



KIFISIA

Discover the epitome of opulent living in the prestigious neighbourhood of Kifisia with this meticulously renovated luxury villa, exuding sophistication and style.

This exquisite residence, fully modernized in 2017, offers a perfect blend of classical elegance and contemporary flair.





THE VILLA

KEY FEATURES

Location	: Kifisia
Address	: 31-33 Sigrou
Size	: 412.58 m ²
Levels	: 4
Bedrooms	: 5
Bathrooms	: 3
Maid's Room	: 1
Office	: 1

- Smart House
- Heated Swimming Pool
- Security

PRICE: EUR 2,400,000

Year-Round Comfort: Efficient gas heating and powerful air conditioning for all-year ambiance.

Smart House: Equipped with a smart house system, allowing easy access to all features also remotely.

Security and Privacy: Security system including sensors, cameras, fire alarms and a guard house.

Heated Swimming Pool: Immerse yourself in luxury with your own private heated swimming pool.





Outdoor Bliss: Meticulously landscaped garden. Large sliding doors on both front and back side, opening up to outside patios, offering a perfect balance of indoor-outdoor living.

Car Enthusiast's Haven: Accommodates 2 cars with ease in the spacious car park ensuring both security and convenience.

Prime Location: Nestled in the heart of Kifisia within walking distance to elite schools, fine dining restaurants, upscale boutiques and cultural attractions.

Impeccable design, quality and modern amenities.

LIVING ROOM





DINING ROOM

KITCHEN



WC



MASTER BEDROOM



MASTER BATHROOM



MASTER WALK-IN CLOSET



GUEST BEDROOM 1



GUEST BEDROOM 2



GUEST BATHROOM 1



KIDS' BEDROOM 1



KIDS' BEDROOM 2



GUEST BATHROOM 2



OFFICE





FRONT YARD TERRACE



BACK YARD TERRACE & POOL AREA



URBAN ELEGANCE

Special care for every architectural detail,
contemporary design with emphasis on
functionality.

Modern, premium materials coexist to
synthesize into a harmonious
completion, with vertical and horizontal
surfaces integrating into an interesting
game of volumes and effects.

Promises to meet and exceed its
residents' expectations.





MINIMALISTIC TOUCH

The overall mood is enhanced by the use of earthy colors and materials, giving a minimalistic, yet warm, sensation.

The suspended ceilings with hidden lighting, along with natural daylight, in all rooms of the apartments, create a cozy atmosphere.

OPENNESS & FLOW

This elegant villa is designed to offer flexibility to its residents through a versatile solution that satisfies the needs of a contemporary lifestyle.

The open spaces reveal or conceal themselves according to their functional needs.



THE LOCATION



Kifisia is considered one of the most attractive and affluent suburbs of northern Athens, with its green and walking friendly center attracting visitor and locals alike.

The villa is located in a safe and convenient area, just a short 5-minute walk to everything Kifisia has to offer, including several parks.



The area preserves a strong sense of community, with shops, upscale boutiques, chic restaurants, cafes, museums, galleries and bars.

Kifisia has a mild and pleasant climate throughout the year.