Kifisia

Avel

CODE DU BIEN: 2675826



PRIX D'ACHAT: 1.500.000 EUR • SURFACE HABITABLE: ca. 179 m^2 • PIÈCES: 4

CODE DU BIEN: 2675826 - 145 62 Kifisia

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

CODE DU BIEN: 2675826 - 145 62 Kifisia

En un coup d'œil

CODE DU BIEN	2675826	Prix d'achat	1.500.000 EUR
Surface habitable	ca. 179 m²		
Pièces	4		
Chambres à coucher	1		
Salles de bains	3		

CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété

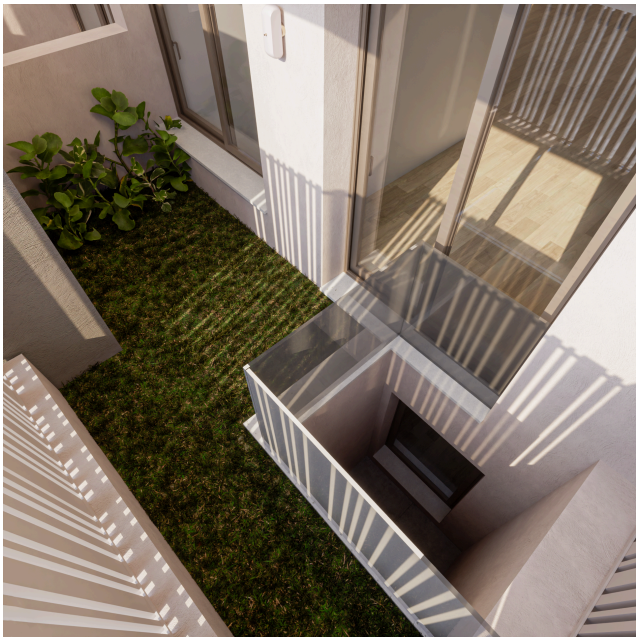




CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété





CODE DU BIEN: 2675826 - 145 62 Kifisia

La propriété



CODE DU BIEN: 2675826 - 145 62 Kifisia

Une première impression

Your own garden and swimming pool, just moments from the centre of Kifissia: summer afternoons by the water, family dinners outdoors, and the city's finest cafés a short walk away.

Avel is an exceptional 179 sq.m. maisonette arranged across three levels, offering a contemporary interpretation of refined family living. On the ground floor, an inviting living and dining area flows into a contemporary kitchen and opens onto the garden, framed by clean architectural lines, natural tones and premium finishes. The first floor is dedicated to the family's private quarters, with three bedrooms including the principal bedroom, two bathrooms and a laundry room. The lower level adds a fourth bedroom and bathroom, ideal for guests, extended family or more independent living.

What sets Avel apart is its private garden with a swimming pool, a secluded retreat for outdoor dining and memorable gatherings, and an increasingly rare privilege so close to the centre of Kifissia. A 17.30 sq.m. basement storage room, a ground floor parking space, an elevator and an A+ energy rating complete the property, which will be delivered by the end of December 2027.

For generations, Kifissia has represented a particular expression of Athenian refinement: leafy avenues, elegant residences, a tradition of discreet prosperity and a cosmopolitan atmosphere rooted in Greek heritage. Distinguished cafés, fine restaurants and elegant boutiques sit within walking distance, while respected Greek and international schools in the northern suburbs make the area especially attractive to families. For Greek families seeking a lasting home, or expatriates returning to their roots without compromising an international lifestyle, Avel offers a home to enjoy today and cherish for generations.

Von Poll Greece provides comprehensive support throughout the acquisition process, from property selection and legal due diligence to contractual procedures and final handover. Working alongside a trusted network of legal advisors, notaries, tax consultants and architects, our team assists Greek and international clients at every stage of the transaction.

CODE DU BIEN: 2675826 - 145 62 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