Kifisia

Orphee

Property ID: 2674557



PURCHASE PRICE: 2.480.000 EUR • LIVING SPACE: ca. 457 m^2 • ROOMS: 4

Property ID: 2674557 - Kifisia

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At a glance

Property ID	2674557
Living Space	ca. 457 m²
Rooms	4
Bedrooms	1
Bathrooms	6

Purchase Price	2.480.000 EUR

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The property





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The property





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The property





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A first impression

Located in one of the most desirable residential neighbourhoods of Kifissia, this elegant family villa offers generous living spaces, a versatile layout and a privileged position overlooking a landscaped green park.

Arranged across four levels and spanning approximately 457 sq.m., the residence combines spacious interiors with functional living areas, offering an ideal setting for family life. The ground floor features spacious living and dining areas with direct access to the private garden, a generously sized kitchen with an everyday dining area, a guest WC and a separate study. The first floor accommodates three bedrooms, including a master suite with en-suite bathroom. An additional upper-level space with a bathroom offers flexibility as a guest suite, private lounge or studio.

The basement features an independent living area comprising a bedroom, living room with fireplace, kitchen and additional bathroom, making it particularly suitable for guests or extended family. The property also benefits from a private elevator connecting the garage level to the upper floors, two closed parking spaces and storage facilities.

A particularly appealing feature is its outlook towards the landscaped green area directly opposite, which adds a sense of openness and provides a pleasant family-friendly environment.

Kefalari is one of the most established residential addresses in Athens' northern suburbs, offering leafy surroundings and convenient access to the boutiques, restaurants, cafés, international schools and amenities of central Kifissia. An attractive opportunity for families seeking a spacious residence in a prime residential location, combining privacy, versatility and everyday convenience.

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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