

Kifissia

## Eliora

???????? ?????: 925126

???? ?????: 1.700.000 EUR • ?????? ??: 1.155 m<sup>2</sup>

??????? ?????????: 925126 - 14562 Kifissia

● ?? ??? ??????

● ?? ?????????

● ??? ?????? ??????????

● ?????????????? ????????????????

??????? ?????????: 925126 - 14562 Kifissia

?? ??? ??????

??????? ?????????	925126	???? ?????	1.700.000 EUR
?????????? ??	3	????????	
????????		???????? ?????	ca. 150 m²
????????	2		

???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



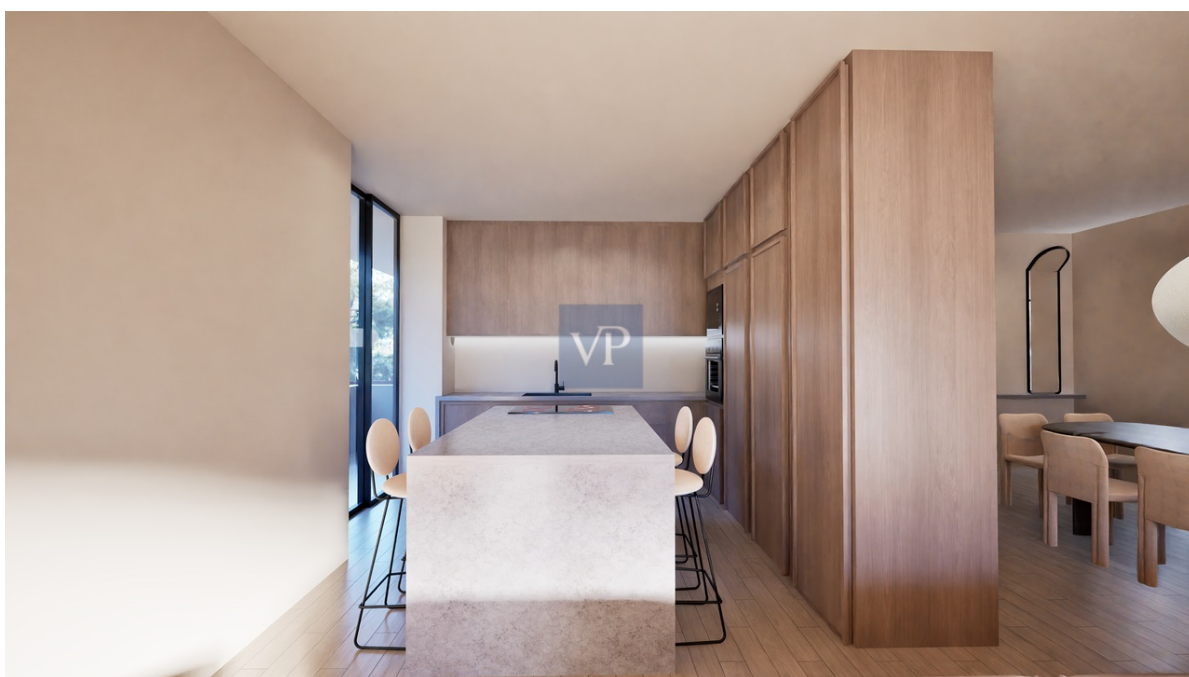
???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



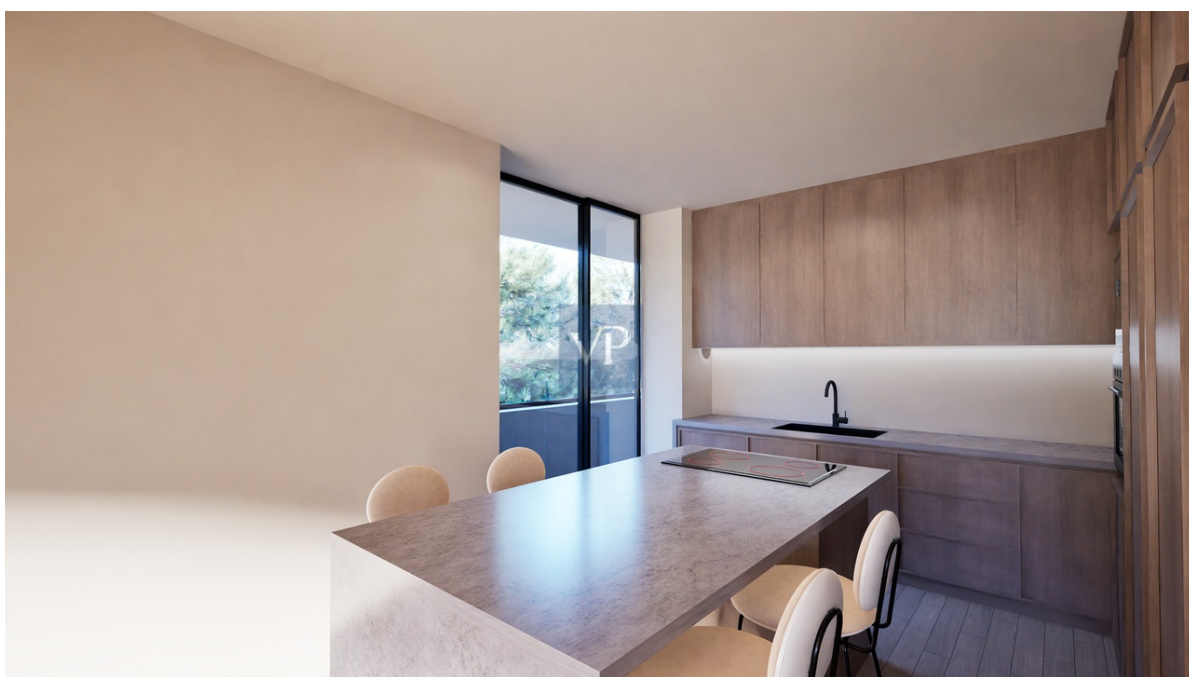
???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



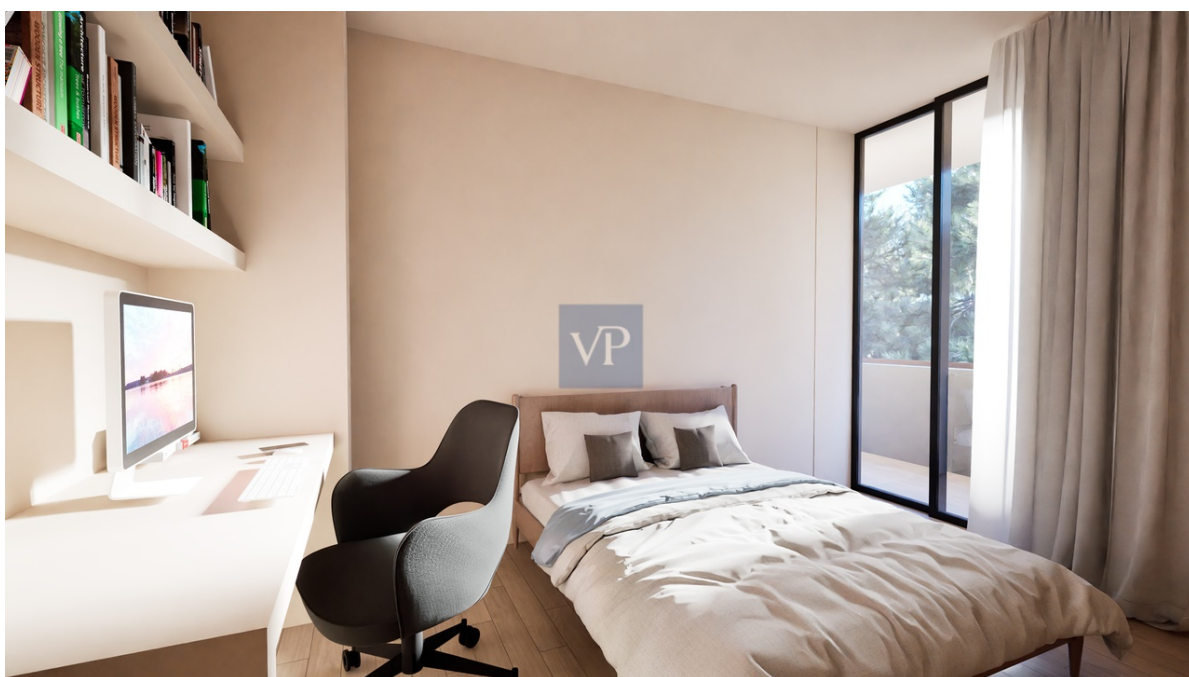
???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



???????? ?????: 925126 - 14562 Kifissia

?? ???????



???????? ?????????: 925126 - 14562 Kifissia

?? ?????????



??????? ???????: 925126 - 14562 Kifissia

??? ?????? ?????????

On a picturesque street lined with stately villas, Eliora emerges as a beacon of elegance and sophisticated living. This first-floor residence, crafted with meticulous attention to detail and a renowned architectural aesthetic, is more than just a home—it's an experience tailored for those with a cosmopolitan lifestyle and a keen eye for design.

As you enter, the reception area draws you into an open and inviting layout. The living room, bathed in natural light, exudes warmth and grace, seamlessly flowing into the dining area and a modern kitchen designed to inspire culinary artistry. Every space has been designed for effortless living, whether it's hosting guests or enjoying serene family moments.

The private quarters are equally impressive. A serene master bedroom offers a luxurious ensuite retreat, while two additional bedrooms share a beautifully appointed bathroom, providing comfort and style for every member of the family. A discreet guest toilet enhances the convenience and functionality of the space.

The lifestyle extends below ground, where a private studio offers versatility—perfect as a creative haven, home office, or guest accommodation. Ample storage ensures that every aspect of this residence caters to both elegance and practicality, while two secure parking spaces provide added ease.

Eliora sits in an enviable location in Kefalari, an area celebrated for its lush greenery, grand architecture, and exclusive atmosphere. Just a leisurely stroll away, you'll find verdant parks, charming churches, and the luxurious boutiques and world-class restaurants that define Kifisia's unique charm.

Whether you envision it as a cherished family home or a valuable investment, Eliora is a masterpiece of modern luxury. It's more than a residence—it's a celebration of timeless beauty, contemporary comfort, and the unparalleled allure of Kifisia.

???????? ??????????: 925126 - 14562 Kifissia

????????????? ????????????????

??? ?????????????? ??????????????, ?????????????? ?? ??? ?????????? ?????????????? ???:

VON POLL REAL ESTATE Athens

---

Kifisias Avenue 227, 14561 Kifisia

Tel.: +30 21 06 14 87 77

E-Mail: [salesgreece@von-poll.com](mailto:salesgreece@von-poll.com)

???? ?????????? ???????? ??? von Poll Immobilien GmbH

---

[www.von-poll.com](http://www.von-poll.com)