



IRAKLEOUS 3 KIFISIA

A BUILDING OF 6 LUXURY RESIDENCES

METEKA
REAL ESTATE DEVELOPMENT

A peaceful urban residence in a prime location in Kifisia

The new residential development at Irakleous 3, Kifisia seamlessly combines contemporary minimalist architecture with the sense of tranquility and privacy that defines Kifisia. Surrounded by greenery, natural light, generous outdoor spaces, and understated luxury, it offers an exceptional living experience.

Designed as a low-density development, the building features just two residences per floor, ensuring privacy, functional layouts, and generous openings for plenty of natural light. Spacious terraces, landscaped private gardens on the ground floor, and spectacular private rooftop gardens with pergolas create a refined lifestyle where indoor and outdoor spaces flow naturally.

BUILDING

Garden
3 Levels
Roof Top Garden

SINGLE LEVEL RESIDENCES

6

RESIDENCE AREA

~155 sq.m.

Per residence







**IRAKLEOUS 3
KIFISIA**

Residence I1
Ground Floor

Interior: 152 sq.m.
Private Garden: 380 sq.m.
3 Bedrooms (1 Master)
2 Bathrooms & 1 Guest WC
2 Parking Spaces
Storage Room



**IRAKLEOUS 3
KIFISIA**

**Residence I1
Garden Layout**

Private Garden: 380 sq.m.



**IRAKLEOUS 3
KIFISIA**

Residence I2
Ground Floor

Interior: 153 sq.m.
Private Garden: 335 sq.m.
3 Bedrooms (1 Master)
2 Bathrooms & 1 Guest WC
2 Parking Spaces
Storage Room



**IRAKLEOUS 3
KIFISIA**

**Residence I2
Garden Layout**

Private Garden: 335 sq.m.



**IRAKLEOUS 3
KIFISIA**

Residence A1
1st Floor

Interior: 154 sq.m.
3 Bedrooms (1 Master)
2 Bathrooms & 1 Guest WC
2 Parking Spaces
Storage Room



**IRAKLEOUS 3
KIFISIA**

Residence A2
1st Floor

Interior: 154 sq.m.
3 Bedrooms (1 Master)
2 Bathrooms & 1 Guest WC
2 Parking Spaces
Storage Room



**IRAKLEOUS 3
KIFISIA**

Residence B1

Second Floor with
Rooftop Terrace &
Pergola

Second Floor: 154 sq.m.
Rooftop Interior: 20 sq.m.
Total: 174 sq.m.
Private Rooftop with Pergola:
110 sq.m.
3 Bedrooms (1 Master)
2 Bathrooms & 1 Guest WC
2 Parking Spaces
Storage Room



IRAKLEOUS 3
KIFISIA

Residence B2

Second Floor with
Rooftop Terrace &
Pergola

Second Floor: 154 sq.m.

Rooftop Interior: 20 sq.m.

Total: 174 sq.m.

Private Rooftop with Pergola:

106 sq.m.

3 Bedrooms (1 Master)

2 Bathrooms & 1 Guest WC

2 Parking Spaces

Storage Room





Single-Level Residences

High Energy Efficiency

Enhanced Seismic Performance

Premium Thermal Insulation & Acoustic Performance

Underfloor Heating System with Heat Pump

Concealed Ceiling Air Conditioning in All Areas

Smart Home Ready

Energy Efficient Aluminum Window Frames

Panoramic Openings with Green Views

Integrated Utility & Storage Areas Within the Residences

Underground Parking with 2 Spaces per Residence