

Kifisia

## Timeless Charm

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???? ??????????: 4.500 EUR • ??????????: ca. 168 m<sup>2</sup> • ?????????: 5 • ??????? ?????: 600 m<sup>2</sup>

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### A Rare Maisonette with Timeless Elegance in the Heart of Old Kifisia

Amidst the shaded foliage of a lush 600 sq.m. garden, on one of the most iconic streets of Old Kifisia and just 350 meters from the vibrant center and its refined shopping district, stands a distinguished 168 sq.m. maisonette, currently under renovation and available from the end of October. With its aristocratic aura and timeless charm, this residence evokes memories of a bygone era while embodying the enduring elegance that defines Kifisia. It is not merely a property, but a home with soul—bathed in light, enveloped in serenity, and brimming with possibilities.

Gracefully spread across two levels, the maisonette combines intimacy with spaciousness. The resident enjoys access to the private garden, where a charming family chapel adds a touch of heritage and tranquility.

Entry to the first and second floors is achieved either through the internal staircase or directly from the garden via an external entrance.

The first floor presents a warm and inviting reception area with fireplace, three bedrooms, a kitchen and a guest WC, while the second floor hosts two generously sized rooms, a secondary kitchen and a comfortable bathroom. Expansive verandas envelop both levels, offering serene spaces from which to savor the calm beauty of the garden and the stately homes of Kifisia—whether in quiet contemplation with a book, during meditation, or while enjoying the company of friends. The original flooring and woodwork reflect the unique architectural identity of this noble residence, while independent natural gas heating per level and six air-conditioning units guarantee comfort throughout the year.

This exceptional property is ideally suited for families seeking quality and tranquility in one of Athens' most distinguished neighborhoods. Its close proximity to prestigious international private schools makes it especially appealing for families with children, while a dedicated outdoor parking space further enhances its functionality as a refined permanent residence.

For further information, please visit our website: [www.vonpollgreece.com](http://www.vonpollgreece.com)



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VON POLL REAL ESTATE Athens

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