

SKY PENTHOUSE

Kyvelis 9, Varkiza



Three master suite with walk-in closet and en-suite bathroom, are arranged within a layout designed for clarity, flow, and everyday comfort. A unique sea view in the heart of the Athenian Riviera



3
BEDROOMS



3
BATHROOMS



PANORAMIC
SEA VIEW



3RD, 4TH
FLOOR



COMPLETION
2026



170 SQM

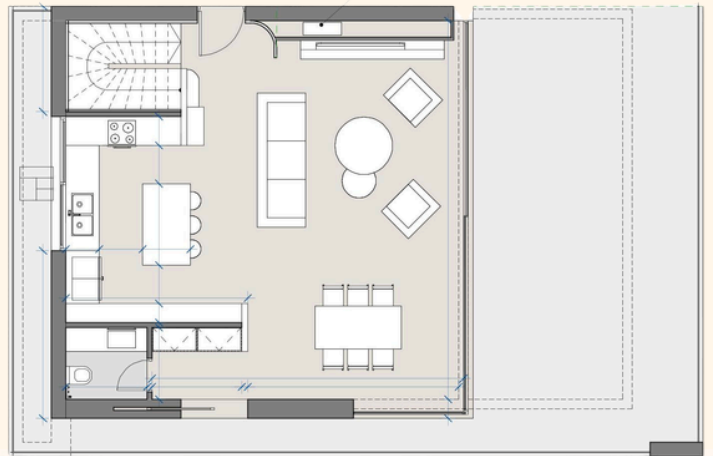
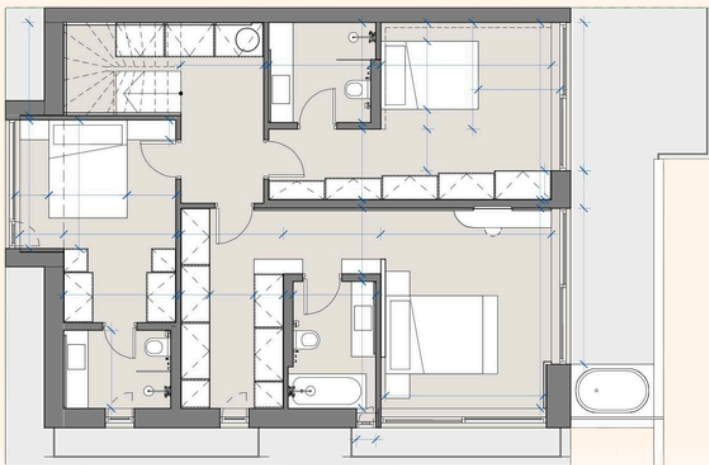


The Project

A penthouse on the Athenian Riviera in Varkiza, defined by light, proportion, and understated luxury—just 150 meters from the shoreline in one of the area's most sought-after locations.

Arranged across the third and fourth floors, this 170 sqm residence opens to uninterrupted panoramic sea views, with interiors carefully oriented to maximize natural light and create a seamless sense of calm throughout.

The architectural vision by ISV Architects is expressed through clean geometry, balanced volumes, and a refined spatial rhythm. This is complemented by the interior design by Alfa Design, where a warm, material-driven palette of oak, natural stone, and soft textures brings depth, elegance, and timeless character to the space.





Unique Location

The layout unfolds across three bedrooms, including a master suite with walk-in closet and en-suite bathroom, offering privacy and understated comfort. Living spaces are open yet composed, designed to support both everyday living and quiet moments of retreat.

Every element has been carefully considered—from the flow of space to the selection of materials—resulting in a home that feels both contemporary and enduring



Sophisticated Kitchen

Natural materials—oak, stone, and refined textures—create a calm and timeless atmosphere.





Quiet Living

A master suite designed for calm, comfort, and quiet luxury.

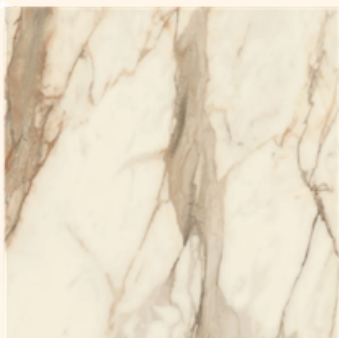
Natural materials, soft lighting, and refined detailing create a space of balance and understated elegance.





Modern Vibes

A sculptural composition of warm tones and refined materials, inspired by contemporary Mediterranean and Italian design.





A residence shaped by light, designed for calm,
and defined by timeless living.

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