

Kolonaki - Lykavittos

# Aether

Property ID: 1901209



PURCHASE PRICE: 980.000 EUR • LIVING SPACE: ca. 108 m<sup>2</sup> • ROOMS: 2

**Property ID: 1901209 - 106 76 Kolonaki - Lykavittos**

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## At a glance

<b>Property ID</b>	<b>1901209</b>	<b>Purchase Price</b>	<b>980.000 EUR</b>
<b>Living Space</b>	<b>ca. 108 m<sup>2</sup></b>	<b>Modernisation / Refurbishment</b>	<b>2019</b>
<b>Rooms</b>	<b>2</b>		
<b>Bedrooms</b>	<b>2</b>		
<b>Bathrooms</b>	<b>2</b>		
<b>Year of construction</b>	<b>1968</b>		

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## The property



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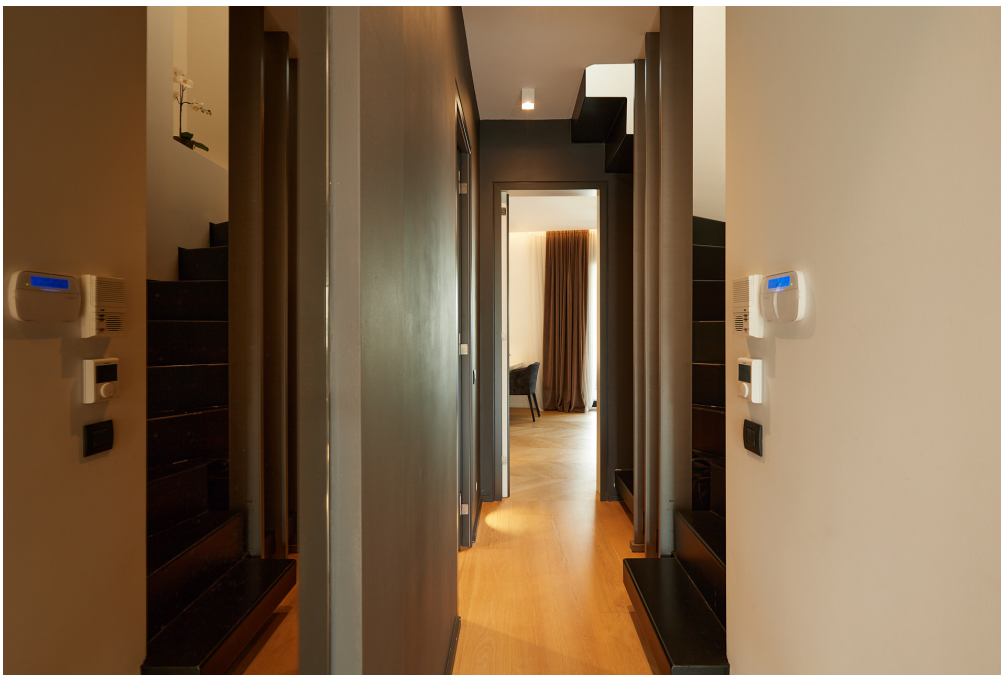
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## **A first impression**

Experience the charm of a bright urban retreat in the most exclusive part of Kolonaki, where the Aether Penthouse combines minimal aesthetics with timeless elegance. Fully renovated in 2019 with premium-quality materials, this 108?m<sup>2</sup> penthouse spans two levels and features two master bedrooms with ensuite bathrooms, an open-plan living area, and impressive balconies with unobstructed views of the city and Mount Lycabettus. The large, sun-filled spaces, premium finishes, and seamless flow between indoor and outdoor areas create a home that is both inviting, stylish, and perfectly functional.

Kolonaki is Athens' most sophisticated and consistently sought-after neighborhood, renowned for its cosmopolitan character and lively atmosphere throughout the day. The area combines boutique shopping, fine-dining restaurants, art galleries, and stylish cafés, while its proximity to the city center and Mount Lycabettus provides easy access to major urban points, walking paths, and scenic leisure spots. With a mix of neoclassical buildings, modern residences, and narrow tree-lined streets, Kolonaki blends urban comfort with discreet luxury, offering a high quality of life and safety — ideal for both permanent residence and investment opportunities.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our 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 both international and local clients alike.

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## Contact partner

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Athens**

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*To the Disclaimer of von Poll Immobilien GmbH*

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