Φιλοθέη

# Proteus

*Property ID: 965715*



PURCHASE PRICE: 4.500.000 EUR • LIVING SPACE: ca. 365 $m^2$ • ROOMS: 3

Property ID: 965715 - Φιλοθέη


- At a glance
- The property
- A first impression
- Contact partner

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# At a glance

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|---|---|
| Property ID | 965715 |
| Living Space | ca. 365 m² |
| Rooms | 3 |
| Bedrooms | 3 |
| Bathrooms | 3 |

| | |
|---|---|
| Purchase Price | 4.500.000 EUR |

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# The property





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# A first impression

Proteus is not merely a residence; it is a sculptural statement rising above the emerald canopy of Filothei. From the moment you cross the threshold of your private garden entrance, the world slows down, replaced by an atmosphere of quiet luxury and high-design sophistication that feels both commanding and deeply serene.

Life here is choreographed across two primary levels of glass and light. The journey begins on your private garden level, where a dedicated entrance creates the immediate feeling of a detached villa. The lower living floor serves as a sanctuary of rest, housing four expansive master suites where every morning begins with a view of the horizon. A secondary lounge on this floor offers a discreet space for morning coffee or a quiet library, ensuring the bedrooms remain a true retreat from the world.

Ascending to the crown of the home, the upper level reveals a breathtaking open-plan living and dining area designed to host. Large openings dissolve the boundaries between the interior and the sky, leading out to a spectacular roof garden. Here, your private swimming pool reflects the sunset, providing the ultimate backdrop for summer evenings spent overlooking the greenery of the northern suburbs.

Designed with a future-forward philosophy, the residence features an A energy rating and "Smart Home" automation. Complete with a private elevator, staff quarters, and secure underground parking, Proteus is a space designed for those who seek the extraordinary—a home that feels as grand as its name implies, yet remains an intimate haven for the family.

Nestled in the most prestigious pocket of Filothei, the property sits among winding, tree-lined streets and elegant embassies, offering a lifestyle defined by privacy and prestige. Here, you are surrounded by lush parks and the city's finest private schools, enjoying an air of suburban tranquility without ever losing the pulse of the Athenian center.

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

For further information, please contact your contact person:

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