Κηφισιά

Serenelle

CODE DU BIEN: 912437



PRIX D'ACHAT: 3.700.000 EUR • SURFACE HABITABLE: ca. 280.43 m^2 • PIÈCES: 3 • SUPERFICIE DU TERRAIN: 690 m^2

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En un coup d'œil

CODE DU BIEN	912437	Prix d'achat	3.700.000 EUR
Surface habitable	ca. 280.43 m²		
Pièces	3		
Chambres à coucher	1		
Salles de bains	3		

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La propriété





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Une première impression

Set in the heart of Kefalari, Kifissia, one of the most distinguished residential neighbourhoods of northern Athens, Serenelle is a contemporary duplex residence combining architectural elegance, generous interiors and private outdoor spaces. Extending across 280.43 sq.m. and two levels, the property offers a refined living environment in a location known for its greenery, privacy and understated prestige.

The main level of 190.13 sq.m. features spacious reception areas, with an open-plan living room, dining area and modern kitchen. Three bedrooms, each with an en-suite bathroom, and a guest WC complete this floor. An elegant internal staircase leads to the 90.30 sq.m. loft, which offers an additional bedroom, sitting area, kitchen and bathroom, together with its own private terrace. This versatile level provides an ideal setting for guests or extended family.

Outdoor living is equally central to the residence. A landscaped veranda of 40 sq.m. extends from the main level, while the 105 sq.m. rooftop offers the possibility of creating a private garden with lounge and dining areas, a pergola and BBQ, as well as provision for a 29.50 sq.m. swimming pool. Two parking spaces and a 12.50 sq.m. basement storage room complete the property.

Kefalari is one of Kifisia's most sought-after residential areas, distinguished by its tree-lined streets, elegant residences and relaxed cosmopolitan atmosphere. Boutique shopping, fine dining and charming cafés contribute to its distinctive character, while its established residential appeal and limited availability of properties make it a particularly desirable location for both permanent living and long-term property ownership.

Von Poll Greece team offers comprehensive support throughout every stage of the property acquisition process. Working alongside a trusted network of legal advisors, notaries, tax consultants and architects, we guide local and international clients from the initial property search and due diligence to contract signing and final handover, ensuring a transparent and well-supported experience.

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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

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