

Paleo Psychiko

# Aristea

*Codice oggetto: 2340290*



**PREZZO D'AFFITTO: 10.000 EUR • SUPERFICIE NETTA: ca. 405 m<sup>2</sup> • VANI: 4 • SUPERFICIE DEL TERRENO: 2.000 m<sup>2</sup>**

**Codice oggetto: 2340290 - 135 61 Paleo Psychiko**

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## **A colpo d'occhio**

<b>Codice oggetto</b>	<b>2340290</b>	<b>Prezzo d'affitto</b>	<b>10.000 EUR</b>
<b>Superficie netta</b>	<b>ca. 405 m<sup>2</sup></b>		
<b>Vani</b>	<b>4</b>		
<b>Camere da letto</b>	<b>3</b>		
<b>Bagni</b>	<b>4</b>		
<b>Anno di costruzione</b>	<b>2007</b>		

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## La proprietà



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## Una prima impressione

Nestled in the heart of Palaio Psychiko, one of Athens' most distinguished and serene residential areas, the Aristeia maisonette is a residence that exemplifies refined living.

Part of an exclusive complex of only four homes, it combines timeless architectural elegance with a discreet sense of luxury, offering both privacy and sophistication. With a total surface of 405 sq.m., the property unfolds across three main levels and an attic, thoughtfully designed to provide generous, light-filled spaces that cater to modern lifestyles. The beautifully landscaped communal gardens, along with an expansive swimming pool, create a tranquil setting ideal for relaxation and outdoor enjoyment. On the ground floor, the home welcomes you with a spacious and light-filled living room with two fireplaces, an elegant dining area, and a fully equipped kitchen with built-in Miele appliances, as well as a guest WC. The first floor hosts three comfortable master bedrooms, each with its own en-suite bathroom. One of the bedrooms also features a walk-in closet and a fireplace, adding an extra touch of luxury. All rooms have access to balconies with open green views, ensuring absolute privacy and tranquility.

The attic is a bright and atmospheric space that can be configured as a private office, library, or a serene area for relaxation and creativity, offering a sense of seclusion and calm. On the lower level, there is a bright playroom, a guest bedroom with its own bathroom, a laundry area, as well as a staff room with WC. The property is complemented by two storage rooms and three enclosed parking spaces. Additional features include high-quality marble flooring, autonomous heating with natural gas, central air conditioning system, boiler, alarm system, internal elevator, electric shutters, insect screens, and a generator, while common expenses are included in the price.

Offering an exceptional balance of elegance, comfort, and practicality, Aristeia is an outstanding choice for those seeking a prestigious residence in one of Athens' most sought-after neighborhoods. Palaio Psychiko is one of the most prestigious and secure residential areas of Athens, offering close proximity to top private and international schools, a well-organized local market, and high-end services. The property's location ensures quick access to Kifisias Avenue (900 m), connecting effortlessly to major road networks and facilitating easy commuting, while maintaining a quiet and residential character.

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## **Partner di contatto**

**Per ulteriori informazioni, si prega di contattare la persona di riferimento:**

**VON POLL REAL ESTATE Athens**

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*Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH*

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