Κολωνάκι - Λυκαβηττός

# The Chancery

*Property ID: 2672132*



PURCHASE PRICE: 4.600.000 EUR • LIVING SPACE: ca. 646 $m^2$ • ROOMS: 10

Property ID: 2672132 - 115 21 Κολωνάκι - Λυκαβηττός


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# At a glance

| | | | |
|---|---|---|---|
| Property ID | 2672132 | Purchase Price | 4.600.000 EUR |
| Living Space | ca. 646 m² | | |
| Rooms | 10 | | |
| Bathrooms | 6 | | |

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# A first impression

Unveil an unprecedented canvas of scale, prestige, and endless potential in the very heart of Athens with The Chancery. Positioned on a commanding corner plot, this exceptional triplex spans three seamlessly connected levels, offering a rare blend of architectural flexibility and aristocratic charm. Featuring a dedicated 113 sqm ground floor with its own independent street entrance, a refined 85.5 sqm first floor, and an expansive, whole-floor 355 sqm second-level domain, the property seamlessly flows via an elegant internal staircase while maintaining the privacy of independent access to every level directly through the main building lobby. Currently set up as professional office spaces, the layout provides an extraordinary, blank-canvas opportunity—whether envisioned as a high-caliber diplomatic or corporate headquarters, or transformed into one of the city's most magnificent private residences.

Thoughtful amenities and serene outdoor elements elevate The Chancery into a league of its own. Bathed in natural light, the interior overlooks a delightful, quiet private courtyard that offers a tranquil retreat from the vibrant pace of the city center. Functionality meets absolute convenience with an elusive dedicated parking area of 75 sqm—comfortably accommodating 4 to 5 vehicles—alongside 16 sqm of private storage space. Framed by idyllic open surroundings, the upper levels boast sweeping, unobstructed views of the iconic Lycabettus Hill, framed directly across from the lush greenery and historic grounds of the American School of Classical Studies and the Church of Greece headquarters.

Set in Kolonaki, Athens' most exclusive and storied neighborhood, this address represents the pinnacle of cosmopolitan living and diplomatic distinction. Famed for its tree-lined boulevards, high-end fashion boutiques, haute cuisine dining, and historic art galleries, Kolonaki is a magnet for political figures, international tastemakers, and elite institutions alike. Living or establishing your business here means placing yourself at the cultural and social epicenter of the capital, where timeless Athenian heritage meets modern luxury right at your front.

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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