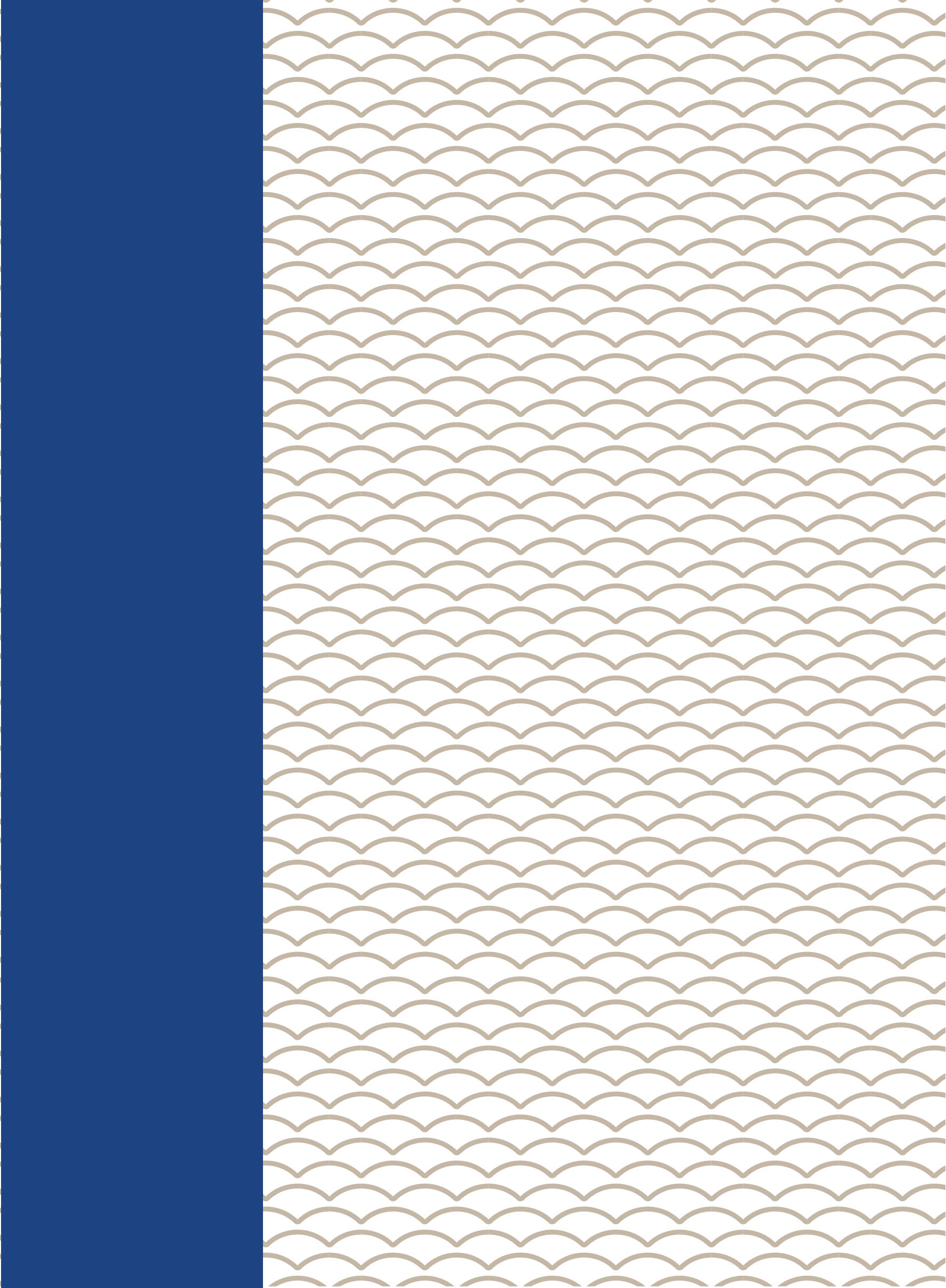


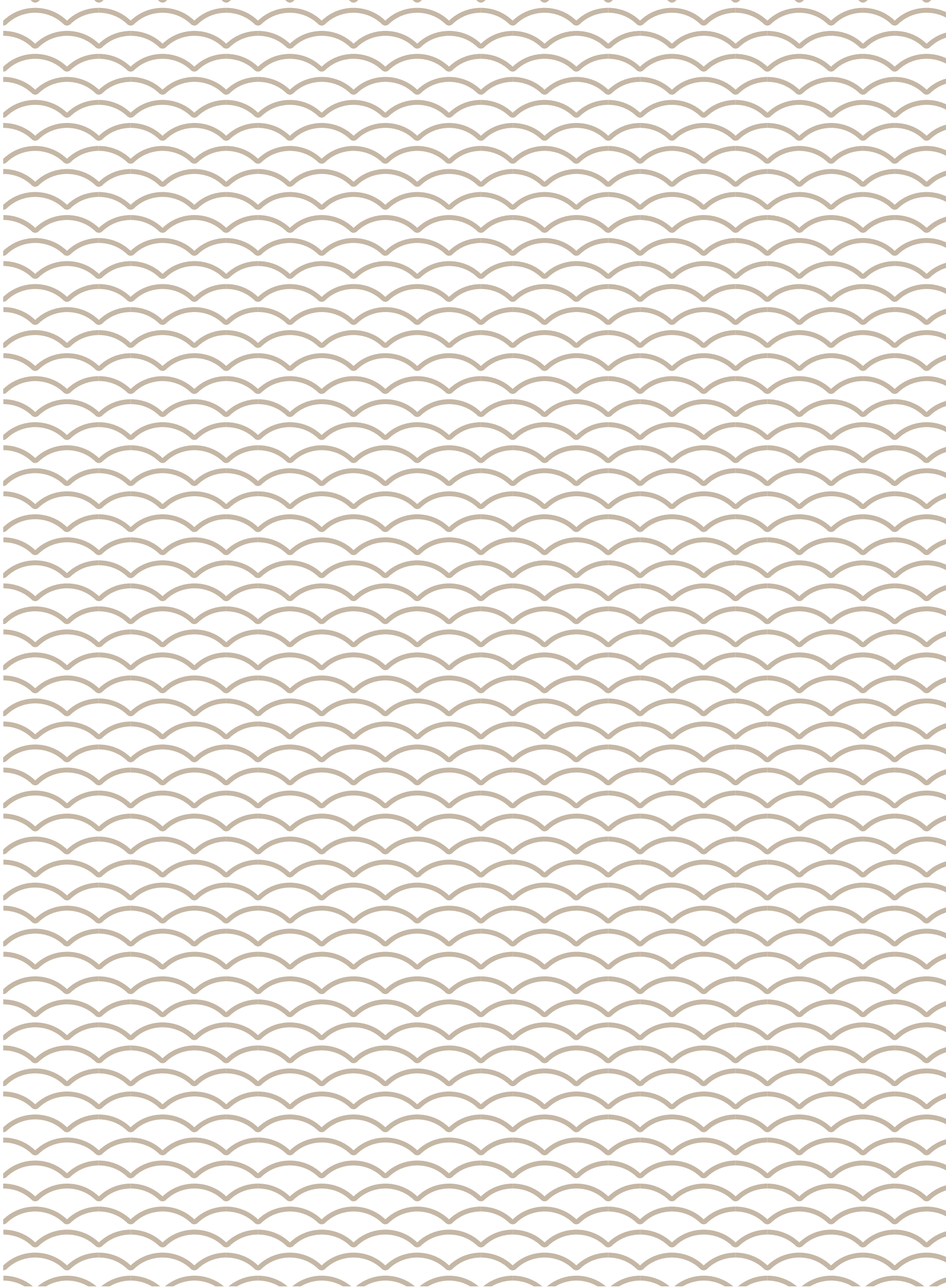


GLYFADA RESIDENCE

ATHENS SEACOAST APARTMENTS









GLYFADA RESIDENCE

Within walking distance from the beach, in the center of Glyfada, the project provides a unique collection of units, as a combination of one, two and three bedroom apartments. Chic and stylish, with an abundance of natural light and sea view the development creates a unique contemporary living space.

A luxury residential development with a contemporary layout and spacious balconies that overlook the stunning Aegean sea, provides an exceptional source of inspiration.

The development expands the investment options to another level, ready to redefine the standards of luxury living.

Enable residents taste the amenities of the project ranging from communal swimming pool, landscaped garden and breathtaking roof terrace.

Welcome to Glyfada Residence.





PROJECT LOCATION ATHENIAN RIVIERA

GLYFADA

Glyfada is one of the most popular suburbs of Athens being a major shopping area with hundreds of stores within easy walking distance and the feeling of a big spread out American style mall. Glyfada's sandy luxury beaches, restaurants, clubs and beachbars are attraction points for everyone.

Furthermore you can combine lifestyle with sports since Athens Golf Club is located next to Glyfada Residence and of course luxurious sport facilities and playgrounds. Athens Metropolitan Park, biggest park in Europe, will be a hub of tourism, leisure, business and education just minutes away from Glyfada area.

At night its club scene brings people from all over Athens, especially in the summer.



Education

- 1 Business College of Athens
1km
- 2 Elementary School
850m
- 3 Middle school
950m
- 4 High School
950m
- 5 Private School Stavradi
500m



Sports Facilities

- 6 Golf Club
950m
- 7 Swimming Pool
1,5km
- 8 Holmes Gym
1,5km
- 9 Glyfada Beach
500
- 10 Vouliagmeni Lake
6km



Shopping

- 11 Hondos Centre
140m
- 12 Public
70m
- 13 Glyfada Shopping Centre
900m
- 14 Folli Follie
600m
- 15 AB Supermarket
1km



Restaurants Coffee Shops

- 16 Ark
850m
- 17 Balux
1,3km
- 18 Starbucks
1km
- 19 Golden Phoenix
500m



Necessities

- 20 Pharmacy
50m
- 21 EuroBank
1km
- 22 Police Station
850m
- 23 Post office
7m
- 24 Balaskas Delicatessen
50m



Transport

- 25 Bus Station Ag.Konstantinos
40m
- 26 Tram Station
450m
- 27 Helliniko Metro Station
4,3km



Rodopis
Mlaouli
27 2km.

LEOF. POSIDONOS

NAPOLEON ZERVA

ANDREA PAPANDREOU

ANTHEON

LEOF. VOULAGMENIS

GLYFADA

LEOF. POSIDONOS

FIVIS

ATHENS

GLYFADA

10
5km.

-  Golf Club
-  Shopping Area
-  Metro Station
-  Tram Station
-  Bus Station

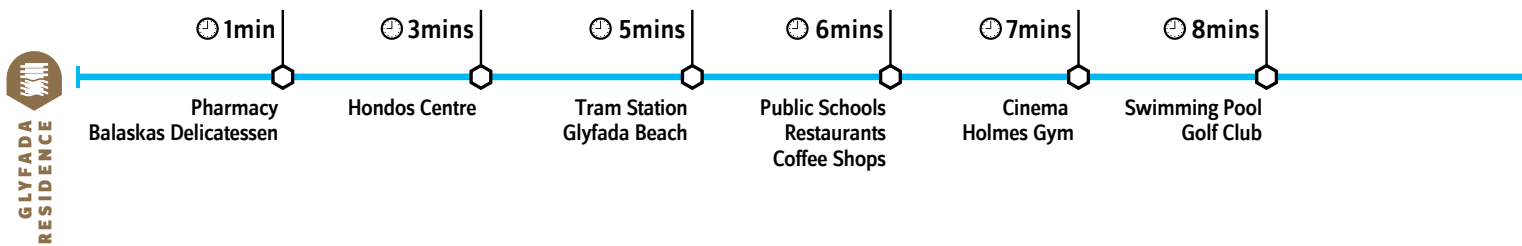
TRANSPORTATION

ACCESSIBILITY

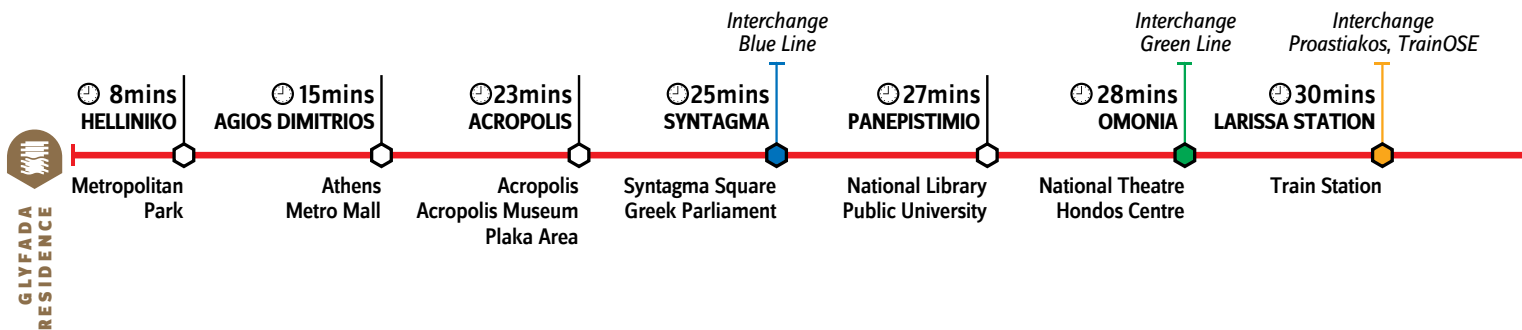
Situated in a prime area with fantastic transport links,
Glyfada offers quick and efficient transport connections across Athens.



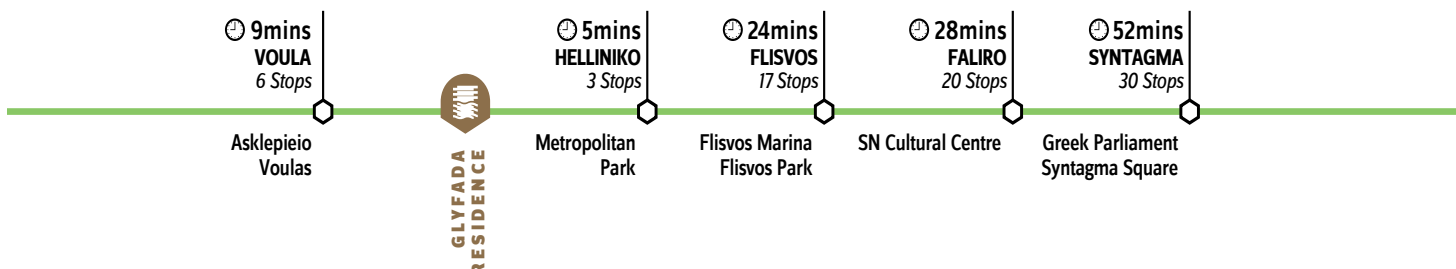
By Foot



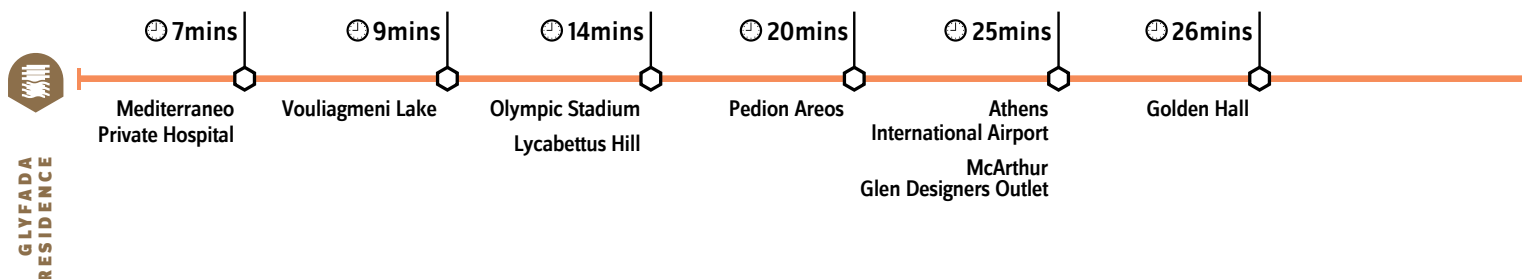
By Metro



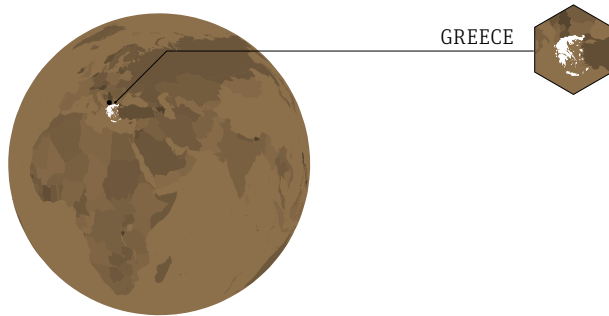
By Tram



By Car







GREECE

10

WONDERFUL CITY OF GREECE

ATHENS

Athens is the capital city of Greece and is a full European Union member state. With a high quality of life, a regulated and secure living environment and resident privileges for family members, it is no surprise to see Athens regularly topping the list for best places to live in Europe. Sophisticated modern transport networks, impeccably maintained districts and an exceptionally rich heritage gives Athens its own unique identity and place in the Mediterranean.



Landmarks

- 1 Acropolis / Acropolis Museum / Roman Agora
14 km
- 2 Syntagma Square / Greek Parliament
13km
- 3 Lycabettus Hill
14.5km
- 4 Plaka / Flea Market
13,3km
- 5 Olympic Stadium
12,5km



Education

- 6 National Univ. of Athens
14km
- 7 St. Lawrence International School
12,4km
- 8 Deree American College of Greece
21,2km
- 9 BCA College (*Business Centre of Athens*)
12,4km
- 10 ACS Athens (*American Community School*)
22,3km
- 11 Campion International School
27,9km



Leisure

- 12 Metropolitan Park
1,5km
- 13 Marina Flisvos
9,6km
- 14 SN Cultural Centre / Opera House / National Library
10,8km
- 15 Pedion Areos Park
15,4km
- 16 National Gallery
13,4km



Shopping

- 17 Attica Mall
13,2km
- 18 Athens Metro Mall
8,6km
- 19 McArthur Glen Designers Outlet
30km
- 20 Golden Hall
21,1km
- 21 Factory Outlet
13,4km



Hospitals

- 22 Metropolitan Private Hospital
13km
- 23 Onassis Cardiac Center
10,5km
- 24 Rea Maternity Hospital
9,9km
- 25 Asklepieio Voulas General Public Hospital
2,4km
- 26 Mediterraneo Private Hospital
2,8km



ACHARNES

NEA MAKRI

KAMATERO

MAROUSSI

PETROUPOLI

ILION

HALANDRI

GERAKAS

PERISTERI

EGALEO

ATHENS

ACROPOLIS

ZOGRAFOU

KALLITHEA

NEA SMIRNI

PIRAEUS

MARINA FLISVOS

MARINA of ALIMOS

MARINA of AGHIOS KOSMAS

BEACH of GLYFADA

VOULA

VARI

AGHIA MARINA

KALIVIA

KERATEA

MARKOPOULO

KOROPI

PAIANIA

ATHENS INTERNATIONAL AIRPORT

ARTEMIDA

PORT of RAFINA

PORT of PIRAEUS

TEMPLE OF POSEIDON

MARINA

A CITY BUILT ON HISTORY

ATHENS 1000 B.C.

The well-known history of Athens dates back about 3.000 years, and led to the introduction of Western civilization.

As the capital and the biggest city of Greece, Athens is highly associated with sustainable cultural, educational and athletically aspects of the society.

The heritage of the classical era is still evident in the city, represented by ancient monuments and works of art, the most famous of all being the Acropolis, considered a key landmark of early Western civilization.



*What you leave behind is not
what is engraved in stone monuments,
but what is woven into the lives of others.*

Pericles

495 BC - 429 BC

Influential Leader of Athens



*The soul never thinks
without a picture.*

Aristotle

384 BC - 322 BC

Greek Philosopher & Scientist



JUST AROUND THE BLOCK

LIFESTYLE

Athens is famous, more than any other European capital for the many choices it offers in entertainment. Athens is well known for being a hub of exclusive restaurants, theatres, arts and music. Glyfada hosts all the brands and names that define quality, luxury and prestige.





15





PUBLIC & PRIVATE SCHOOLS & UNIVERSITIES

EDUCATION

Greece is renowned for its consistently outstanding educational system.

Glyfada Residence is in the immediate vicinity of public, private and international educational options from pre-schools to universities. In Athens, many schools offer the International Baccalaureate (IB) program with an impressive track record in promoting students to reputable universities, both in Greece and internationally.



PUBLIC & PRIVATE HOSPITALS

HEALTHCARE

Athens offers efficient and modern healthcare services with highly skilled medical professionals. The public health system provides residents with free and readily available healthcare services.

The city similarly offers exceptional hospital treatment facilities with specialized consultants and vastly experienced medical personnel. The nearest hospital to the development is easily accessible and is within walking distance for our residents.

The World Health Organisation ranks the Greek healthcare system above many prominent countries such as Germany and the United Kingdom.



THE PROJECT

GLYFADA RESIDENCE

Glyfada Residence is the epitome of exclusive seaside living in the heart of Athens Riviera. The project enjoys high end finishes and amenities in all the apartments, making the living experience unique. It is the definite luxury residence in Athens.

EXTERIOR

- Balconies
- Storages
(Basement)
- Parking spaces
(Ground Floor & basement)
- Elevator from Basement
- Communal Swimming Pool
- Communal Roof Terrace

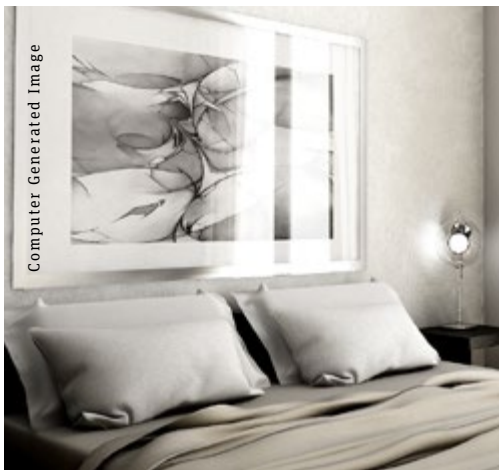
AMENITIES

- Heating autonomy
- Security Door
- Boiler
- Provision for A/C & alarm system
- Double glazed windows
- Electrical shutters
- Wooden & Tile Floors

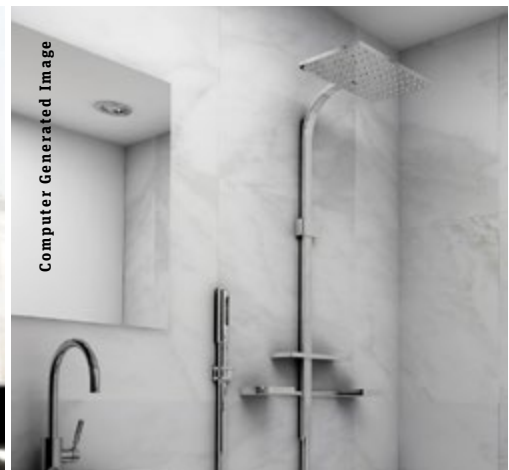




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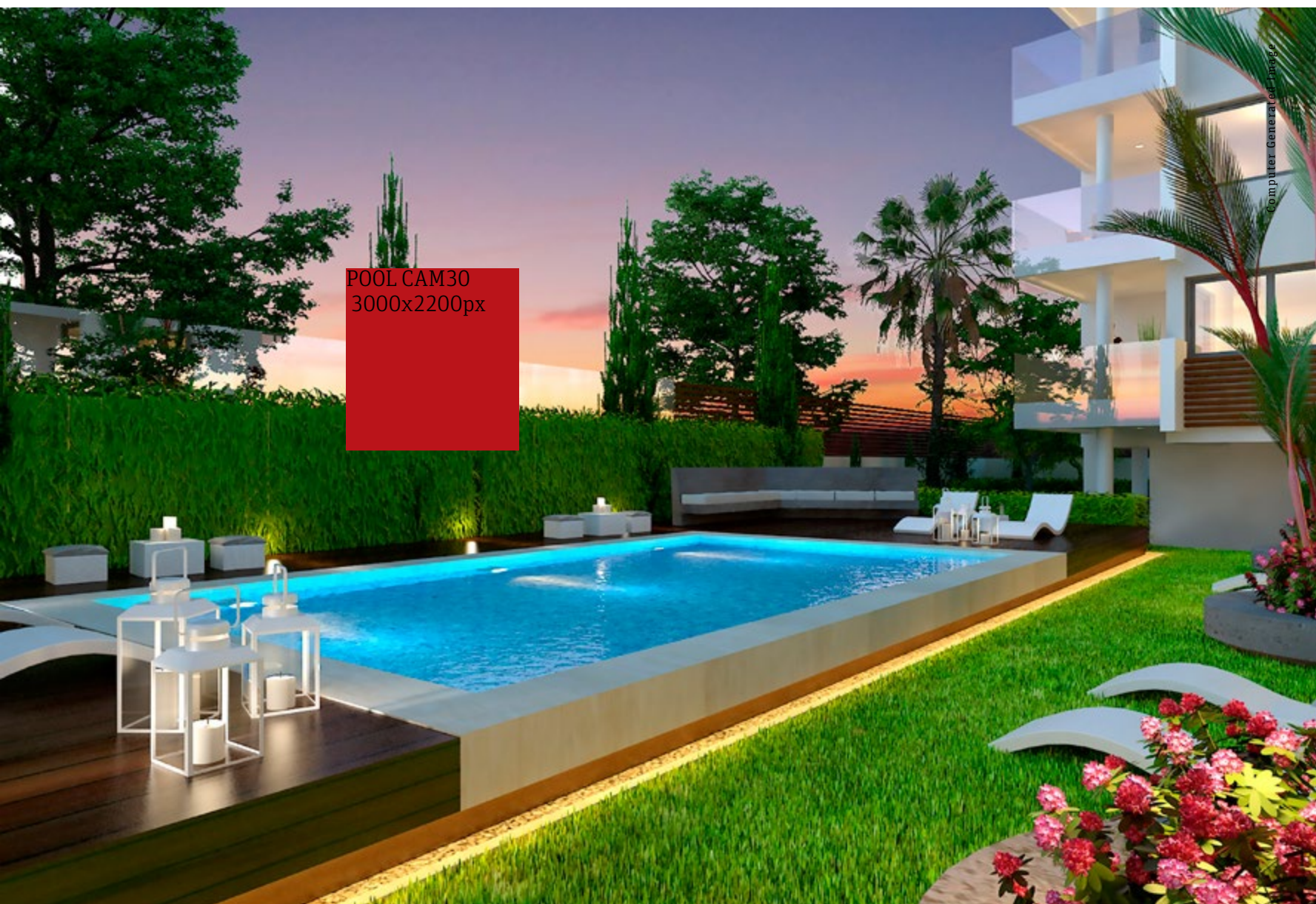


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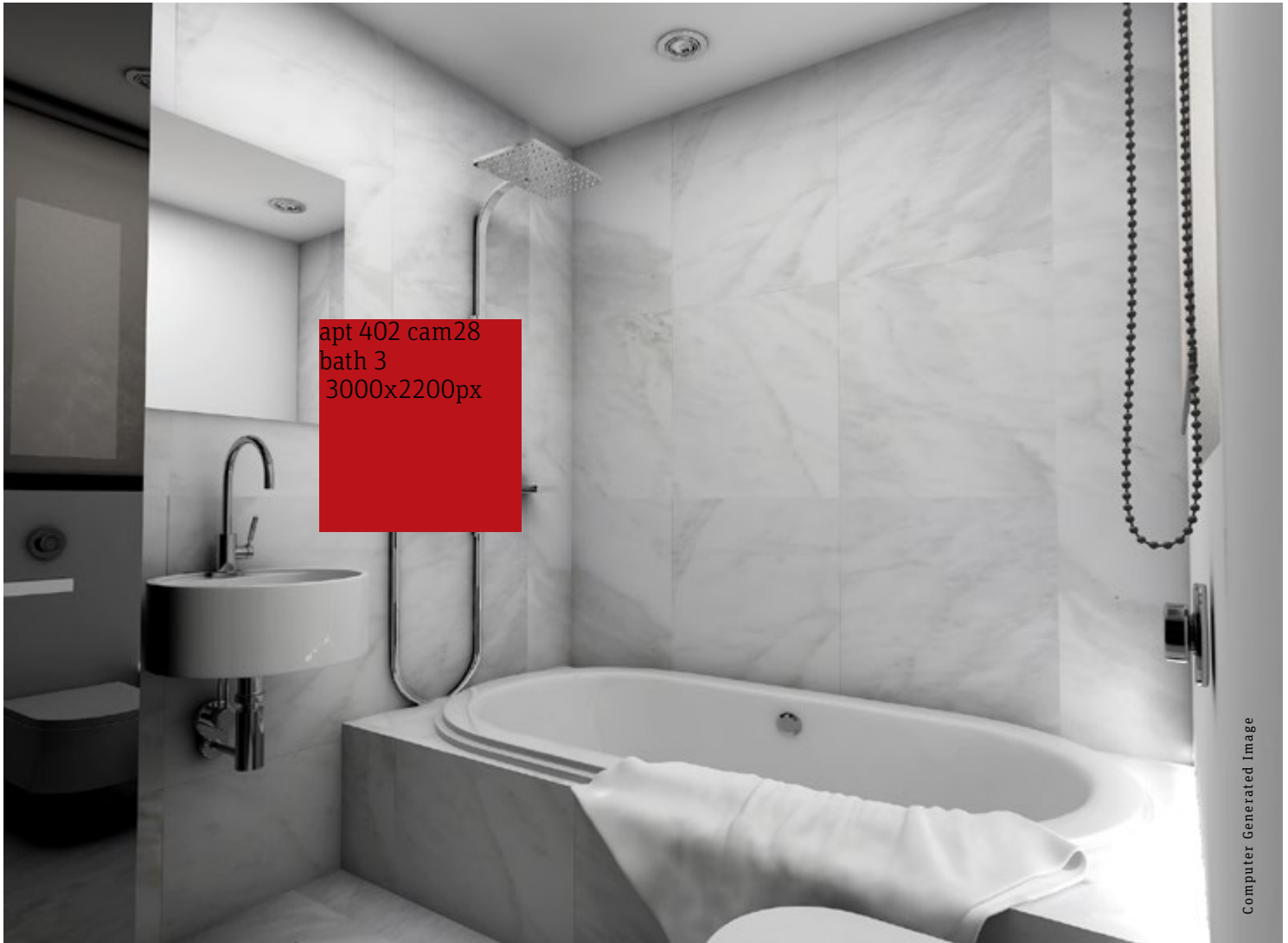














Computer Generated Image



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Computer Generated Image



Computer Generated Image





apt 403 cam29
4000x3000px



Computer Generated Image



Computer Generated Image





404
304
204
104



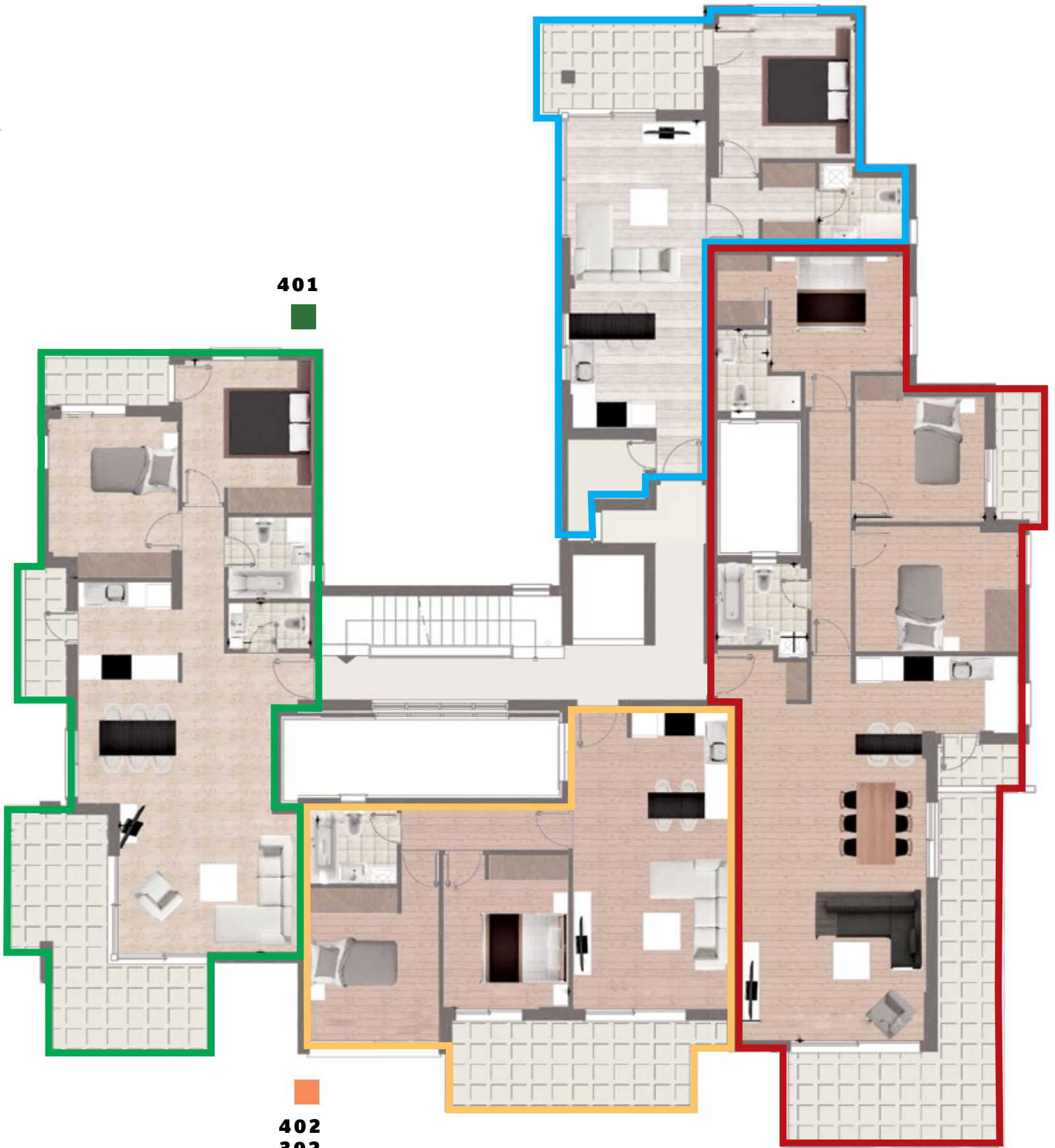
401



402
302
202
102



203
103



FLOORPLANS

1st to 4th Floor



101

Beds	2
Baths	1
WC	1
Internal Covered Area (sq.m.)	83
Covered Terraces (sq.m.)	26
Total Covered Area (sq.m.)	109



102 - 402

Beds	2
Baths	1
Internal Covered Area (sq.m.)	68
Covered Terraces (sq.m.)	14
Total Covered Area (sq.m.)	82



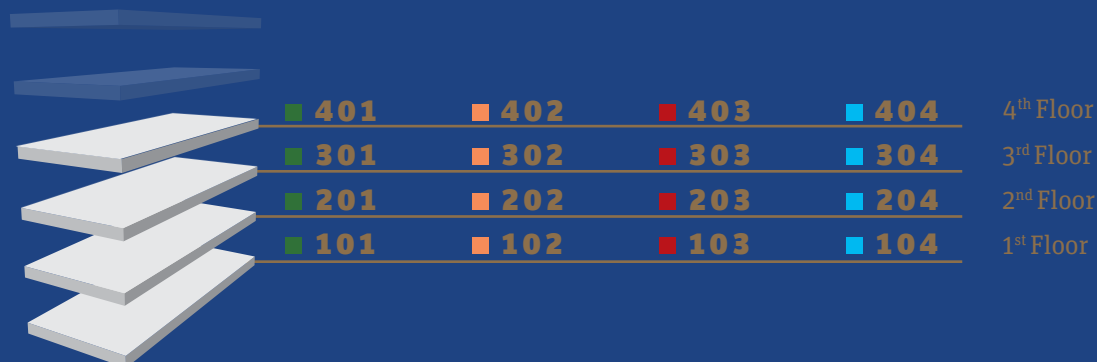
103 - 203

Beds	3
Baths	2
Internal Covered Area (sq.m.)	109
Covered Terraces (sq.m.)	30
Total Covered Area (sq.m.)	139



104 - 404

Beds	1
Baths	1
Internal Covered Area (sq.m.)	55
Covered Terraces (sq.m.)	13
Total Covered Area (sq.m.)	68



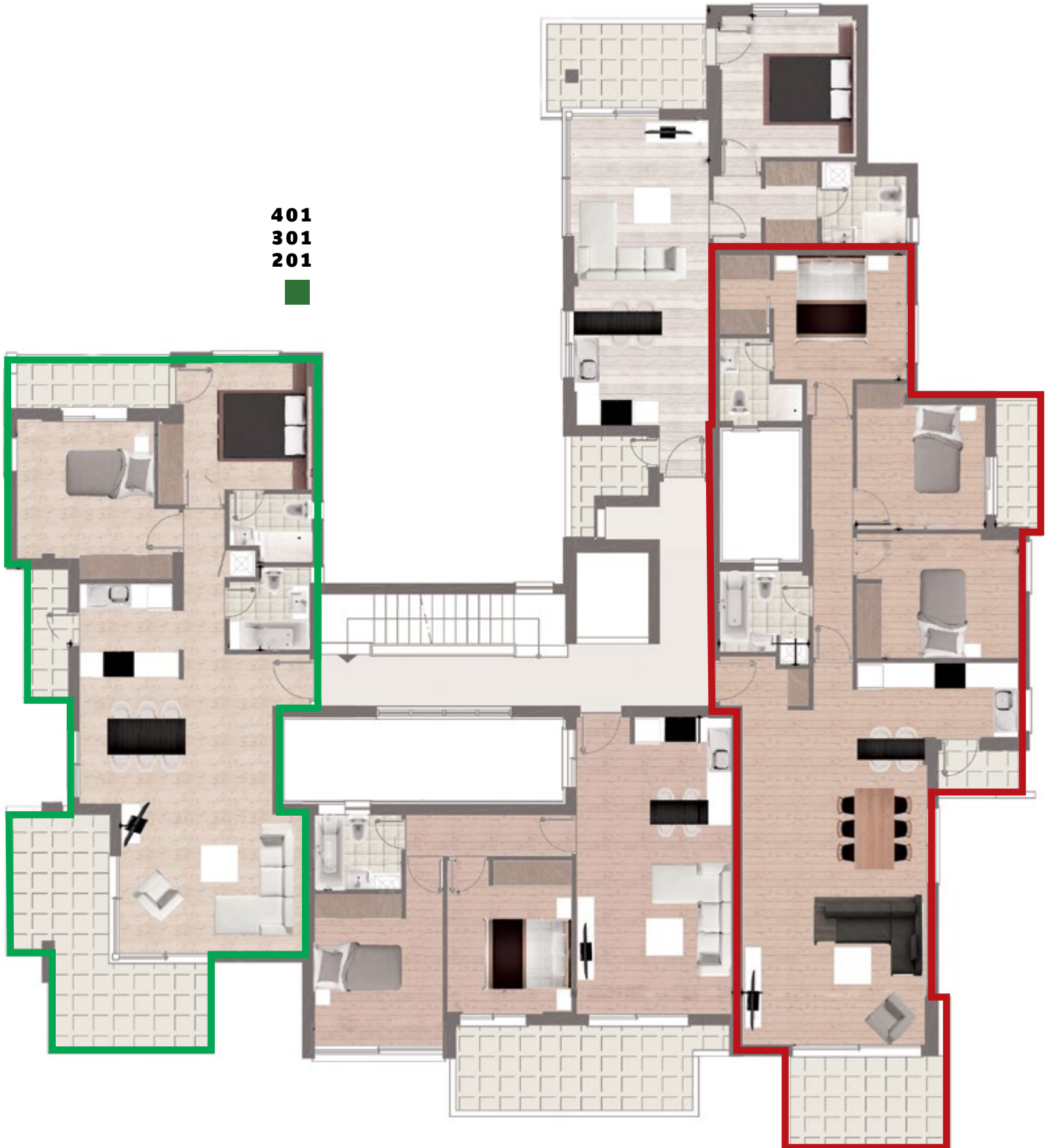
Please note: All the above floor areas are subject to verification following completion.
Purchasers must therefore rely on their own inspection to verify any information provided.
All dimensions are within + or - 5%.



401
301
201



303
403



FLOORPLANS

2nd to 4th Floor



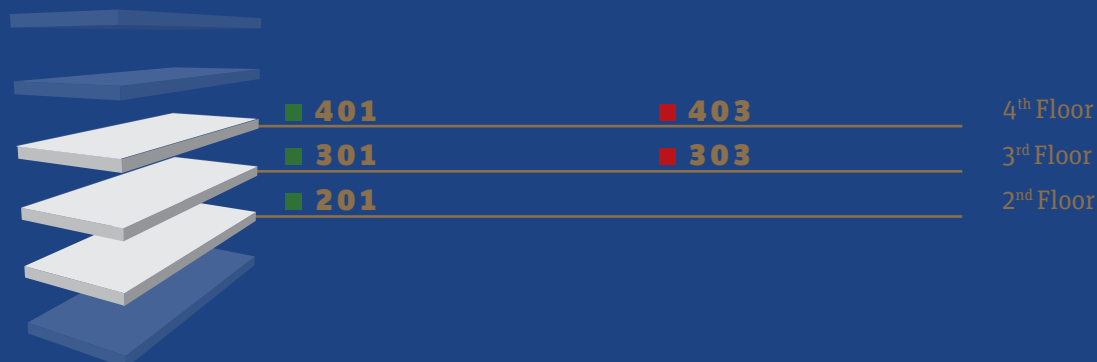
201 - 401

Beds	2
Baths	2
Internal Covered Area (sq.m.)	85
Covered Terraces (sq.m.)	26
Total Covered Area (sq.m.)	111



303 - 403

Beds	3
Baths	2
Internal Covered Area (sq.m.)	109
Covered Terraces (sq.m.)	14
Total Covered Area (sq.m.)	123



Please note: All the above floor areas are subject to verification following completion.
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604
504



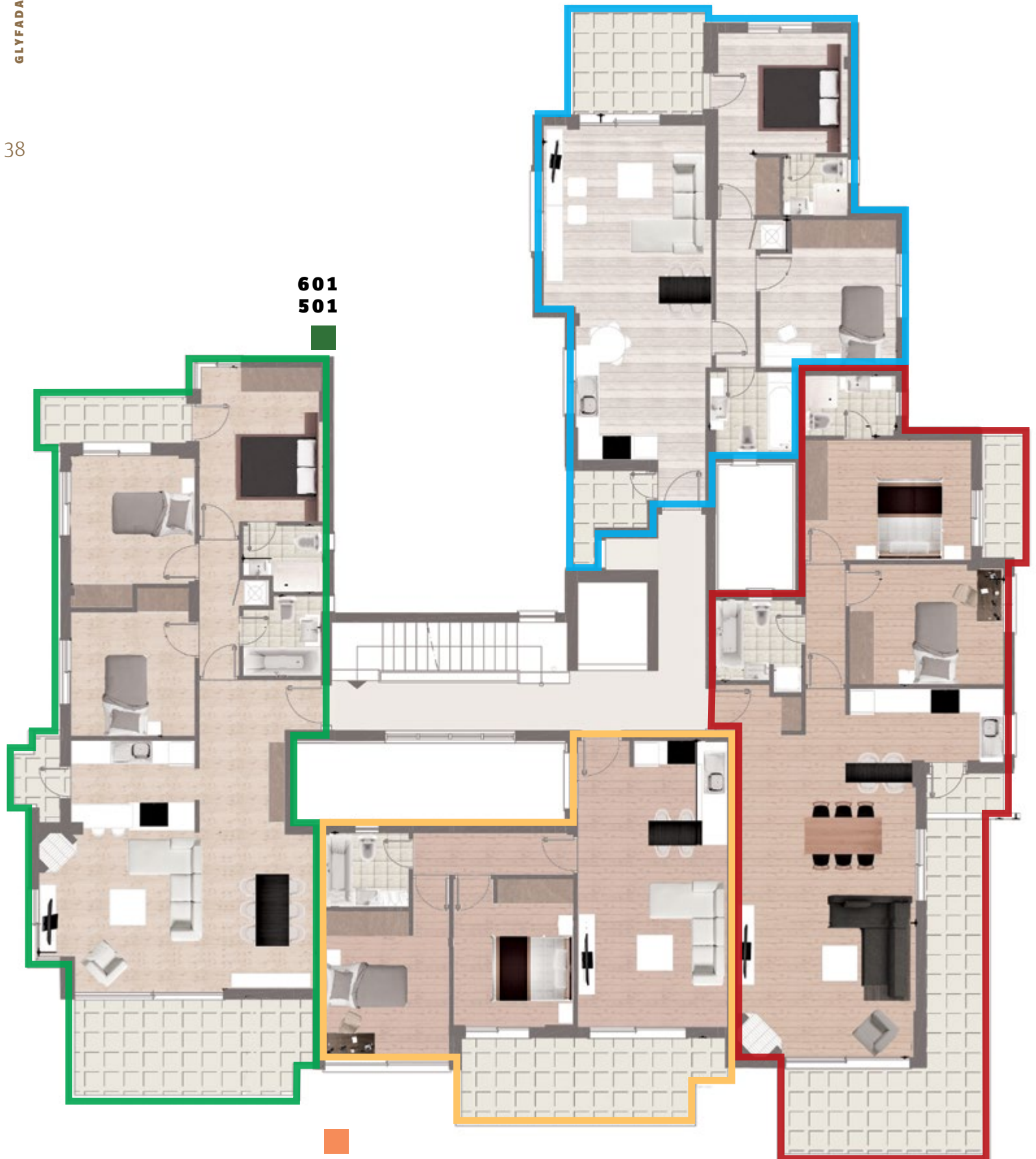
601
501







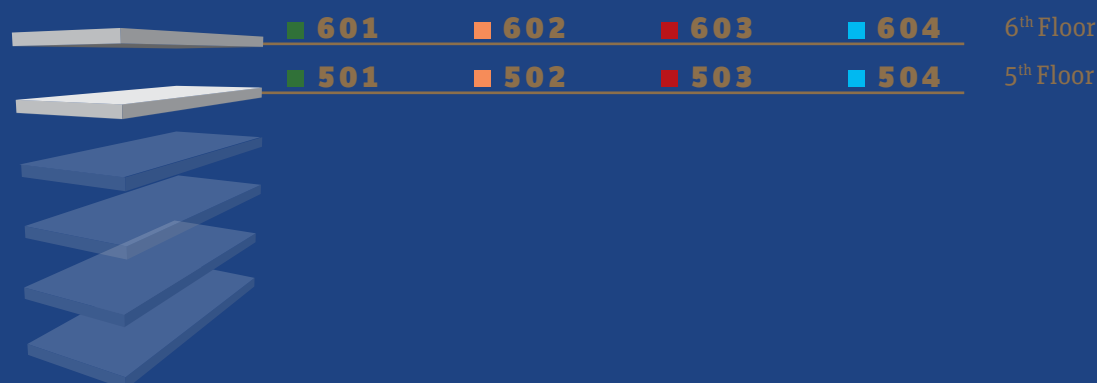
602
502



603
503



 501 - 601	 502 - 602	 503 - 603	 504 - 604
Beds3	Beds2	Beds2	Beds2
Baths2	Baths1	Baths2	Baths2
Internal Covered Area (sq.m.)102	Internal Covered Area (sq.m.)68	Internal Covered Area (sq.m.)94	Internal Covered Area (sq.m.)81
Covered Terraces (sq.m.)22	Covered Terraces (sq.m.)14	Covered Terraces (sq.m.)30	Covered Terraces (sq.m.)12
Total Covered Area (sq.m.)124	Total Covered Area (sq.m.)82	Total Covered Area (sq.m.)124	Total Covered Area (sq.m.)93



Please note: All the above floor areas are subject to verification following completion.
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All dimensions are within + or - 5%.

SPECIFICATIONS

40

CONSTRUCTION & INSULATION

DESIGN

- Full seismic capacity, according to the terms of the Building Permit and Regulations.

STRUCTURE

- Reinforced concrete according to structural design
- Calculations based on the Greek Building Code and Seismic Code.

MASONRY

- External walls of Insulating clay brick with 6cm of thermal facade, double leaf walls between apartments with 5cm polystyrene in the centre.

FLOORS, COLUMNS & BEAMS

- Thermal lightweight concrete below each floor and 6cm XPS on the roof. Columns and Beams externally insulated with 6cm XPS. Pilotis ceiling with 6cm of thermal facade.

ROOF & BALCONIES WATERPROOFING

- Cement-based waterproofing under all tiles and asphaltic membrane on roofs.

PLUMBING SYSTEMS

PIPING NETWORK

- According to the design. Pipe-in-pipe system except the mains where plastic HDPE or PP pipes are used. Drinking water is supplied via HDPE tubing.

SOLAR WATER HEAT PROVISION

- On the roof, separate panels for each apartment with electric immersion element boiler tank.
- Hot water also supplied by autonomous natural gas boiler.

COMMON AREAS

EXTERNAL ENCLOSURE & ENTRANCE GATE

- 2.00m height fairface beton and glass fence.
- Electrical garage doors.
- Entrance Gate with glass and stainless steel elements.

SOIL & WASTE SYSTEM

- Collection of all drainage water to the Main Sewage System.

GARDEN

- Suitable plants and irrigation system.
- Deck floor, where shown on architectural plans.
- Swimming pool.

LOBBY

- Glass door with stainless steel elements.
- Suspended Ceilings and LED lights.

ELEVATORS

- Full seismic capacity, according to the terms of the Building Permit and Regulations.

CORRIDORS & STAIRS

- First quality ceramics or marble on floors.

PARKING AREAS & THROUGHWAYS

- Epoxy covered concrete on underground parking and treated concrete on throughways.

SAFETY & SECURITY SYSTEMS

VEHICLES ENTRANCE & EXIT

- Electrically operated metal door (ROLL) on entry and exit of the underground garage.

LIGHT FITTINGS

- LED Light fittings with movement sensors in all internal and external common areas.

FIRE ALARM SYSTEM

- Installed in all common areas.

FIRE FIGHTING SYSTEM

- According to the requirements of the Greek Fire Authority with appropriate equipment on each level.

SPECIFICATIONS

42

ELECTRICAL INSTALLATION

WIRING

- According to the design and Regulations.

SWITCHES

- High Quality fittings.

LIGHT FITTINGS

- In-Ceiling LED SPOT Lights to baths and kitchens.

BURGLAR ALARM SYSTEM

- Wiring only. System optional, at buyer's cost.

TV SYSTEM

- Installation of a central satellite dish for connection to each apartment.

TELEPHONE POINTS

- In all apartments with outlets in bedrooms, living / dining areas.

AWNINGS

- Provision.

ENTRANCE CAMERA

- Connected to a colour videophone in each apartment.

CLIMATE CONTROL & VENTILATION

AIR-CONDITIONING SYSTEM

- Wiring only. Units optional, at buyer's cost.

HEATING

- Complete independent installation of gas fired heating system with radiators in all rooms.

VENTILATION SYSTEM

- Air extractors in all bathrooms. Separate system in the kitchens.

PAINTS & COATINGS

EXTERIOR

- 3 coats cement render, stabilizer and exterior type paint.
- Bakelite wood or metal and special ceramic tile cladding where shown on architectural drawings.

INTERIOR

- 2 coats plaster and Finish.

BALCONIES

- Glass parapet.

CEILINGS

- Suspended Ceilings in bathrooms and kitchens with installed LED lights.
- Concealed curtain rails and suspended ceilings where needed.

DOORS & WINDOWS

DOORS & WINDOWS

- Powder coated aluminium frames with double glazing, low-E clear float glass.
- Installation of mosquito nets and electrically operated roller blinds in the bedrooms.

WINDOW LEDGES

- 2cm thick marble.

TERRACES & ROOF GARDEN

- Ceramic tiles.

BEDROOMS

- Solid parquet, 7cm.

KITCHEN, RECEPTION AREAS & CORRIDORS

- Solid parquet, 9cm.

BATHROOMS

- Ceramic tiles.
- Marble or ceramic up to ceiling.
- Plasterboard suspended ceilings with LED spot lights.

KITCHEN

- Quartz Technogranite on kitchen walls between counter top and cupboards.

DOORS

- Wood veneer or Lacquer with same material frame.
- Safety lock on entrance door.

HANDLES

- Stainless Steel

KITCHEN & BATHROOM UNITS

- Wood veneer or Lacquer with melamine interiors and closing mechanisms.

BEDROOM WARDROBES

- Wood veneer or Lacquer with melamine interiors.

SANITARY WARE GENERAL

ALL AREAS

- Luxury white sanitary ware, frameless safety glass shower units, and accessories.

SANITARY WARE

- Luxury white sanitary ware.
Frameless safety glass shower units and accessories.

FIREPLACES

- Energy fireplace in apartments **501, 601, 503, 603.**



GLYFADA PROJECT

AREA SCHEDULE

44

Flat	Beds	Baths	Internal Covered Area (sq.m.)	Covered Terraces (sq.m.)	Total Covered Area (sq.m.)
101	2	1 + 1WC	83	26	109
102	2	1	68	14	82
103	3	2	109	30	139
104	1	1	55	13	68
201	2	2	85	26	111
202	2	1	68	14	82
203	3	2	109	30	139
204	1	1	55	13	68
301	2	2	85	26	111
302	2	1	68	14	82
303	3	2	109	14	123
304	1	1	55	13	68
401	2	2	85	26	111
402	2	1	68	14	82
403	3	2	109	14	123
404	1	1	55	13	68
501	3	2	102	22	124
502	2	1	68	14	82
503	2	2	94	30	124
504	2	2	81	12	93
601	3	2	102	22	124
602	2	1	68	14	82
603	2	2	94	30	124
604	2	2	81	12	93

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