



Residences Building
31, Papaflessa | Kastri, Attica






Residences are situated in a central yet tranquil location within the most esteemed sector of Kastri, Kifissia, nestled in North Attica. The architectural ensemble is thoughtfully designed on an expansive parcel ensconced by lush pine trees, within a locale renowned for its parks, pedestrian-friendly promenades, cycling paths, and expansive public areas. This favorable arrangement is further enhanced by the courtyards of adjacent properties and the beautiful gardens of the KEMME Cultural Center, discreetly located at the rear of the property, which affords all residences unobstructed vistas through their capacious window apertures.



Kastri, a well-established residential enclave, offers not only a peaceful retreat but also convenient access (within a 5-minute stroll) to the bustling commercial and retail hub of Nea Erythraia. This vibrant district boasts an array of culinary and retail establishments, ensuring a number of dining and shopping options for residents.



The location provides seamless and expedient connectivity to the National Road, with Varipompi reachable in a mere 6-minute drive, while Kifissia's city center is just an 10-minute journey away. Kifissia is widely regarded as one of the most coveted residential areas in the region, underscoring the prime appeal of this property's locale.

Technical Characteristics

Floors: 3 (ground level, floor A, floor B)

Residences: 6 (2 available: A2 & B1)

Plot: 1,800 m²

Characteristics: A+ Energy Building Class

Installation of high efficiency PV array with Net Metering Operations

Independent centralized air conditioning (MITSUBISHI)

Underfloor Heating

Independent Heat Pump system (MITSUBISHI)

External facade thermal insulation

Exterior thermal break aluminum frames

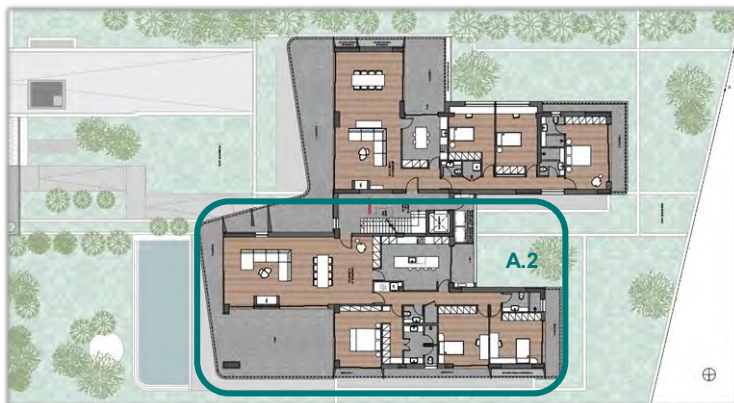
Energy efficient windows and doors

Floor-to-ceiling doors and aluminum frames

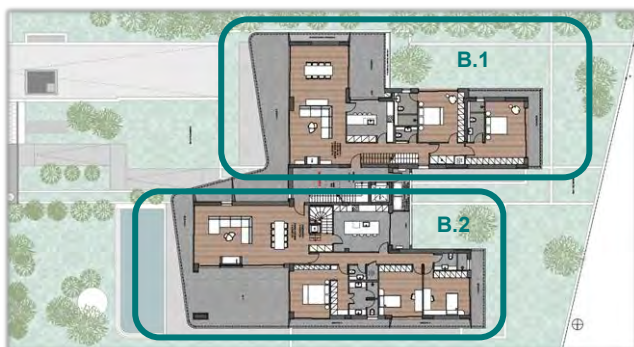
Wooden (oak) floors

Oak or lacquer cabinet and doors

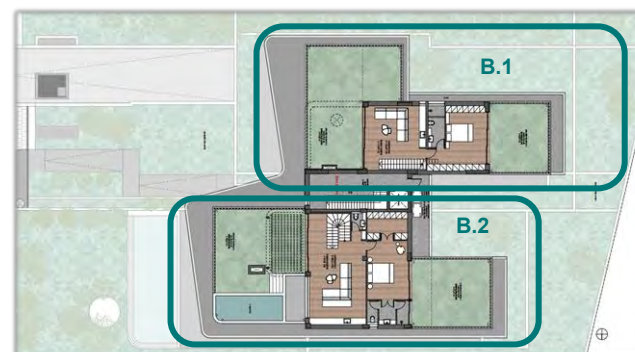
Residence A.2
Floor A



Residence B.1
Floor B



Roof Top



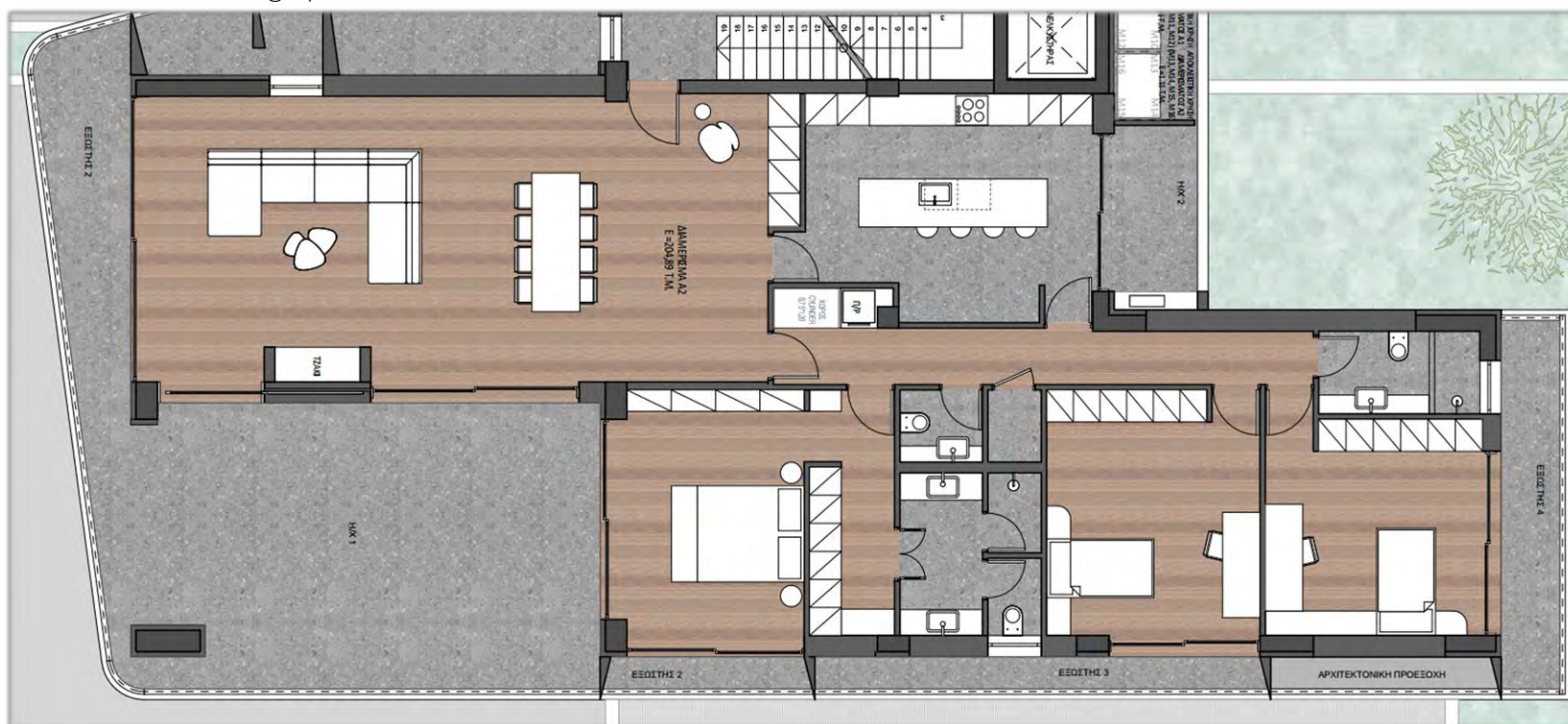
Residence A.2

204,89 m² | Floor A

1 Master & 2 Bedrooms

Storage unit and possibility for Service room in Basement

2 Parking Spaces in Basement



Residence **A.2** Living Room



Residence **A.2** Bedroom



Residence B.1

252,36 m² | Floor B and roof top

3 Master Bedrooms

Roof garden 113,52 m² (possibility for pool on additional charge)

Storage unit and possibility for Service room in Basement

2 Parking Spaces in Basement

Floor B | 180,78m² | Living room, dining room, kitchen, 2 Master bedrooms



Residence B.1

Roof Top | 71,58m² | Living room, 1 Master bedroom, Roof Garden 113,52m²



Residence B.1 *Living Room*



Residence B.1 *Bedroom*



Residence B.1 Terrace

