JOAQUIN Residences

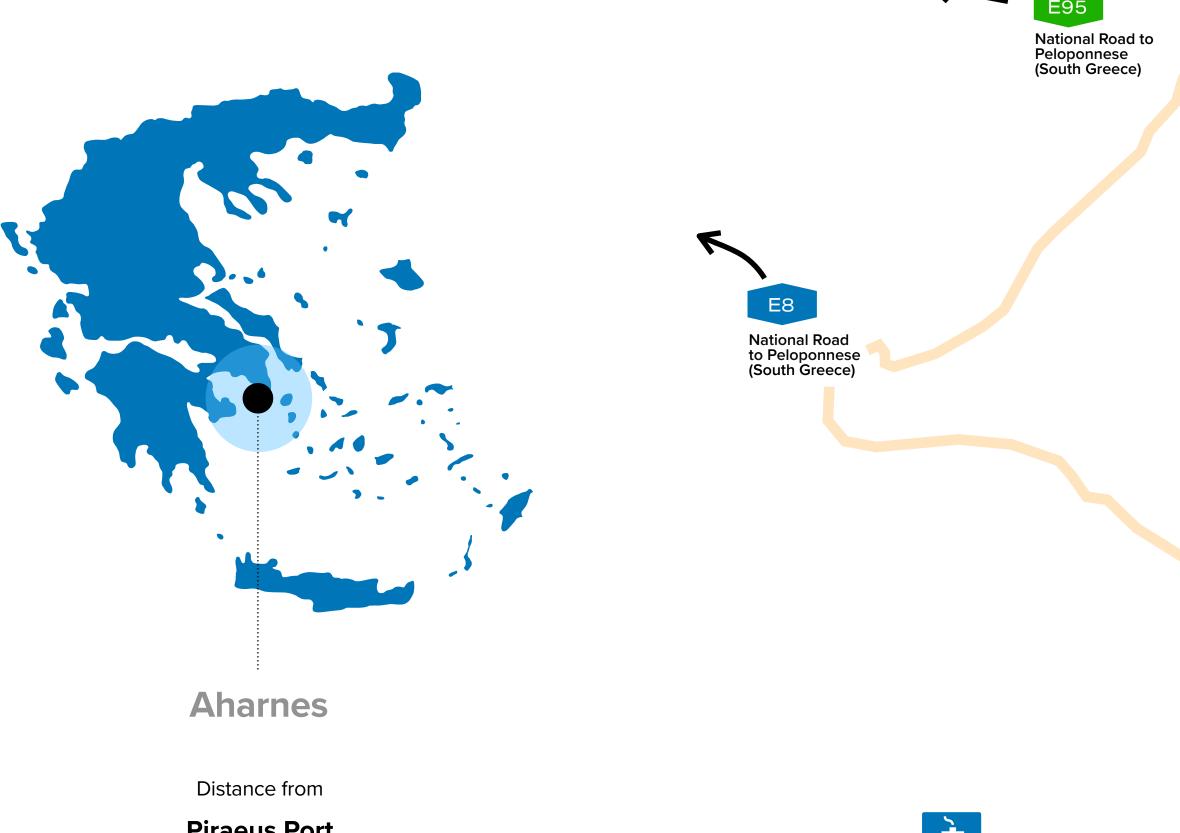








Aharnes, situated on the foothills of Parnitha mountain, is one of the most verdant suburbs of Athens and a residential area that provides a relaxed lifestyle. It's location, just 8km North West of Athens center and next to Kifisia, provides easy access to the National Road, Attica's east coast beaches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



Piraeus Port 17.5km

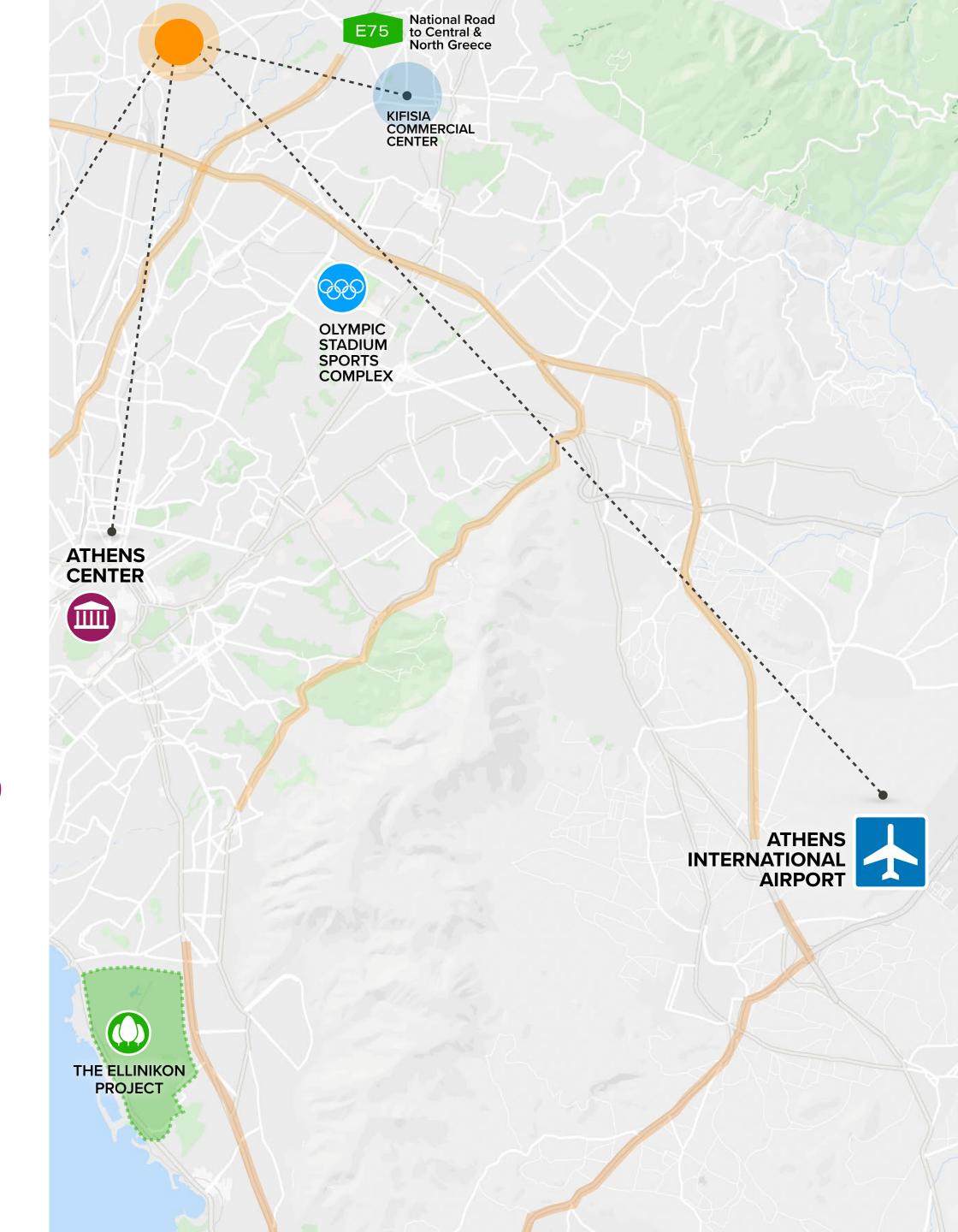
Athens Center 11.5km

Athens International Airport 24km



STAVROS NIARCHOS CULTURAL CENTER

ATHENIAN RIVIERA





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. It's location, only 8km North West of Athens center and next to Kifisia, provides easy access to the National Road, Attica's east coast beaches and Eleftherios Venizelos International Airport



FROM KIFISIA SAN JOAQUIN Residences are located just 10 minutes by car from the posh Nothern suburb of Kifisia, with it's upscale shopping, dining and entertainment center





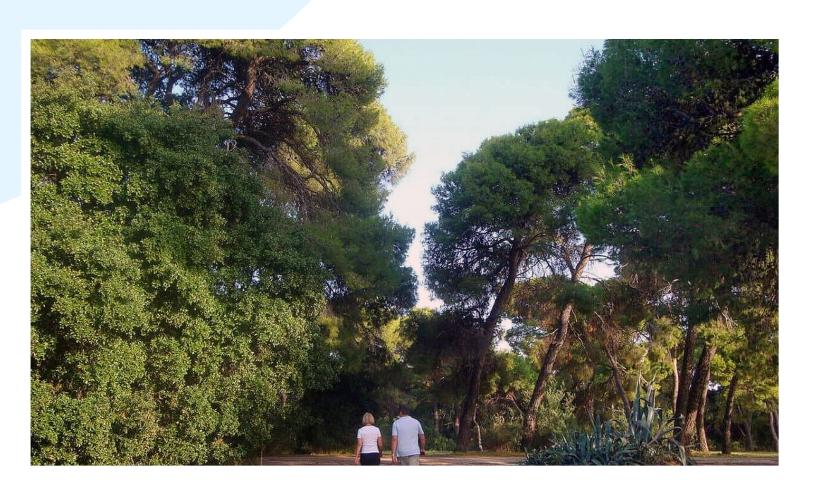




only 10 minutes from the posh suburb of

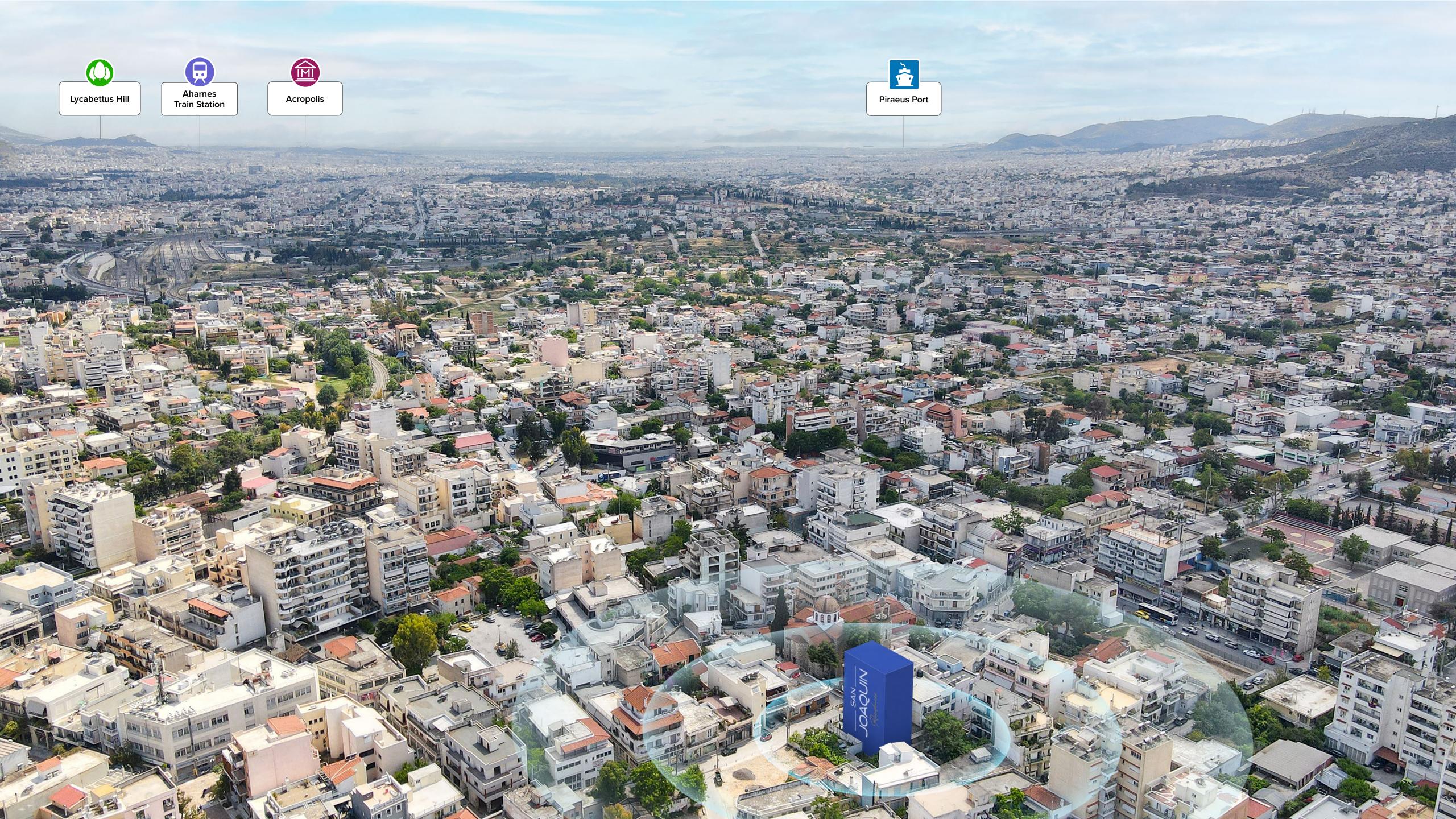
KIEISIA













Apartments

132m² to 153m²
Area Size Options
Balconies featuring
city and mountain views

Levels

UG Level Storage Rooms
Ground Floor Apartment A-1

2nd Floor Apartment B-1

2nd Floor Apartment B-13rd Floor Apartment C-14th Floor Apartment D-1

Terrace Communal Roof Garden

Parking Spots & Storage

All apartments feature underground storage rooms and parking spots

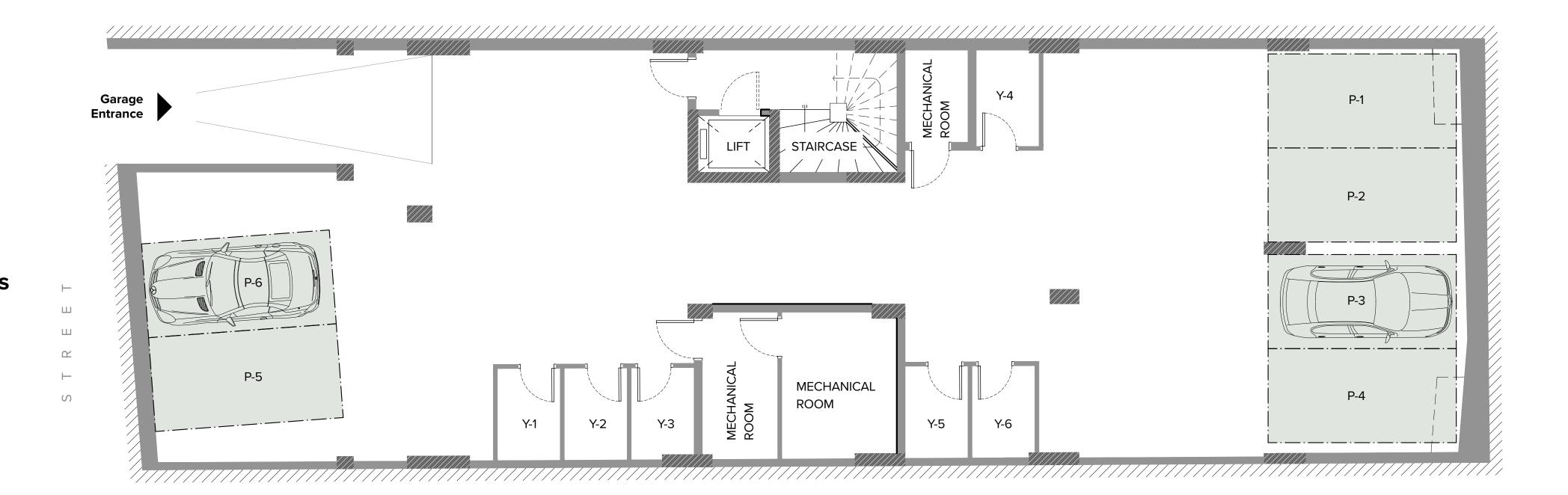


FLOOR	ID	TOTAL AREA SIZE	APARTMENT AREA SIZE	YARD / BALCONY AREA SIZE	STORAGE ROOM AREA SIZE	BEDROOMS	BATHROOMS	PARKING
UNDERGROUND LEVEL: Storage Rooms & Parking Spots								
GF	I-1 (Loft Apartment)	157m²	101m² (70m ² +31m ²)	52 m ²	4m² (Y-1)	2	1	P-1
GF	I-2 (Loft Apartment)	133m²	97m² (73m² +24m²)	32m²	4m ² (Y-2)	2	1	P-2
1F	A-1	188m²	86m²	98m²	4m² (Y-3)	2	1 & 1 WC	P-3
2F	B-1	136m²	86m²	46m²	4m² (Y-4)	2	1 & 1 WC	P-4
3F	C-1	136m²	86m²	46m²	4m² (Y-5)	2	1 & 1 WC	P-5
4F	D-1	136m²	86m²	46m²	4m² (Y-6)	2	1 & 1 WC	P-6
TERRACE: Communal Roof Garden								

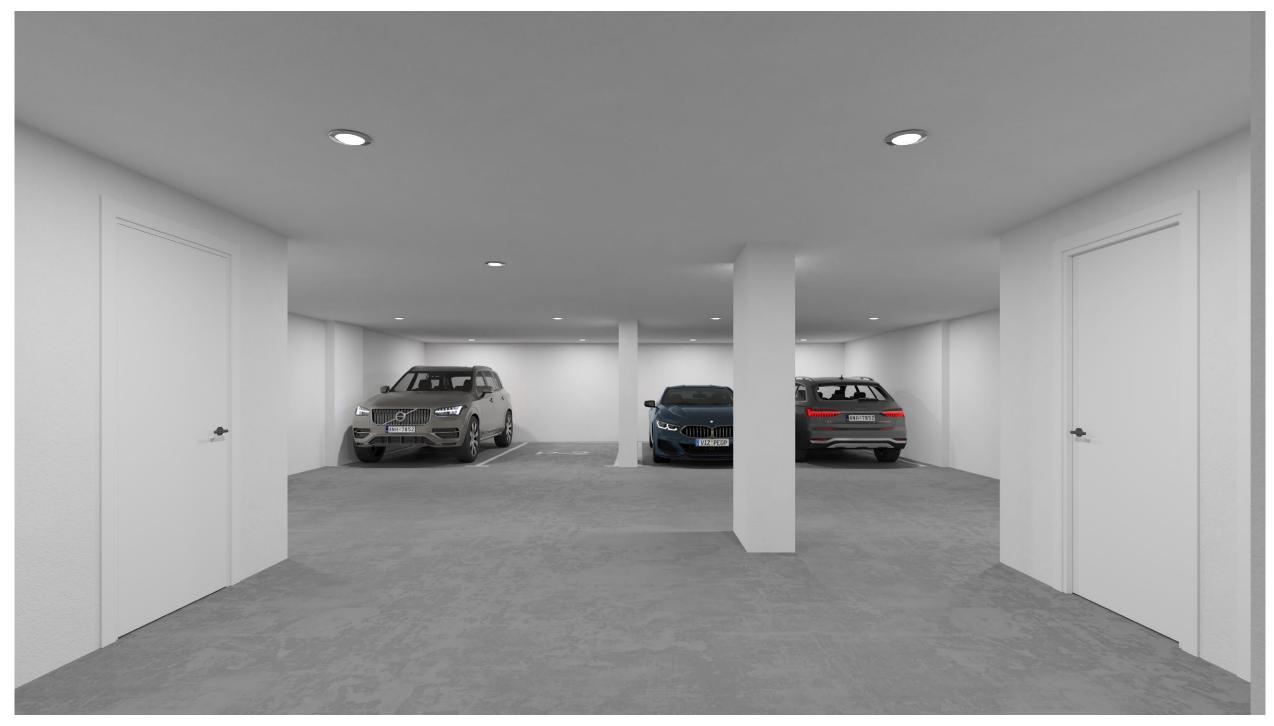


Basement

Parking Spots
Storage Rooms
Mechanical Rooms





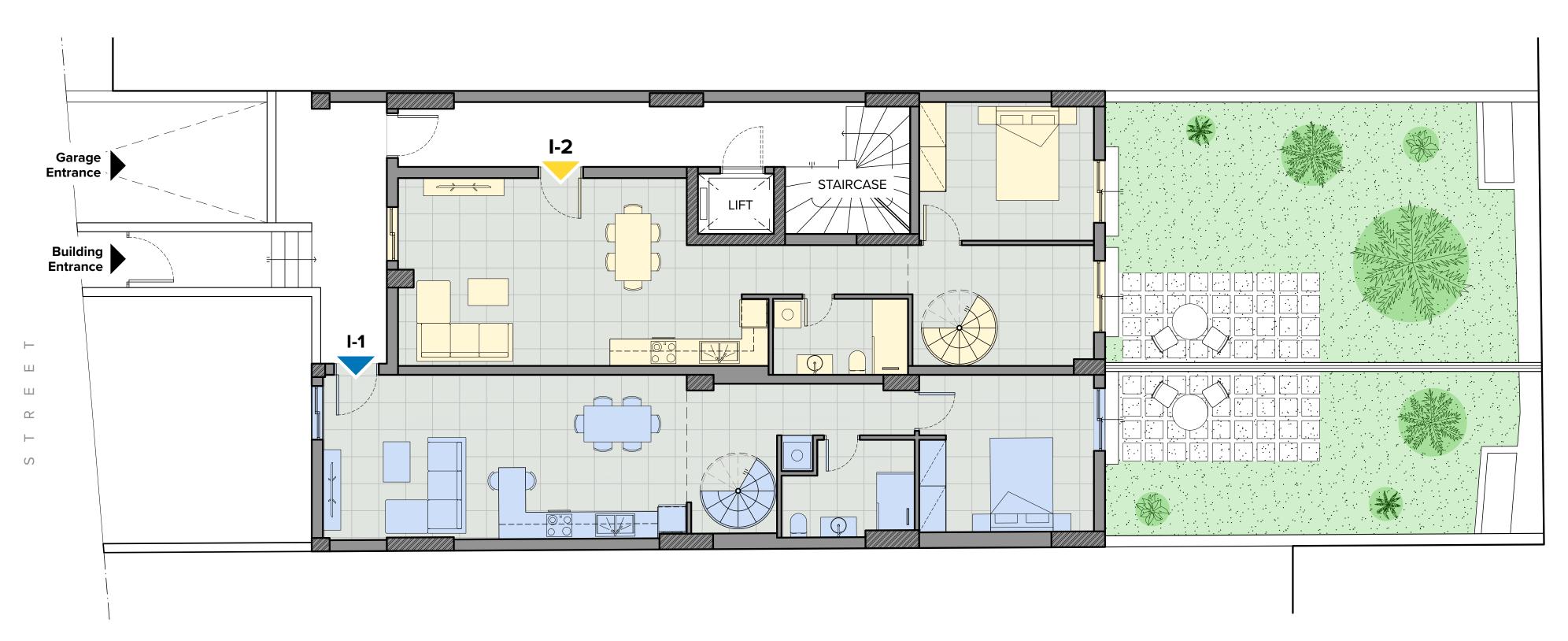








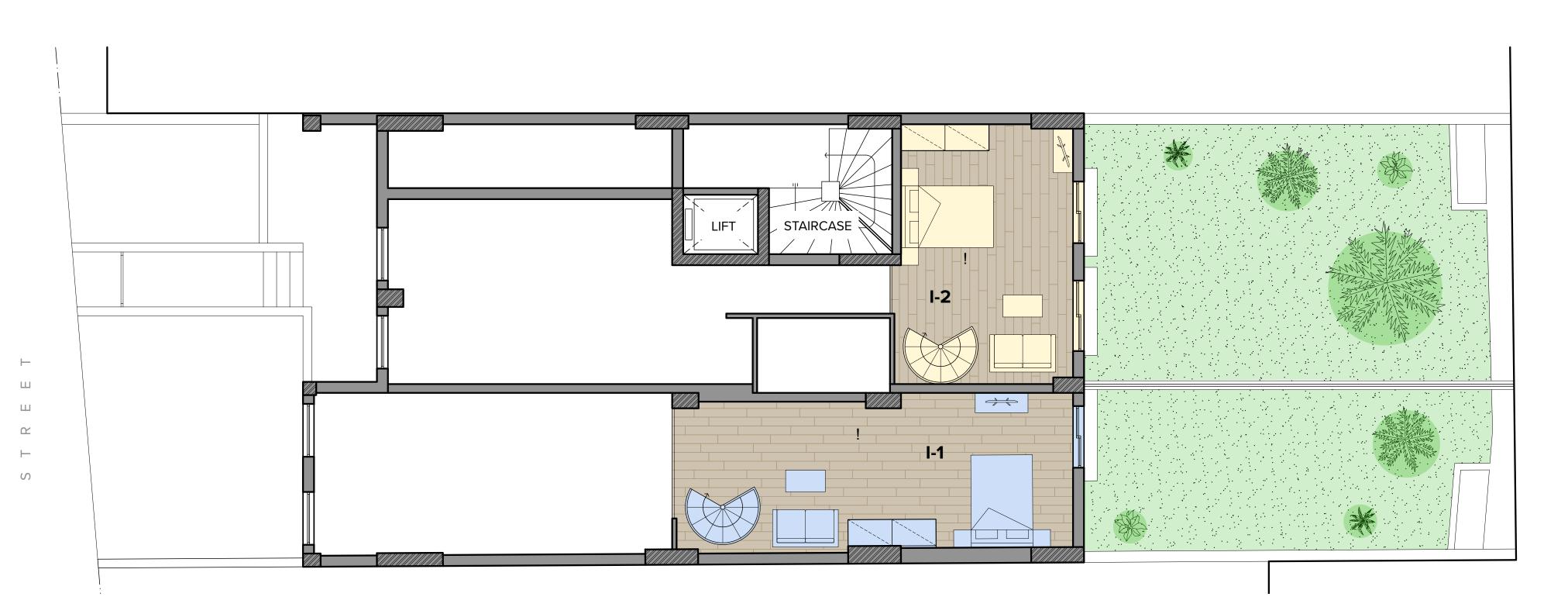
Loft Apartments





Ground Floor

Loft Apartments





Ground Floor

Loft Apartments





Ground Floor

Loft Apartments



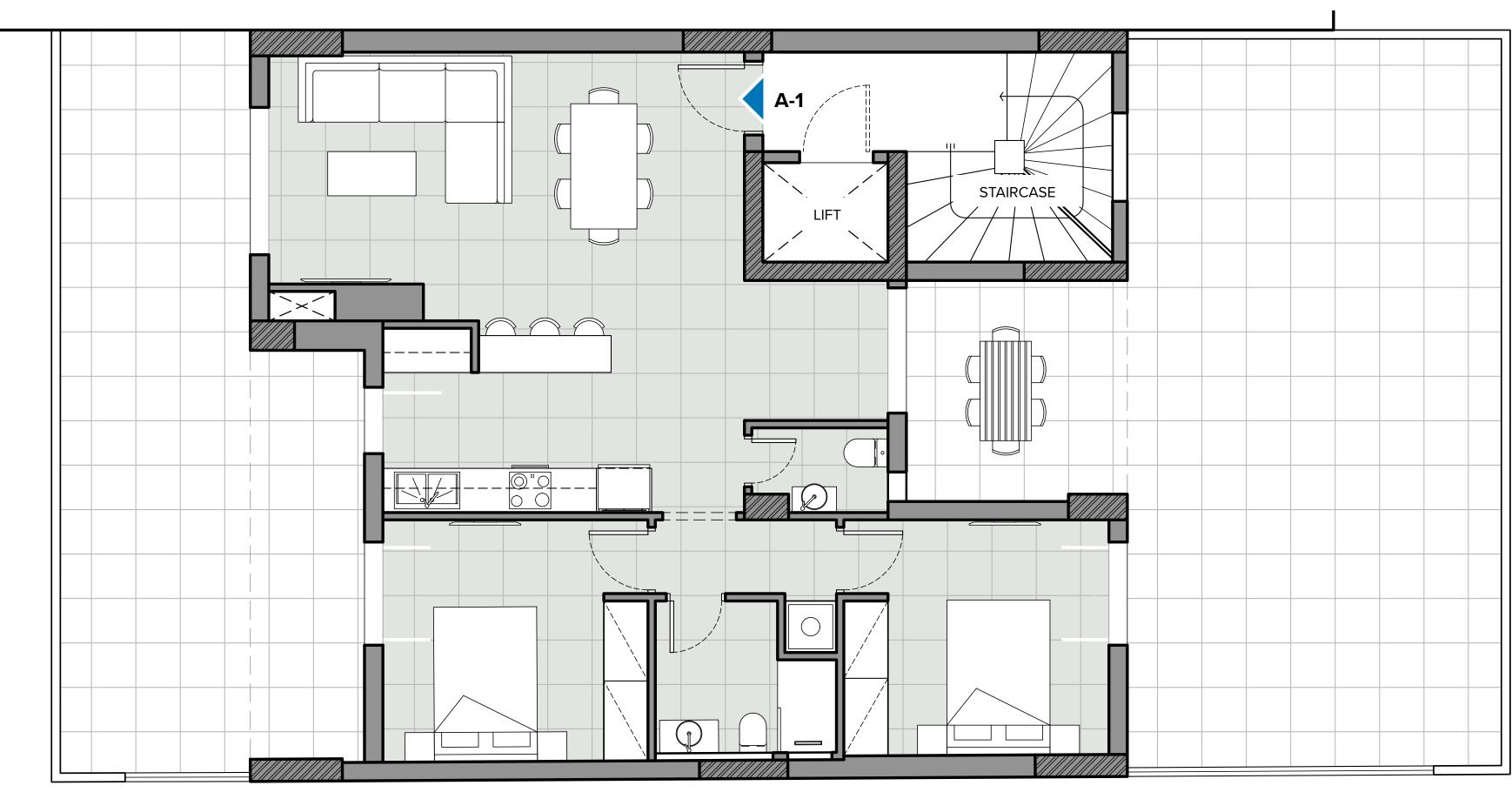


*

1st Floor

Apartment

A-1





1st Floor

Apartment

A-1

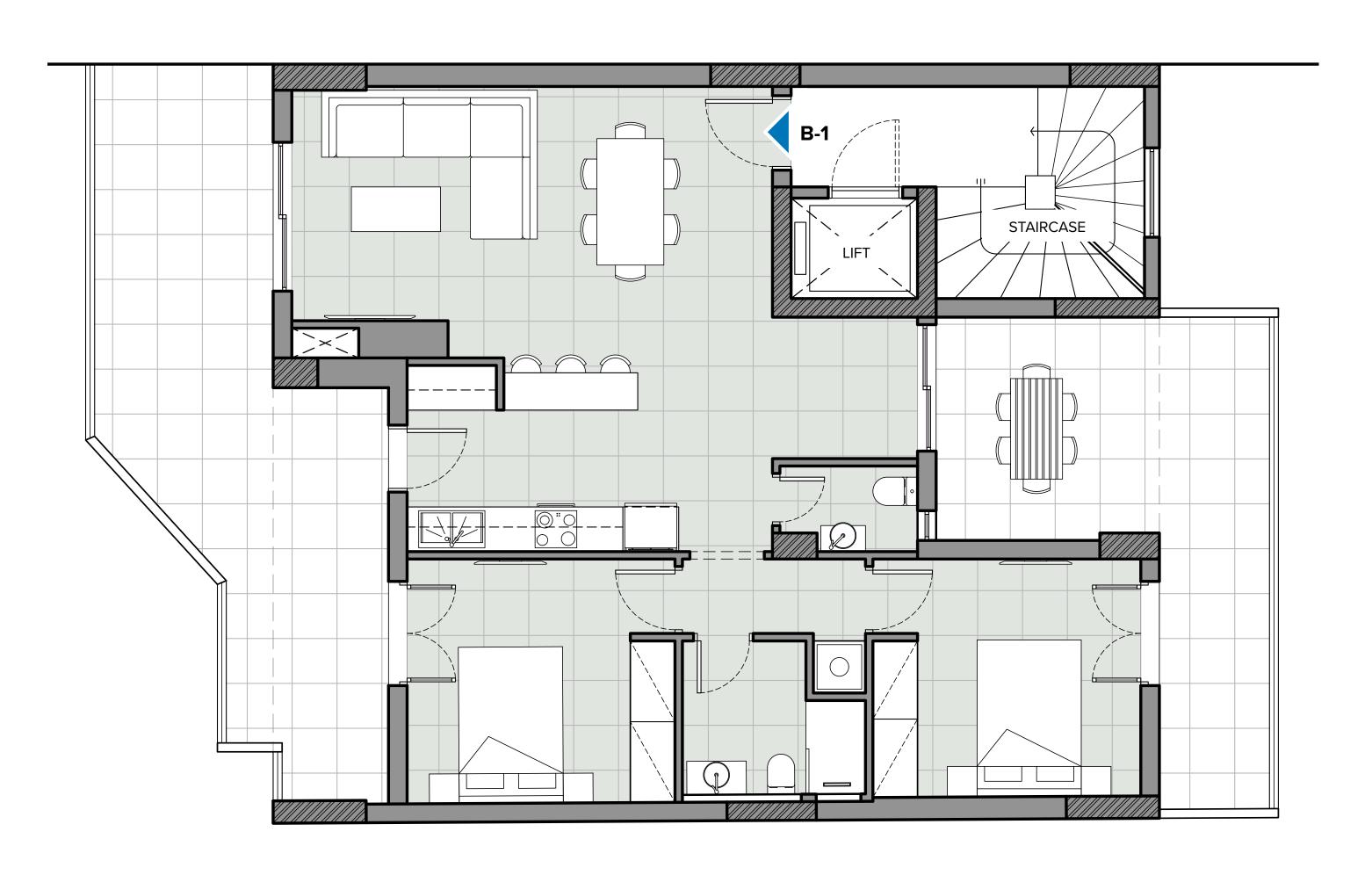




2nd Floor

Apartment

B-1





2nd Floor

Apartment

B-1

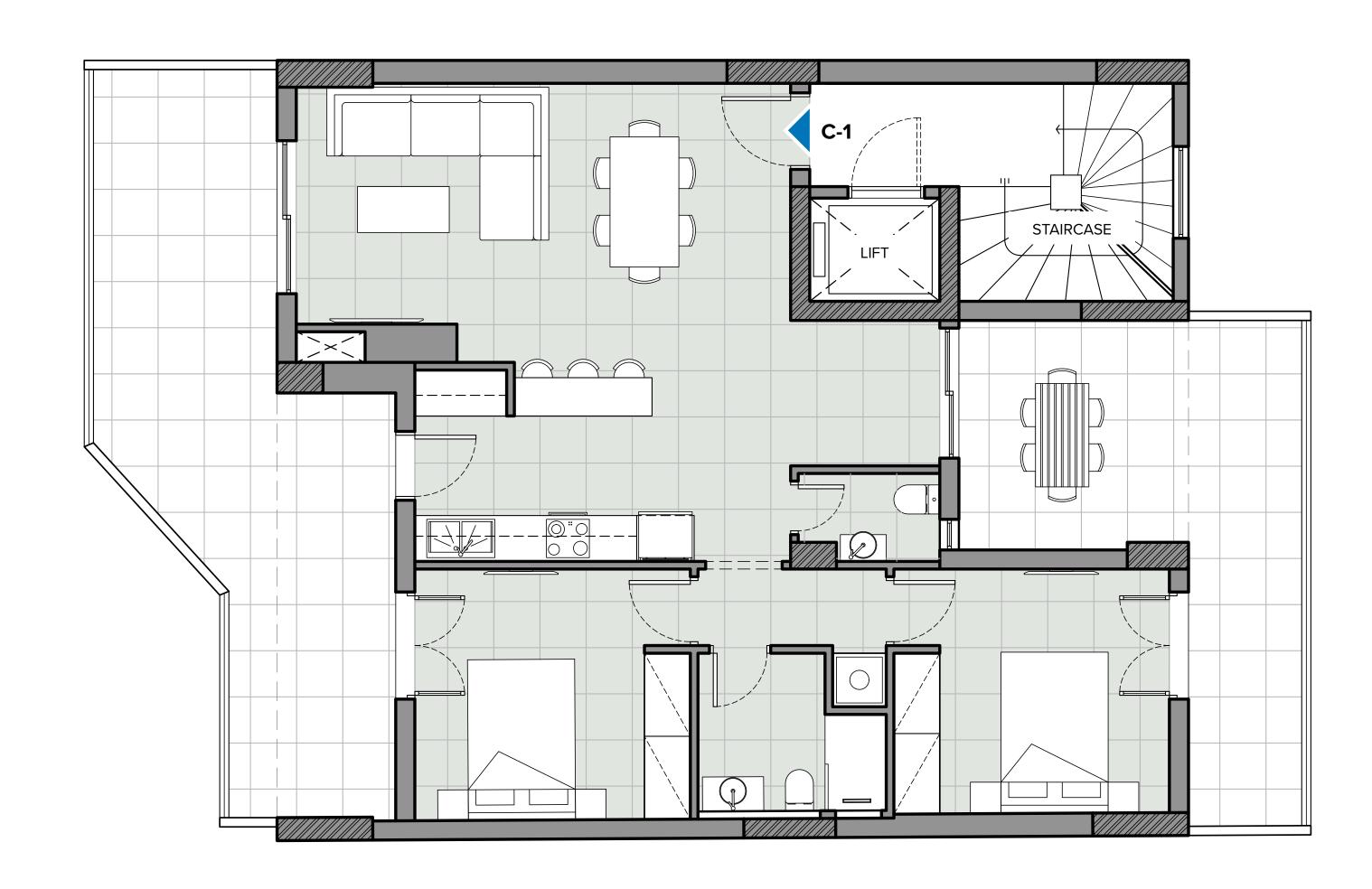




3rd Floor

Apartment

C-1





3rd Floor

Apartment

C-1

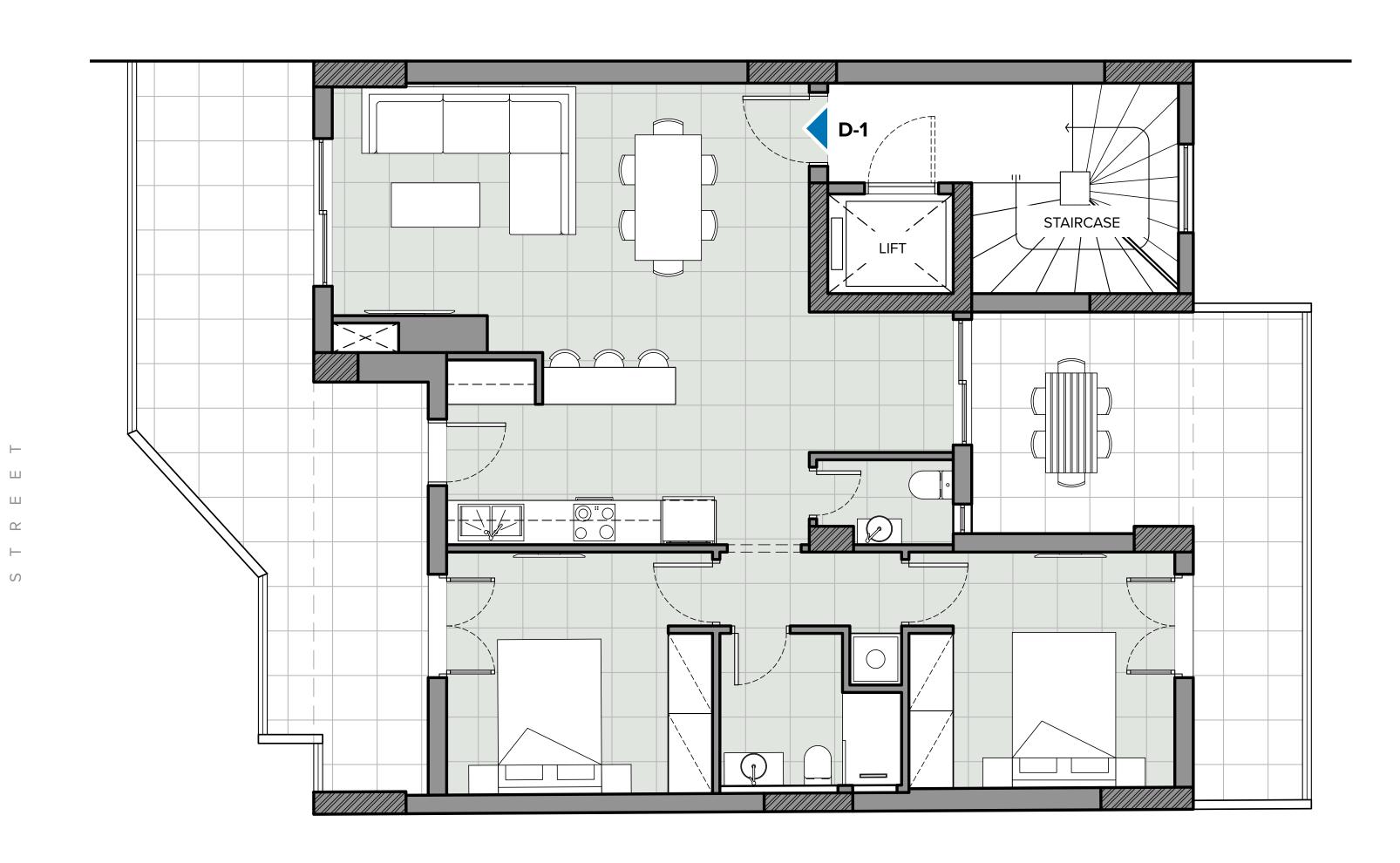




4th Floor

Apartment

D-1





4th Floor

Apartment

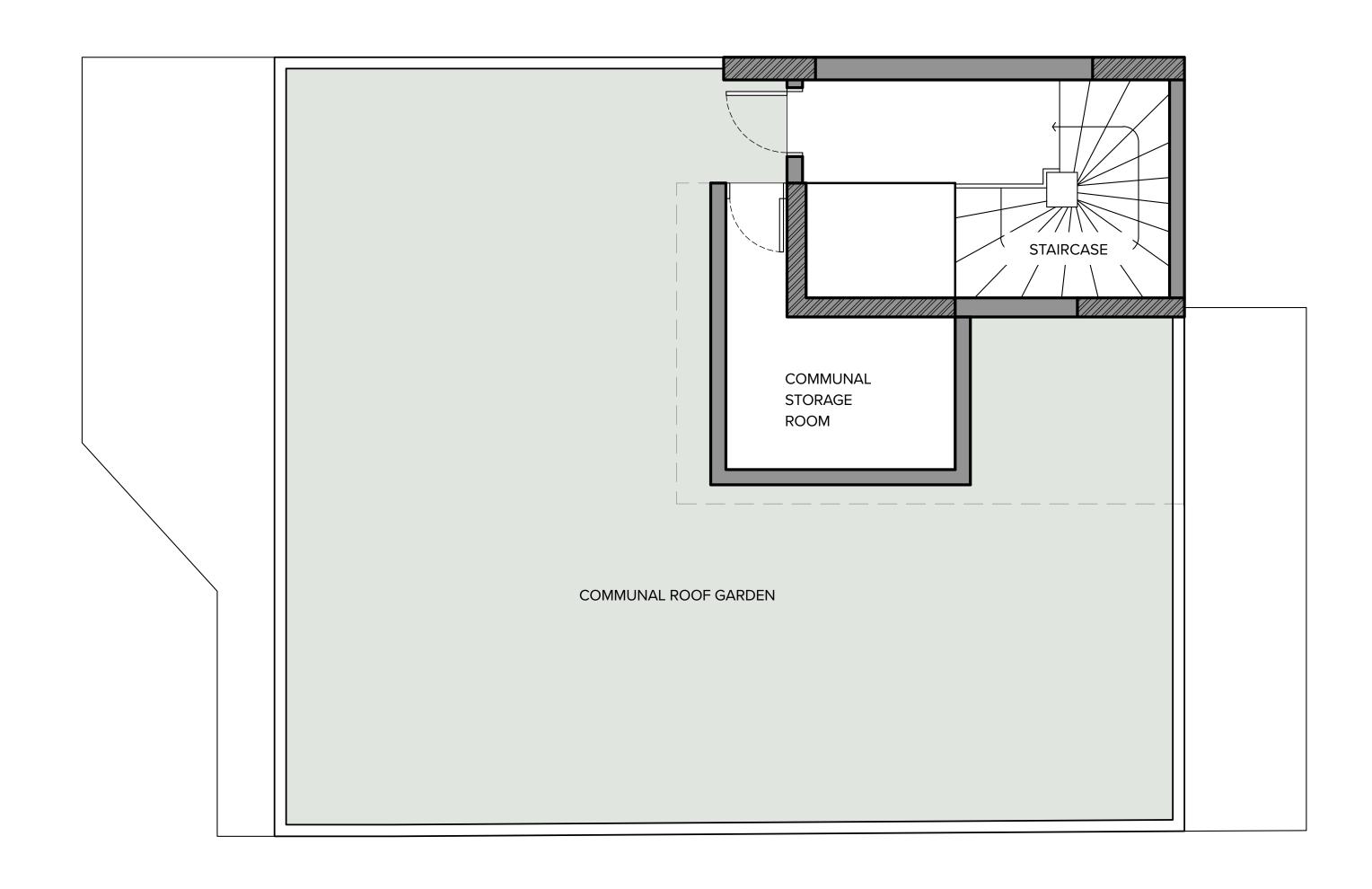
D-1





Terrace

Communal **Roof Garden**





Terrace

Communal Roof Garden

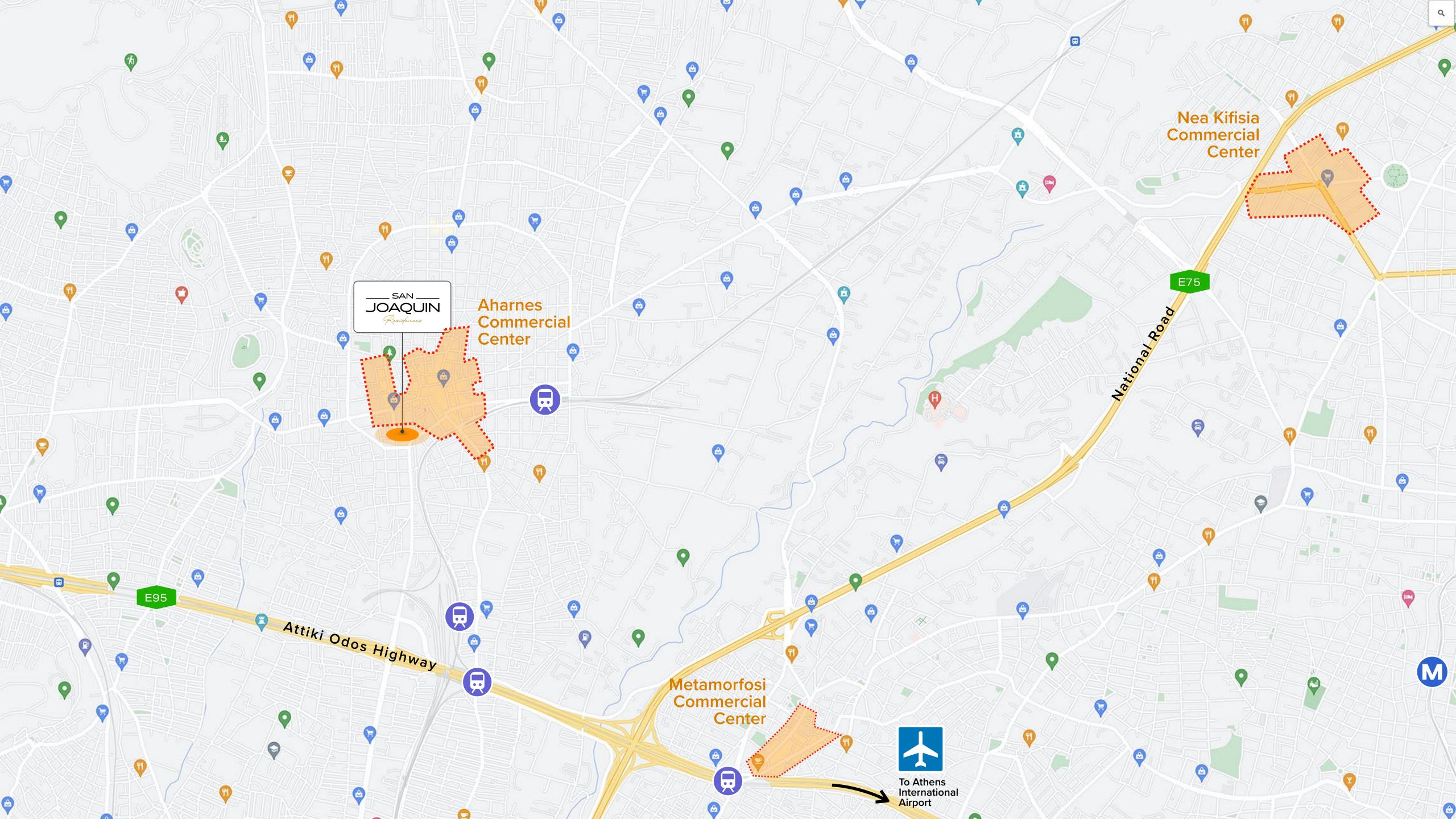














Surrounding Area

Cinemas / Theaters





Sport Facilities



Train Stations

Super Markets





Bus Stations

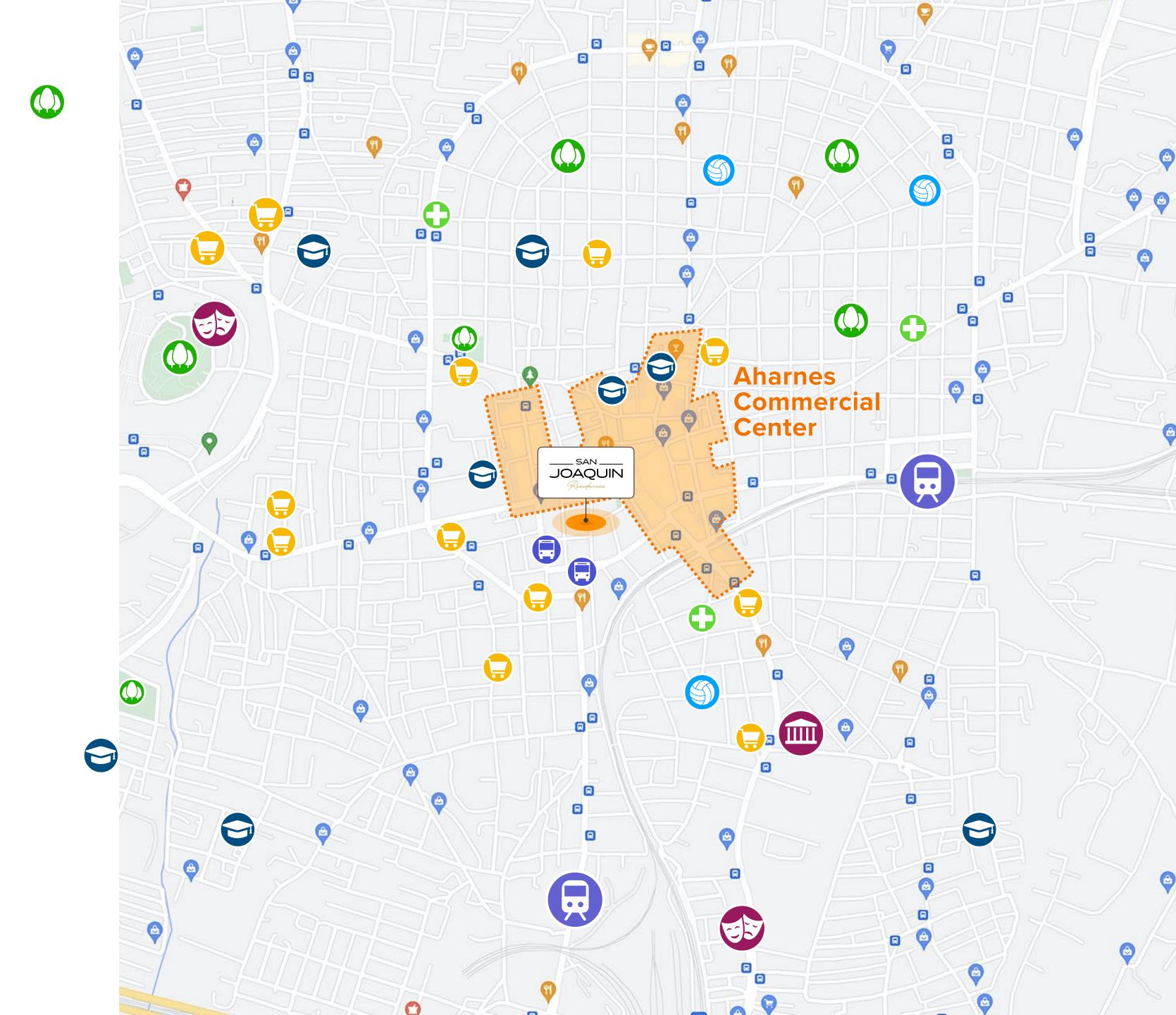


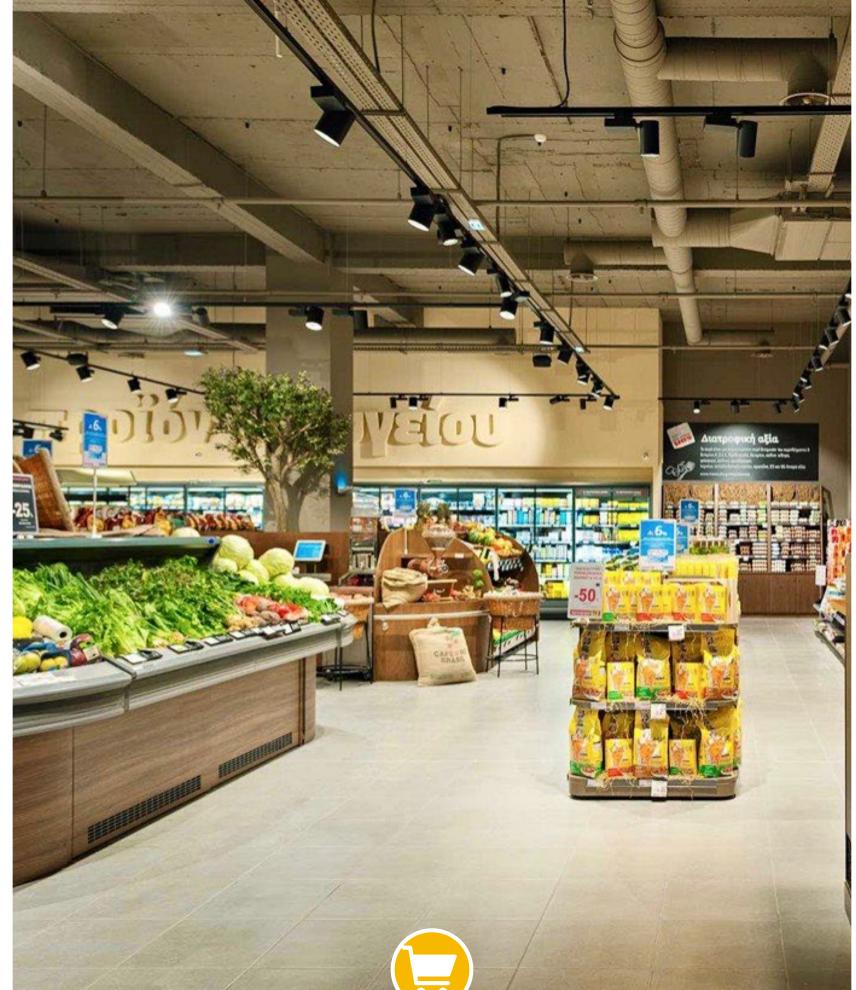


City Hall

Parks / Playgrounds











SuperMarket 140m

Commercial Center 100m

School 250m

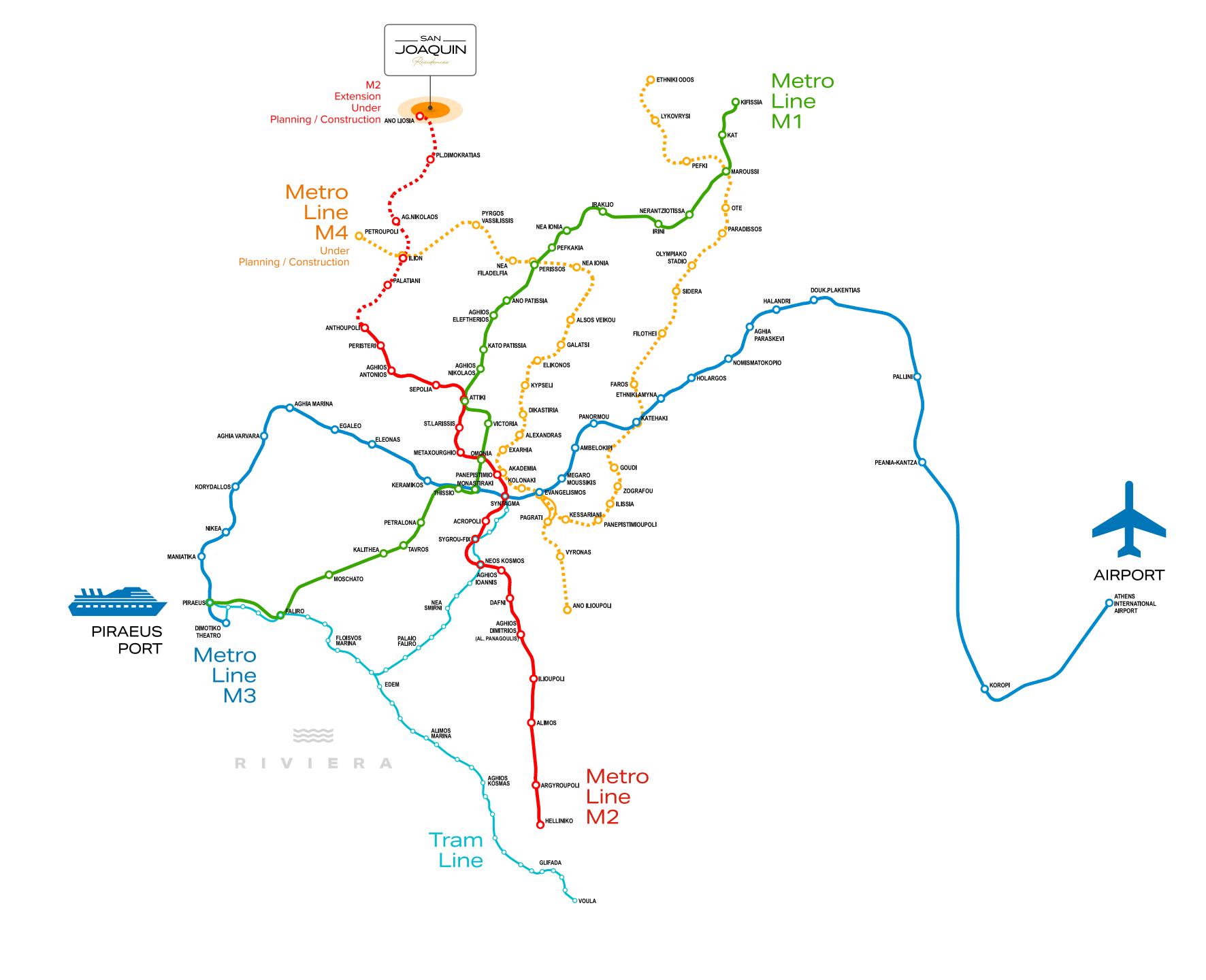


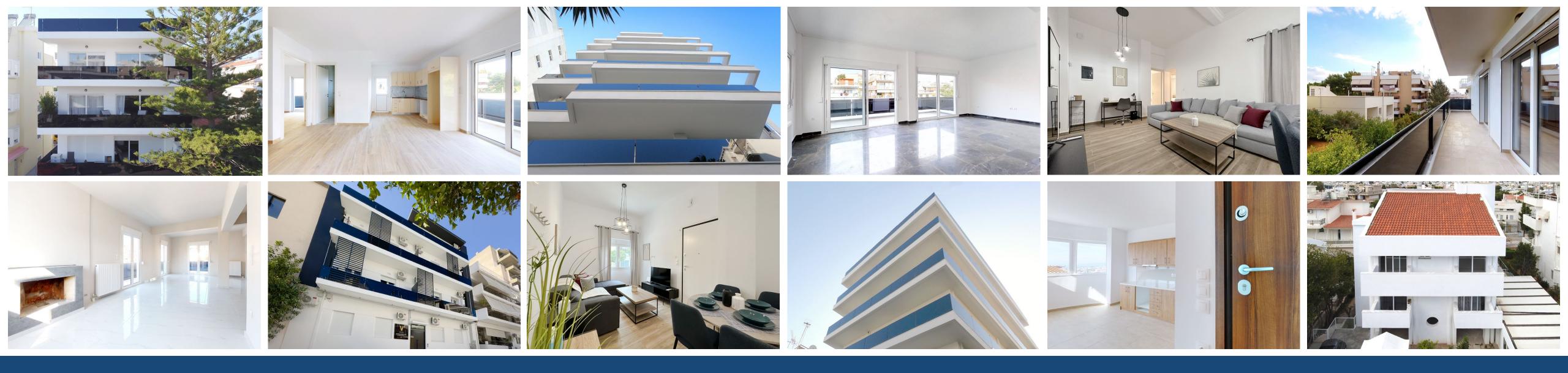


Transportation



SAN JOAQUIN Residences are just **190m** away from bus station and **800m** from the nearest train station.





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

Construction **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







Construction **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











Construction **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

PALAIO 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

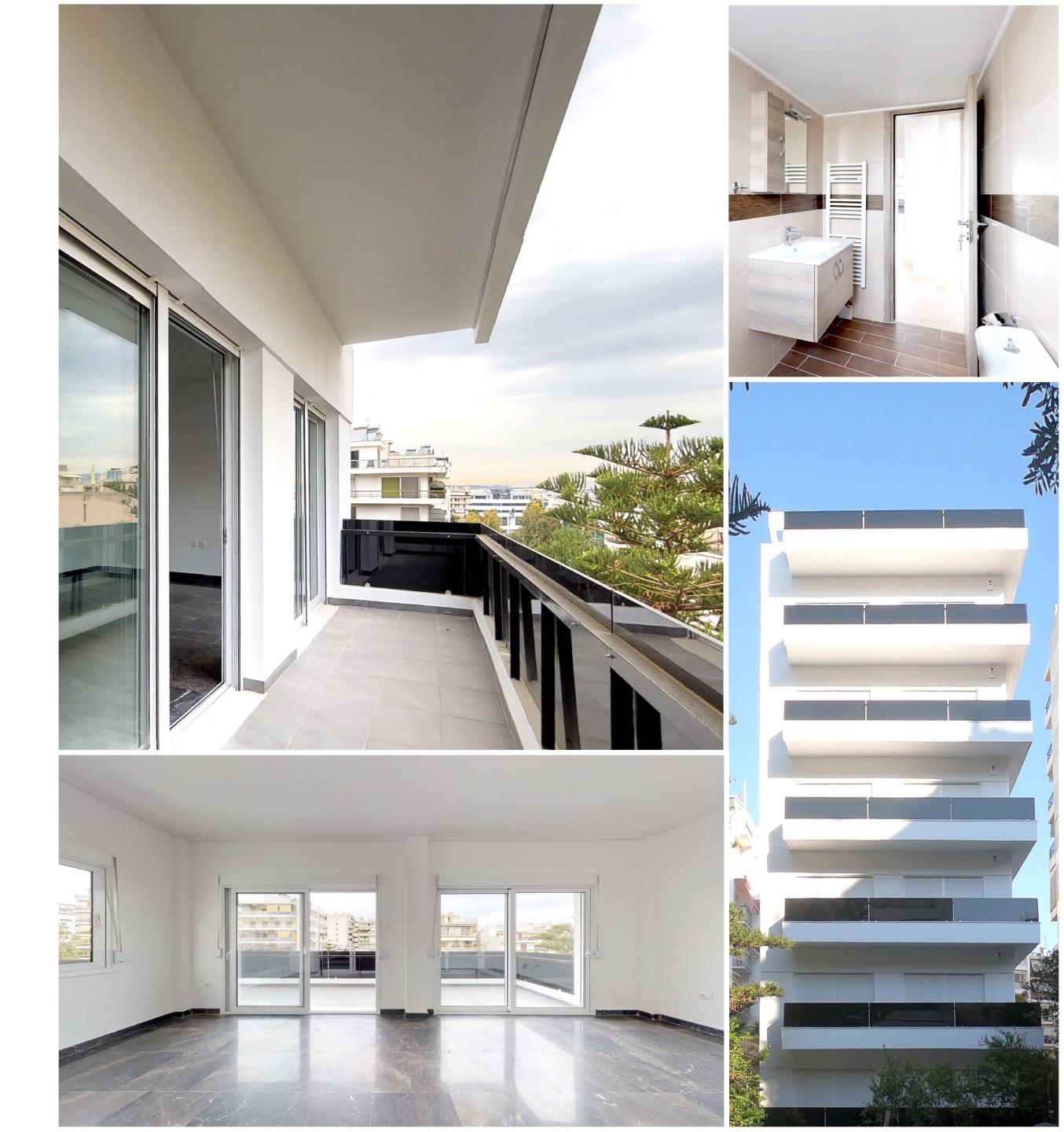


KEY BISCAYNE Residences

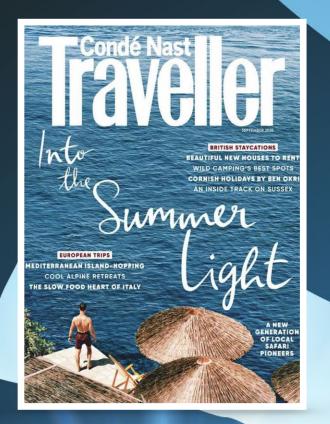
PALAIO FALIRO

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.







Tondé Nast Condé Nast

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 hange your life.





"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.

JOAQUIN Residences





