

Kifisia  
**Floris**

**Αριθμός ακινήτου: 1648497**



**ΤΙΜΗ ΑΓΟΡΑΣ: 1.290.000 EUR • ΕΠΙΦΑΝΕΙΑ: ca. 240 m<sup>2</sup> • ΔΩΜΑΤΙΑ: 3 • ΈΚΤΑΣΗ ΓΗΣ: 1.500 m<sup>2</sup>**

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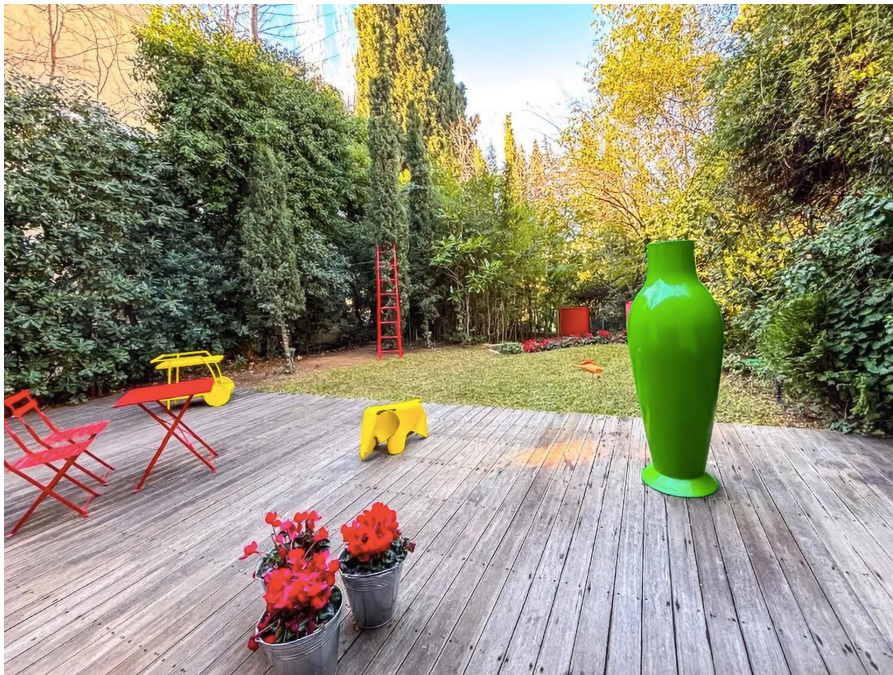
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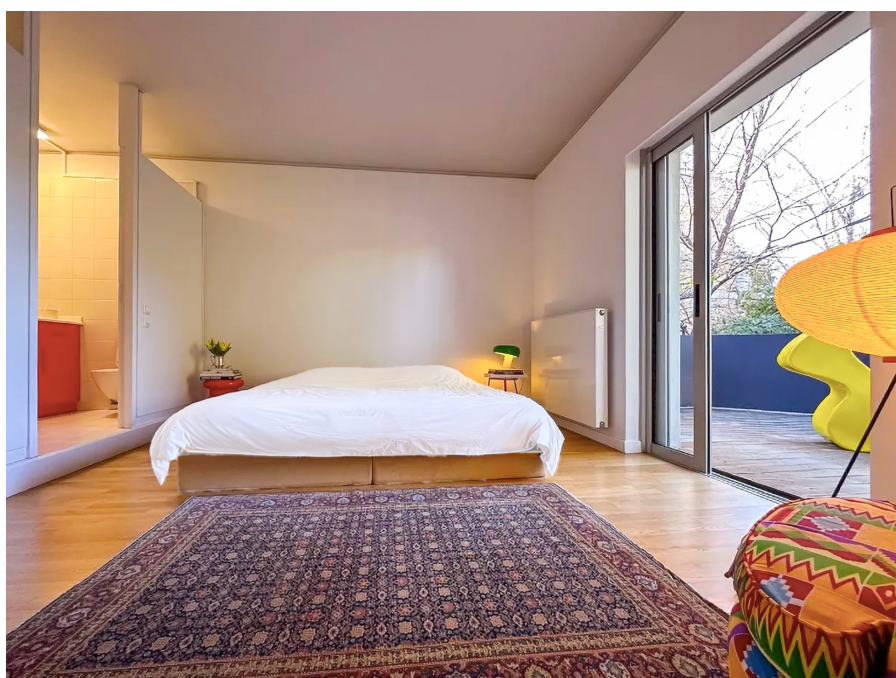
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**In the heart of Kifisia, in one of the area's most historic and prestigious corners, lies a rare residential opportunity that seamlessly blends timeless elegance with contemporary comfort. If you feel like walking to all the shops, cafes and restaurants of Kifissia this home is for you!**

**This refined three-level maisonette (semi-basement, elevated ground floor, and first floor) has been fully renovated on the exterior by a renowned designer, with a focus on aesthetics and functionality. The residence stands out with its understated architectural charm, embraced by a lush private garden and offering uninterrupted views of neighboring neoclassical mansions — a true oasis of tranquility within the urban landscape.**

**Inside, the home has been upgraded with high-quality modern materials: a lacquer-finished kitchen with Corian countertops, newly installed flooring, and bathrooms featuring premium Flaminia sanitary ware, while still allowing for minor interior customizations according to personal taste.**

**It offers 3 spacious bedrooms, 3 bathrooms, 1 guest WC, and a dedicated playroom. Two private parking spaces further enhance the sense of comfort and exclusivity.**

**A residence of rare balance between historical character and modern living — ideal for those seeking life in the center of Kifisia, without compromising on quality, serenity, or greenery. A must see!**

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**VON POLL REAL ESTATE Athens**

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