Φιλοθέη

Lorian

Property ID: 1883516



PURCHASE PRICE: 2.800.000 EUR • LIVING SPACE: ca. 215 m^2 • ROOMS: 3

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At a glance

Property ID	1883516
Living Space	ca. 215 m²
Rooms	3
Bedrooms	1
Bathrooms	2

Purchase Price	2.800.000 EUR

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The property





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A first impression

Step directly from your private garden into a world of architectural mastery where the boundaries between nature and home cease to exist. The Lorian offers a rare sense of grounded luxury, combining the sprawling footprint of a grand villa with the modern sophistication of a world-class apartment.
Designed for those who appreciate both scale and intimacy, The Reverie unfolds across three meticulously planned levels. The heart of the home is a magnificent ground-floor expanse where high ceilings and premium wood flooring set the tone for the living and dining areas. This space flows effortlessly into a private garden, creating a lush, green sanctuary for al fresco dining or quiet reflection. The sleeping quarters are equally impressive, featuring three generous suites with 2 bathrooms, ensuring comfort for the family.

Practicality is elevated to an art form here. A private internal elevator connects the main living floor to a dedicated service level, complete with a self-contained staff room, and further down to a substantial laundry and storage suite. This separation of utility and living space ensures that the daily rhythms of the home remain undisturbed and elegant.

As part of a next-generation development, the residence is a pioneer in sustainability, boasting an A+ energy rating, photovoltaic panels with net metering, and a full "Smart Home" automation system. With secure underground parking and state-of-the-art climate control, The Regent is a masterclass in modern living, offering a peaceful, sun-drenched haven in Athens' most coveted suburb.

Nestled in the most prestigious pocket of Filothei, the property sits among winding, tree-lined streets and elegant embassies, offering a lifestyle defined by privacy and prestige. Here, you are surrounded by lush parks and the city's finest private schools, enjoying an air of suburban tranquility without ever losing the pulse of the Athenian center.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core real estate expertise, we collaborate with a trusted network of professionals—including legal advisors, notaries, tax consultants, and architects—to ensure every stage of the transaction is handled smoothly and securely. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for international and local clients alike.

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Contact partner

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