Κηφισιά

Oranelle

CODE DU BIEN: 912338



PRIX D'ACHAT: 3.500.000 EUR • SURFACE HABITABLE: ca. 280 m^2 • PIÈCES: 3 • SUPERFICIE DU TERRAIN: 690 m^2

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En un coup d'œil

CODE DU BIEN	912338	Prix d'achat	3.500.000 EUR
Surface habitable	ca. 280 m²		
Pièces	3		
Salles de bains	3		

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La propriété





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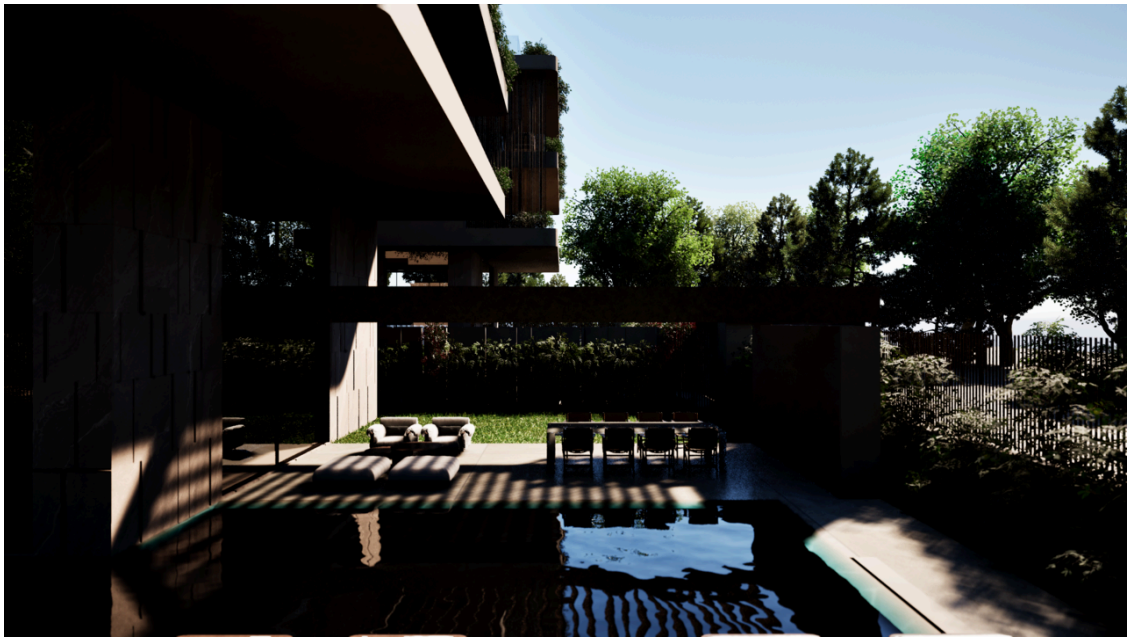




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Une première impression

Nestled in one of the most prestigious corners of Kefalari in Kifisia, Oranelle emerges as a refined architectural residence that redefines the elegance of single-level living. This exceptional independent ground-floor home of 280 sq.m., set on a 690 sq.m. plot, has been meticulously designed and built to the highest construction standards, seamlessly blending contemporary sophistication with cosmopolitan influences to offer a lifestyle of rare distinction.

From the moment one enters, the residence exudes a sense of understated grandeur and harmony. Its thoughtfully curated layout is tailored for discerning owners seeking comfort, privacy, and refined functionality. A graceful entrance hall leads into the luminous living room and formal dining area—spaces conceived both for elegant entertaining and serene everyday living.

The contemporary kitchen is designed as a space where aesthetics meet practicality, inspiring culinary creativity within a beautifully crafted environment. The home features an impressive master suite with its own en-suite bathroom, accompanied by two generously proportioned bedrooms, each with private en-suite facilities, offering both comfort and independence for family members or guests. A stylish guest powder room further enhances the home's practicality.

The outdoor setting elevates the experience of private living. The property enjoys exclusive use of a landscaped garden of 413.15 sq.m. and an elegant swimming pool of 52.24 sq.m., creating an idyllic environment for relaxation, leisure, and refined social gatherings under the Mediterranean sky. The residence also offers the possibility of a private entrance or independent exterior access, providing an additional sense of autonomy and exclusivity.

An internal staircase connects the main level to the basement, where a private auxiliary space of approximately 90 sq.m. offers generous storage and service areas, enhancing the residence's practicality and organization for modern living.

Renowned for its stately residences, tree-lined avenues, and sophisticated atmosphere, Kefalari in Kifisia remains one of the most coveted residential enclaves in northern Athens. Within walking distance, residents enjoy an elegant selection of boutique shops, gourmet restaurants, and charming cafés, perfectly balancing tranquil living with vibrant cosmopolitan energy.

Oranelle is far more than a contemporary luxury residence—it is a statement of refined living. A rare opportunity to experience elegance, comfort, and prestige in one of the most distinguished locations of Kifisia.

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

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

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