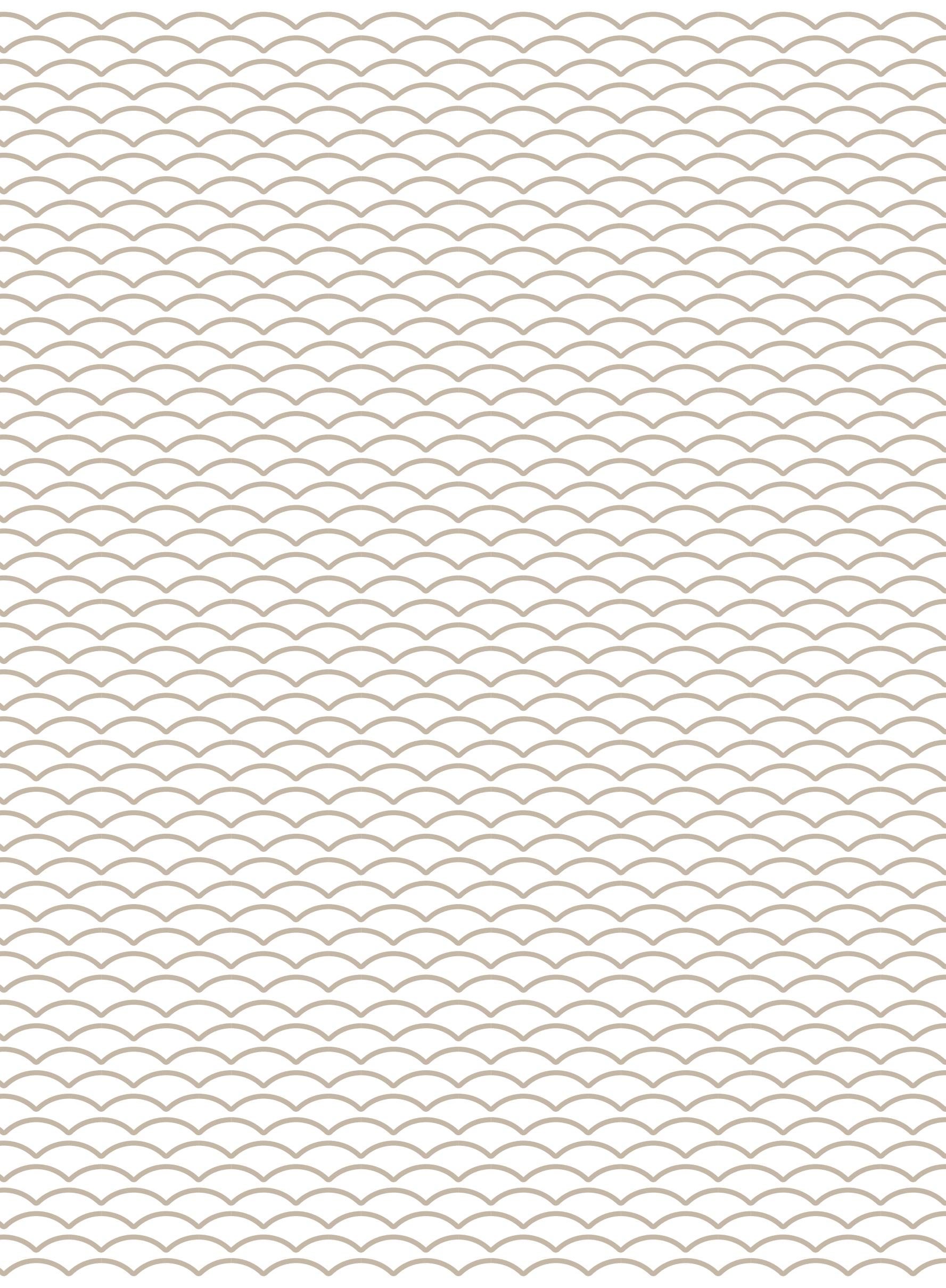


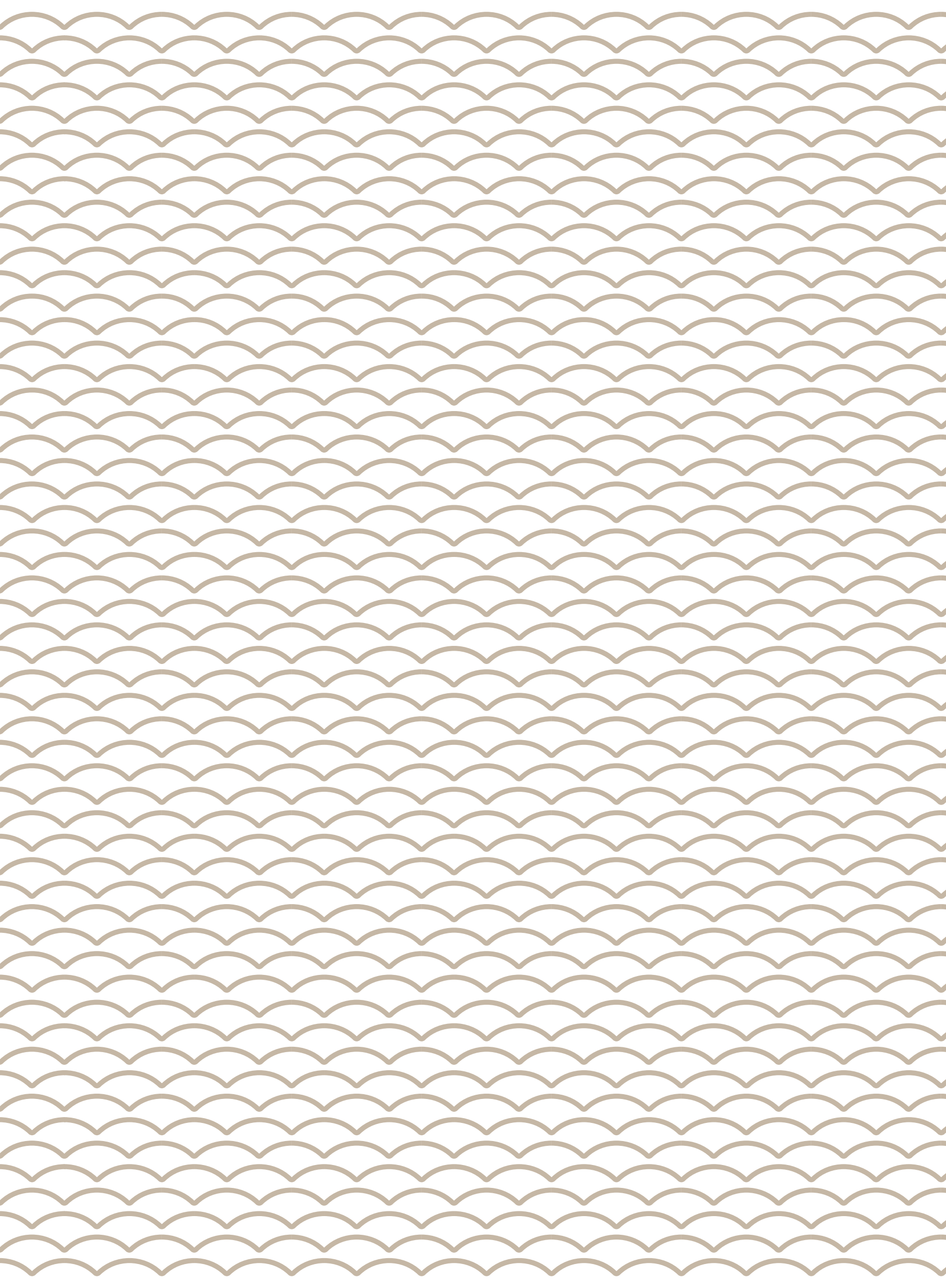


# GLYFADA RESIDENCE

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

5km.

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

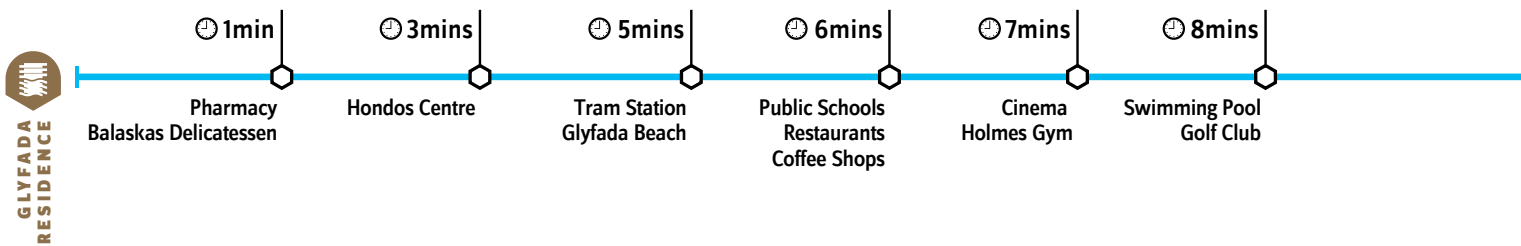
# TRANSPORTATION

## ACCESSIBILITY

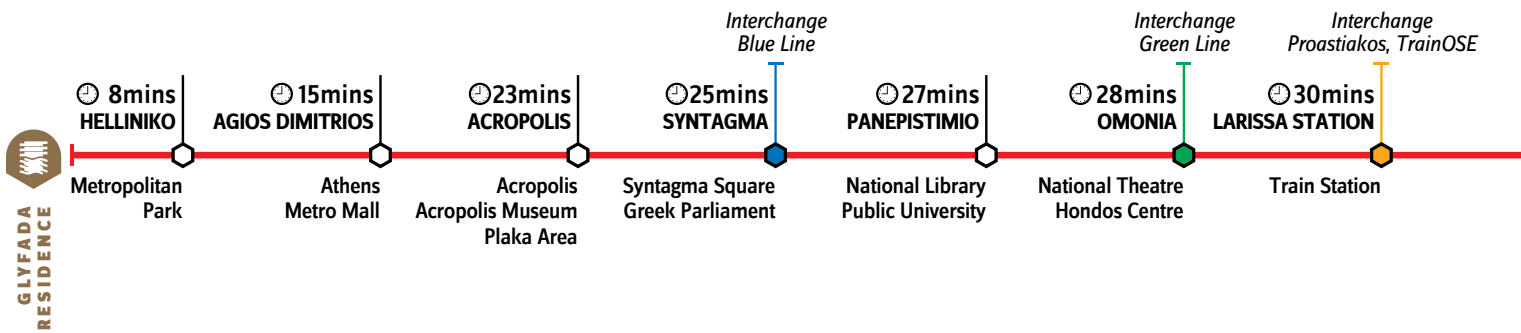
Situated in a prime area with fantastic transport links,  
Glyfada offers quick and efficient transport connections across Athens.



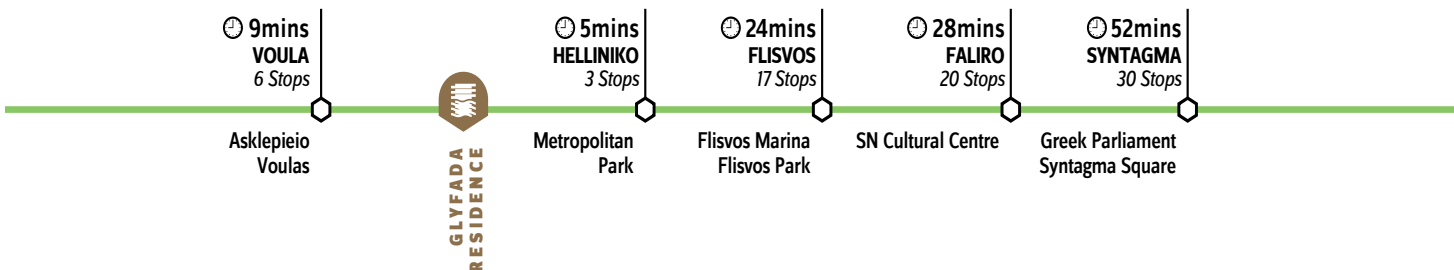
By Foot



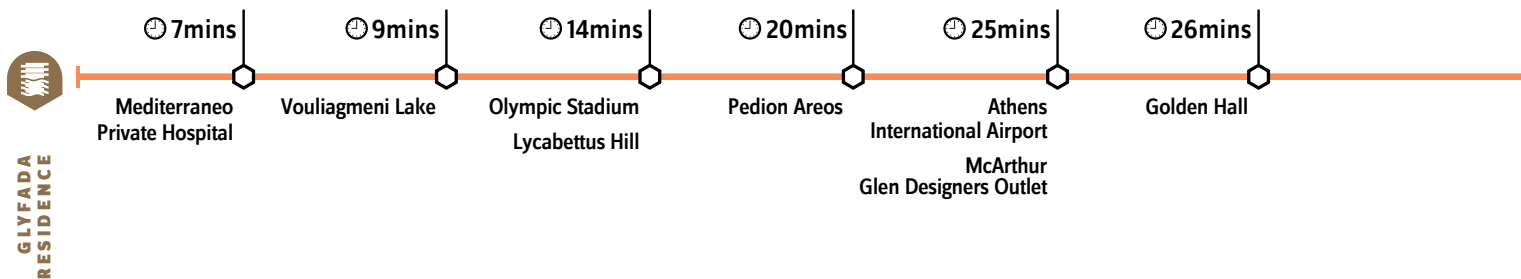
By Metro



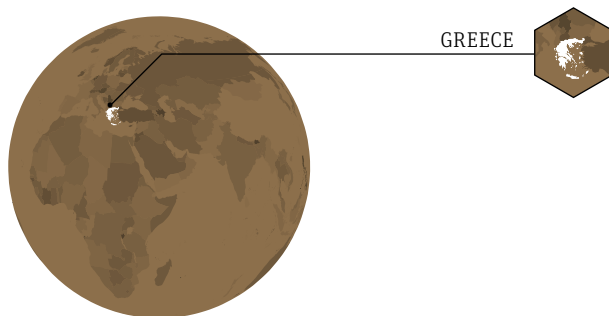
By Tram



By Car







## 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



## 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.





13



## 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.



## BECOMING A REALITY

# HELLINIKON PROJECT

Hellinikon Project a stone's throw away from Glyfada Residence is a pioneering development with emphasis on the creation of a world class Metropolitan Park covering an area of 2,000,000 sq.m., which will enhance the Coastal Front. It will be the largest urban regeneration throughout Europe for the coming years.

It will be consisted of an integrated development model that will combine the area's natural beauty and unique inherent characteristics with landmark buildings and state-of-the-art infrastructure. The 'green' and 'smart' design approach of Hellinikon Project will offer high-end services and amenities while improving the standard of living of Athens' inhabitants.

Metropolitan Park will include a diverse range of residential communities, hotel, shopping centers, museums, cultural and family entertainment venues, health and wellness centers, significant space for sports and recreation, a modern business park with an educational and R & D hub as well as the total regeneration of the existing marina and the entire Coastal Front.



## 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

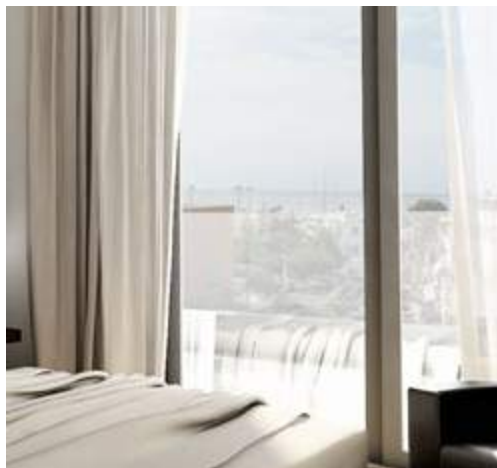
## AMENITIES

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





Computer Generated Image



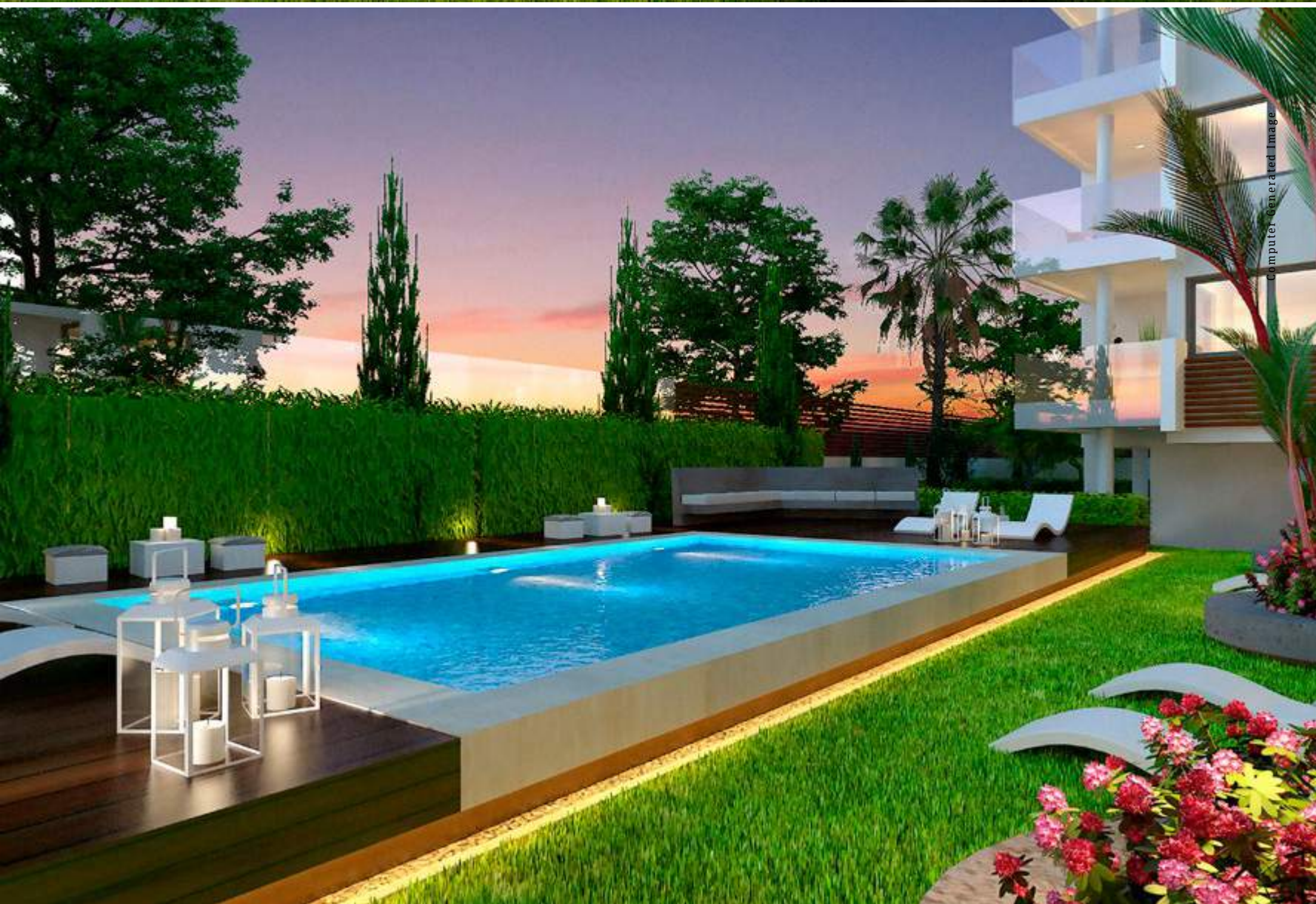
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Computer Generated Image



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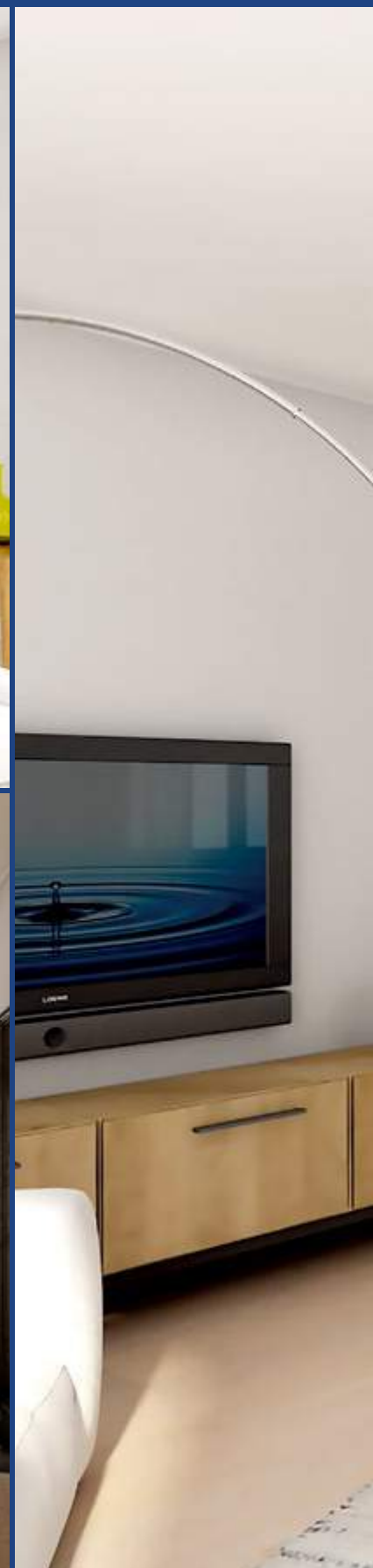




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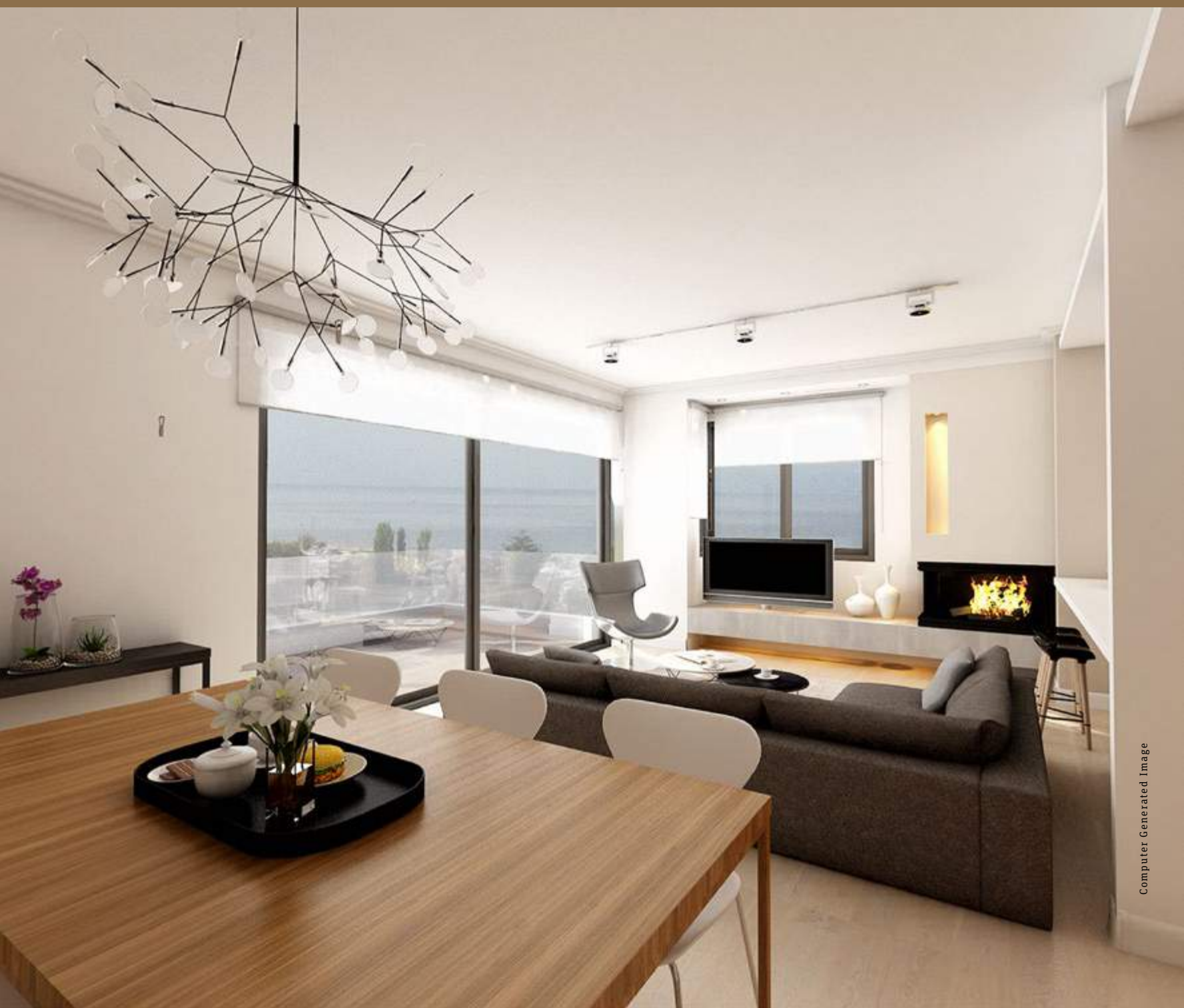


Computer Generated Image











404  
304  
204  
104



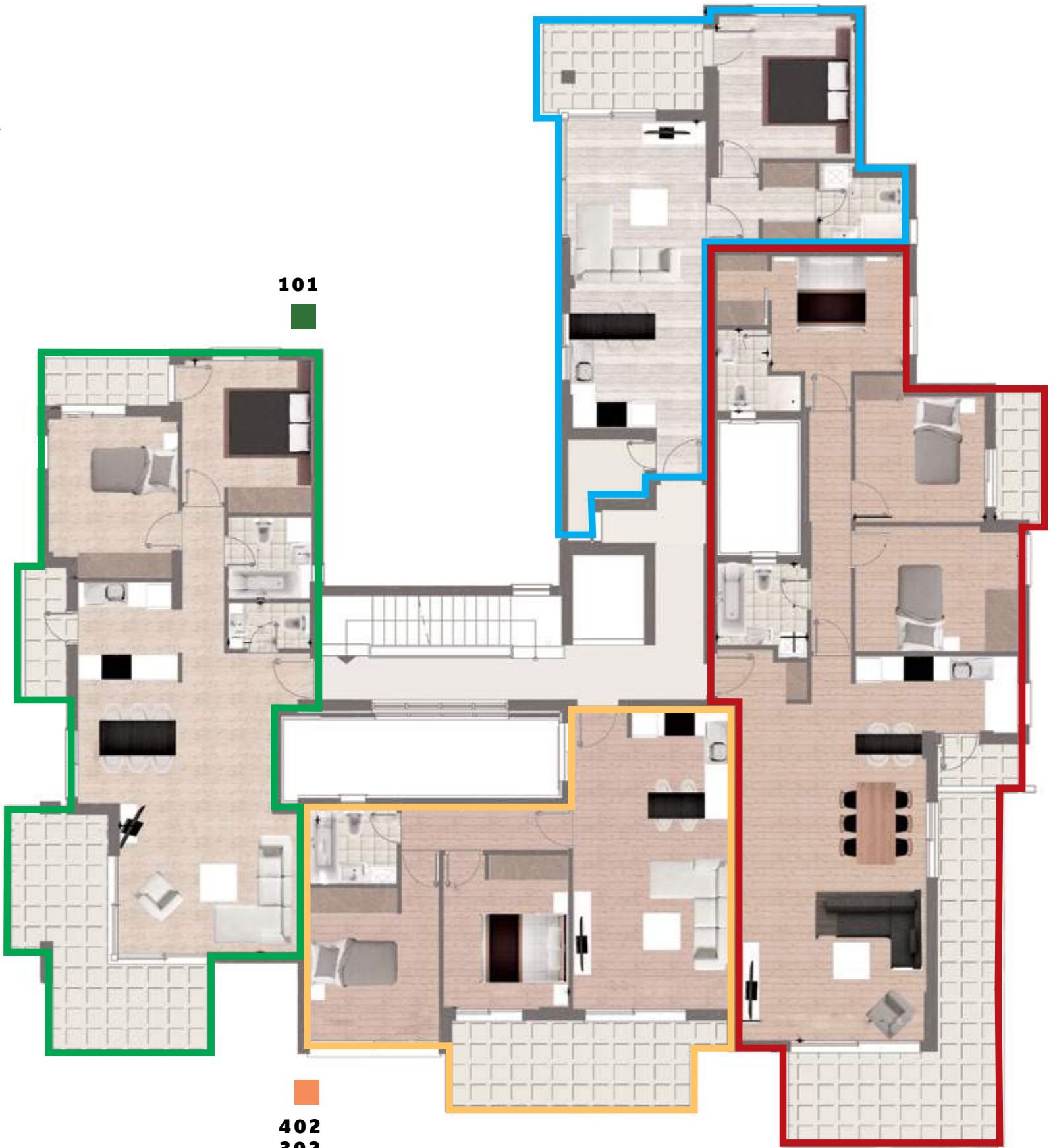
101



402  
302  
202  
102



203  
103



# FLOORPLANS

1<sup>st</sup> to 4<sup>th</sup> 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



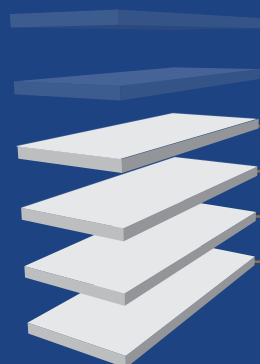
## 103 - 203

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



■ 401	■ 402	■ 403	■ 404
■ 301	■ 302	■ 303	■ 304
■ 201	■ 202	■ 203	■ 204
■ 101	■ 102	■ 103	■ 104

4<sup>th</sup> Floor

3<sup>rd</sup> Floor

2<sup>nd</sup> Floor

1<sup>st</sup> Floor

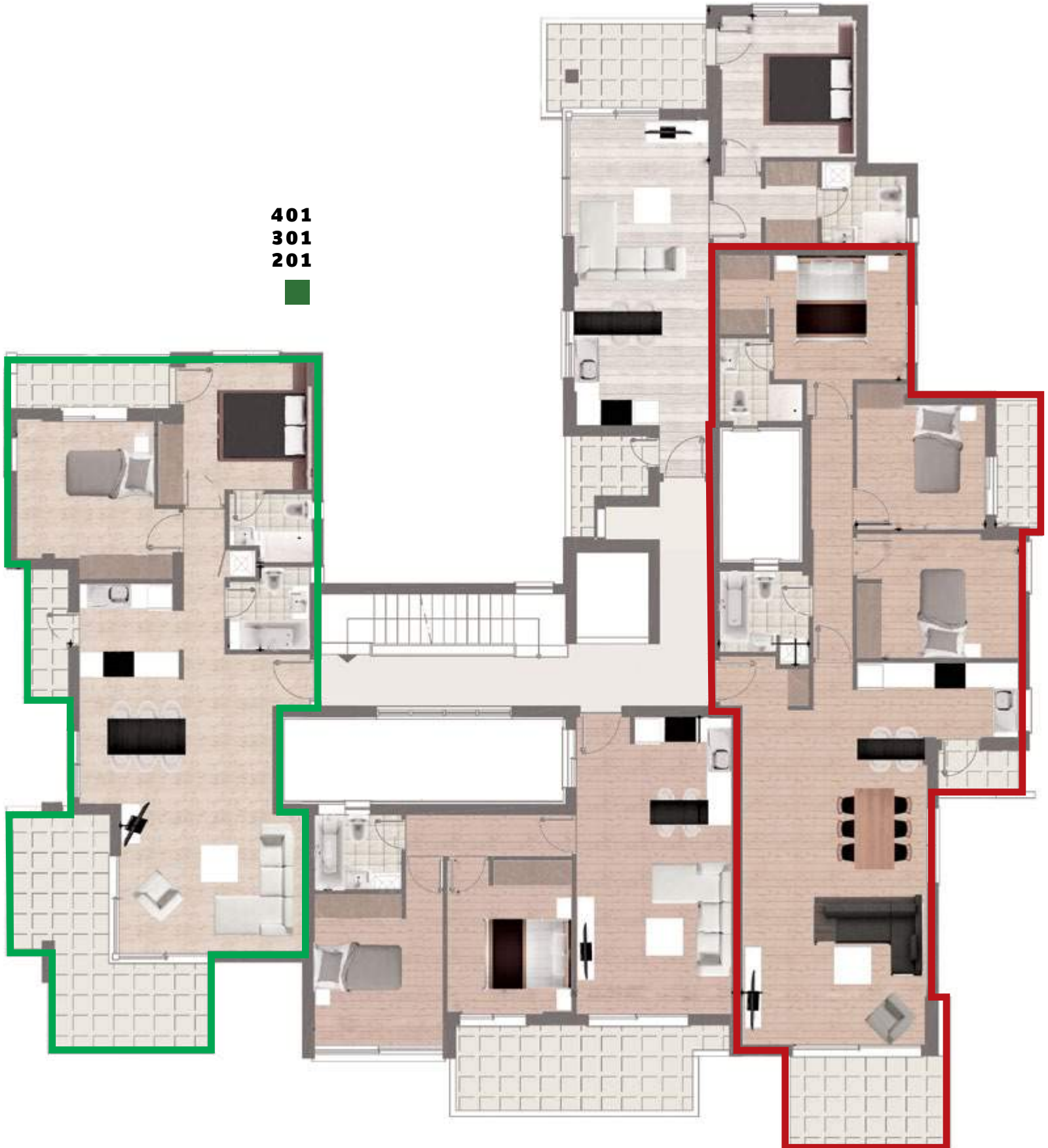
Please note: All the above floor areas are subject to verification following completion.  
Purchasers must therefore rely on their own inspection to verify any information provided.  
All dimensions are within + or - 5%.



**401**  
**301**  
**201**



**303**  
**403**



# FLOORPLANS

## 2<sup>nd</sup> to 4<sup>th</sup> 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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All dimensions are within + or - 5%.



604  
504



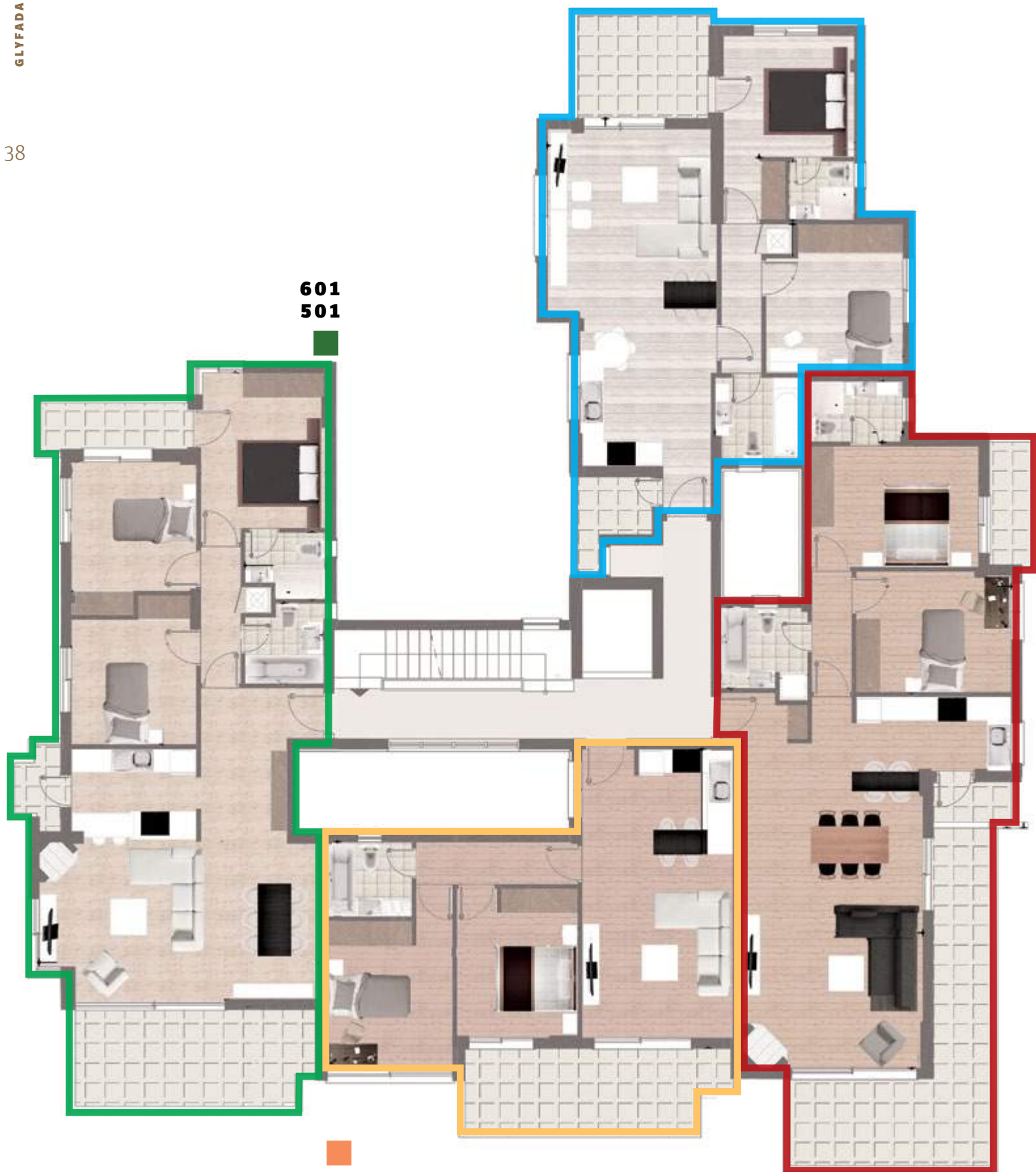
601  
501



602  
502



603  
503



# FLOORPLANS

## 5<sup>th</sup> to 6<sup>th</sup> Floor



### 501 - 601

Beds	3
Baths	2
Internal Covered Area (sq.m.)	102
Covered Terraces (sq.m.)	22
Total Covered Area (sq.m.)	124



### 502 - 602

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



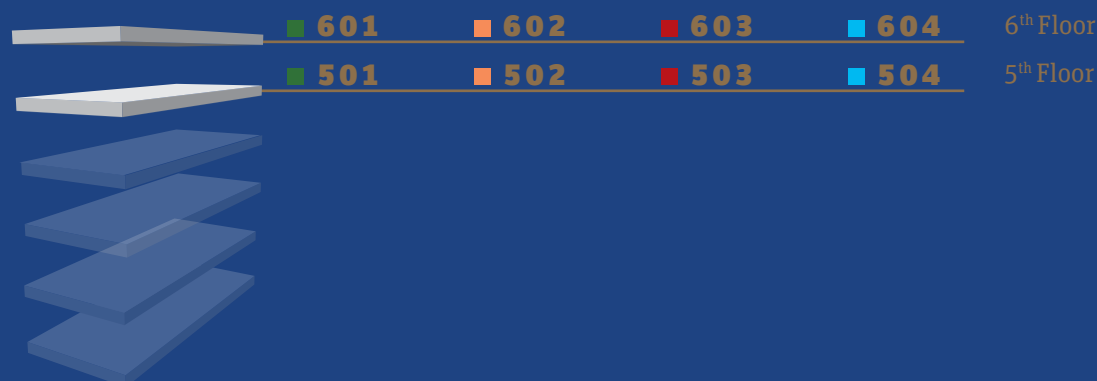
### 503 - 603

Beds	2
Baths	2
Internal Covered Area (sq.m.)	94
Covered Terraces (sq.m.)	30
Total Covered Area (sq.m.)	124



### 504 - 604

Beds	2
Baths	2
Internal Covered Area (sq.m.)	81
Covered Terraces (sq.m.)	12
Total Covered Area (sq.m.)	93



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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.)
<b>101</b>	2	1 + 1WC	83	26	109
<b>102</b>	2	1	68	14	82
<b>103</b>	3	2	109	30	139
<b>104</b>	1	1	55	13	68
<b>201</b>	2	2	85	26	111
<b>202</b>	2	1	68	14	82
<b>203</b>	3	2	109	30	139
<b>204</b>	1	1	55	13	68
<b>301</b>	2	2	85	26	111
<b>302</b>	2	1	68	14	82
<b>303</b>	3	2	109	14	123
<b>304</b>	1	1	55	13	68
<b>401</b>	2	2	85	26	111
<b>402</b>	2	1	68	14	82
<b>403</b>	3	2	109	14	123
<b>404</b>	1	1	55	13	68
<b>501</b>	3	2	102	22	124
<b>502</b>	2	1	68	14	82
<b>503</b>	2	2	94	30	124
<b>504</b>	2	2	81	12	93
<b>601</b>	3	2	102	22	124
<b>602</b>	2	1	68	14	82
<b>603</b>	2	2	94	30	124
<b>604</b>	2	2	81	12	93

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