

VAN NUYS

RESIDENCES

Aharnes

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VAN NUYS

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Aharnes





UAN NUYS
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Aharnes

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, provides easy access to the National Road, Attica's east coast beaches and Eleftherios Venizelos International Airport.

VAN NUYS
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Alhambra

VAN NUYS 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, 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

10 MINUTE DRIVE

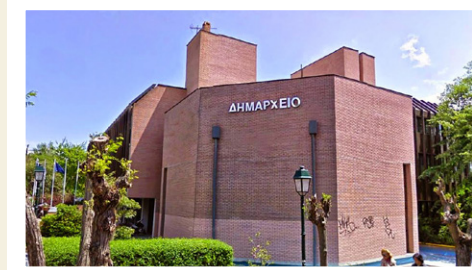
JUST A

FROM
KIFISIA

VAN NUYS Residences are located just 10 minutes by car from the posh Northern suburb of Kifisia, with its upscale shopping, dining and entertainment center

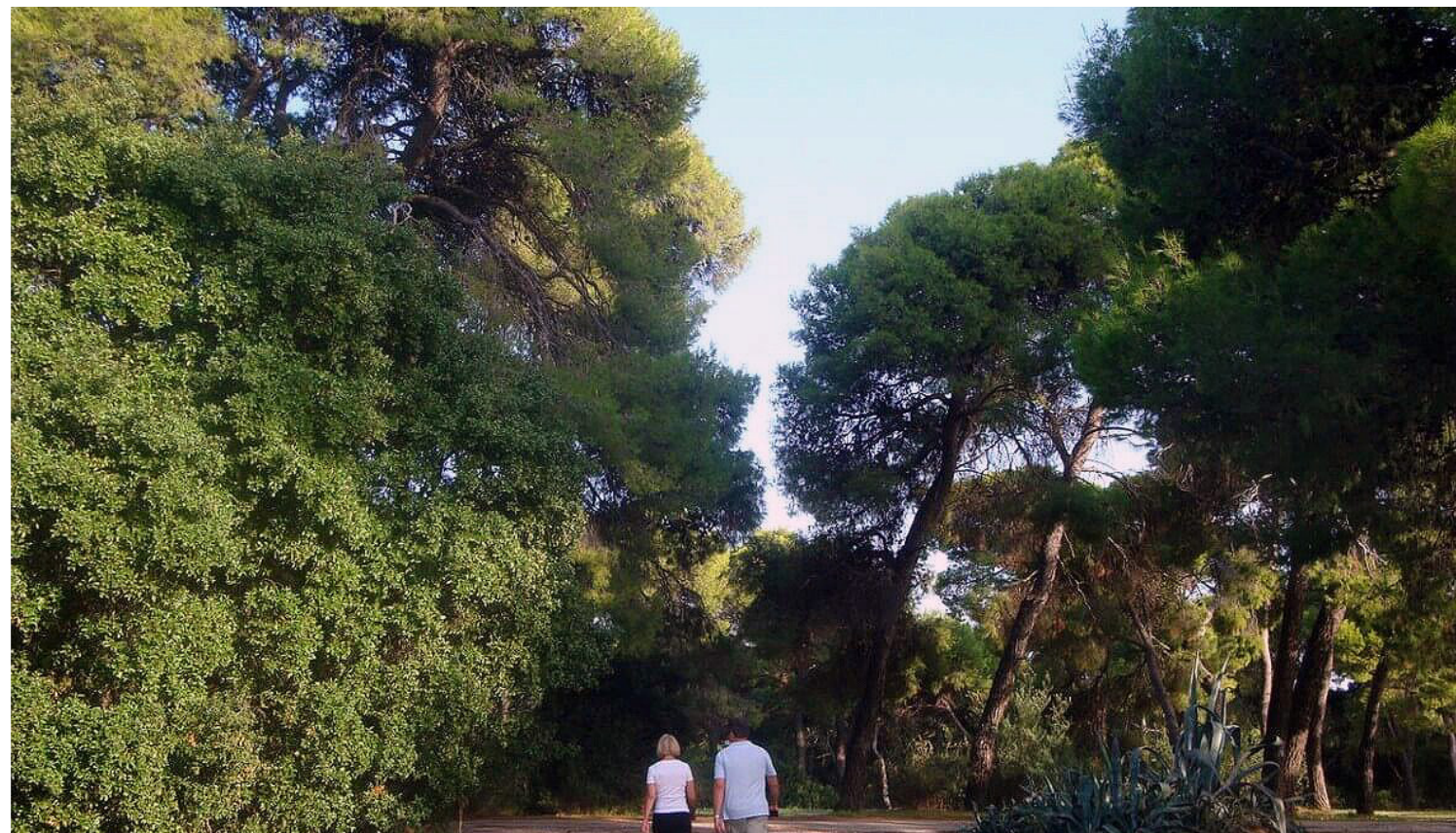


UVA NUYS
RESIDENCES
Athènes



only 10 minutes from the posh suburb of

KIFISIA





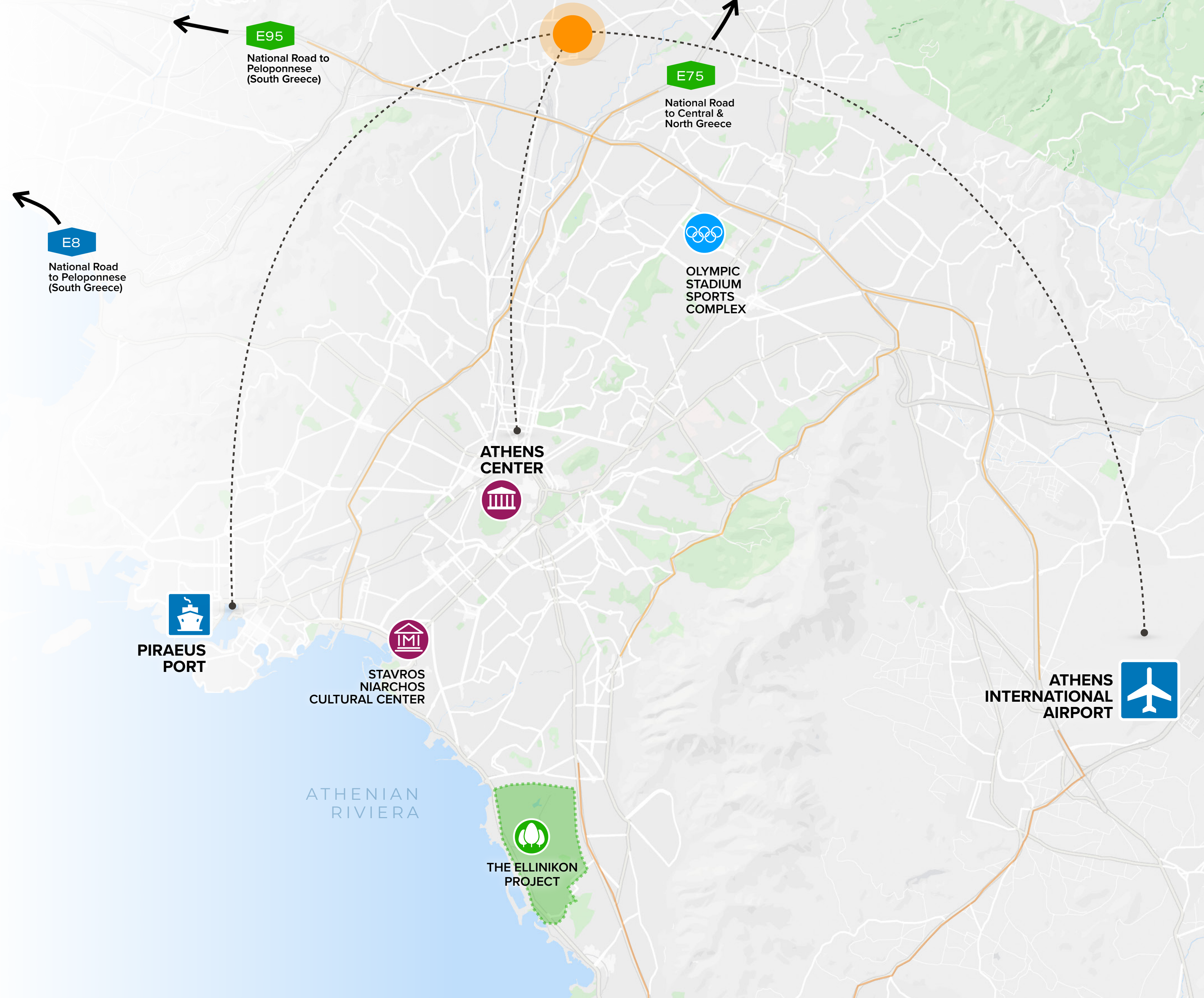
Aharnes

Distance from

Piraeus Port
17.5km

Athens Center
11.5km

Athens International Airport
24km





Lycabettus Hill



Acropolis



Piraeus Port



Athens Train Station

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9

Apartments

46m² to 91m²

Area Size Options

Balconies with Mountain or
Acropolis View options
and underground storage rooms

7

Levels

UG Level	Storage Rooms
Ground Floor	11 Apartment, Parking Spots
1st Floor	A1, A2 Apartments
2nd Floor	B1, B2 Apartments
3rd Floor	C1, C2 Apartments
4th Floor	D1, D2 Apartments
Terrace	Communal Roof Garden

120_m

from Central Square

All apartments feature
underground storage rooms.

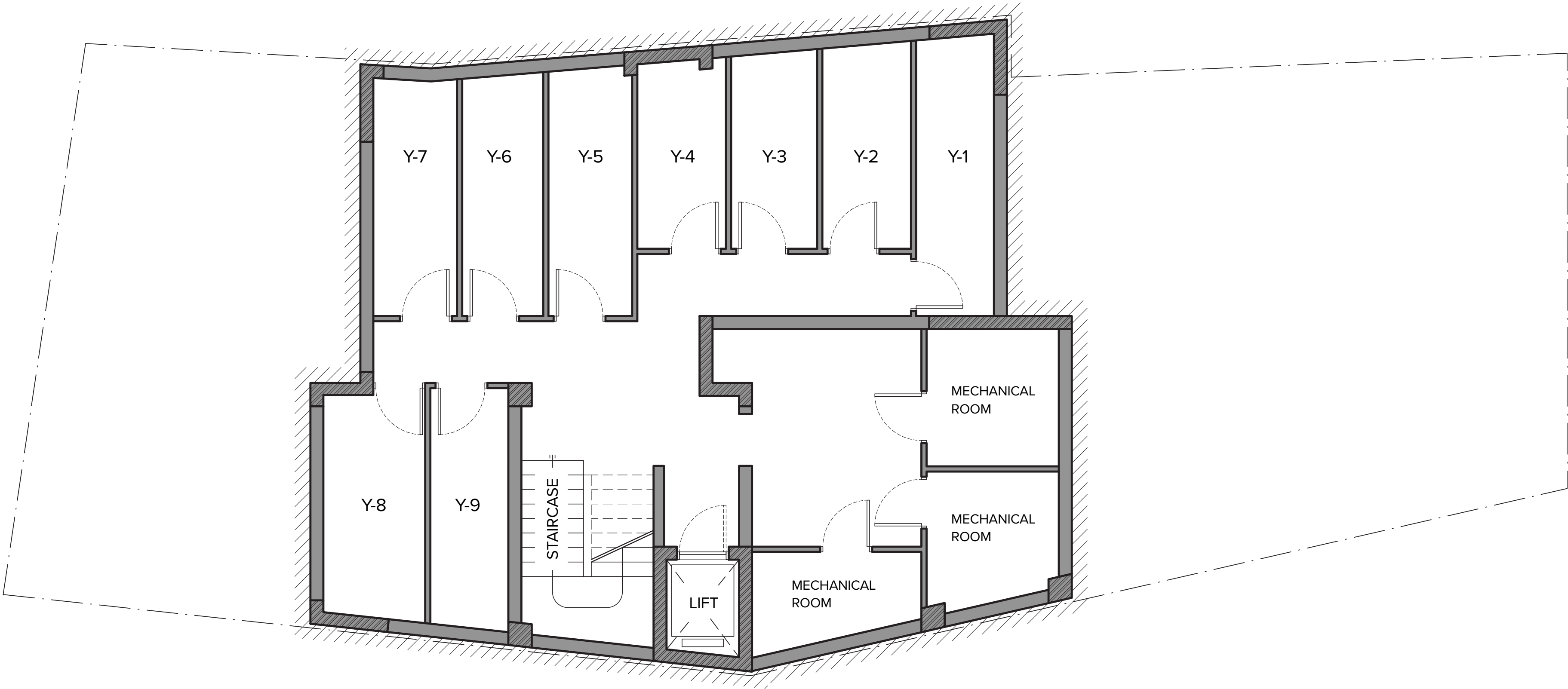


FLOOR	ID	TOTAL AREA SIZE	APARTMENT AREA SIZE	BALCONIES AREA SIZE	STORAGE ROOM SIZE	STORAGE ROOM ID	BEDROOMS	BATHROOMS	PARKING	VIEWS
UNDERGROUND LEVEL: Storage Rooms - GF: Parking Spots										
GF	I-1	46m²	35m²	-	11m²	Y-1	1	1	Yes (Optional)	Front Yard
1F	A-1	91m²	59m²	24m²	8m²	Y-2	1	1	Yes (Optional)	Front Yard
1F	A-2	65m²	54m²	4m²	7m²	Y-3	1	1	Yes (Optional)	Back Yard
2F	B-1	90m²	59m²	24m²	7m²	Y-4	1	1	Yes (Optional)	Front Yard & Mountain
2F	B-2	67m²	54m²	4m²	9m²	Y-5	1	1	Yes (Optional)	Back Yard
3F	C-1	87m²	52m²	27m²	8m²	Y-6	1	1	Yes (Optional)	Mountain & Lycabettus
3F	C-2	67m²	54m²	4m²	9m²	Y-7	1	1	Yes (Optional)	Mountain
4F	D-1	83m²	52m²	20m²	11m²	Y-8	1	1	Yes (Optional)	Mountain, Lycabettus & partial Acropolis
4F	D-2	67m²	54m²	4m²	9m²	Y-9	1	1	Yes (Optional)	Mountain & Acropolis
TERRACE: Communal Roof Garden with Mountain & Acropolis View										

Underground
Level

Storage Rooms

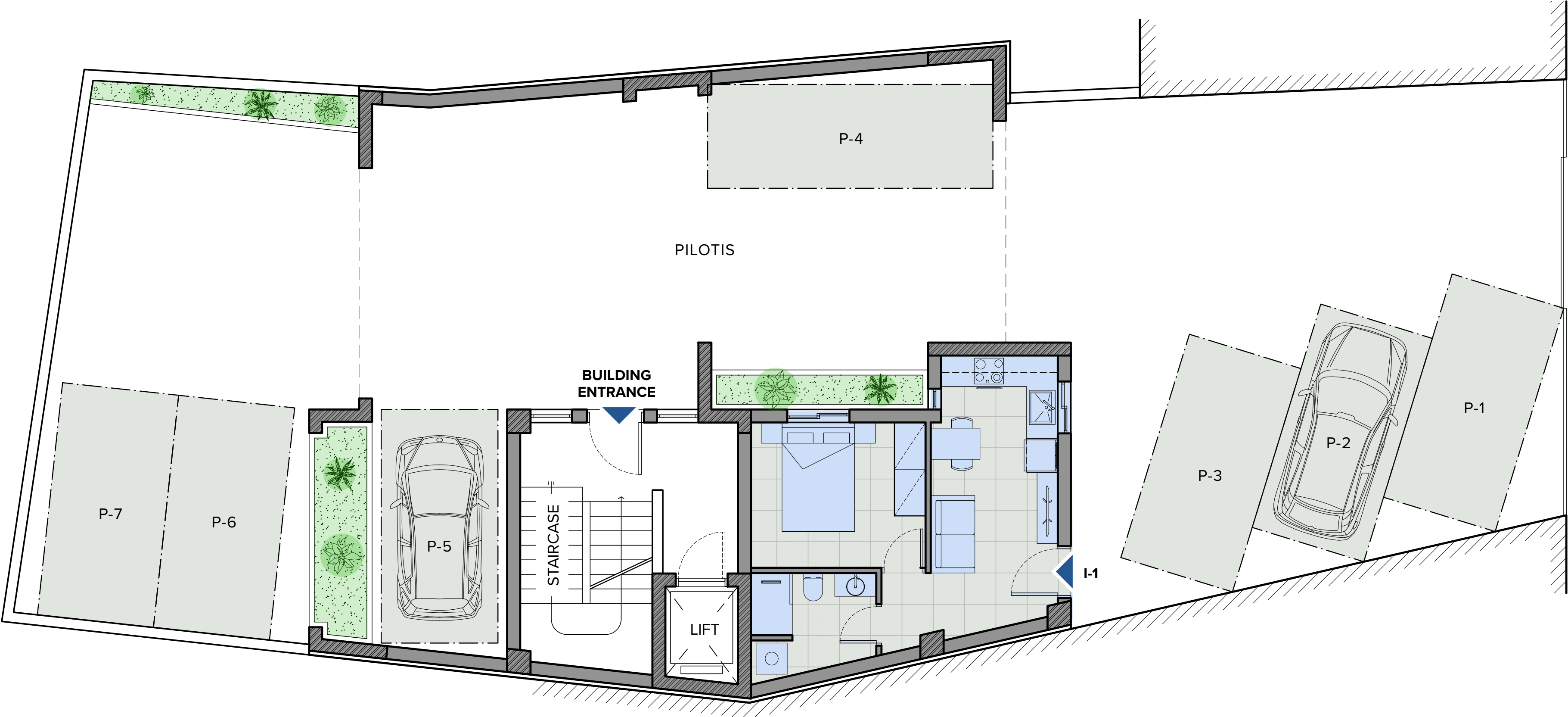
Mechanical Rooms



Ground Floor

Apartment I1

Parking Spots



Ground Floor

Apartment I1

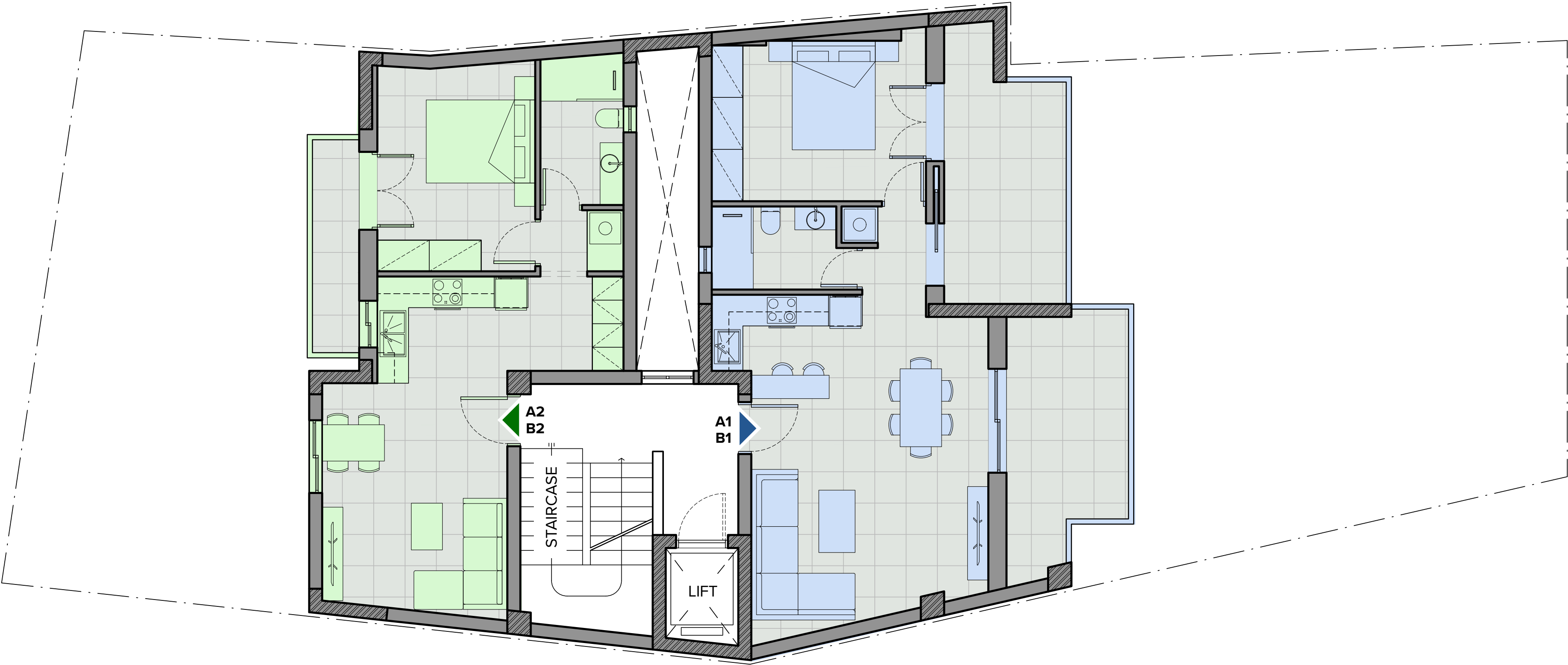
Parking Spots



1st & 2nd
Floors
Apartments

A1 - B1

A2 - B2



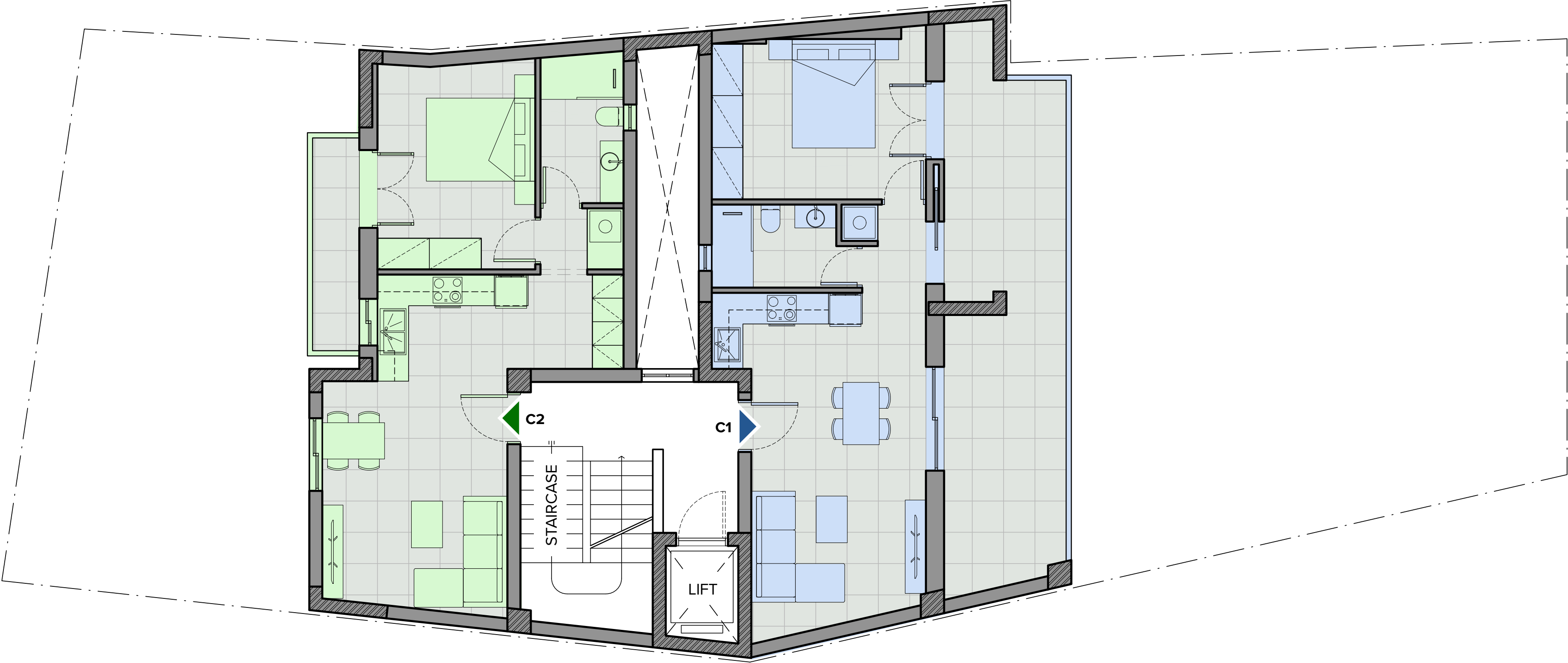
1st & 2nd
Floors
Apartments

- A1 - B1
- A2 - B2



3rd Floor
Apartments

C1
C2



3rd Floor

Apartments

- C1
- C2

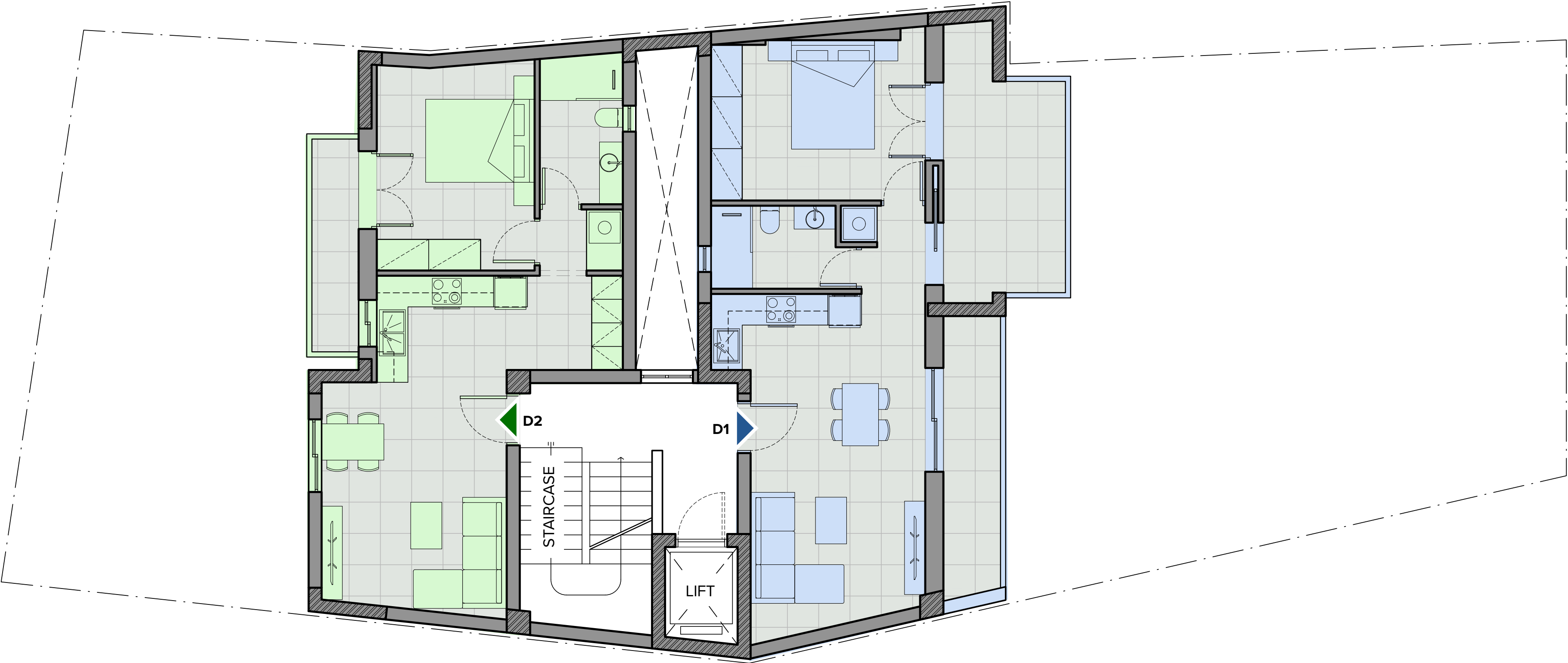


S
T
R
E
E
T

4th Floor

Apartments

- D1
- D2



4th Floor

Apartments

- D1
- D2

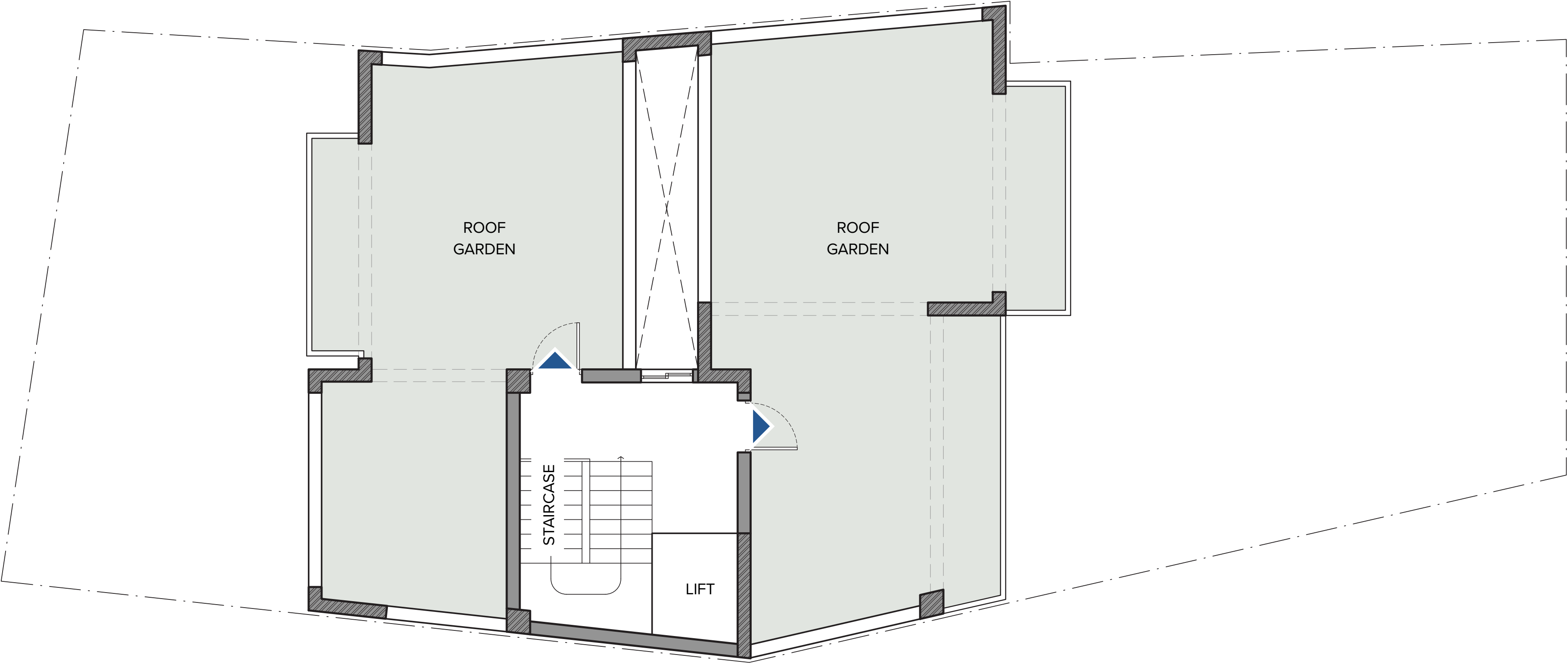


S
T
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Terrace

**Communal
Roof Garden**

with Mountain
& Acropolis View



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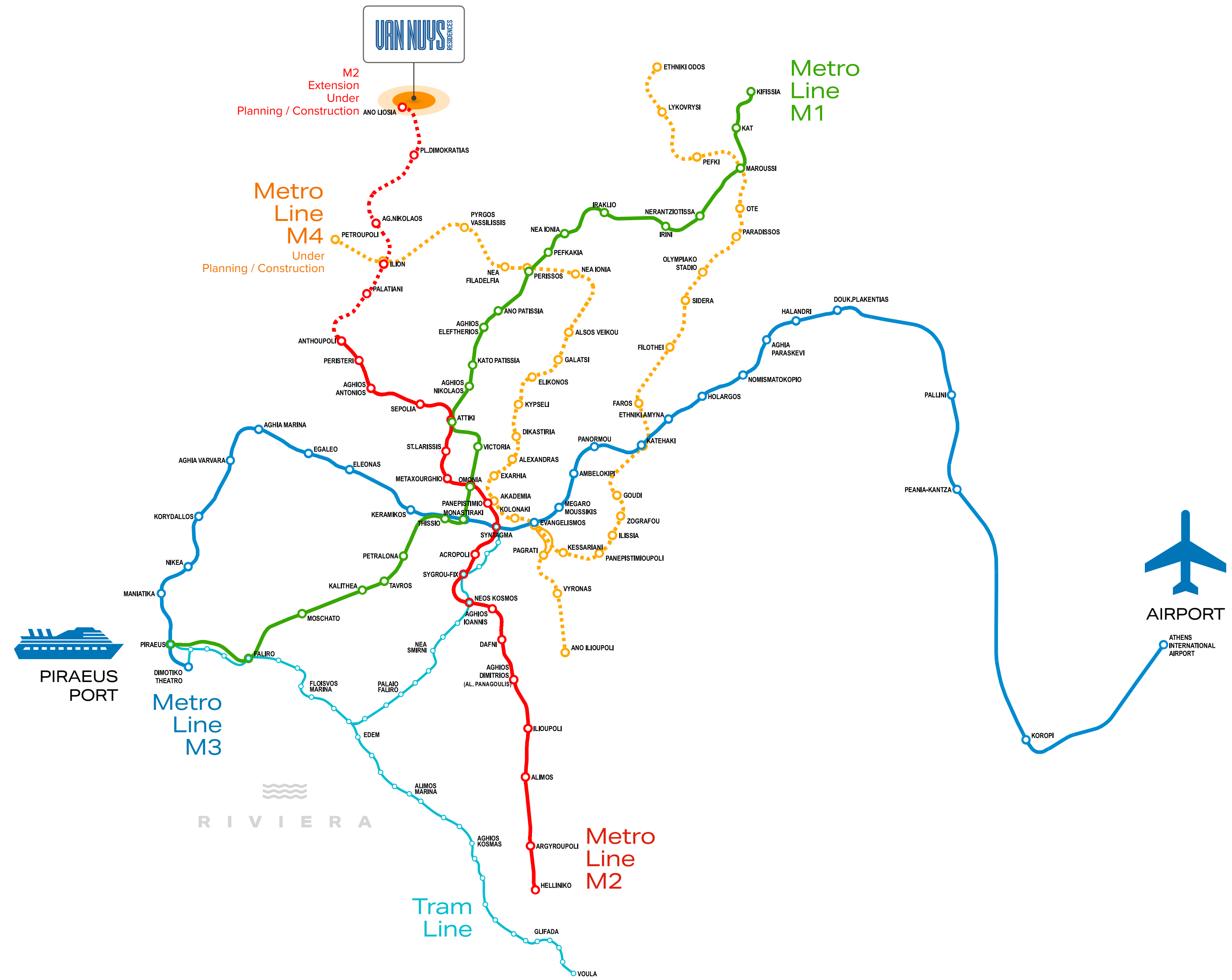


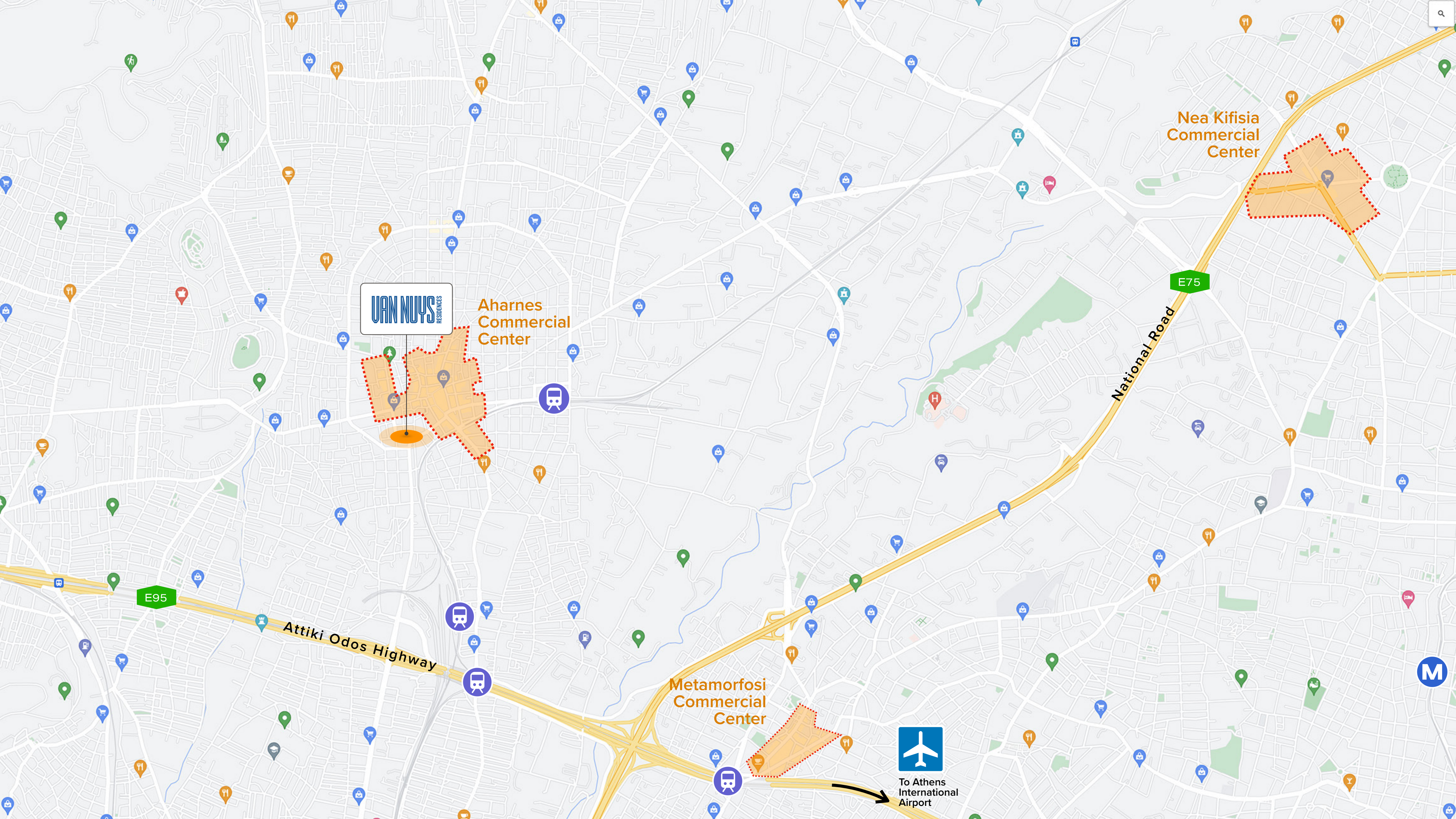


Transportation



VAN NUYS Residences are just **130m** away from bus station and **800m** from the nearest train station.





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Aharnes
Commercial
Center

Nea Kifisia
Commercial
Center

Metamorfosi
Commercial
Center

E95

E75

Attiki Odos Highway

National Road

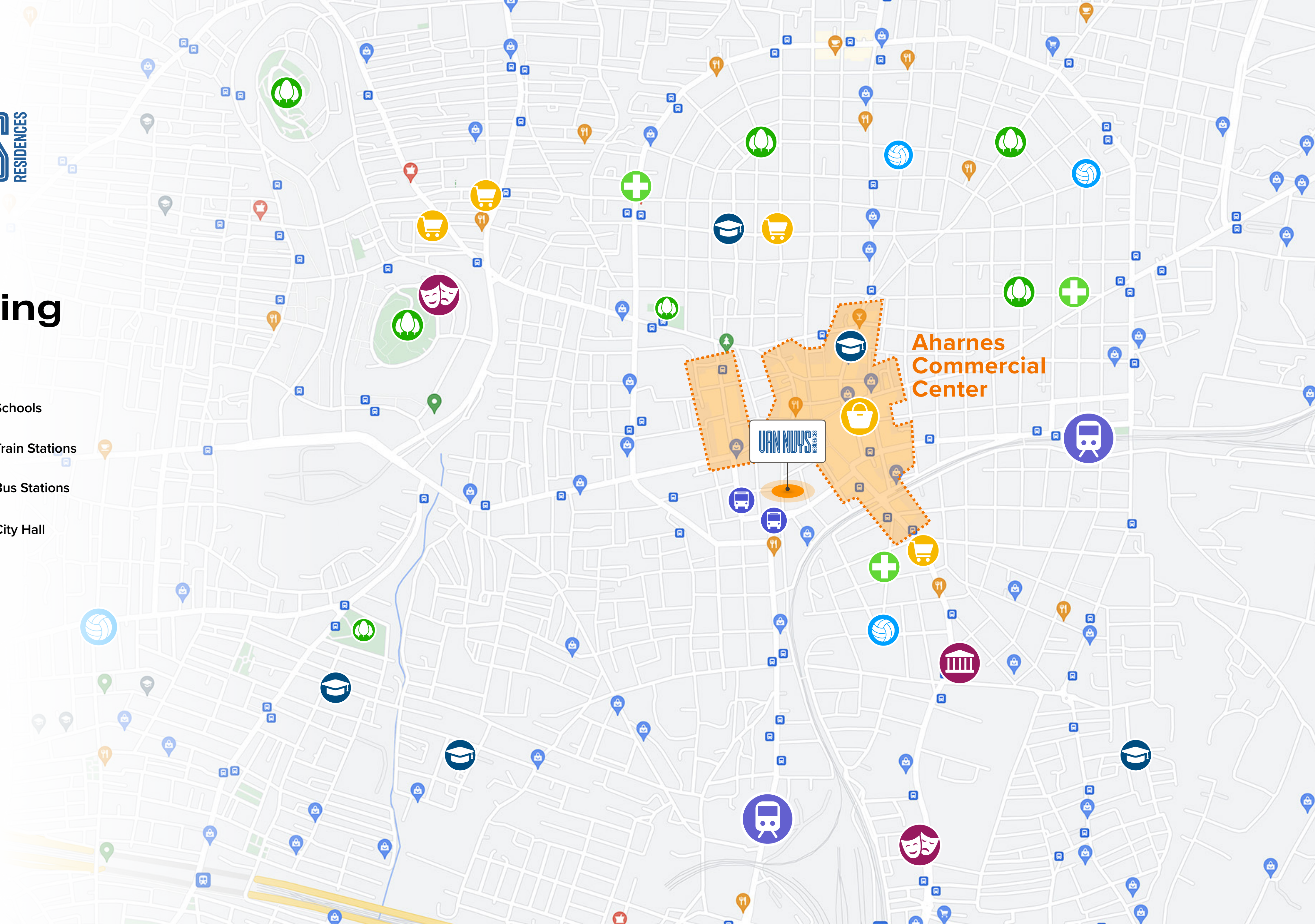


To Athens
International
Airport



Surrounding Area

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





SuperMarket
160m



Commercial Center
100m



School
300m



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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Athens



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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