

Kifisia  
**Floris**

**Property ID: 1648497**



**PURCHASE PRICE: 1.290.000 EUR • LIVING SPACE: ca. 240 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 1.500 m<sup>2</sup>**

**Property ID: 1648497 - Kifisia**

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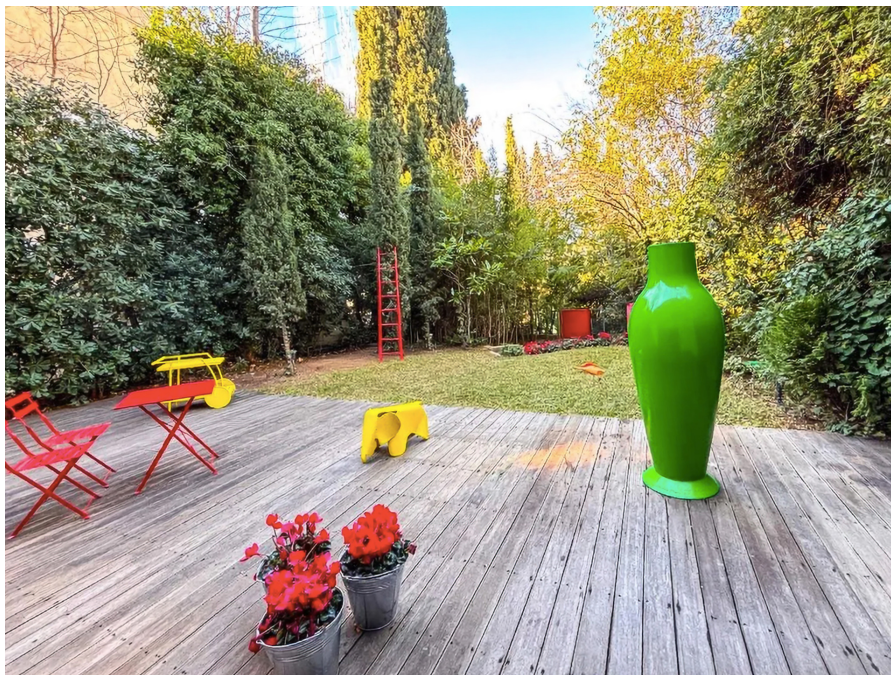
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## At a glance

<b>Property ID</b>	<b>1648497</b>	<b>Purchase Price</b>	<b>1.290.000 EUR</b>
<b>Living Space</b>	<b>ca. 240 m<sup>2</sup></b>	<b>Modernisation / Refurbishment</b>	<b>2020</b>
<b>Rooms</b>	<b>3</b>		
<b>Bathrooms</b>	<b>3</b>		
<b>Year of construction</b>	<b>1985</b>		

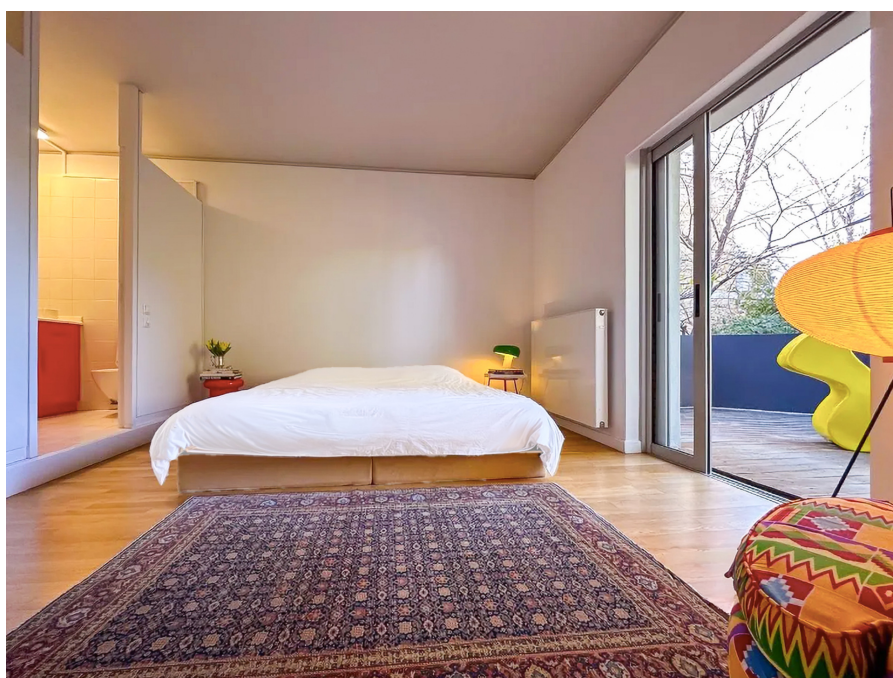
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## **A first impression**

**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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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

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**Patriarchou Ioakim 19, 10675 Athina**

**Tel.: +30 21 06 14 87 77**

**E-Mail: [salesgreece@von-poll.com](mailto:salesgreece@von-poll.com)**

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