

Kifissia

## Aerium

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????? ??????: 1.700.000 EUR

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| ??????? ????????? | 1124513 | ????? ??????      | 1.700.000 EUR |
| ?????????? ??     | 3       | ??????????        | ??????        |
| ??????????        |         | ?????????? ?????? | ca. 210 m²    |
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Nestled in a lush corner of Kifisia, this luxurious 210 m<sup>2</sup> maisonette is part of an elegant complex of four residences, designed with minimalist aesthetics and modern sophistication. The property, boasting an A++ energy rating, offers a seamless blend of brightness, spaciousness, and functionality. Large openings fill the interior with natural light, while expansive terraces with captivating views create a true canvas of harmony.

Spread across two levels—the ground floor and the first floor—the maisonette features three spacious bedrooms, each with its own en-suite bathroom, ensuring absolute privacy and comfort. The tasteful layout also includes a stylish WC, a modern kitchen, and a cozy living room, perfect for moments of relaxation. Heating is autonomous with natural gas and underfloor heating, while an internal staircase connects the levels gracefully. Two secure parking spaces and a storage room complete the property's offerings.

The location is truly unique, offering a world of elegance and cosmopolitan charm. Surrounded by impressive villas with verdant gardens, the area invites you to enjoy delightful walks that soothe the soul. Small stops at luxurious restaurants and chic coffee shops provide moments of leisure, while renowned high-end boutiques in Kifisia are just steps away.

This maisonette is not just a residence—it is a lifestyle experience that combines elegance with modern comfort in an environment where nature and luxury coexist harmoniously. It is the ideal sanctuary for those seeking balance between the tranquility of Kifisia and the vibrancy of a cosmopolitan lifestyle.

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VON POLL REAL ESTATE Athens

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