

Kifissia

## Rare Gem

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????? ??????: 1.150.000 EUR • ?????? ????: 3.804 m<sup>2</sup>

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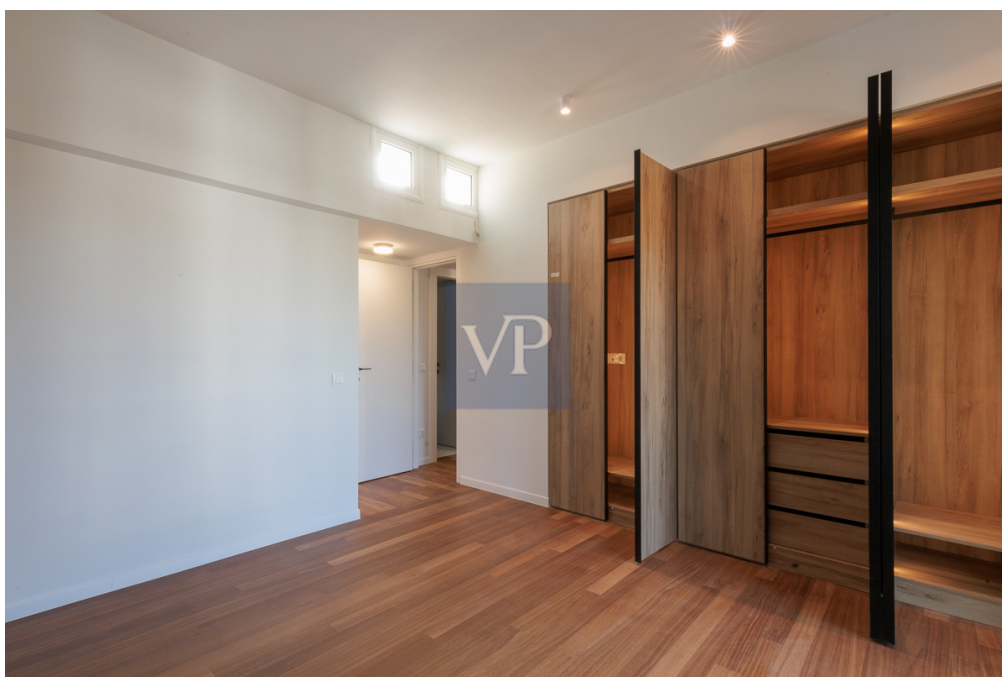
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In the heart of Kifisia, very close to the Kifisia ISAP station and next to towers of historical significance, lies this newly renovated 233 sq.m. maisonette. The renovation is distinguished by its recognizable architectural style, featuring a clear minimalistic and art deco design.

The maisonette is spread over two levels: 2nd and 3rd floors. The entrance is on the 3rd floor. On the same level, there are two bedrooms, one of which is a master with an en suite bathroom. The second bedroom also has its own bathroom. On the same floor, there is also a guest w.c. This level impresses with its simplicity and luxury, emphasized by a large living room with a dining area and an optional open kitchen. The grandeur of the living room is accentuated by a uniquely aesthetic fireplace at its center, flanked by two large openings—one leading to a spacious terrace and the other to a garden with ornamental low shrubs. The abundant light, due to the openings on three sides, expands the space and allows the owner to feel immersed in the landscape while being inside a harmonious modern living environment.

On the lower level (2nd floor), accessed via an internal staircase, there are two more bedrooms, one of which includes a library and could serve as an office space.

The maisonette is built on a 3,804 sq.m. plot. On the property, there is a large swimming pool, a small chapel, and a beautiful Kifisia-style garden. The maisonette also includes a closed parking space.



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VON POLL REAL ESTATE Athens

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