spaces

## → EV Charging Station

Future-ready infrastructure installed

## → Studio B — Finished to Your Taste

Finishes selected together with the buyer

NOT INCLUDED ✖

### Soft Furnishings

Sofas, curtains, rugs, and decorative accessories — allowing the buyer to personalise completely

### Solar Panels

Infrastructure is prepared — installation at buyer's discretion

**i** All finishes are selected in collaboration with the buyer — ensuring the villa reflects your personal vision from day one.

# Two Golden Visas Included

---

*This property qualifies for 2 Greek Golden Visas*

**2**

## Golden Visas

Included with this single acquisition — a rare dual qualification

**26**

## Schengen Countries

Full freedom of movement across Europe's borderless zone

**5yr**

## Renewable Permit

Five-year renewable residency — no minimum stay required

 **Schengen Zone Access**

Travel freely across 26 European nations

 **No Minimum Stay**

Reside as much or as little as you choose

 **Full Family Included**

Spouse and dependants covered under a single application

 **5-Year Renewable**

One of Europe's most attractive and stable residency programs

# Begin Your Journey

---

**PRICE UPON REQUEST**

*Private viewings by appointment only · Serious buyers only*

Villa Lagonissi is not simply a property. It is a private world — conceived for those who have earned the right to live without compromise.

VILLA LAGONISSI | ATHENS RIVIERA | PRICE UPON REQUEST