

Kifisia

# Mirabella Vista

*Número de propiedad: 938872*



**PRECIO DE COMPRA: 1.450.000 EUR • SUPERFICIE HABITABLE: ca. 231 m<sup>2</sup> • HABITACIONES: 2**

**Número de propiedad: 938872 - 146 71 Kifisia**

- **De un vistazo**
- **La propiedad**
- **Una primera impresión**
- **Contacto con el socio**

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## De un vistazo

|                      |                        |                  |               |
|----------------------|------------------------|------------------|---------------|
| Número de propiedad  | 938872                 | Precio de compra | 1.450.000 EUR |
| Superficie habitable | ca. 231 m <sup>2</sup> |                  |               |
| Habitaciones         | 2                      |                  |               |
| Dormitorios          | 1                      |                  |               |
| Baños                | 3                      |                  |               |

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## La propiedad



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## Una primera impresión

Introducing Mirabella Vista, a luxurious haven in Politia, offering 231 square meters of exquisite living space. This penthouse is a masterpiece, with the main floor spanning 171 square meters and a stunning loft on the second floor covering an additional 60 square meters.

The first floor is a symphony of elegance, featuring a spacious, high-ceiling living room and a stylish dining area with cozy fireplace that adds warmth and charm. A separate kitchen awaits your culinary adventures. You'll find three bedrooms, including a luxurious master bedroom with its ensuite bathroom and a walk-in closet. Two additional bedrooms share a well-appointed bathroom, and a convenient WC is also located on this floor.

The second floor, or loft, is a versatile space that can serve as a serene living and study area, complete with its own WC. It opens up to a charming back 60-square-meter terrace equipped with a built-in BBQ, an inviting outdoor dining area, and a comfortable living space, providing awe-inspiring sea views of Piraeus.

Descend to the underground level, where you'll discover the convenience of two parking spaces and two storage areas. There's even the possibility to create a maid's room to suit your needs.

Mirabella Vista comes with exclusive access to a sprawling roof terrace on the third level, encompassing approximately 150 square meters. And if you desire, there's an option to add a swimming Pool or a Jacuzzi to this space, provided you notify us in advance.

This exceptional penthouse is equipped with a personal heating system powered by a heat pump and boasts an impressive A+ energy certificate. The flooring is elegantly appointed with wood. Additionally, it offers an array of amenities, including an elevator for easy access, a robust security door, a state-of-the-art security alarm system with CCTV surveillance.

Luxury is a way of life here – seize this opportunity to experience the ultimate in sophisticated living.

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## **Contacto con el socio**

**Para más información, diríjase a su persona de contacto:**

**VON POLL REAL ESTATE Athens**

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