Κηφισιά

Poetica

Property ID: 2414614

PURCHASE PRICE: 1.400.000 EUR • LIVING SPACE: ca. 315 m^2 • ROOMS: 5

Property ID: 2414614 - 14562 Κηφισιά

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At a glance

Property ID	2414614
Living Space	ca. 315 m²
Rooms	5
Bedrooms	5
Bathrooms	4

Purchase Price	1.400.000 EUR

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The property

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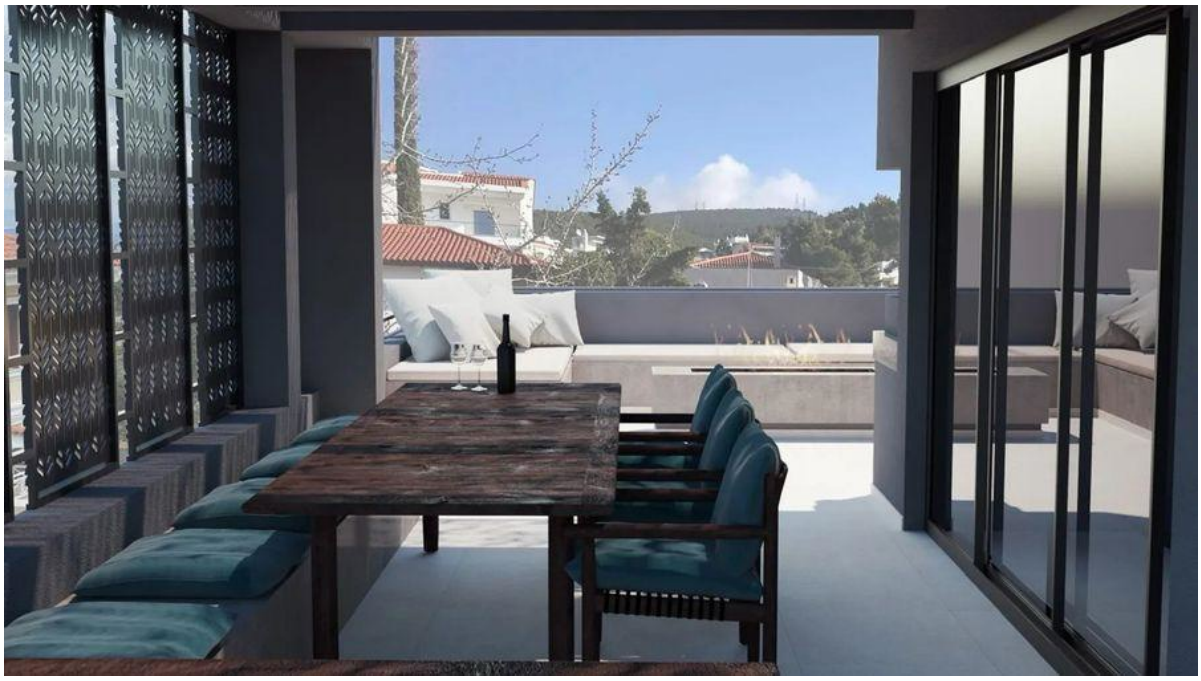
The property



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A first impression

Nestled in the exclusive enclave of Politeia, Kifissia, one of Athens' most prestigious residential addresses, this exceptional newly built maisonette of 315 sq.m. represents a rare opportunity to acquire a residence that seamlessly combines architectural elegance, uncompromising construction quality and enduring investment value.

Developed across three levels and completed in 2025, the property has been designed for discerning buyers who appreciate refined living, privacy and the timeless appeal of a distinguished family home. Every element reflects a commitment to excellence, from the carefully selected materials and sophisticated finishes to the contemporary design that maximizes natural light, space and functionality.

The residence offers five generously proportioned bedrooms, four bathrooms, elegant reception areas and beautifully integrated indoor and outdoor living spaces. Large openings frame captivating views of lush greenery, the surrounding hills and landscaped public spaces, while the property's bright, airy and dual-aspect layout creates a remarkable sense of openness and tranquility.

Built to modern energy-efficiency standards, the home features underfloor heating, a heat pump system, thermal insulation façade, air conditioning and high-performance aluminum frames with double glazing. Premium wood and tile flooring, a private elevator, storage areas, service room and secure underground parking further enhance comfort and practicality for contemporary family living.

Privacy is one of the property's defining characteristics. The landscaped garden, mature planting and peaceful surroundings create a secluded sanctuary where family life can flourish. Advanced security systems, including a reinforced security door, alarm system and video entry controls, provide peace of mind and complete discretion.

Beyond its appeal as a primary residence, this property presents a compelling investment opportunity. Politia remains one of the most sought-after and resilient luxury residential markets in Athens, attracting international buyers, family offices and investors seeking premium assets with strong capital appreciation potential. The combination of a prime location, new construction and limited supply of high-quality homes makes this an asset positioned to retain and enhance its value over time.

For international investors and members of the Greek diaspora considering a return to Greece, this residence offers the ideal balance between lifestyle and investment. It provides a

secure foothold in one of the country's most desirable neighborhoods while delivering the quality, prestige and family-oriented environment that sophisticated buyers increasingly seek.

Politia is widely regarded as one of the finest residential districts in Athens, celebrated for its elevated position, panoramic views, abundant greenery and exceptional quality of life. The neighborhood offers a rare sense of serenity while remaining conveniently connected to the city's business centers and international gateways. Renowned private schools, premium shopping, fine dining, sports facilities and everyday amenities are all within easy reach. Combining natural beauty, exclusivity and enduring prestige, Politia continues to attract affluent families, global professionals and expatriate Greeks looking to establish a home in one of Athens' most distinguished addresses.

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

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