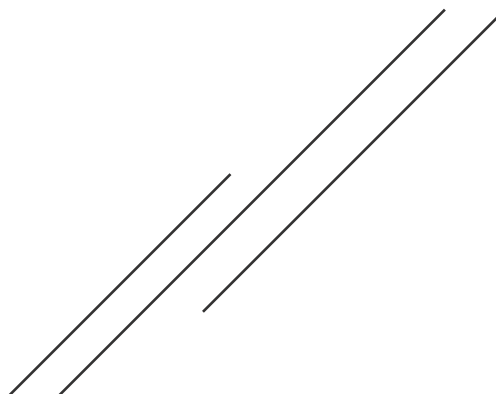


# PLAPOUTA THREE 3

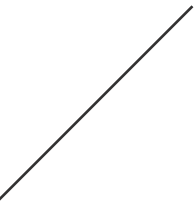
RESIDENTIAL PROJECT at 3 PLAPOUTA str.





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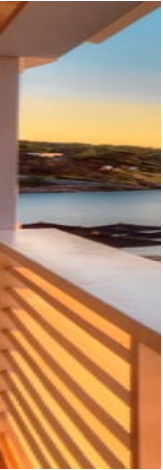
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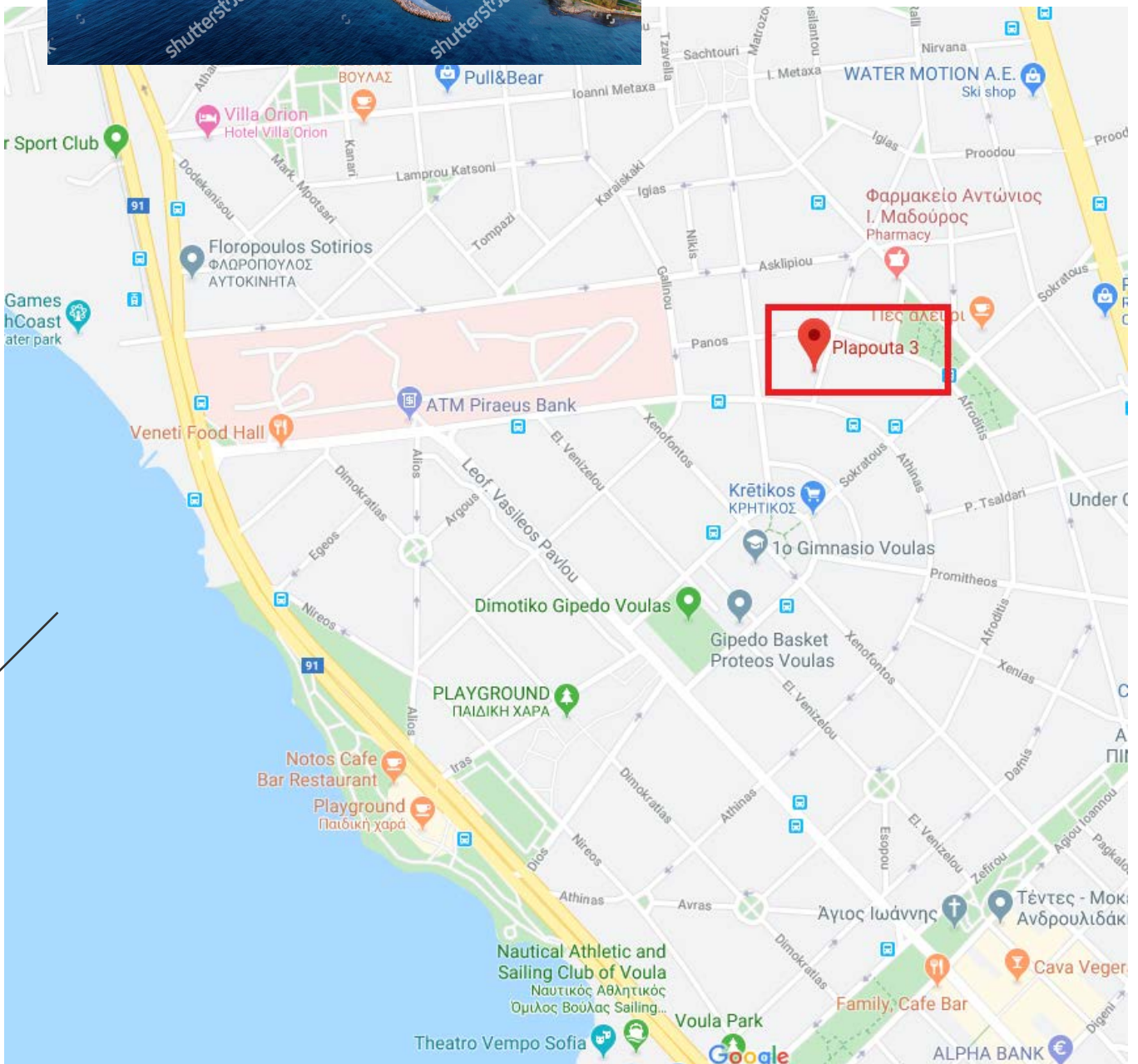
## About The Location

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

Voula is a southern suburb of Athens, 16 km south of the city centre. It is located on the Saronic Gulf coast, at the southwestern foot of the Hymettus mountain. Adjacent coast towns are Glyfada to the northwest and Vouliagmeni to the south. The Greek National Road 91 (Athens - Sounio) passes through Voula. One of the largest hospitals in the Athens conurbation, "Asklepieio", lies in the northern part of Voula. It is served by the southern terminus of the Athens Tram lines 3 and 5, Asklepieio Voulas. Since the 2011 local government reform it is part of the municipality Vari-Voula-Vouliagmeni, of which it is the seat and a municipal unit. The municipal unit has an area of 8.787 km<sup>2</sup>.









# THE BUILDING

Project Description







2019 / Residence.

Architect



[www.kavouras-constructions.gr](http://www.kavouras-constructions.gr)

Architectural Design  
Location

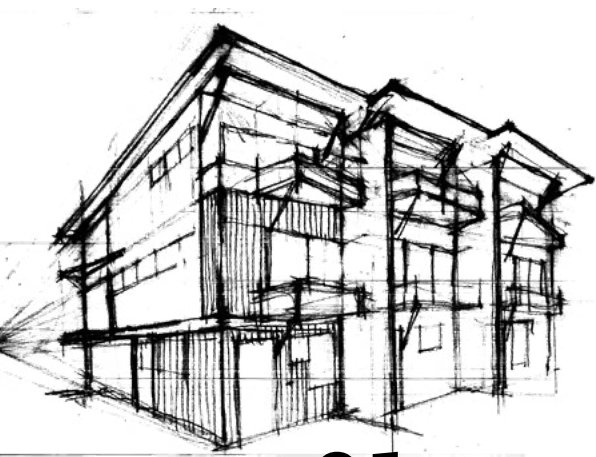
Modern design integrated with Mediterranean style.  
3 Plapouta str., Voula, Athens, Greece

Land Surface  
Apartment Total  
Surface

786.67sq.m.  
1.047 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 garden.**

- Basement of 353,54 sq.m. with 7 parking spaces (plus 1 on the ground), mechanical exhaust, fire alarm system and also 6 storage rooms separated from the parking area with 60-minute-fire resistant doors.
- Over ground 8 apartments of total surface 1047 sq.m., each with surface varying from 67 to 170 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 - Maisonette

**Maisonette 152.68m<sup>2</sup>**

**Project Data**

(3 bedrooms, 3 bathrooms, 1 wc)

2019 / Residence.

Basement 47.06m<sup>2</sup>

Ground floor 67.57m<sup>2</sup>

Mezzanine 38.05m<sup>2</sup>

Floor

Site Area

Pool, garden, parking (exterior private area) : **204.73m<sup>2</sup>**

Extras

Garden Area

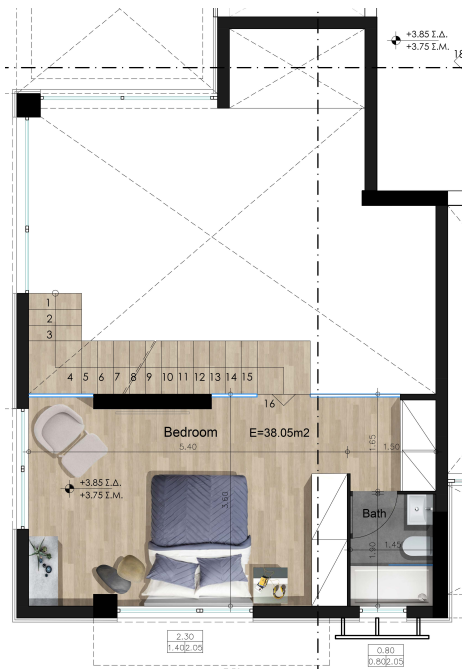
[SELLING PRICE](#) with paing and storage : **850.000€**





## 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



Mezzanine



Basement



Ground Floor

Project Name

02 —

## I2 Apartment

Ground Floor - Maisonette

**Maisonette 170.81m<sup>2</sup>**

**Project Data**

(3 bedrooms, 3 bathrooms, 1 wc)

2019 / Residence.

Basement 50.27m<sup>2</sup>

Ground floor 76.95m<sup>2</sup>

Mezzanine 43.59m<sup>2</sup>

Floor

Site Area

Pool, garden ,parking : **271.43m<sup>2</sup>**

Extras

Garden Area

[SELLING PRICE](#) with parking and storage : **900.000€**



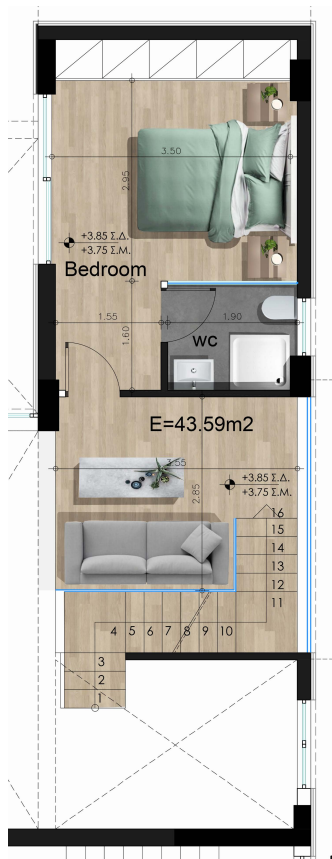


## KEY FEATURES

- 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



Ground Floor



Mezzanine



Basement

Project Name

04 —

## A1 - B1 Apartment

Typical / 1st Floor - 2nd Floor

**A1 apartment** 1st Floor : 96.11m<sup>2</sup> (2 bedrooms, 2 bathrooms)

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

Project Data

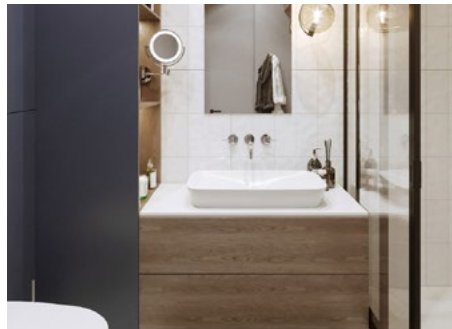
2019 / Residence.

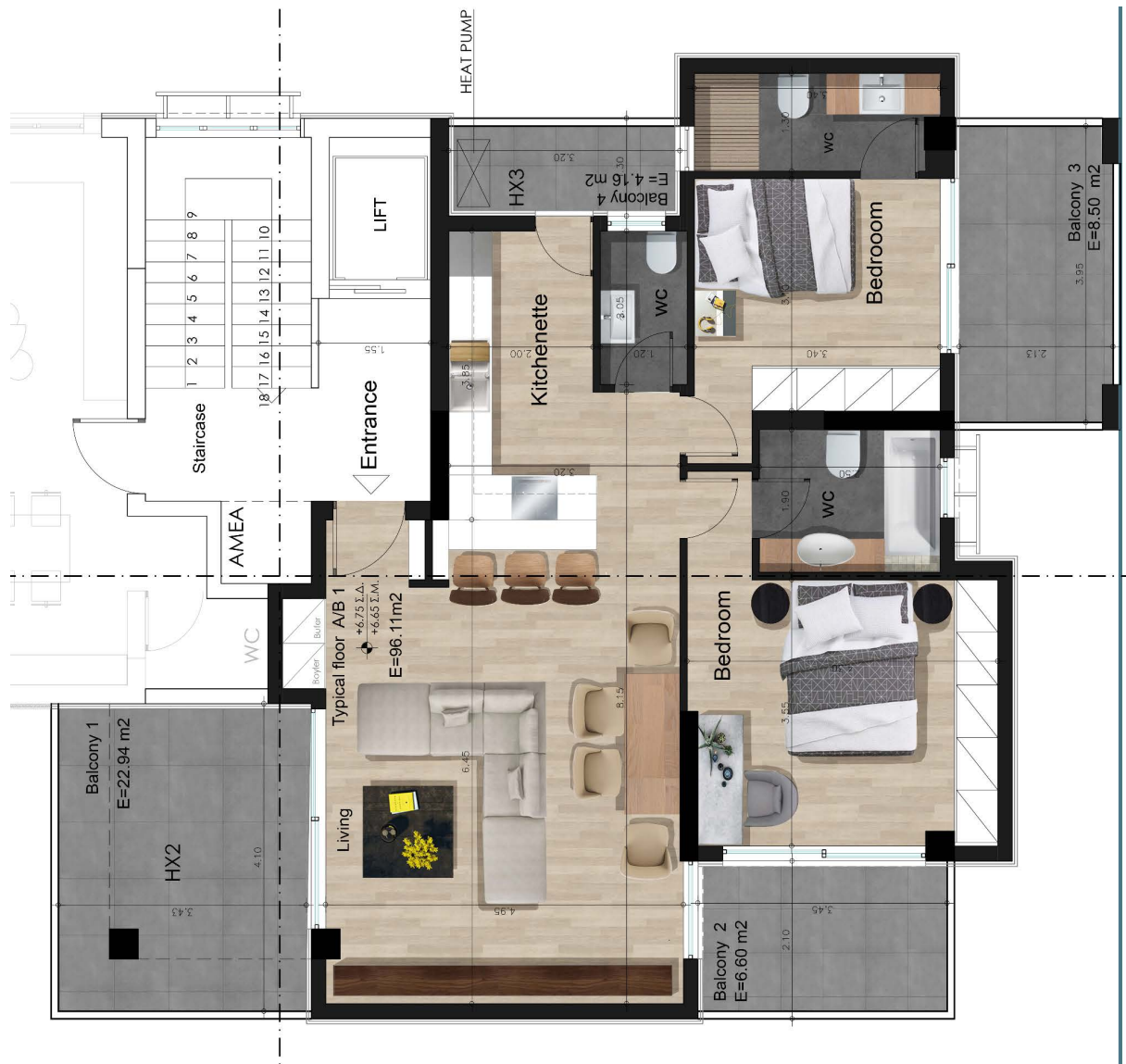
**B1 apartment** 2nd Floor : 96.11m<sup>2</sup> (2 bedrooms, 2 bathrooms)

[SELLING PRICE](#) with parking and storage : 550.000€

Floor

Site Area





### 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 —

## A2 - B2 Apartment

Typical / 1st Floor - 2nd Floor

**A2 apartment** 1st Floor 89.00m<sup>2</sup> (2 bedrooms, 2 bathrooms)

SELLING PRICE with parking and storage : 450.000€

Project Data

2019 / Residence.

**B2 apartment** 2nd Floor 89.00m<sup>2</sup> (2 bedrooms, 2 bathrooms)

SELLING PRICE with parking and storage : 500.000€

Floor  
Site Area





## 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 — C1 Apartment

3st Floor

Project Data

3st Floor :110.71m<sup>2</sup> (2 bedrooms, 2 bathrooms)

2019 / Residence.

Roof garden :112.84m<sup>2</sup>

SELLING PRICE with parking and storage : 650.000€

Floor

Site Area





3st floor

### 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



Roof garden



Project Name

07 —

## C2 Apartment

3st Floor

Project Data

3st Floor : **106.82m<sup>2</sup>** (2 bedrooms, 2 bathrooms)

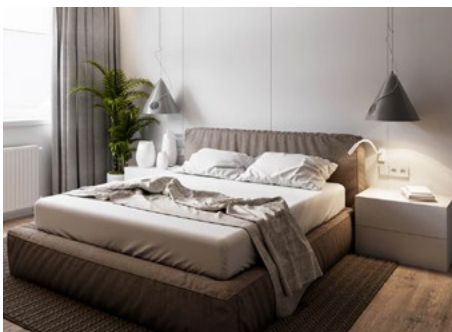
2019 / Residence.

Roof garden : **84.53m<sup>2</sup>**

Floor

SELLING PRICE with parking and storage : **650.000€**

Site Area







Roof garden



3st floor

### 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



## Contact Sales

Contact Information

Phone: 210 8994063

Email: .....

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