Κηφισιά

Sylva

Property ID: 2390081



PURCHASE PRICE: 2.350.000 EUR • LIVING SPACE: ca. 772 m^2 • ROOMS: 4 • LAND AREA: 625 m^2

Property ID: 2390081 - 146 71 Κηφισιά

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At a glance

Property ID	2390081
Living Space	ca. 772 m²
Rooms	4
Bedrooms	3
Bathrooms	4
Year of construction	2010

Purchase Price	2.350.000 EUR

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The property





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The property

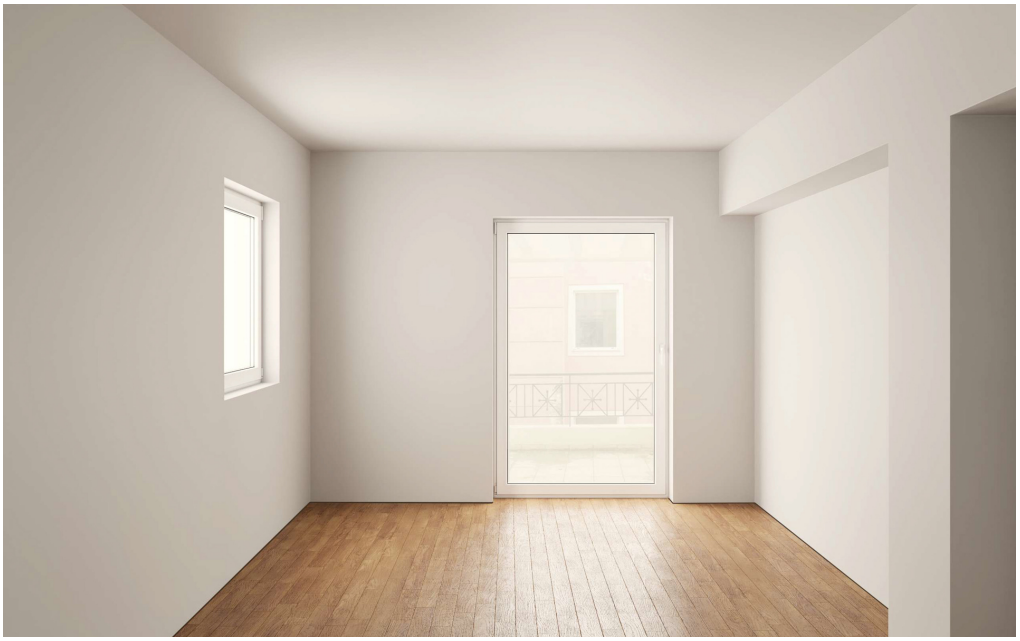




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A first impression

SYLVA- The freedom to create the exceptional!

In the heart of the prestigious Politeia, surrounded by lush greenery an exceptional residence of the highest standards is revealed, designed for those seeking not merely a home, but an elevated way of life.
Boasting unobstructed views over the historic Tatoi Estate and the majestic slopes of Mount Parnitha, Sylva unfolds amphitheatrically across five impressive levels, offering the atmosphere of a private luxury retreat just minutes away from the center of Kifisia. The experience begins on the wellness and hospitality level: a stunning 37 sq.m. indoor heated swimming pool with reverse swimming system, sauna, and changing rooms with direct access to the garden create the ambiance of a boutique wellness resort within the residence itself. The relaxing lounge area, featuring a fireplace and bar, offers year-round comfort and indulgence, while the impressive floor-to-ceiling openings invite the breathtaking mountain scenery into the interior spaces.

The reception areas flooded by natural light, in the upper ground floor level captivate with their generous proportions, statement marble fireplace, and seamless connection to nature. The independent kitchen has been designed with both sophistication and functionality in mind, while every level is connected through a private elevator, ensuring comfort throughout the residence. On the first floor, three master suites serve as private sanctuaries of calm and elegance. The principal suite, complete with fireplace and walk-in closet, evokes the feeling of an exclusive luxury penthouse, always accompanied by mesmerizing views of Mount Parnitha.
The attic level, an impressive open-plan space with distinctive character, can be transformed into a private lounge, executive office, home cinema, or guest suite according to the lifestyle and vision of the new owner. In addition, there is the possibility of creating two full bathrooms and a kitchenette, offering even greater flexibility and autonomy. The property also features a three-car garage, laundry room, storage areas, and full smart home infrastructure, satisfying every demand of modern luxury living.

The fact that the residence is currently completed to 75% is not just an advantage, it is a rare opportunity. The future owner has the unique ability to select the final materials, textures, finishes, and aesthetic details that will reflect their own personal style, creating a truly bespoke residence in one of the most exclusive areas of Athens' northern suburbs!

Located in the elite residential enclave of Politeia, one of the most prestigious and sought-after areas of Athens' northern suburbs, Sylva offers a unique balance of exclusivity, natural beauty, and convenience. Despite its serene atmosphere, it remains

just 10 minutes from the vibrant center of Kifisia, offering immediate access to upscale boutiques, fine dining, prestigious schools, and premium lifestyle amenities.

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:

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