

Kifisia

# Surprise

*Property ID: 925055*



**PURCHASE PRICE: 2.550.000 EUR • LIVING SPACE: ca. 252 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 322 m<sup>2</sup>**

**Property ID: 925055 - 145 63 Kifisia**

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## At a glance

|              |                        |                |               |
|--------------|------------------------|----------------|---------------|
| Property ID  | 925055                 | Purchase Price | 2.550.000 EUR |
| Living Space | ca. 252 m <sup>2</sup> |                |               |
| Rooms        | 3                      |                |               |
| Bedrooms     | 1                      |                |               |
| Bathrooms    | 3                      |                |               |

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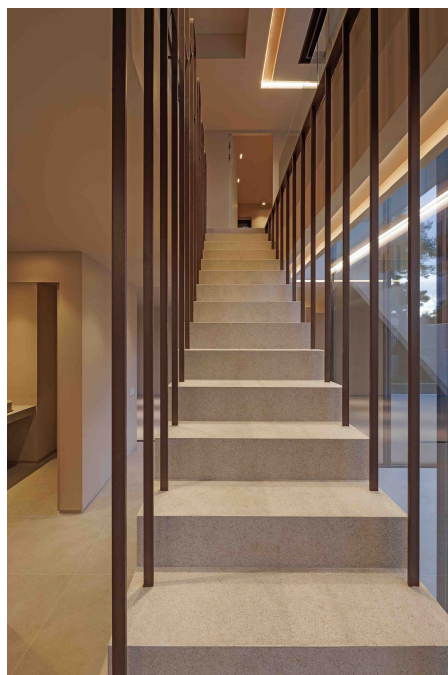
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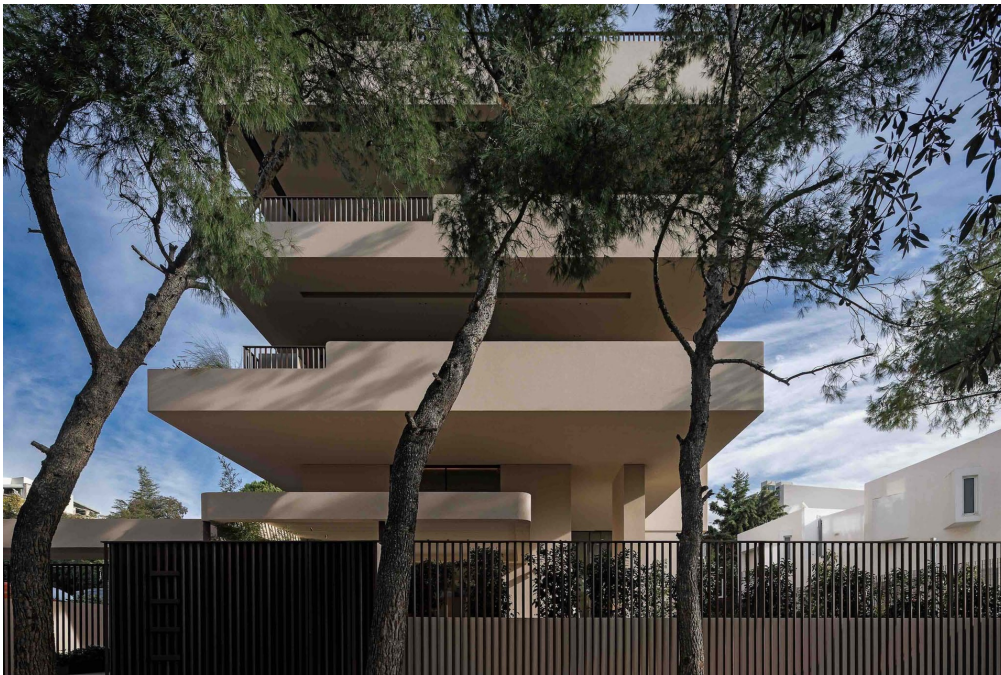
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## **A first impression**

Surprise is a residence of exceptional standards, defined by superior construction quality, premium materials, and a distinctive minimalist architectural language. Characterized by expansive openings, clean geometric volumes, and an abundance of natural light, the home embodies a refined contemporary aesthetic.

Designed for discerning clients with a sophisticated sense of style and a cosmopolitan lifestyle, the property appeals to those who appreciate the celebrated Greek light and a serene, human-centered way of living. It is ideally located in one of the most prestigious and sought-after enclaves of the Northern Suburbs of Athens, Politeia in Kifissia. The residence offers the ambiance and privacy of a luxurious villa, spanning 286 sq.m. of interior living space. The ground level (146.38 sq.m.) unfolds into an impressive reception and dining area of 69.03 sq.m., complemented by an elegant open-plan kitchen (27.85 sq.m.), a guest WC, and a striking sculptural staircase. A private internal elevator ensures effortless access between levels.

A dramatic double-height ceiling (5.5 meters) enhances the sense of volume and light, further accentuated by a mezzanine-style interior balcony that overlooks the living area. Floor-to-ceiling openings seamlessly connect the interior with the beautifully landscaped private garden (322.15 sq.m.) and the 56.35 sq.m. swimming pool, creating an exceptional indoor-outdoor living experience. The exclusive use of the garden and pool offers an unexpected level of privacy, comparable to that of an independent luxury villa.

The upper level (112.15 sq.m.) hosts a refined master suite with en-suite bathroom, alongside two additional bedrooms—ideal for children or guests—served by a second bathroom. This level also features a practical kitchenette with a dedicated laundry unit including washer, dryer, and ironing facilities.

Additional supporting spaces are located on the lower level, including a 34.43 sq.m. studio suitable for staff accommodation, storage space (10 sq.m.), and two private parking spaces. The property's exceptional location further enhances its appeal. Nestled on a picturesque, quiet street in the heart of Politeia, Kifissia, the residence enjoys immediate access to both Kifissia and Nea Erythraia, even within walking distance. This makes it particularly attractive for families with children while also presenting a compelling investment opportunity.

Combining high-end living, privacy, architectural elegance, and a prime location, this remarkable residence represents an outstanding opportunity for both Greek buyers and

**international investors seeking a distinguished property in Athens' prestigious luxury real estate market.**

**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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