Kifisia

Orphee

CODE DU BIEN: 2674557



PRIX D'ACHAT: 2.480.000 EUR • SURFACE HABITABLE: ca. 457 m^2 • PIÈCES: 4

CODE DU BIEN: 2674557 - Kifisia

- En un coup d'œil
- La propriété
- Une première impression
- Contact

CODE DU BIEN: 2674557 - Kifisia

En un coup d'œil

CODE DU BIEN	2674557	Prix d'achat	2.480.000 EUR
Surface habitable	ca. 457 m²		
Pièces	4		
Chambres à coucher	1		
Salles de bains	6		

CODE DU BIEN: 2674557 - Kifisia

La propriété





CODE DU BIEN: 2674557 - Kifisia

La propriété





CODE DU BIEN: 2674557 - Kifisia

La propriété





CODE DU BIEN: 2674557 - Kifisia

Une première 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.

CODE DU BIEN: 2674557 - Kifisia

Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

VON POLL REAL ESTATE Athens

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

Vers la clause de non-responsabilité de von Poll Immobilien GmbH

www.von-poll.com