

Kifisia

# Eliora

*Property ID: 925126*



**PURCHASE PRICE: 1.800.000 EUR • LIVING SPACE: ca. 140 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 1.155 m<sup>2</sup>**

**Property ID: 925126 - 145 62 Kifisia**

- **At a glance**
- **The property**
- **A first impression**
- **Contact partner**

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## At a glance

Property ID	925126	Purchase Price	1.800.000 EUR
Living Space	ca. 140 m <sup>2</sup>		
Rooms	3		
Bedrooms	1		
Bathrooms	2		

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## The property



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## The property



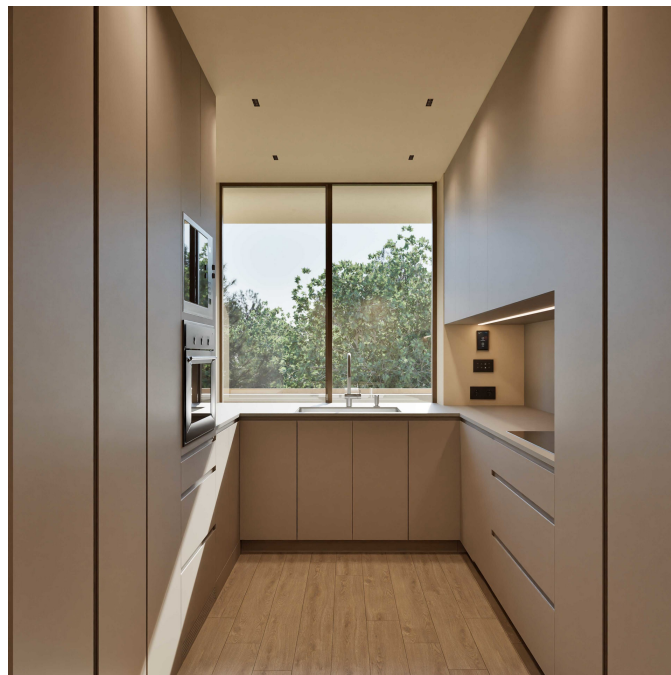
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## The property



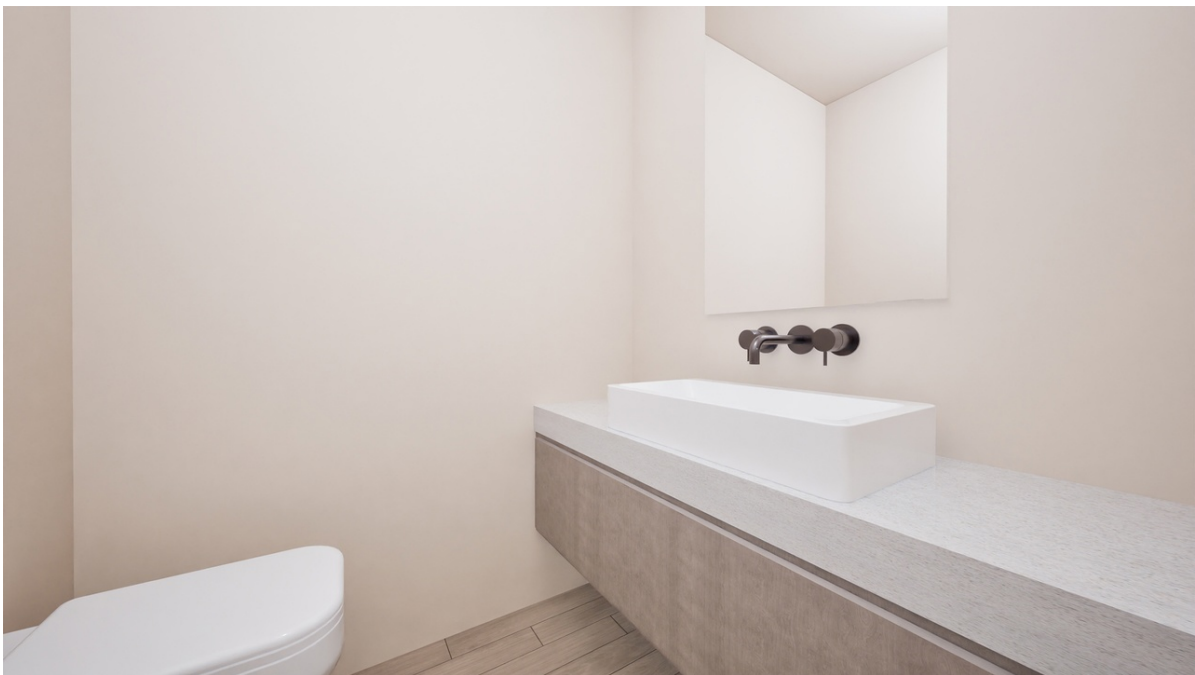
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## A first impression

On a quiet, tree-lined street distinguished by elegant villas and refined architecture, Eliora emerges as a residence of understated luxury and timeless sophistication. Spanning 140 sq.m., this first-floor home embodies contemporary elegance, thoughtfully designed for those who appreciate a cosmopolitan lifestyle and the art of elevated living.

Upon entering, a welcoming reception area introduces an expansive open-plan layout where natural light flows effortlessly throughout the interiors. The living room, warm and luminous, unfolds gracefully into the dining area and a sleek contemporary kitchen, together spanning 52.82 sq.m. This refined social space is designed equally for intimate gatherings and elegant entertaining, where clean architectural lines and carefully selected finishes create an atmosphere of effortless sophistication.

The private quarters offer a serene retreat. The principal bedroom forms a tranquil suite complete with a luxurious en-suite bathroom, while two additional bedrooms share a beautifully appointed bathroom, providing both comfort and privacy for family or guests. A discreet guest WC enhances the home's thoughtful functionality.

Further versatility is revealed on the lower level, where a 26.35 sq.m. auxiliary space functions as a private studio—ideal as a creative atelier, home office, or independent guest suite. Additional storage areas of 12.05 sq.m. ensure practicality without compromising the residence's refined character, while two private parking spaces provide everyday convenience.

Eliora is perfectly positioned in Kefalari, one of the most prestigious enclaves of Kifissia, celebrated for its lush greenery, grand residences, and discreet sense of exclusivity. Within a short stroll, residents can enjoy picturesque churches, leafy parks, and the sophisticated boutiques and fine dining destinations that define the unique charm of this distinguished northern suburb of Athens.

Whether envisioned as a refined family residence or a valuable real estate investment, Eliora represents a rare opportunity to experience contemporary luxury in one of Athens' most desirable neighborhoods. More than a home, it is an expression of timeless elegance, modern comfort, and the enduring allure of Kifissia.

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:**

**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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