Κηφισιά

Horizon

Property ID: 2339771



PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 350 m^2 • ROOMS: 3

Property ID: 2339771 - 145 63 Κηφισιά

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

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At a glance

Property ID	2339771
Living Space	ca. 350 m²
Rooms	3
Bedrooms	1
Bathrooms	3
Year of construction	1983

Purchase Price	890.000 EUR

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The property





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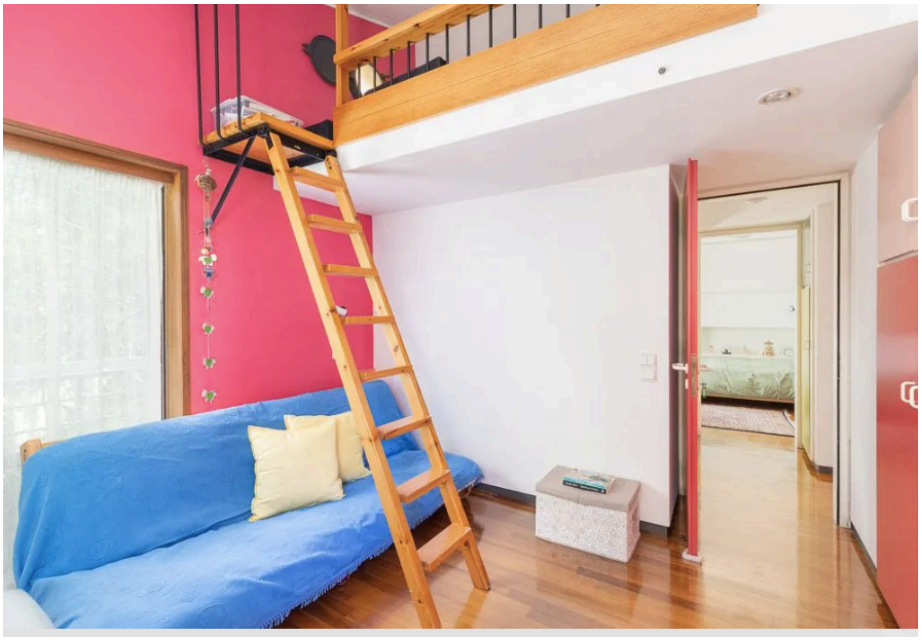
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A first impression

When 1980s Architectural Design Meets the Horizon...

In one of the most prestigious and serene enclaves of the Northern Suburbs, this 350 sqm residence stands as a rare testament to the architectural glamour of the 1980s. Designed by a renowned architect on a prime corner plot in Politeia, the maisonette appears to "float" above the canopy, offering a visual panorama that begins from the lush treetops and extends to the infinite Athenian horizon and the sea.

The interior layout, spanning four levels connected by both a private elevator and an internal wooden staircase, is defined by a sophisticated sense of rhythm and natural light. The grand living area, distinguished by its signature split-level dining room, serves as a high-aesthetic hub for hosting and refined living. Privacy reaches its peak in the Master Suite—a personal sanctuary featuring a walk-in dressing room and a veranda that acts as a private observatory of the Attic sky. Additionally, an atmospheric attic with large openings offers a rare, immersive visual connection with the surrounding forest landscape.

The property is completed by two additional well-appointed bedrooms, a cozy playroom with its own fireplace, two kitchens—one of which opens onto a dreamlike private garden—and two secure indoor parking spaces. With three independent entrances, the residence offers exceptional spatial flexibility. While maintaining the noble character of its 1983 construction, the property invites its next owner on a creative journey of renovation. It is an exquisite "blank canvas" awaiting modernization, turning the opportunity for renewal into a chance to create a contemporary masterpiece in a location that remains Athens' ultimate status symbol.

Politeia represents the most aristocratic neighborhood of Kifisia, offering an unparalleled combination of security, tranquility, and high social status within a verdant environment. It is the premier choice for high-end families, providing immediate access to Athens' elite international schools , ensuring top-tier education just moments away. Centered around its cosmopolitan square and luxury venues, the area guarantees a lifestyle that perfectly balances secluded privacy with proximity to the premium infrastructure of the Northern Suburbs.

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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