

GLYFADA THIRTY3

RESIDENTIAL PROJECT at 33 SAKI KARAGIORGA str.



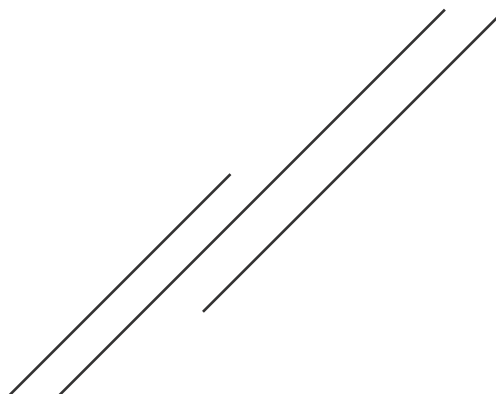


Table Contents

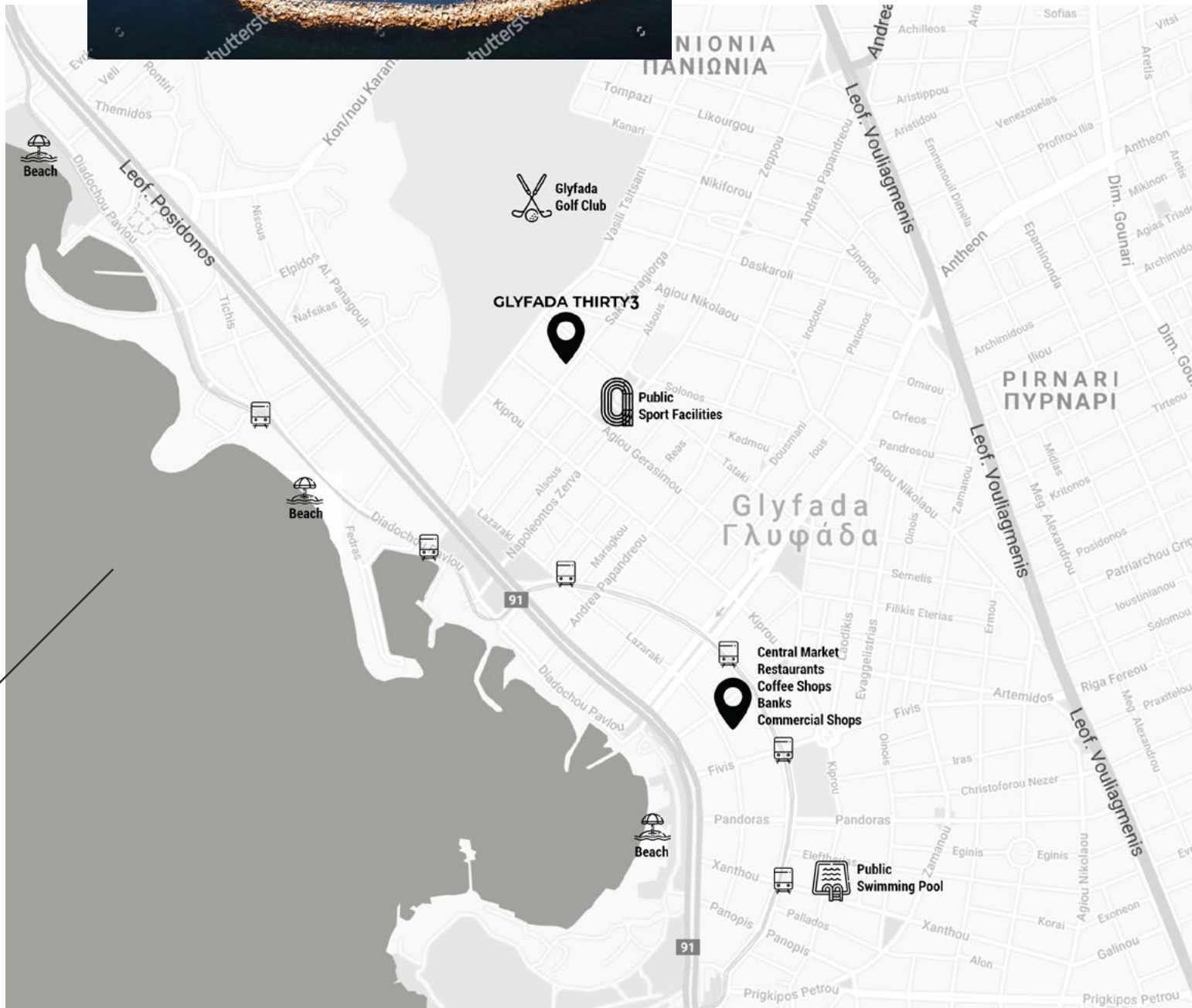
01.	Location	About Glyfada Area	4
02.	Residence	Building specifications about the project	6
03.	Ground Floor	Apartment floor plan	10
04.	1st Floor	Apartment floor plan	16
05.	2nd Floor	Apartment floor plan	22
07.	3rd Floor	Apartment floor plan	26
08.	Contact	Contact information and notes	32

About The Location

Glyfada on the south coast of Attica, is well known for the vibrant atmosphere, the lively entertainment, the interesting shopping and of course the beach.

Glyfada is a suburb in Athens. It is situated in the southern parts of the Athens' Urban Area. The area stretches from the foot of the Hymettus mountain to the Saronic Gulf. It is the largest of Athens' southern suburbs. Two marinas host a number of yachts and the young crowd flocks to the water sports and other athletic activities. The beach at Asteras Glyfadas is one of the most prestigious, with clear waters and golden sand. The celebrated Glyfada Course is the oldest golf course in Greece and attracts many visitors who appreciate the excellent location.







THE BUILDING

Project Description





2019 / Residence.

Architect



www.kavouras-constructions.gr

Architectural Design

Location

Total Surface

Modern design integrated with Mediterranean style.

33 Saki Karagiorga str., Glyfada, Athens, Greece

1057 sq.m.

Modern design integrated with Mediterranean style, big openings and balconies as shown on the 3D renderings, consisting of basement, ground floor, mezzanine, 1st, 2nd, 3rd floor and roof.

- Basement of 488,63 sq.m. with 10 parking spaces, mechanical exhaust, fire alarm system and also 11 storage rooms separated from the parking area with 60-minute-fire resistant doors.
- Over ground 11 apartments of total surface 1057 sq.m., each with surface varying from 65 to 138 sq.m.
- Common use areas: corridors and stairways from marble, elevator of 8 persons capacity, easy access for the disabled and special lighting with movement sensors.



01 —

Specifications

Residence Specs

- Concrete structure with EU norms for dynamic and earthquake stability.
- Foundations on solid rock.
- Exterior and interior brick walls.
- Exterior thermal-insulation with 7mm EPS and acrylic paintings from BAU-MIT or equivalent.
- Architectural elements with WPC wood.
- Energy efficient aluminium exterior doors with Low-E and double glazing.
- Hydro and thermal-insulation on basement, roof and balconies.
- Green roof on the terrace for eco/ energy efficiency of the building.
- Independent heating/ cooling system per apartment with heat pumps and fan coils (newest energy efficiency system, class A+).
- Hot water from heat pumps and solar panels independently.
- Common use areas access control with audio/ video system and entrance codes.
- Electric garage doors, lighting with movement sensors.
- Accessible to people with disabilities.





Apartment Finishings

Residence materials

- Plastered walls, plastic paintings.
- False ceilings with integrated spot lighting or led linear lighting.
- Laminated CPL interior doors.
- Security (metal) entrance doors, with alarm contacts.
- Engineered wooded floors, click type, oak wood.
- Interior stairways of oak wood.
- Glass rails on the stairways.
- Glass rails on the balconies (8+8).

- Granite tiles on the balconies.
- Porcelain tiles on the bathrooms.
- Sanitary items of Ideal Standard or similar.
- Faucets Grohe or similar.
- Showers with linear water drain and glass separations.
- Dressing from CPL, opening or sliding.
- Kitchen furniture with acrylic composite doors and granite working surfaces.
- Recessed electrical appliances, Whirlpool or similar.
- Switches and sockets, Biticino type, Legrand Living.
- Alarm system with radars.

Project Name

01 —

I1 Apartment

Ground Floor

Project Data

2019 / Residence.

Ground Maisonette
90m² (2 bedrooms, 2 bathrooms)

Floor
Site Area

Private Pool and garden 250.10m²

Extras
Garden Area

SELLING PRICE with parking and storage : 525.000€



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars
- Private Pool & garden



Project Name

02 —

I2 Apartment

Ground Floor

Project Data

2019 / Residence.

Ground
98m² (2 bedrooms, 2 bathrooms)

Floor
Site Area

Private Pool and garden 211.10m²

Extras
Garden Area

[SELLING PRICE](#) with parking and storage : 570.000€



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars
- Private Pool & garden



Project Name

03 —

I3 Apartment

Ground Floor - Basement Maisonette

Project Data

2019 / Residence. Ground Maisonette
137m² (3 bedrooms, 3 bathrooms)

Floor Private garden
Site Area 112.40m²

Extras
Garden Area [SELLING PRICE](#) with parking and storage : 665.000€



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Glass rails on the stairways
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars



Project Name

04 —

A1 Apartment

1st Floor

Project Data

2019 / Residence.

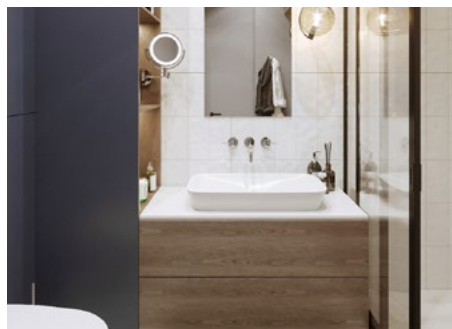
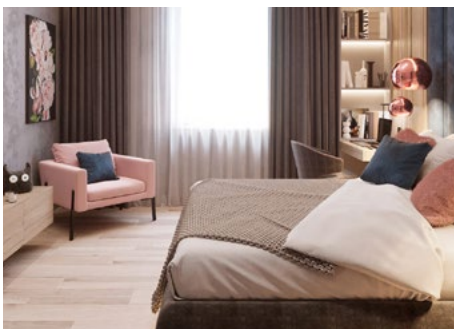
1st floor

93m² (2 bedrooms, 2 bathrooms)

Floor

Site Area

[SELLING PRICE](#) with parking and storage : 525.000€





KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Glass rails on the stairways
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars

Project Name

05 —

AB2 Apartment

1st & 2nd Floor

Project Data

2019 / Residence.

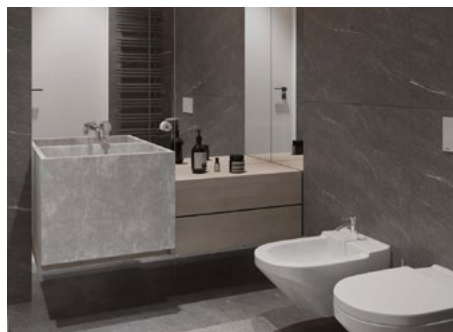
1st floor

64m² (1 bedrooms, 1 bathrooms)

Floor

Site Area

SELLING PRICE with parking and storage : 345.000€



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Glass rails on the stairways
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars



Project Name

06 —

A3 Apartment

1st Floor

Project Data

2019 / Residence.

1st floor

88m² (2 bedrooms, 2 bathrooms)

Floor

Site Area

[SELLING PRICE](#) with parking and storage : 500.000€



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Glass rails on the stairways
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars



Project Name

07 —

B1 Apartment

2nd Floor

Project Data

2019 / Residence.

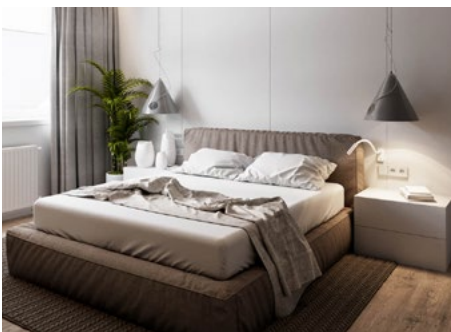
2nd floor

93m² (2 bedrooms, 2 bathrooms)

Floor

Site Area

[SELLING PRICE](#) with parking and storage : 520.000€



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Glass rails on the stairways
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars



Project Name

08 —

B3 Apartment

2nd Floor

Project Data

2019 / Residence.

2nd floor
88m² (2 bedrooms, 2 bathrooms)

Floor
Site Area

SELLING PRICE with parking and storage : 500.000€



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Glass rails on the stairways
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars



Project Name

09 —

C1 Apartment

3rd Floor

Project Data

2019 / Residence.

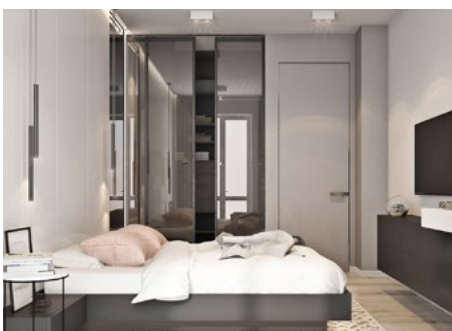
3rd Floor / Roof top
119m²

Floor
Site Area

Private jacuzzi & roof
101m² (2 bedrooms, 3 bathrooms)

Extras
Site Area

[SELLING PRICE](#) with parking and storage : **SOLD**



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars
- Private Jacuzzi & roof



Project Name

10 —

C2 Apartment

3rd Floor

Project Data

2019 / Residence.

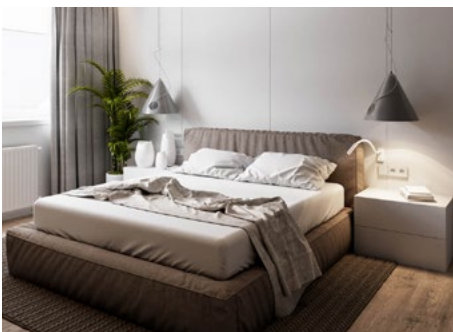
3rd floor

83m² (2 bedrooms, 2 bathrooms)

Floor

Site Area

[SELLING PRICE](#) with parking and storage : 500.000€





KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Glass rails on the stairways
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars

Project Name

11 —

C3 Apartment

3rd Floor

Project Data

2019 / Residence.

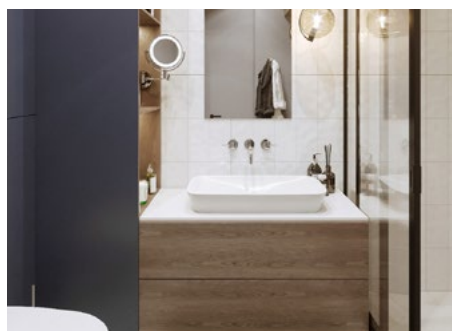
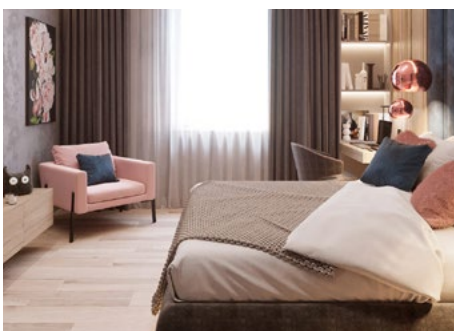
3rd Floor / Roof top
103m²

Floor
Site Area

Private jacuzzi & roof
148m² (2 bedrooms, 2 bathrooms)

Extras
Site Area

[SELLING PRICE](#) with parking and storage : **SOLD**



KEY FEATURES

- False ceilings with integrated spot lighting or led linear lighting
- Security (metal) entrance doors
- Engineered wood floors, click type, oak wood
- Interior stairways of oak wood
- Granite tiles on the balconies
- Porcelain tiles on the bathrooms
- Showers with linear water drain and glass separations
- Kitchen furniture with acrylic composite doors and granite working surfaces
- Alarm system with radars
- Private Jacuzzi & roof





Contact Sales

Contact Information

Phone: +30 6949 610808

Email: glyfadathirty3@gmail.com

[illegible]

