

Kifisia  
**Floris**

**Objektnummer: 1648497**



**KAUFPREIS: 1.290.000 EUR • WOHNFLÄCHE: ca. 240 m<sup>2</sup> • ZIMMER: 3 • GRUNDSTÜCK: 1.500 m<sup>2</sup>**

**Objektnummer: 1648497 - Kifisia**

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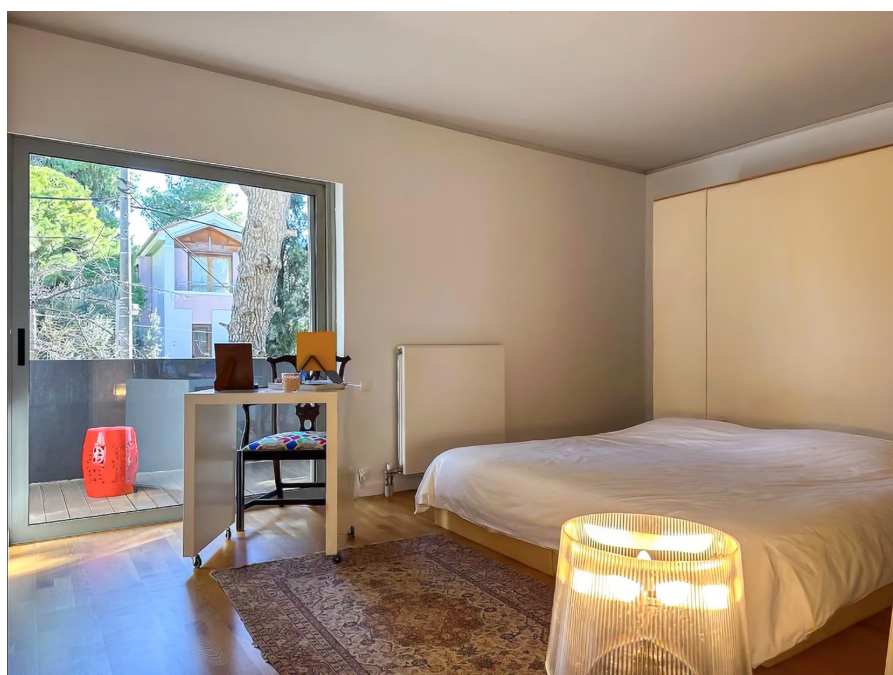
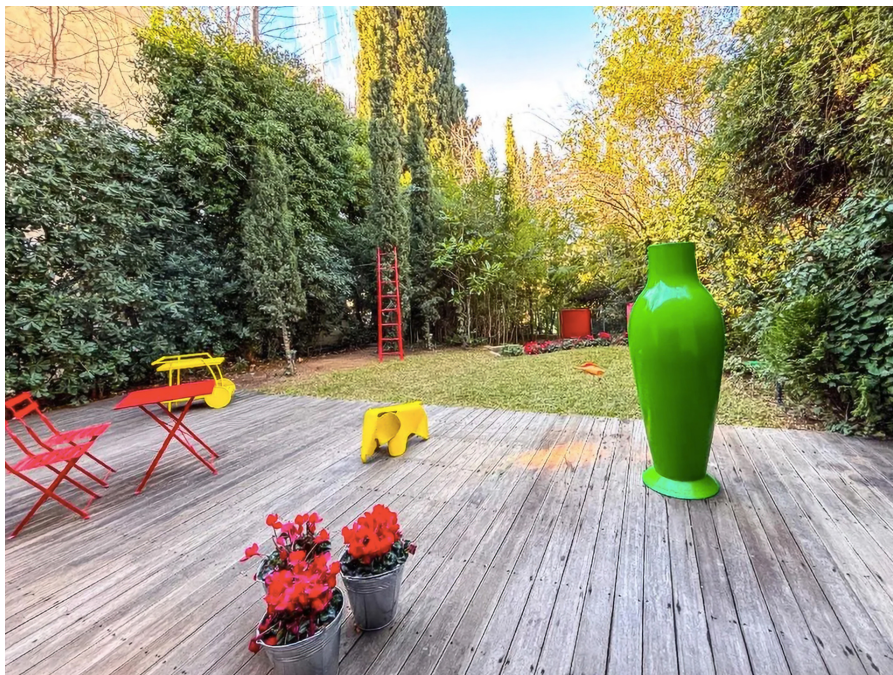
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## Auf einen Blick

Objektnummer	1648497	Kaufpreis	1.290.000 EUR
Wohnfläche	ca. 240 m <sup>2</sup>	Modernisierung / Sanierung	2020
Zimmer	3		
Badezimmer	3		
Baujahr	1985		

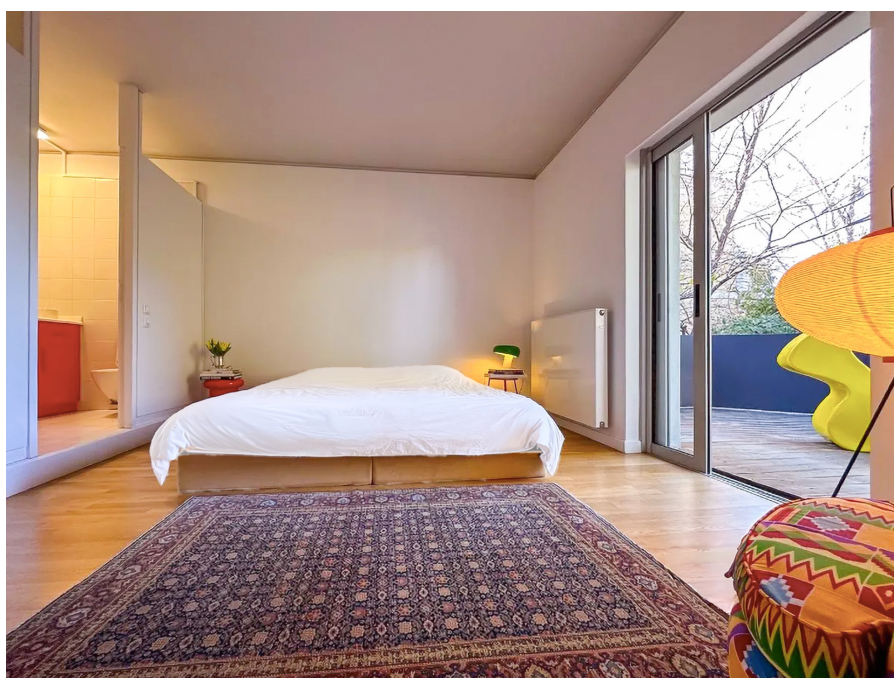
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## Die Immobilie



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## **Ein erster Eindruck**

**In the heart of Kifisia, in one of the area's most historic and prestigious corners, lies a rare residential opportunity that seamlessly blends timeless elegance with contemporary comfort. If you feel like walking to all the shops, cafes and restaurants of Kifissia this home is for you!**

**This refined three-level maisonette (semi-basement, elevated ground floor, and first floor) has been fully renovated on the exterior by a renowned designer, with a focus on aesthetics and functionality. The residence stands out with its understated architectural charm, embraced by a lush private garden and offering uninterrupted views of neighboring neoclassical mansions — a true oasis of tranquility within the urban landscape.**

**Inside, the home has been upgraded with high-quality modern materials: a lacquer-finished kitchen with Corian countertops, newly installed flooring, and bathrooms featuring premium Flaminia sanitary ware, while still allowing for minor interior customizations according to personal taste.**

**It offers 3 spacious bedrooms, 3 bathrooms, 1 guest WC, and a dedicated playroom. Two private parking spaces further enhance the sense of comfort and exclusivity.**

**A residence of rare balance between historical character and modern living — ideal for those seeking life in the center of Kifisia, without compromising on quality, serenity, or greenery. A must see!**

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## **Ansprechpartner**

**Weitere Informationen erhalten Sie über Ihren Ansprechpartner:**

**VON POLL REAL ESTATE Athens**

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*Zum Impressum der von Poll Immobilien GmbH*

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