

Kifisia Suites

Old Money Lifestyle,
New Smart Choice

The Kifisia Suites project is in a quiet neighborhood, perfect for small families or anyone who enjoys peaceful surroundings, yet it's only a few minutes away from lively city centers and near the most famous international school of Athens.



Lykovrysi Kifisia

Athens' Best-Kept Secret:
Discover Lykovrysi

Lykovrysi is a hidden gem in Athens' northern suburbs, offering the perfect balance of tranquility, accessibility, and investment potential.

Right next to Lykovrysi, Kifisia stands as one of Athens' most elegant and well-planned suburbs, offering a perfect blend of comfort, greenery, and modern living. Its wide streets, lush surroundings, and peaceful neighborhoods provide an exceptional quality of life.

The area boasts top-tier international and private schools, ensuring excellent education options. Well connected to central Athens via metro and major roads, it also offers easy access to the airport. Its vibrant shopping districts, fine dining, and cultural venues create a dynamic yet serene environment. Kifisia is the ideal destination for those seeking a refined and well-balanced lifestyle in the heart of Greece.



Tranquil Living with City Access

The project is in a serene neighborhood with green spaces, low-density housing, and a strong sense of community, making it ideal for small families and professionals.

It is next to the area's main road, which leads to Attiki Odo if you want to drive to other districts of Athens and the airport or the National Highway to travel north.



4,7 km

Nestled next to Kifisia, it provides the same high quality of life at a more attractive price point, with easy access to the city center.

Adding to its appeal, the neighborhood is home to St. Catherine's British School, offering top-tier education, while the nearby KAT hospital ensures access to excellent healthcare services.



St. Catherine's

British
School

1,6 km

St. Catherine's British School in Athens has been offering high-quality education since 1956, fostering academic excellence and personal growth in a diverse, multicultural environment. With over 1,150 students of 54 nationalities, aged 3 to 18, the school provides a dynamic and inclusive learning atmosphere.

Following the Early Years Foundation Stage, the National Curriculum for England and Wales, the IGCSE, and the International Baccalaureate (IB) Diploma Program, St. Catherine's ensures a well-rounded education that prepares students for top universities worldwide.

Beyond academics, the school emphasizes character development, creativity, and social responsibility, encouraging students to become informed, capable, and compassionate global citizens.

Choosing St. Catherine's means joining a community that values intellectual curiosity, integrity, and lifelong learning—making it an excellent choice for families seeking an internationally-minded education.



Convenient Life in Lykovrysi

● Key Landmarks

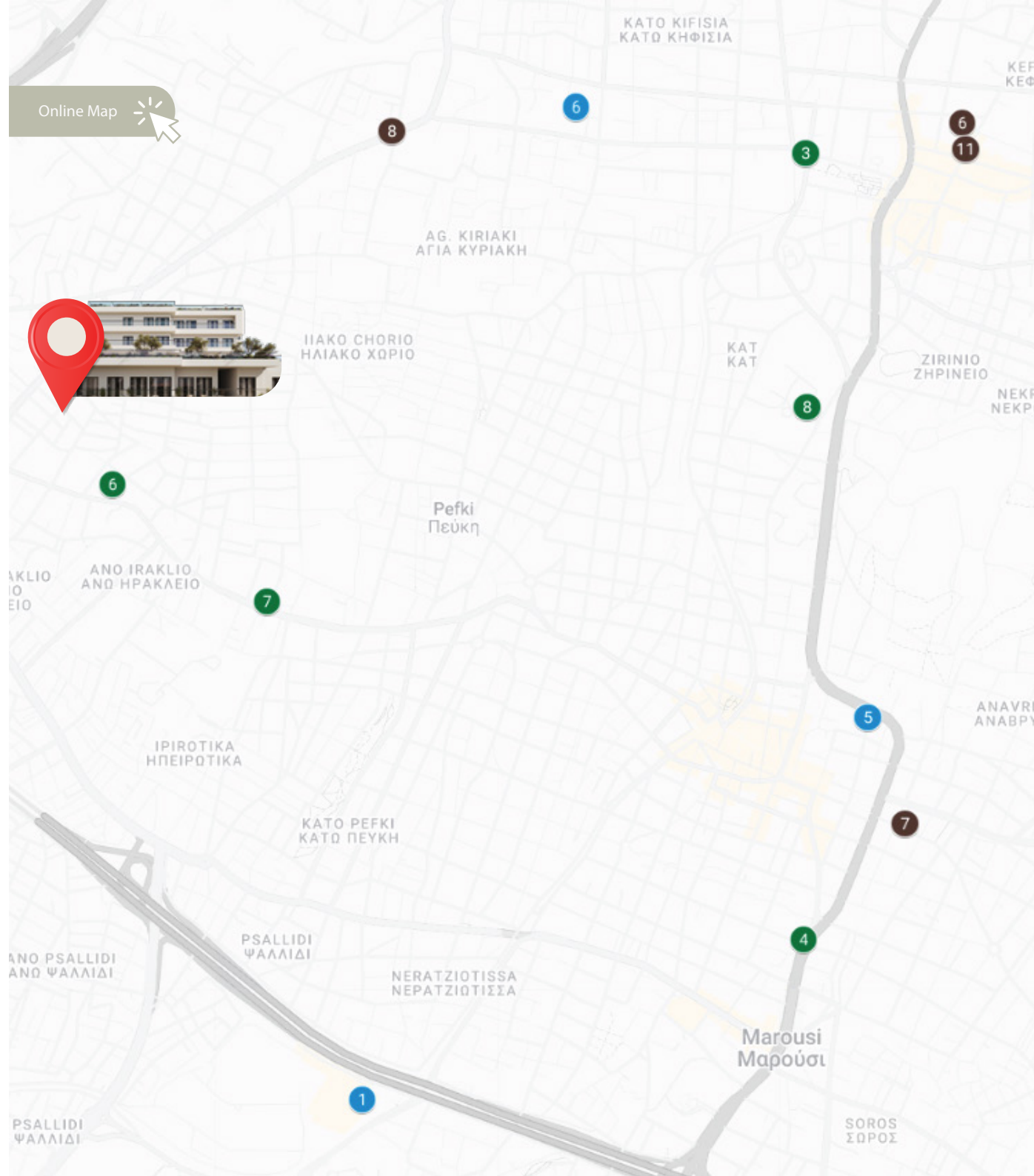
1. Airport: 20.3km
2. Piraeus Port: 17.8km
3. Kifisia Train Station: 3.4km
4. Bus Stops: 541 (270m), A8 (350m), B9 (600m)
5. Elta Courier: 1 km
6. Super Market Lidl: 270 m
7. Super Market Sklavenitis: 550 m
8. Super Market AB Vasilopoulos: 1.1km
9. KAT General Hospital: 3.0km

● Culture and Education

1. Acropolis / Museum of Acropolis: 11.5km
2. Conservatory of Herod Atticus: 11.6km
3. Monument of Pnyka: 11.7km
4. Stavros Niarchos: 16km
5. The Ellinikon: 20 km
6. Goulandris Natural History Museum: 3.5km
7. Shadow Puppet Theater Museum: 3.7km
8. St. Catherine's British School: 1.6km
9. International School of Athens: 4.7km
10. Byron College, the British International School: 10km
11. Kouvoutsakis Art Institute: 3.5km

● A High-Quality Living Area:

1. The Mall: 2.6km
2. Golden Hall: 3.8km
3. Marathonas Beach: 19 km
4. Tatoi Forest: 10.7km
5. The house of Ceramic Art: 3.3km
6. Kifissia Tennis Court: 2.5km



Music
School



Likovrisi
School

Super
Market



Kifisia
Suites



International School

Of
Athens

The International School of Athens (ISA), located in the suburbs of Kifissia, is a diverse and dynamic learning community with approximately 700 students from over 55 nationalities.

As the only school in Greece offering all three International Baccalaureate (IB) programs—Primary Years Program (PYP), Middle Years Program (MYP), and the IB Diploma Program—ISA provides a well-rounded and challenging education that fosters critical thinking, personal growth, and global awareness.



4,7 km

Beyond academics, the school embraces cultural diversity and inclusivity, ensuring that students receive an excellent education and a strong foundation in values, collaboration, and lifelong learning.

With experienced educators, state-of-the-art facilities, and a commitment to student success, ISA is an excellent choice for families seeking a high-quality international education in Athens.

In the May 2024 IB Diploma exams, ISA students achieved an impressive 93% passing rate, with an average score of 33.3 points, and 20% of candidates scoring 37 points or higher.

Byron College

the British
International School

10 km

Byron College, a British international school in Athens, serves around 480 students from EYFS to Year 13. In September 2025, it will move to a modern, sustainable campus in Gerakas.

The school fosters inclusivity, bringing diverse nationalities together through a 'whole school' approach. Following a British curriculum, it emphasizes critical thinking, creativity, and real-world learning, integrating Athens' cultural heritage into its programs.

A safe and convenient bus service covers most of Athens. Byron College focuses on academic excellence, community spirit, and sustainability and prepares students for future success.



Acropolis

The Heart
of Ancient Greece

11,5 km

The Acropolis of Athens is one of the most iconic landmarks in the world and a symbol of ancient Greek civilization. Perched high on a rocky hill overlooking the city, this ancient complex dates to the 5th century BCE and is home to remarkable structures like the Parthenon, the Erechtheion, and the temple of Athena.

The Acropolis showcases the architectural brilliance and artistic achievements of classical Greece. Today, it stands as a UNESCO World Heritage Site, attracting millions of visitors each year who experience its historical significance and breathtaking views.



Acropolis Museum

A Window
to Ancient Culture

11,6 km

Located just a short distance from the Acropolis, this modern museum houses artifacts from the site and offers fascinating insights into ancient Greek culture.



The museum's glass floors provide a unique glimpse into the archaeological remains beneath, while the café offers breathtaking views of the Acropolis—perfect for a refreshing break.

Goulandris Natural History Museum

Exploring Greece's
Natural Heritage

3,5 km



The Goulandris Natural History Museum, located in Kifisia, is one of Greece's most important natural history museums. It houses an impressive collection of exhibits related to geology, biodiversity, fauna, and flora of the country, as well as rare fossils and striking mineral specimens.

It is a must-visit destination, whether to admire nature through a scientific lens or to learn more about ecological balance and the urgent need to protect our planet.

One of its most unique features is the simulation of natural phenomena, such as earthquakes, offering an interactive and educational experience. Additionally, the museum includes the GAIA Centre, an innovative annex dedicated to environmental education and sustainability.



Shadow Puppet Theater Museum

The Enchanting World
of Greek Shadow Puppetry

3,7 km



The Spathario Museum of Shadow Theatre in Maroussi, Athens, is a unique cultural gem dedicated to the traditional Greek art of "Kara-giozis."

Established in 1991 and opened in 1996, it showcases the rich history of shadow puppetry through original figures, stage sets, and performances.

Named after the legendary puppeteer Evgenios Spatharis, the museum preserves this art form while offering educational programs and live shows for all ages.

A visit here is a journey into Greek folklore, humor, and storytelling, making it a must-see for culture enthusiasts and families alike.



Shopping Areas

Malls &
High-End Boutiques

The Kifisia shopping district is one of the most elegant and luxurious in Athens. It features a variety of high-end boutiques, jewelry stores, and home decor shops. In addition to international brands, visitors can find unique, locally owned stores with exclusive items.

The area also offers numerous cafés, restaurants, and pastry shops, creating a charming atmosphere for leisurely shopping and strolling.

The Mall Athens

is one of the largest shopping centers in Greece, located in Marousi, Athens. It offers a wide variety of stores, from international brands to local shops, numerous dining options, cafés, and entertainment venues, including a cinema. Its modern design, spacious layout, and convenient access provide a complete shopping and leisure experience for visitors of all ages



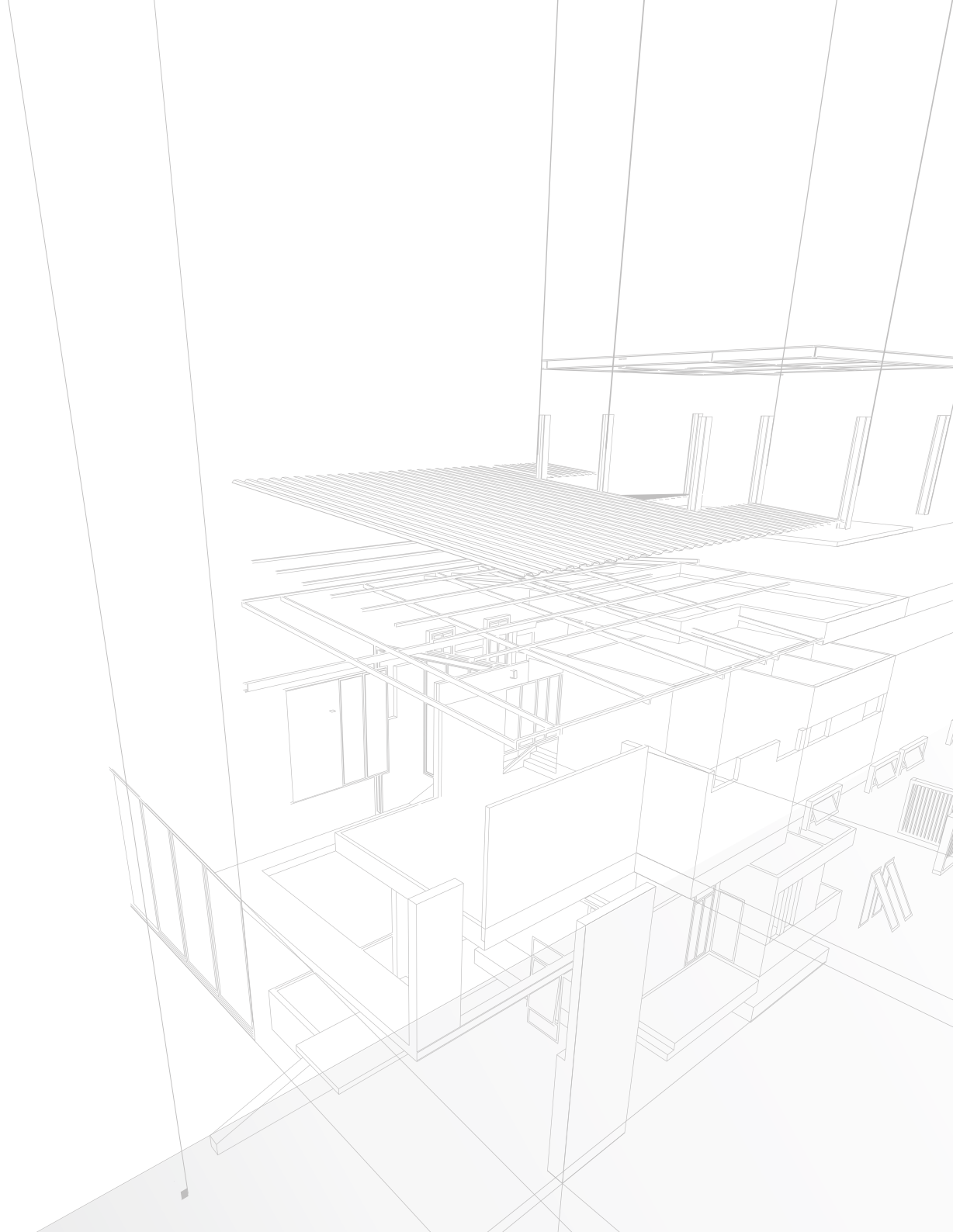
Golden Hall

is a luxury shopping mall in Athens on Kifisias Avenue in Marousi. It features high-end stores, restaurants, cafés, and entertainment spaces, offering a unique shopping experience. It stands out for its elegant architecture and premium atmosphere.



Floor Plans

Kifisia
Suites

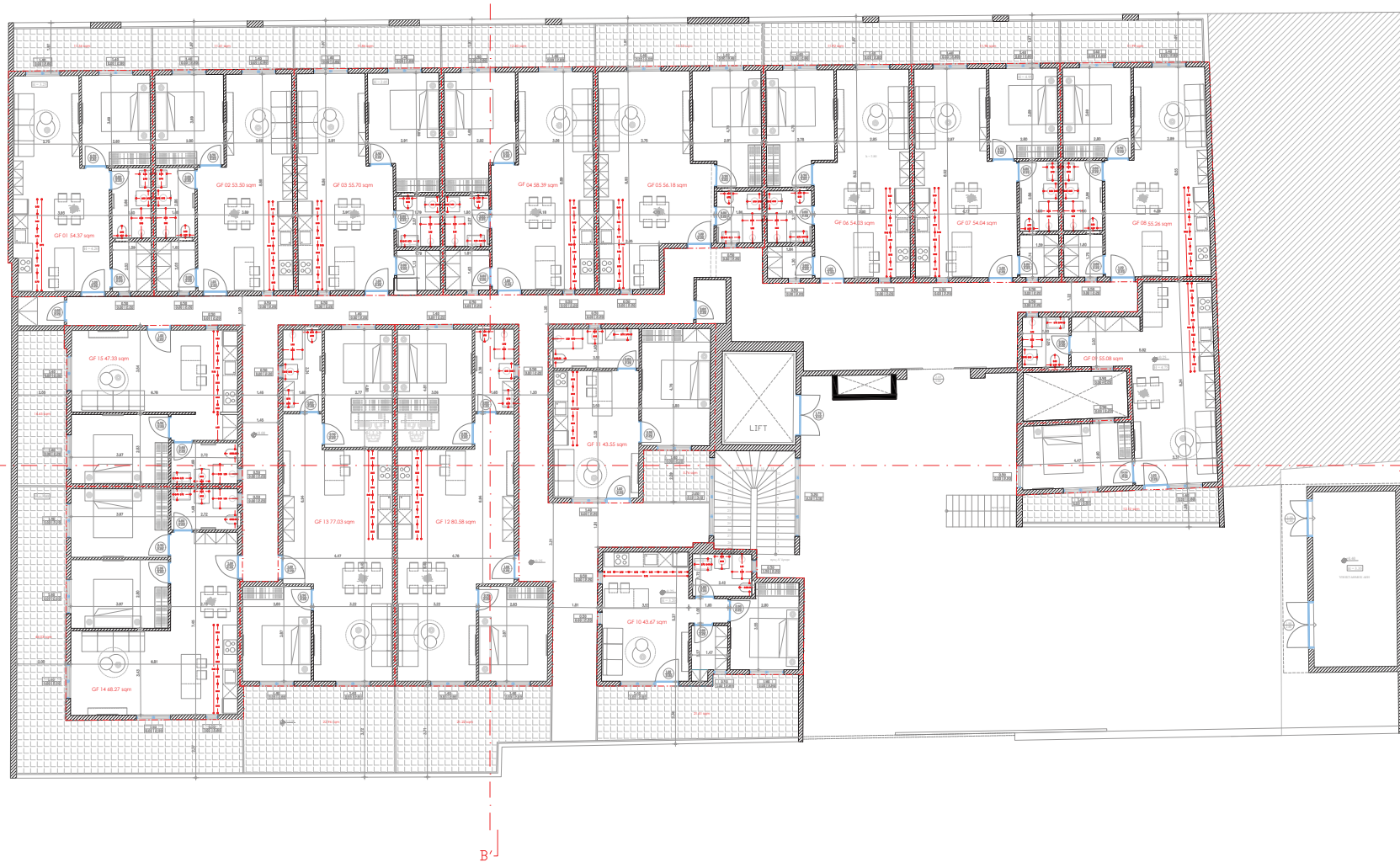


Floor Plans

Ground Level



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
GR1	1	54	11	65
GR2	1	53	11	64
GR3	1	56	11	67
GR4	1	58	12	70
GR5	1	56	13	69
GR6	1	54	11	65
GR7	1	54	11	65
GR8	1	55	11	66
GR9	1	55	12	67
GR10	1	44	22	66
GR11	1	44	5,75	49,75
GR12	2	81	21	102
GR13	2	77	23	100
GR14	2	68	44	112
GR15	1	47	15	62

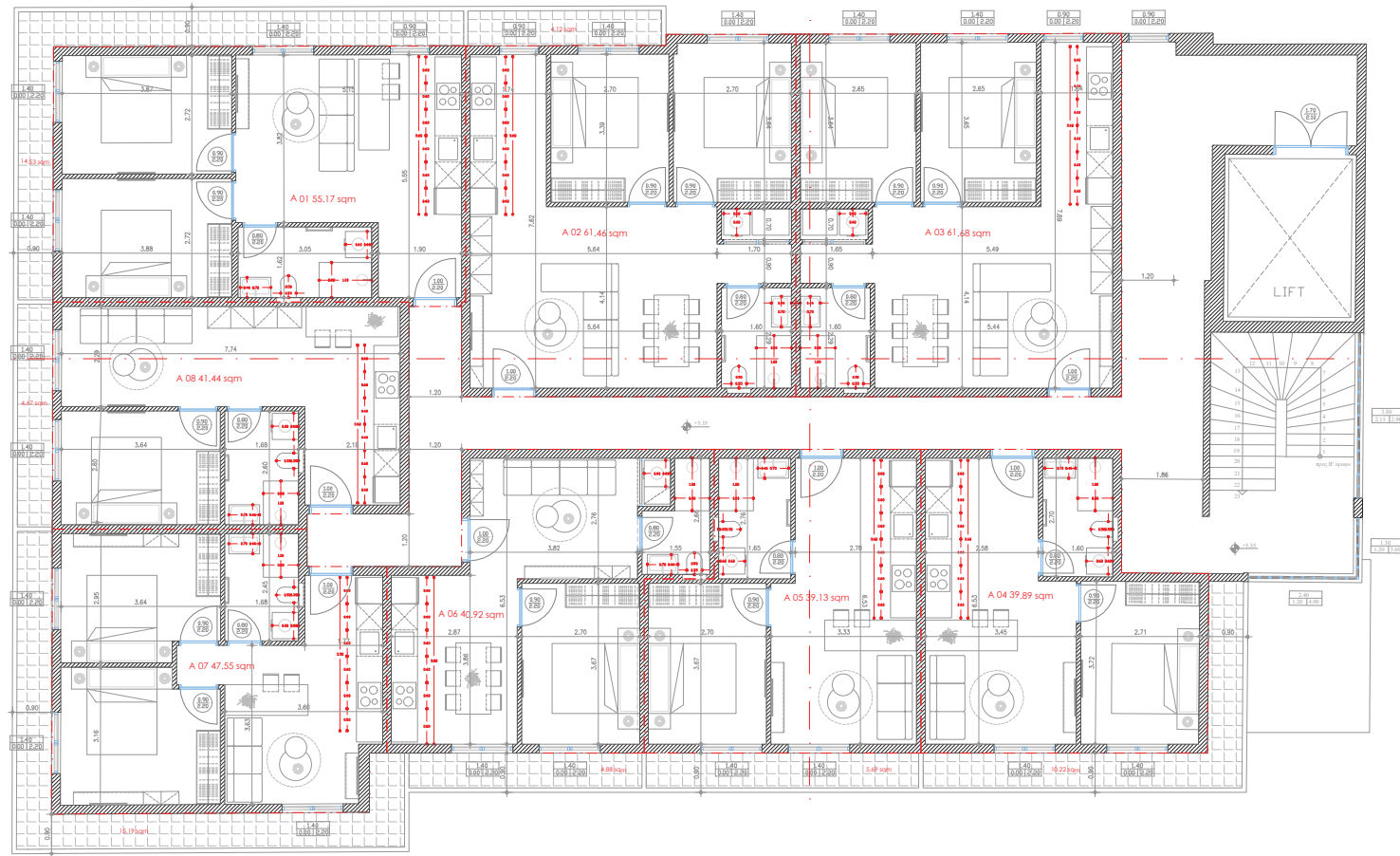


Floor Plans

A Level



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
A1	2	55	15	70
A2	2	61	4	65
A3	2	62	-	62
A4	1	40	10	50
A5	1	39	6	45
A6	1	41	5	46
A7	2	48	15	63
A8	1	41	5	46

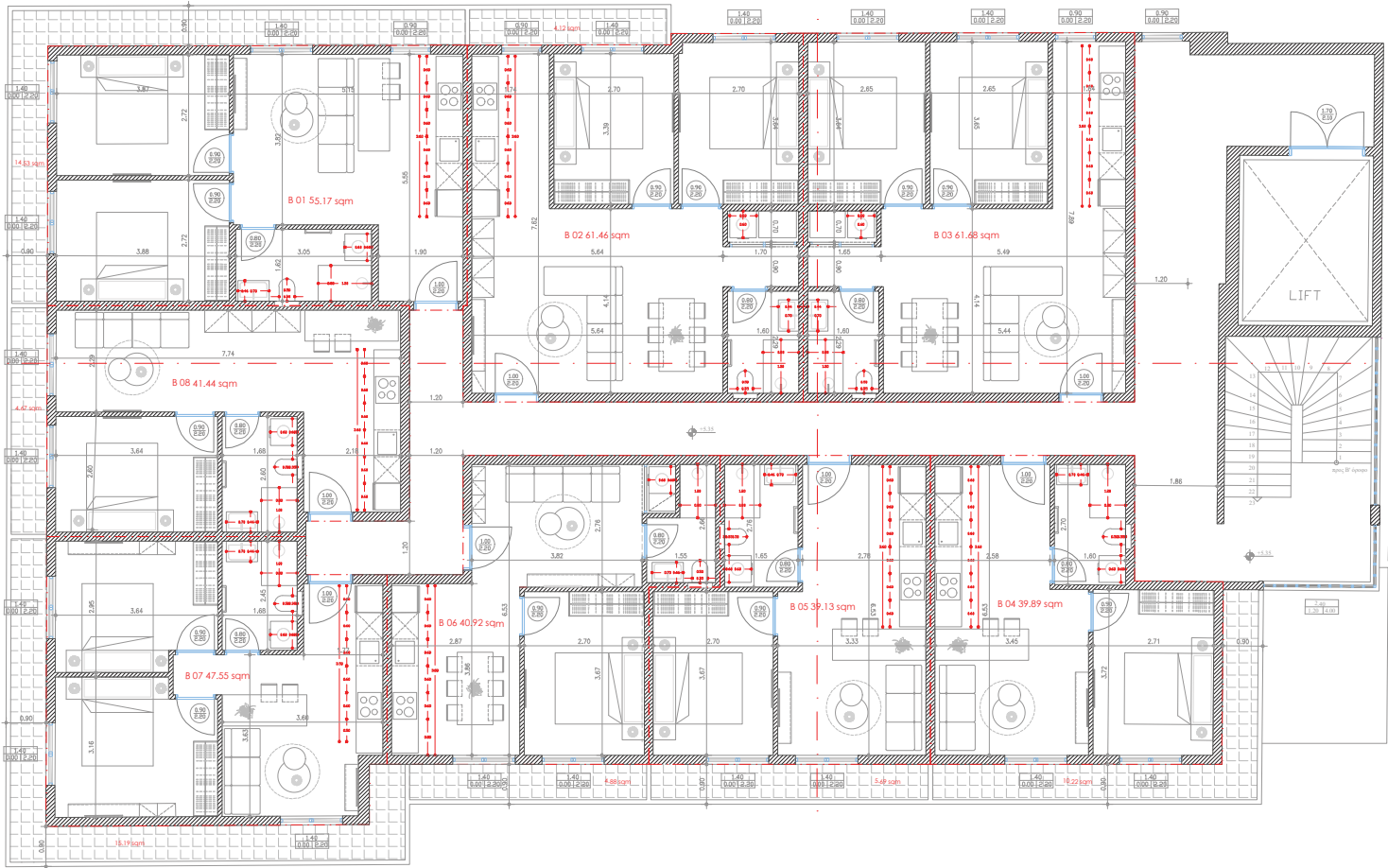


Floor Plans

B Level



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
B1	2	55	15	70
B2	2	61	4	65
B3	2	62	-	62
B4	1	40	10	50
B5	1	39	6	45
B6	1	41	5	46
B7	2	48	15	63
B8	1	41	5	46



The floor plan illustrates a building layout with seven residential units, each with a specific area and room configuration. The units are labeled as follows:

- C01 55.17 sqm**: Located in the top left, featuring a living area, kitchen, and two bedrooms.
- C02 61.46 sqm**: Located in the top middle, featuring a living area, kitchen, and two bedrooms.
- C03 61.68 sqm**: Located in the top right, featuring a living area, kitchen, and two bedrooms.
- C04 39.89 sqm**: Located in the bottom right, featuring a living area, kitchen, and one bedroom.
- C05 39.13 sqm**: Located in the bottom middle, featuring a living area, kitchen, and one bedroom.
- C06 40.92 sqm**: Located in the bottom left, featuring a living area, kitchen, and one bedroom.
- C07 47.55 sqm**: Located in the middle left, featuring a living area, kitchen, and one bedroom.

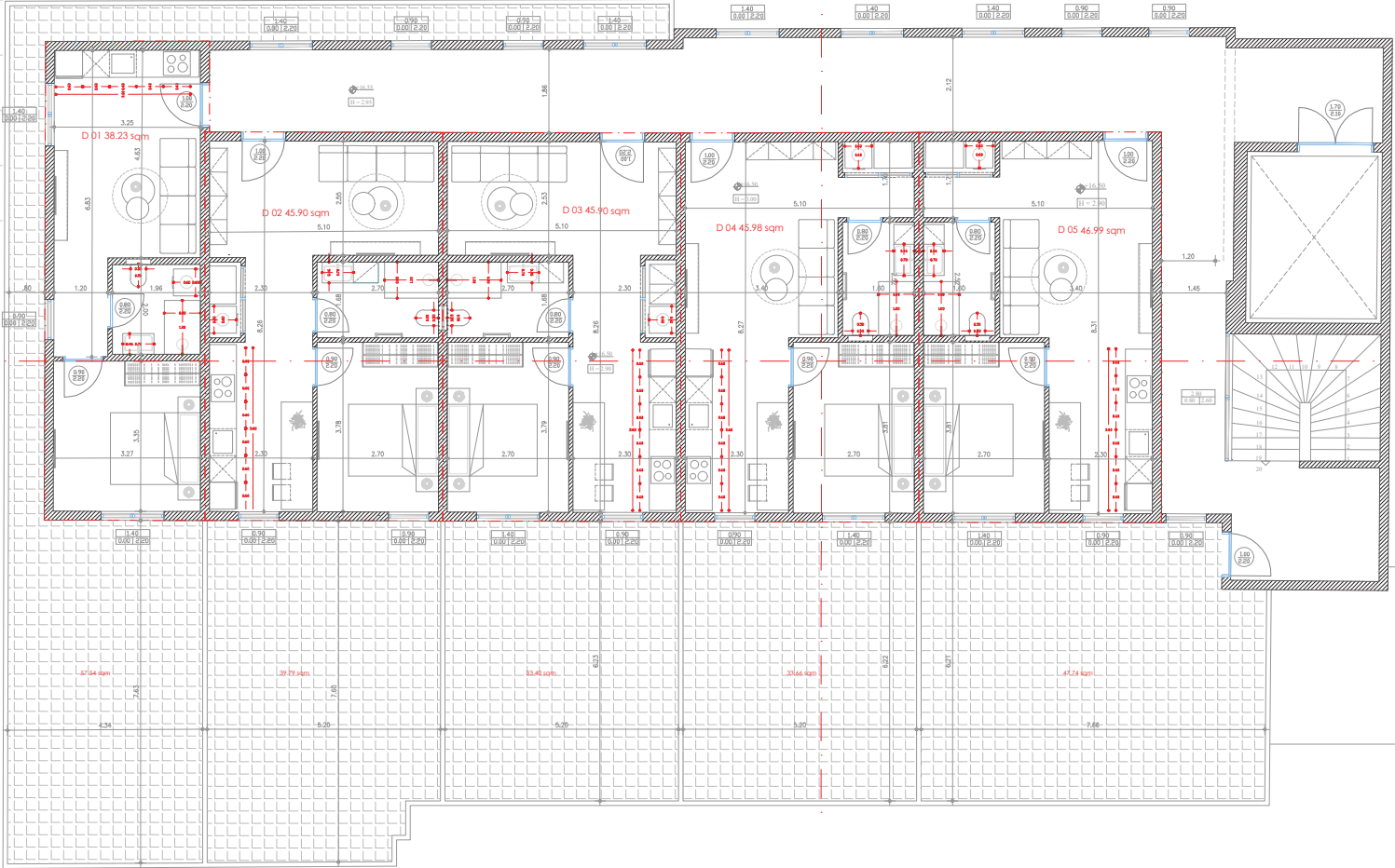
A lift is located on the right side of the plan, adjacent to a staircase. The plan also shows various common areas, including a central hallway and a large open space on the right. Dimensions and room layouts are detailed throughout the plan.

Floor Plans

D Level



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
D1	1	38	57	95
D2	1	46	40	86
D3	1	46	33	79
D4	1	46	34	80
D5	1	47	48	95





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Thank You

