

Kifissia

Refined Maisonette

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???? ??????????: 6.500 EUR • ??????????: ca. 273 m² • ??????: 4 • ?????? ????: 600 m²

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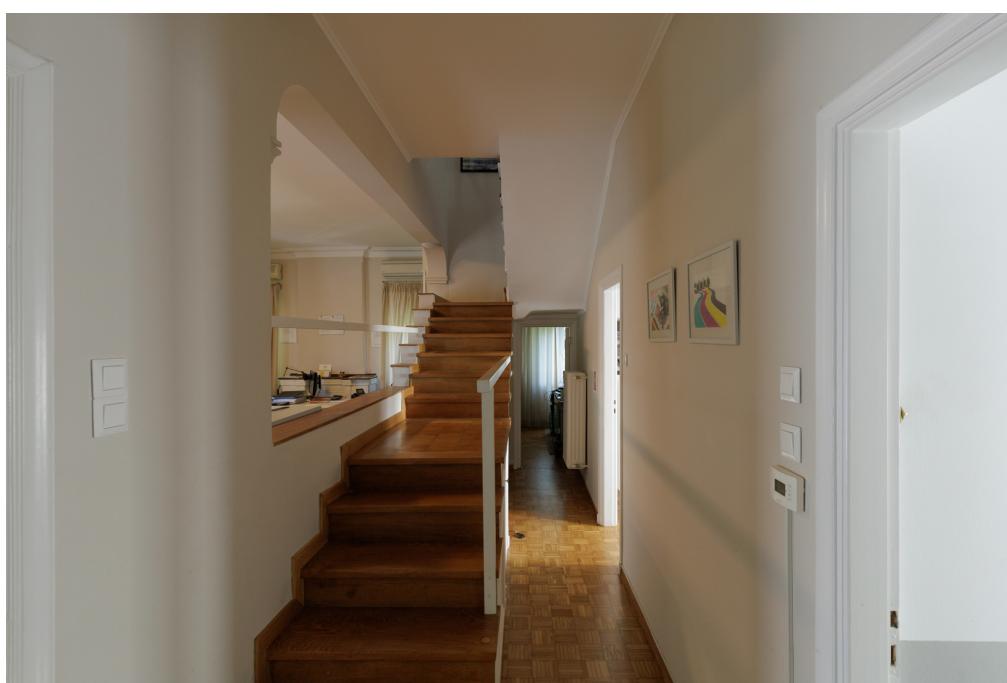
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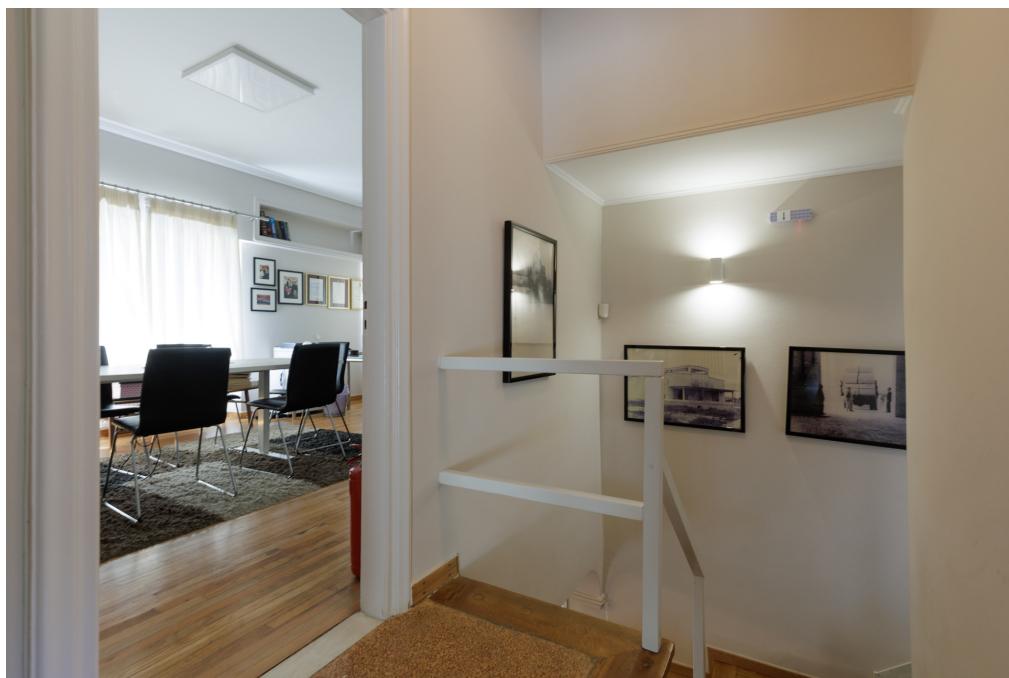
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Nestled within the leafy greenery of a 600 sq.m. plot, on one of the most prestigious streets of Old Kifisia—just 350 meters from the vibrant town center and its shopping district—stands a distinguished residence that seems to carry echoes of another era. This elegant 273 sq.m. home, spread across three levels, has been recently renovated on its first and second floors, combining timeless charm with modern comfort. It is a property full of character and light, offering tranquility, privacy, and rare versatility.

The ground floor of 105 s.q.m. includes a bedroom, a spacious kitchen, a welcoming living and dining area with fireplace, and a guest WC. With both internal and independent external access, it can easily serve as a separate apartment, distinct from the upper maisonette.

The maisonette, totaling 168 s.q.m. across the first and second floors, offers a warm reception area with fireplace, three bedrooms, a kitchen, and a WC on the first level, while the second level features two generously sized rooms, an auxiliary kitchen, and a comfortable bathroom. Expansive verandas wrap around both floors, inviting residents to enjoy peaceful moments of reading or meditation, or to entertain guests against the serene backdrop of Kifisia's greenery and aristocratic homes. The lush garden further enhances the property with a private family chapel, a feature that adds to its unique identity.

Practical comforts are thoughtfully integrated, including independent heating per floor with natural gas, nine air-conditioning units for year-round climate control, and quality flooring and woodwork that reflect the refined architectural style of the house. Two outdoor parking spaces ensure convenience for permanent residence or professional use.

The home's flexibility makes it truly exceptional: it can serve as an elegant family residence, ideally located near leading international private schools, or as a unique space that combines living and working under the same roof—perfect for doctors, architects, lawyers, or any professional seeking to balance discretion and comfort.

Its location is privileged, only 350 meters from the historic Kifisia Park, 450 meters from the ISAP train station, and just minutes away from the commercial center and KAT Hospital.

This property is more than a house—it is a rare retreat with soul, preserving its



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aristocratic identity while meeting the needs of contemporary life. It appeals to those who seek not just a place to live, but a home with character, charm, and enduring elegance.

For more information, visit: www.vonpollgreece.com



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