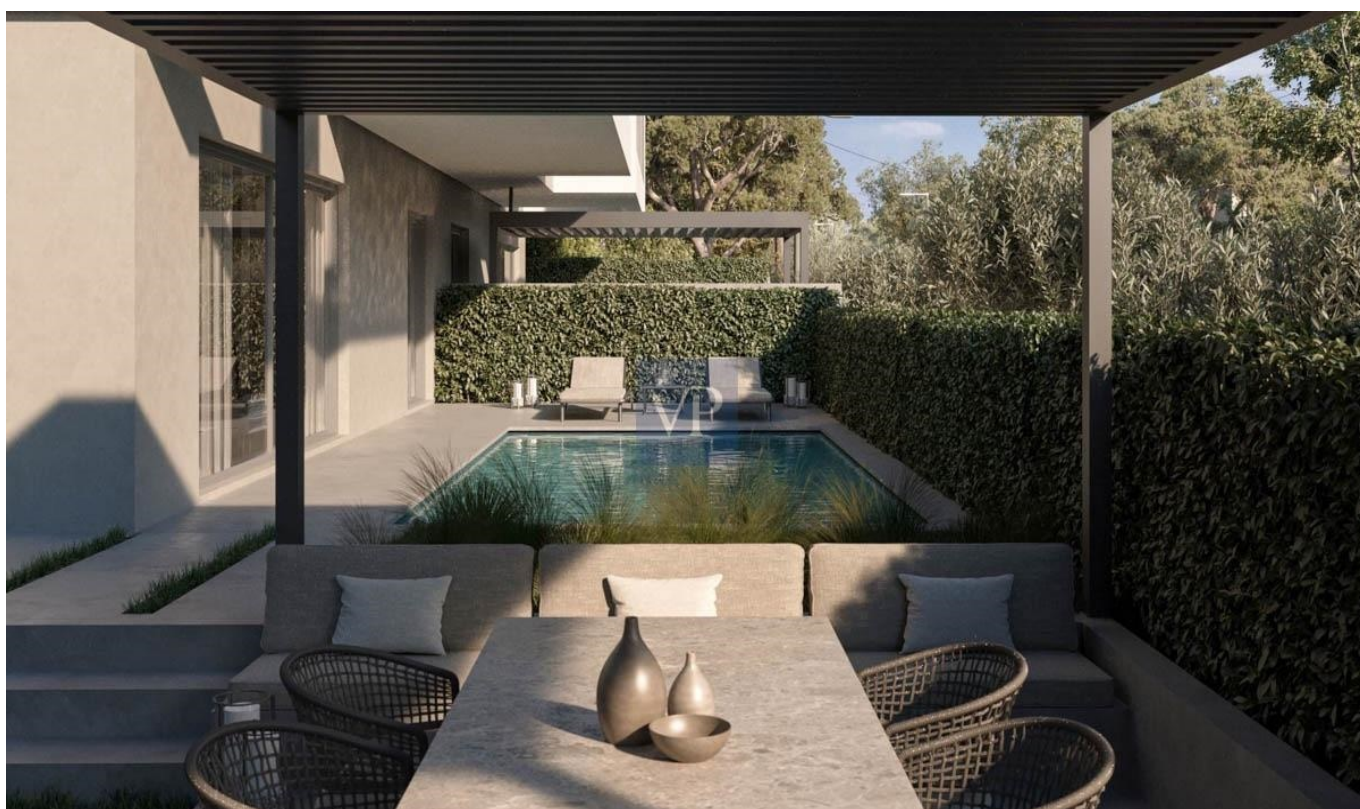


Kifissia

# Alvea Gardens

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### Luxury Garden Duplex with Pool in Kifissia

Situated within the prestigious Kato Kifissia area, this Garden Duplex sets the standard for sustainable luxury living. Offering a generous 161 sq.m. of meticulously designed living space, this residence showcases an unwavering commitment to environmental responsibility.

As you step into the ground floor of this exquisite duplex with a basement in Kifissia, you'll be welcomed into a cozy and convenient living area, perfect for relaxing or hosting intimate gatherings. Adjacent to the living space, the dining area is elegantly appointed, ideal for enjoying meals with loved ones. The fully equipped kitchen boasts modern appliances and ample storage, making meal preparation a delightful experience. Stepping outside, you'll find a charming outdoor area, with a refreshing pool, offering a tranquil escape.

Descending to the basement level, you'll discover a spacious haven with three bedrooms and three bathrooms. Each bedroom provides its unique comfort, while the bathrooms offer convenience and privacy for residents and guests alike. This level is versatile and could be designed as guest quarters, a home office, or additional living space, adding flexibility to suit your lifestyle needs.

Throughout this walkthrough, you'll experience the seamless blend of comfort and functionality that defines this duplex in Kifissia, making it an ideal place to create lasting memories and call home.

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VON POLL REAL ESTATE Athens

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