Κηφισιά

Kifissia Charm

Property ID: 2328579



PURCHASE PRICE: 900.000 EUR • LIVING SPACE: ca. 340.13 m^2 • ROOMS: 3 • LAND AREA: 576 m^2

Property ID: 2328579 - 145 61 Κηφισιά

- At a glance
- The property
- A first impression
- Contact partner

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At a glance

Property ID	2328579	Purchase Price	900.000 EUR
Living Space	ca. 340.13 m²		
Rooms	3		
Bedrooms	1		
Bathrooms	2		

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The property





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A first impression

Set in one of the most refined and sought-after enclaves of Kifisia, this distinguished detached residence unfolds across three levels—offering approximately 340 sq.m. of living space on a 576 sq.m. plot. Surrounded by a lush private garden, the property embodies the essence of Northern Athens living: verdant tranquility, discretion, and enduring prestige.

From the moment of arrival, the home reveals a harmonious layout designed to elevate both everyday living and elegant entertaining. The ground floor hosts a generously proportioned reception area, where a fireplace anchors the space with warmth and sophistication. Expansive openings invite an abundance of natural light while seamlessly extending the living experience to the garden level—creating a rare sense of openness and connection to nature. The dining area flows effortlessly into a functional kitchen, forming a cohesive social hub, complemented by a discreet office space ideal for work or quiet retreat.

A refined wooden staircase leads to the first floor, where three spacious bedrooms unfold, including a serene master suite. The principal bedroom is distinguished by its private veranda—an idyllic outdoor sanctuary overlooking greenery, perfect for moments of calm. Two well-appointed bathrooms serve the floor with comfort and ease.
An additional staircase ascends to the attic level, a versatile space adaptable as a dressing area, staff room, or auxiliary living zone—enhancing the home's practicality and flexibility.

The property further benefits from three parking spaces—two outdoor and one enclosed—ensuring daily convenience. Its architectural structure and generous proportions offer an exceptional canvas for a contemporary transformation, allowing a discerning buyer to reimagine the residence into a modern statement home of exceptional standards.

What truly sets this offering apart is its rare triple-aspect plot and expansive landscaped garden—an uncommon combination of openness and privacy in such a prime location. Positioned in a prestigious neighborhood, with immediate access to upscale boutiques, fine dining, and leading international schools, this residence represents both a refined lifestyle choice and a strategic investment.

Offered at €980,000, this is more than a home—it is an opportunity to acquire a property of substance, character, and long-term value in one of Athens' most aristocratic districts, Kifissia.
We invite you to experience its potential firsthand. Schedule your private viewing and

envision the future this exceptional residence can offer.

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

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athína
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

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