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RESIDENCES

Aharnes

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Aharnes, situated on the foothills of Parnitha mountain, is one of the most verdant suburbs of Athens and a residential area that provides a relaxed lifestyle. Its location, just 8km North West of Athens center, provides easy access to the National Road, Attica's east coast beaches and Eleftherios Venizelos International Airport.

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Alhambres



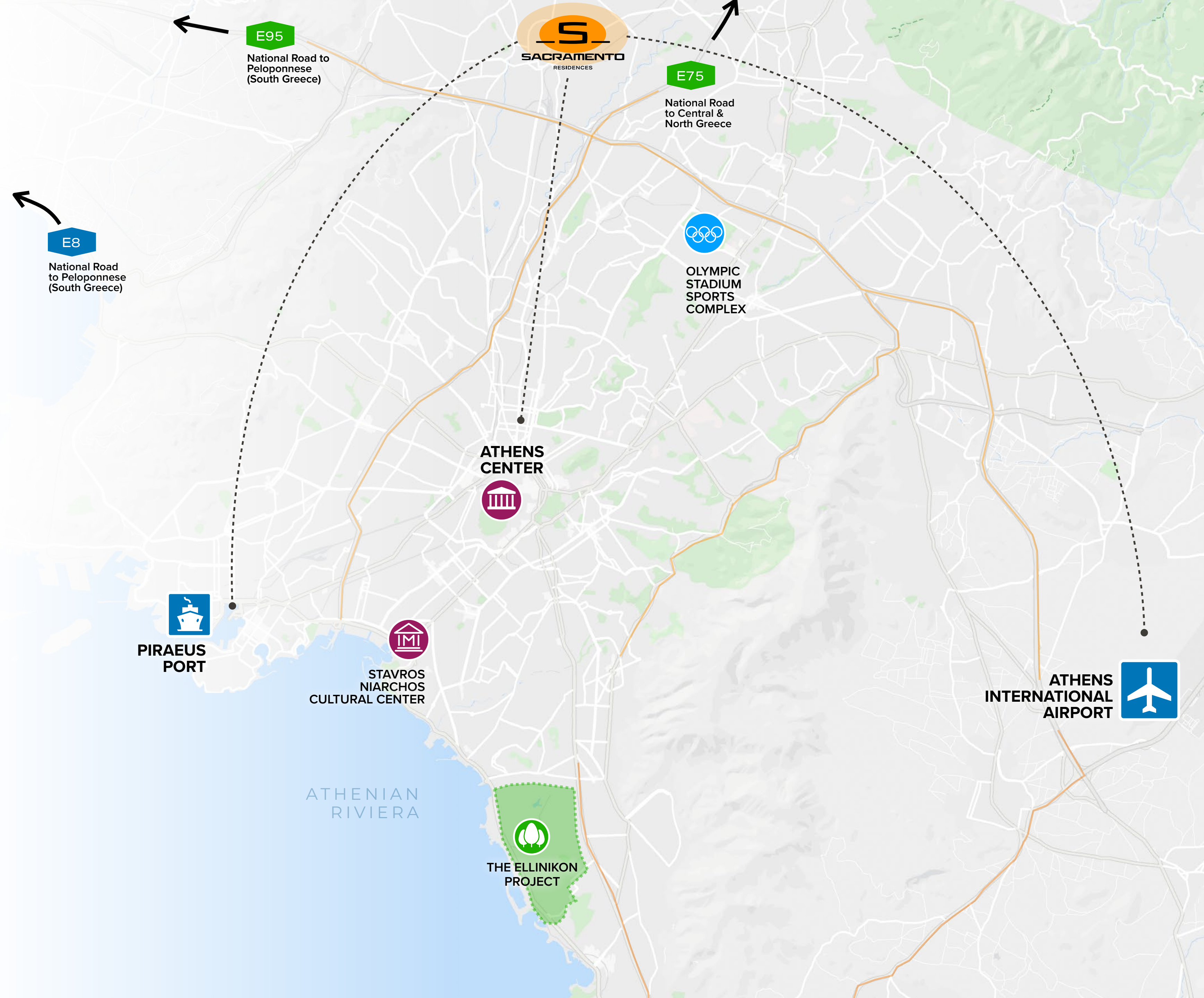
Aharnes

Distance from

Piraeus Port
17.5km

Athens Center
11.5km

Athens International Airport
24km





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10
Apartments

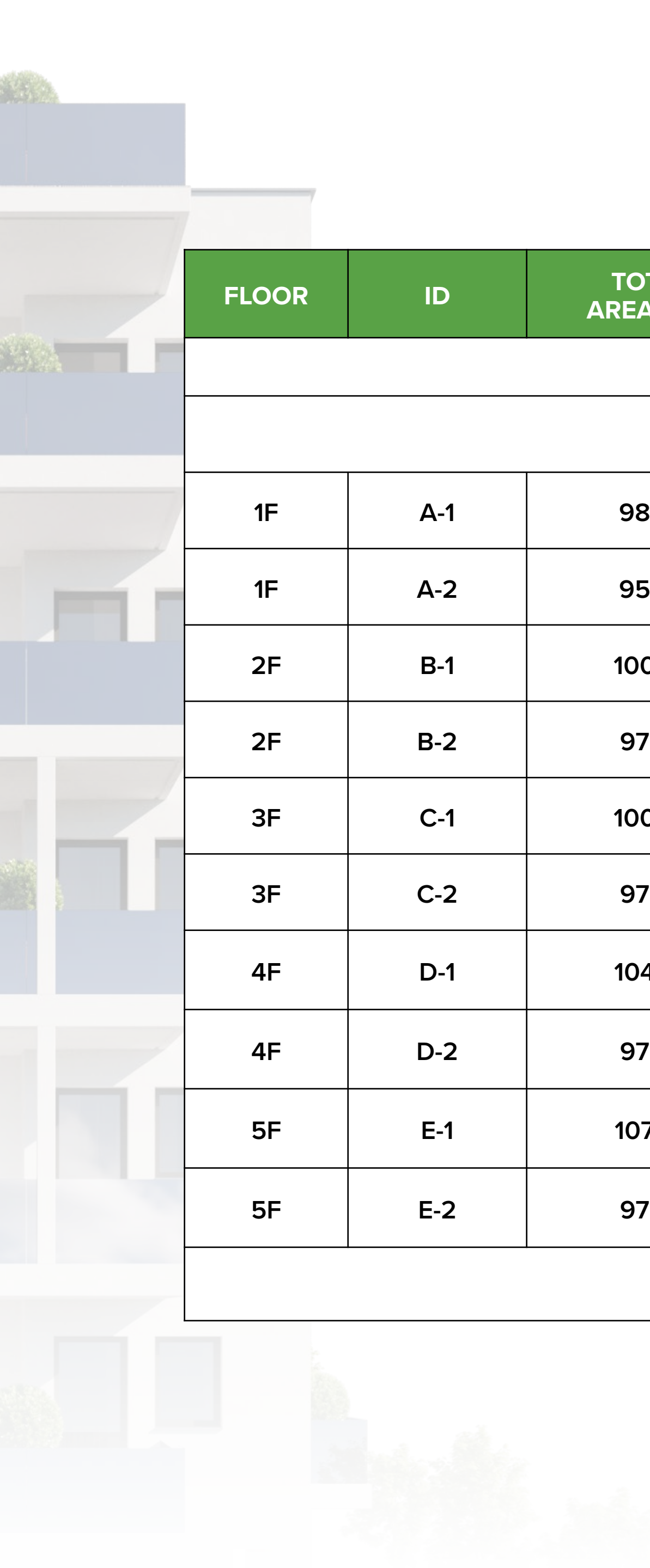
95m² to 107m²
Area Size Options
Large balconies and open
views

8
Levels

UG Level	Storage Rooms
Ground Floor	Parking Spots, Garden space
1st Floor	A1, A2 Apartments
2nd Floor	B1, B2 Apartments
3rd Floor	C1, C2 Apartments
4th Floor	D1, D2 Apartments
5th Floor	E1, E2 Apartments
Terrace	Communal Roof Garden

10
Parking Spots

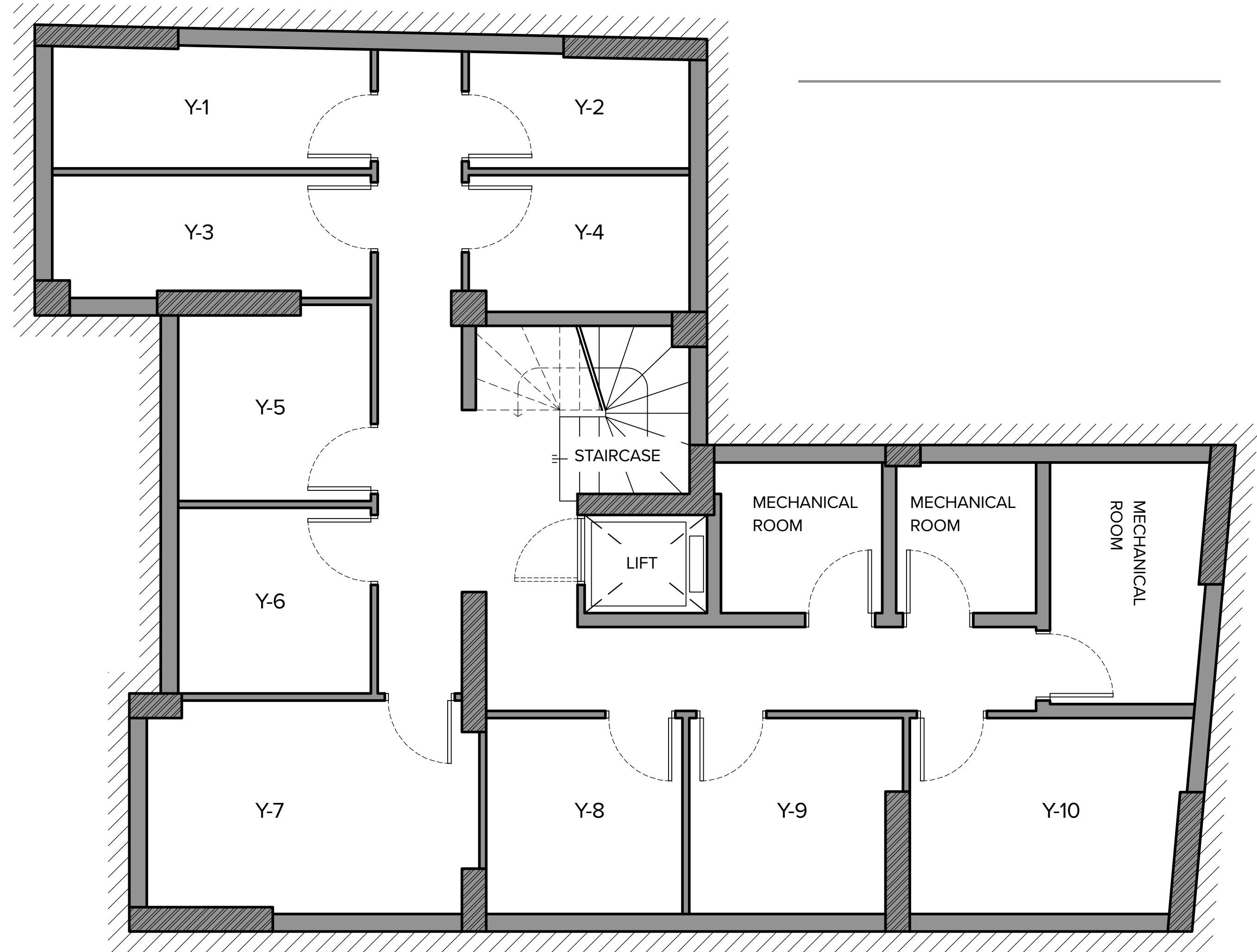
Available on the ground floor
All apartments also feature
underground storage rooms.



FLOOR	ID	TOTAL AREA
1F	A-1	98
1F	A-2	95
2F	B-1	100
2F	B-2	97
3F	C-1	100
3F	C-2	97
4F	D-1	104
4F	D-2	97
5F	E-1	107
5F	E-2	97

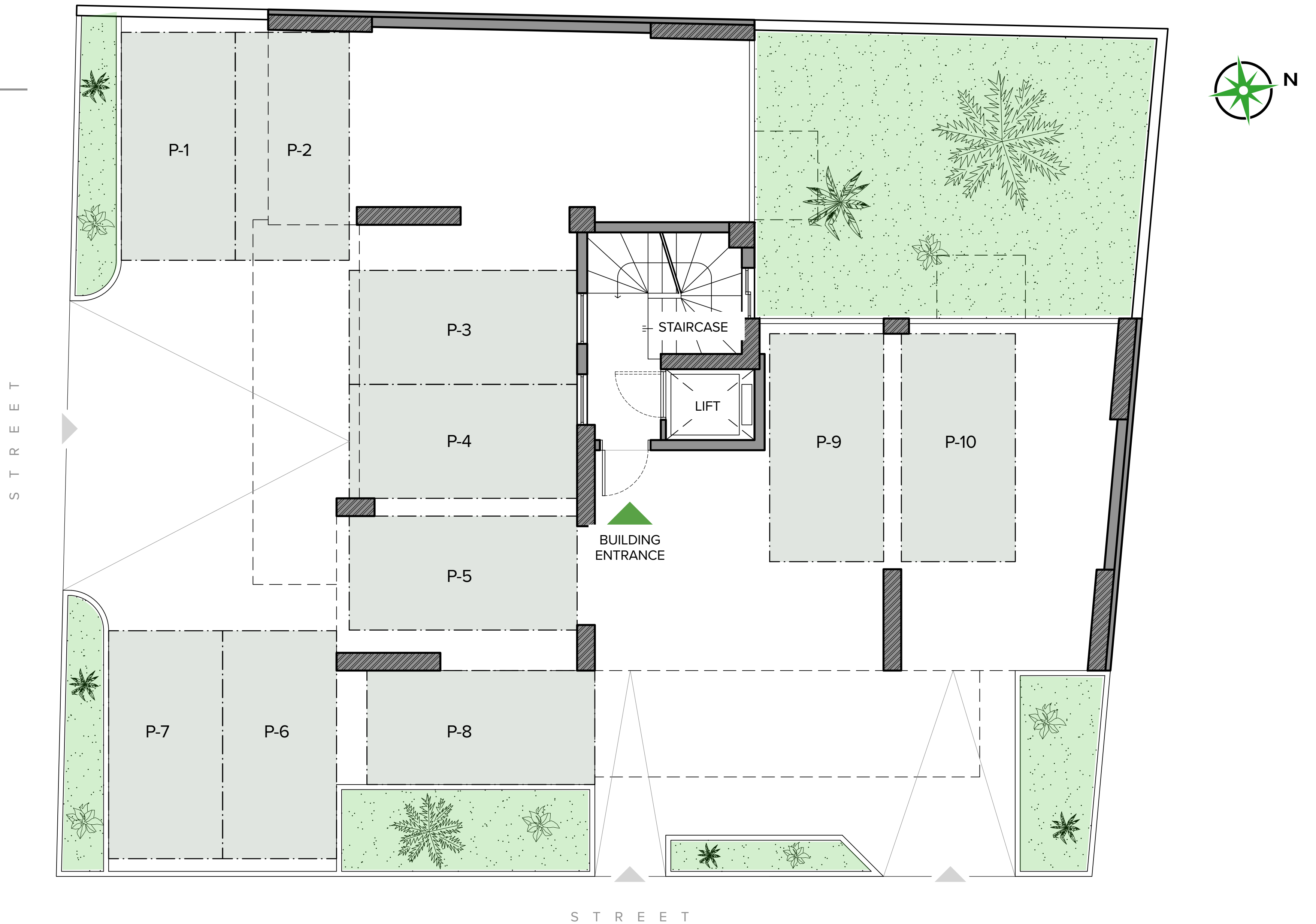
Underground Level

Storage Rooms
Mechanical Rooms



Ground Floor

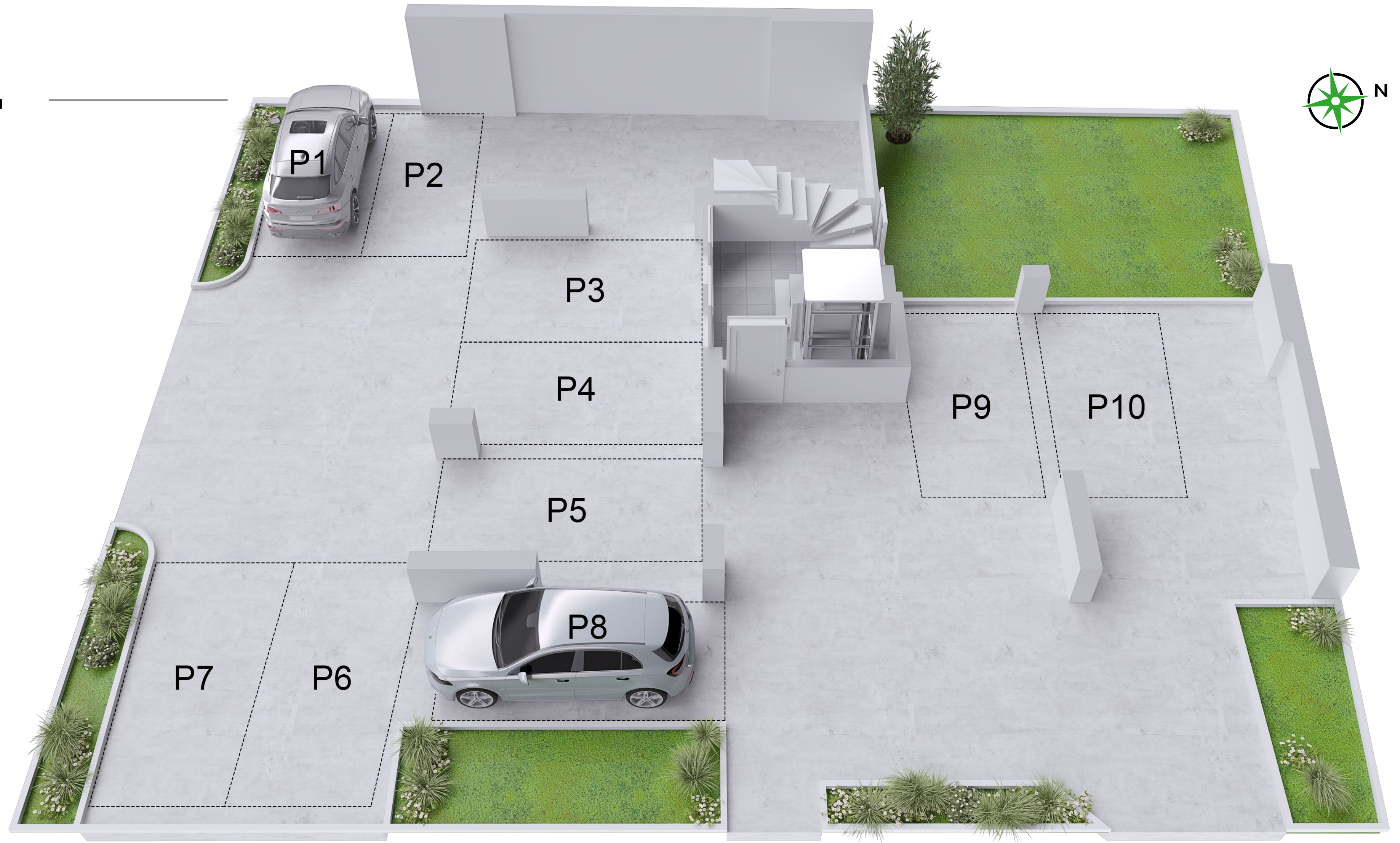
Storage Rooms
Garden Area





Ground Floor

Storage Rooms
Garden Area



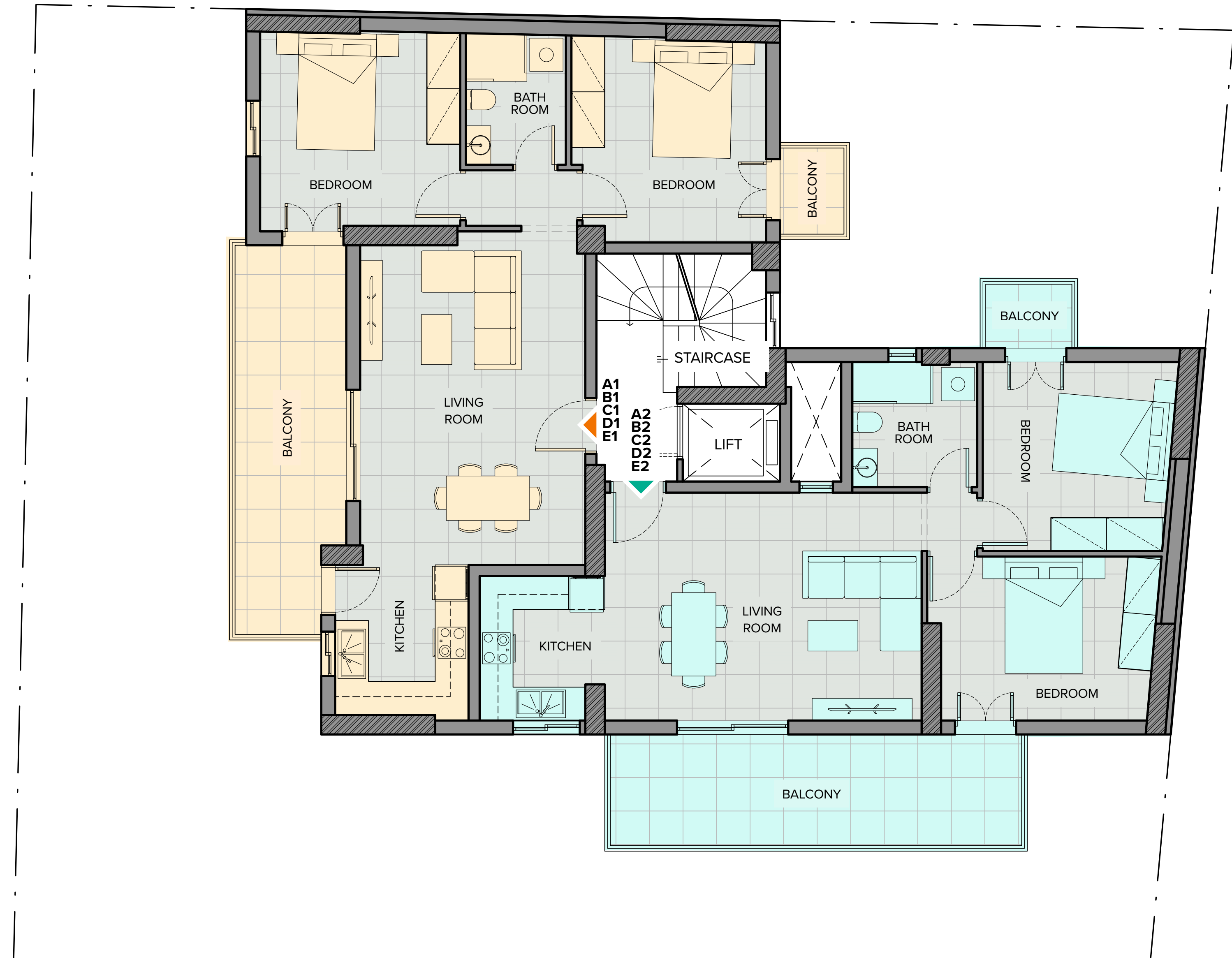
Floors 1-2-3-4-5

Apartments

A1 - B1 - C1 - D1 - E1

A2 - B2 - C2 - D2 - E2

S T R E E T



S T R E E T



Floors 1-2-3-4-5

Apartments

A1 - B1 - C1 - D1 - E1

A2 - B2 - C2 - D2 - E2





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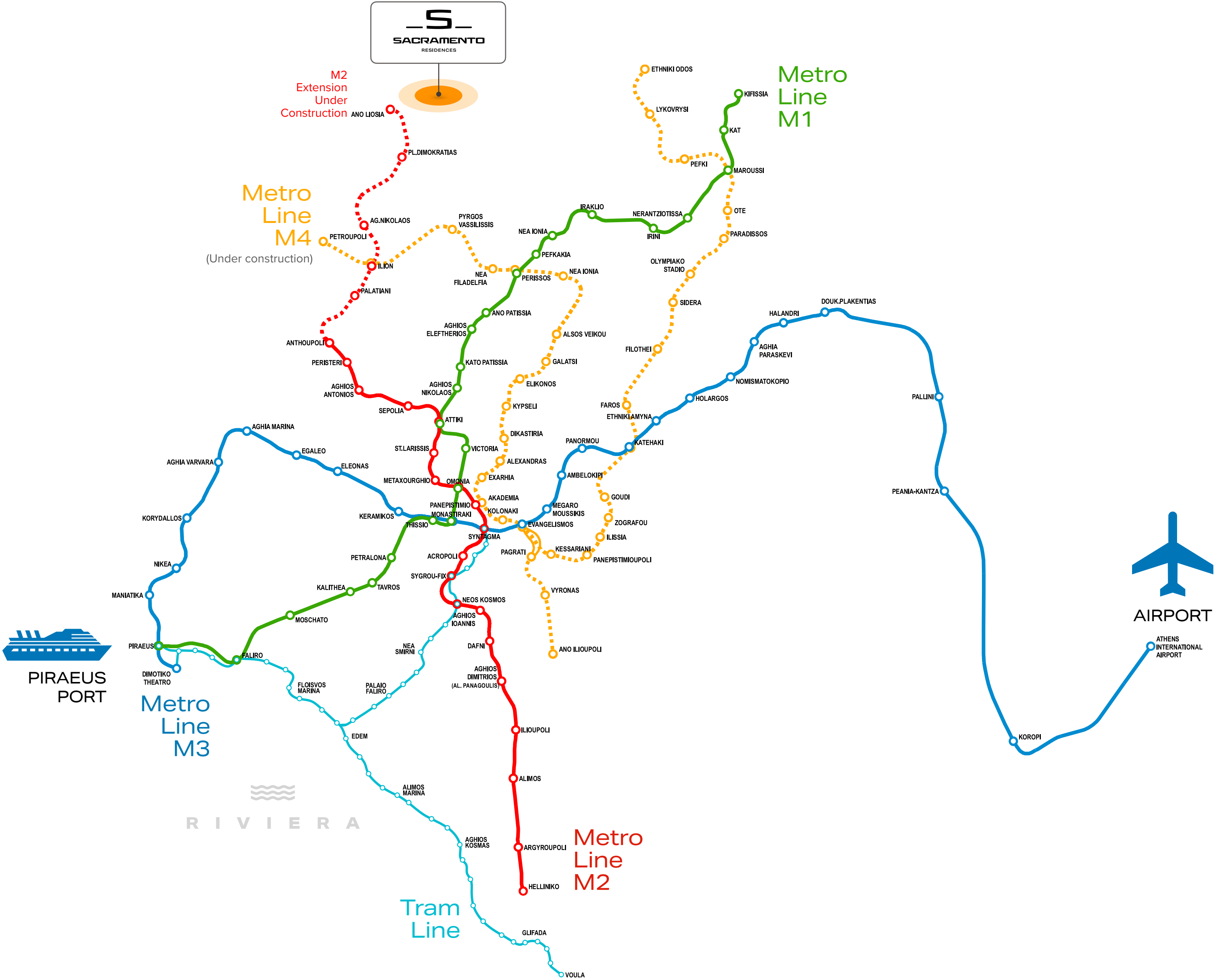
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Transportation



SACRAMENTO Residences are just **250m** away from bus station and **900m** from the train station.
The new Metro Line M2 extension will be just **800m** from the residences.





Aharnes
Commercial
Center

Nea Kifisia
Commercial
Center

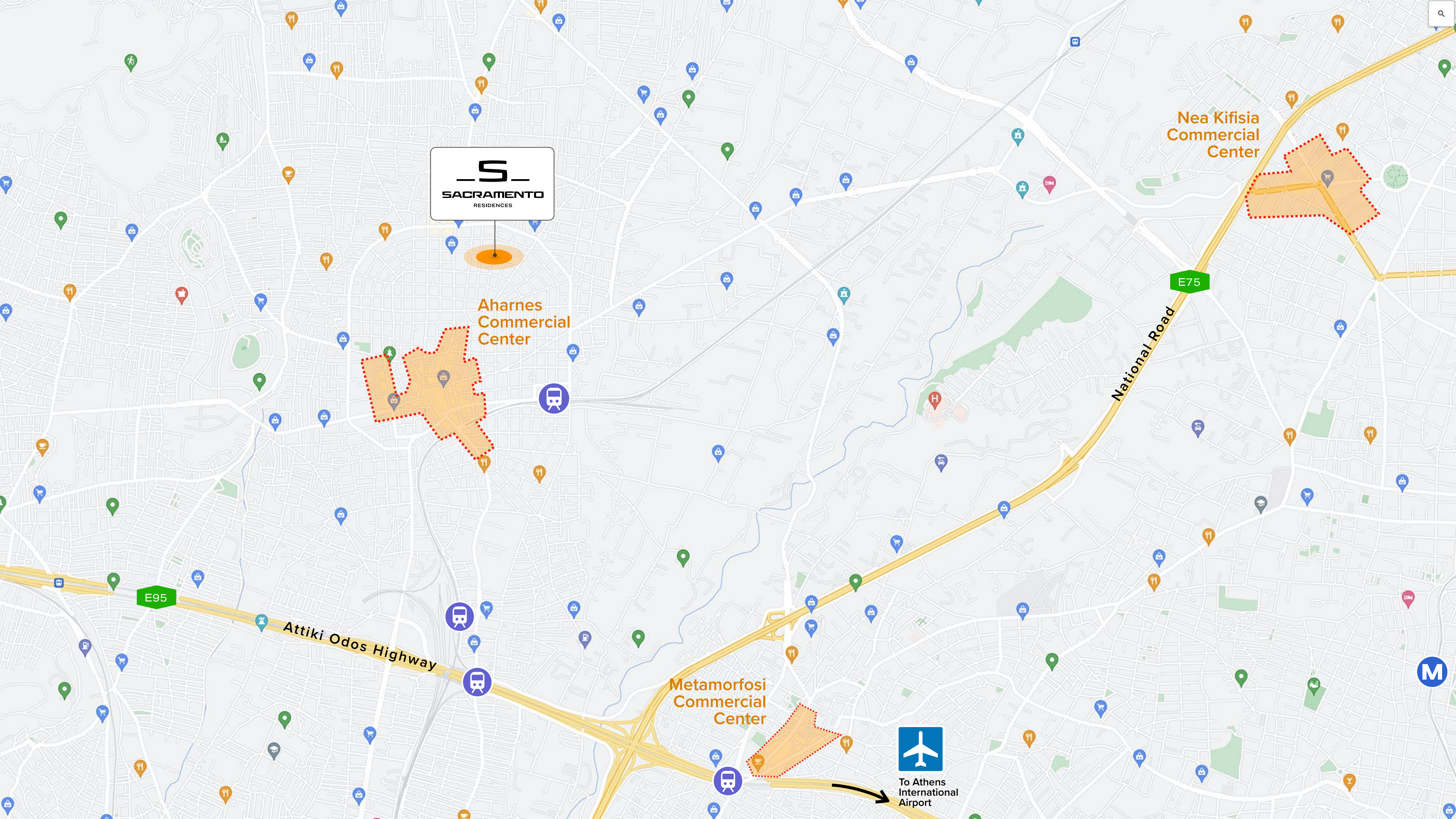
Metamorfofi
Commercial
Center

National Road

Attiki Odos Highway












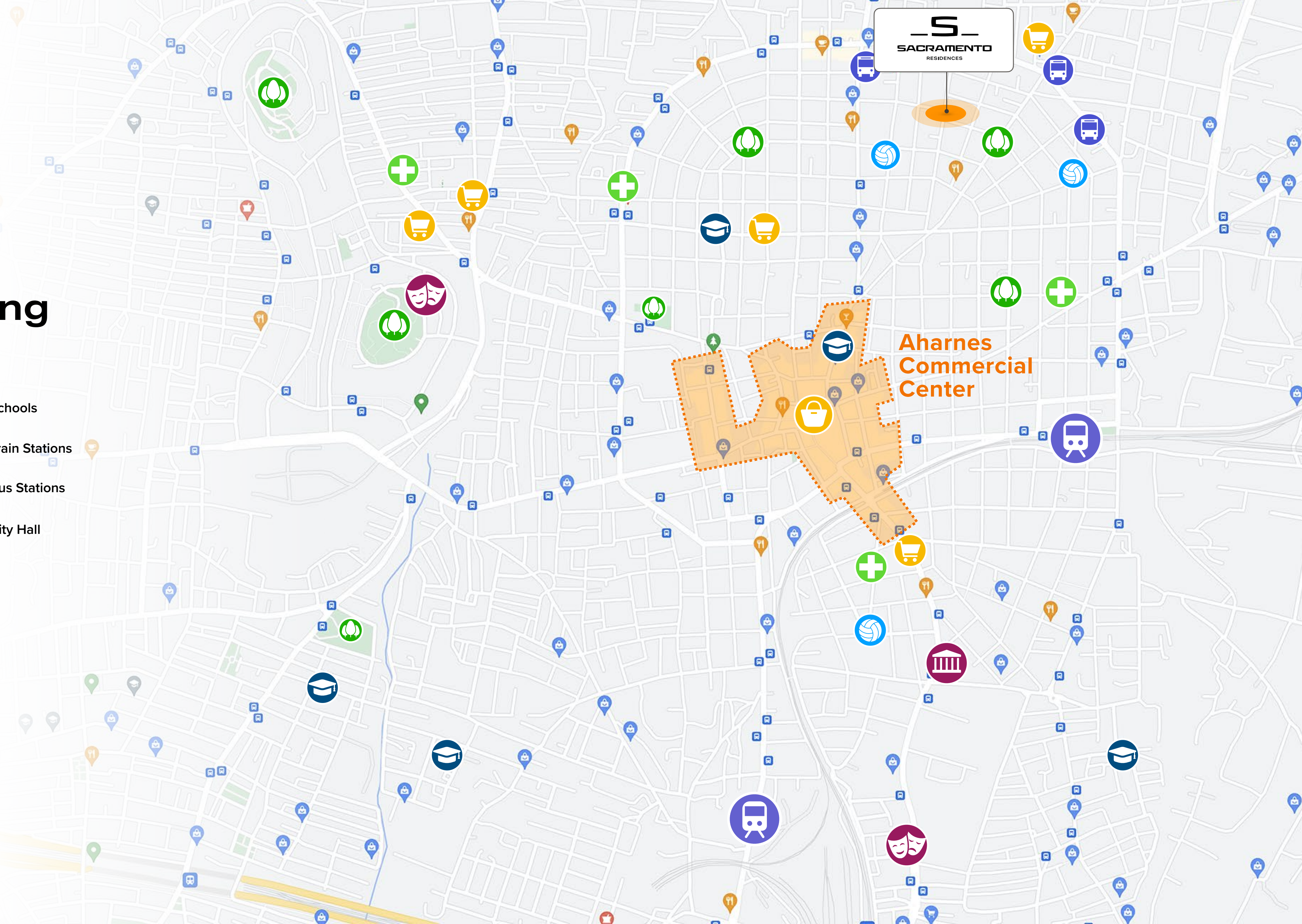
To Athens
International
Airport





Surrounding Area

- | | | | |
|---------------------|---|----------------|---|
| Cinemas / Theaters |  | Schools |  |
| Sport Facilities |  | Train Stations |  |
| Super Markets |  | Bus Stations |  |
| Pharmacies |  | City Hall |  |
| Parks / Playgrounds |  | | |





our upscale residential projects
IN ATHENS' MOST PRESTIGIOUS LOCATIONS



Our expertise *your guarantee!*

All our residential projects have one thing in common: **Quality!**

We pick the best most prestigious and convenient locations and build or renovate homes for the discriminating investor, targeting maximum return. We have developed a unique aesthetic that is perfectly suited to our audience, thus providing solutions that are comprehensive, sensible, attractive and commercially appealing.



Quality comes
as standard!

Renovation Standards

Exterior

- Thermally insulated walls and windows
- Balconies with non-slip granite tiled floors
- Triplex safety glass railings
- Ecological anti-mould painting
- Exterior custom lighting

Communal Areas

- Security door with 18 lock points
- Video intercom system
- Fast transport elevator with fiberglass and mirror decoration
- Marble or granite tiled floors and stairs
- Ecological anti-mould painting
- Interior lighting in all areas



Every detail *counts*

Renovation Standards

Interior

- Security door with 18 lock points
- Double lined laminate interior doors
- Floors in all areas with granite tile of Italian or Spanish origin
- Laminated oak wood category ac4-ac5 (depending on decoration)
- Ecological anti-mould painting

Kitchens:

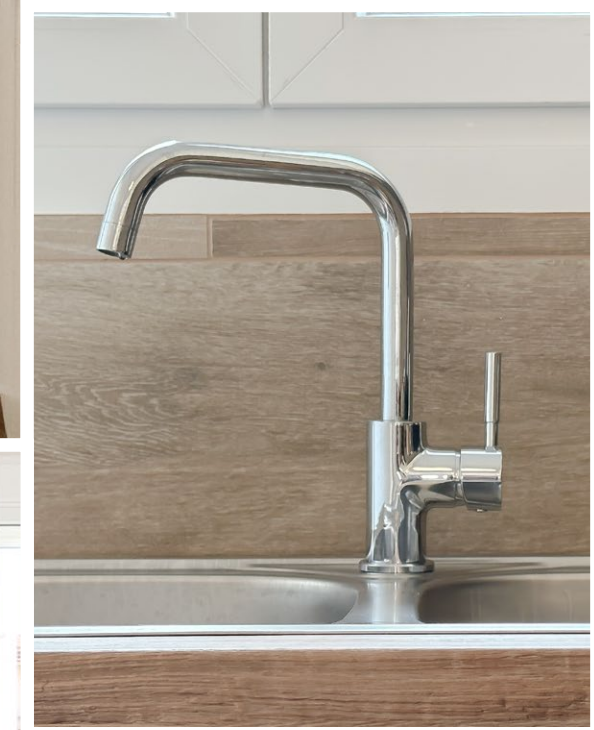
- Bakelite or high gloss kitchen cabinets
- Stainless steel sink with german faucets
- Carbon filtered cooker hood

Bedrooms:

- Bakelite, mdf wardrobes

Bathrooms:

- Italian origin porcelain lavatory and washbasin
- German shower and washbasin faucets
- 8Shower Security glass 8pm
- Bakelite or high gloss washbasin base cabinet



Every detail
counts

Renovation Standards

Electrical Installations

- New electrical panels
- New wiring lines for lighting, sockets, switches
- Fiber optic lines: A/C, Alarm
- French switches and sockets

Plumbing

- New water pipes
- New sewer
- New gutters

Heating

- Autonomous Heating in every apartment
- New heating pipes, radiators or fan coils
- New Natural Gas or Diesel Boilers
(depending on the existing area network)
or heat pumps.



Our Expertise Your Guarantee!

COMPLETED RESIDENTIAL PROJECTS

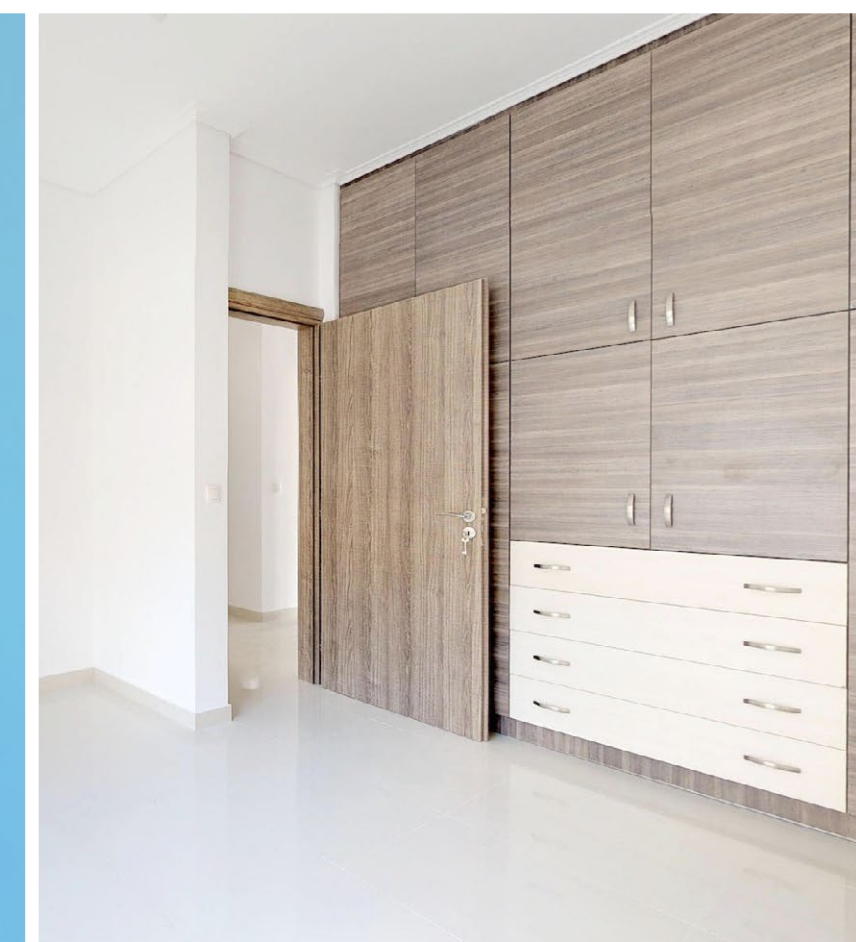


NAGIA Residences

PALAIIO FALIRO

Nagia Residences are located in Palaio Faliro overlooking the sea and close to one of the nicest urban redevelopment projects in Athens, the Floisvos Marina and surrounding areas.

Nagia Residences consist of 7 apartments and a ground floor store, from 75m² to a 120m² maisonette.



Our Expertise
Your Guarantee!

COMPLETED RESIDENTIAL PROJECTS

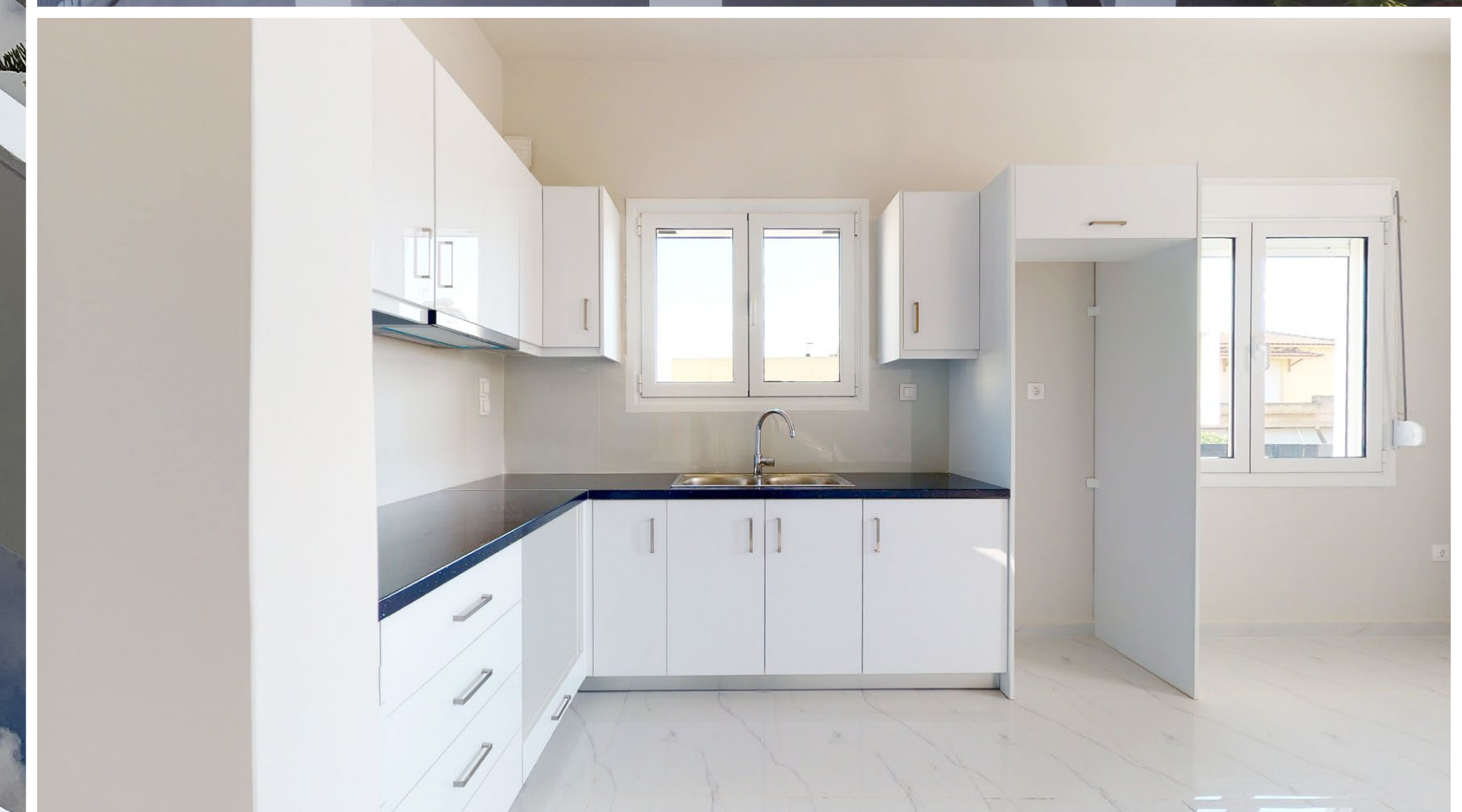


PASADENA Residences

VOULA

Located in Voula, an upscale southern suburb of Athens, close to Glifada's shopping hub and the famous Athenian Riviera beaches.

Pasadena has 7 apartments ranging from 50 to 74m² with large balconies, great views and one of the most prestigious zip codes in Athens.



Our Expertise
Your Guarantee!

COMPLETED RESIDENTIAL PROJECTS



KEY BISCAYNE Residences

PALAIO FALIRO

The Delta of Faliron marks the beginning of the Athens Riviera and the 8 apartments in Key Biscayne Residences mark a new landmark in the area.

Whether you want to go to the beach, or Piraeus or the Acropolis, your starting point in Palaio Faliro is by far the most convenient choice.



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Condé Nast **Traveler**

Greece has been voted by the most prestigious travel publication as **Most Beautiful country in the world** for 2016 and 2019 while it was ranked 2nd for the years 2017 and 2018.

Invest in Greece

Change your life!



Greece
My Residence
Golden Visa Programme

“Greece My Residence”
is the **No.1 Permanent Residency** program in the world
for **5 consecutive years**
(2018 to 2022).



One of the strongest Passports in the world

The Greek passport gives you access to 184 out of 193 countries on the planet, including the United States, placing Greece among the countries with the strongest passports in the world.



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