

EXTERIOR

APARTMENT BUILDING IN CHALANDRI

NEW FORMAT OF REAL ESTATE – SYMBIOSIS OF DESIGN AND TECHNOLOGY

4 floor modern building, hidden in the center of city in quiet place from street noise. The architect Mania Grigoraki created unique design of the building through the special oncology and architectural elements that represent the modern urban achitecture.

Big windows and unique geometrical forms compose attractive effect and appreciation of architecture composition. The building has big potential for modern type of life. Stylish design entrance and green garden serve integral part of architect composition. The color contrast of anthracite and white emphasizes the volume of the building. Apartments have everything you need for comfort modern life. They have big panoramic windows, outdoor terraces, modern engineering, and technological filling. Each part of the building was de- signed, planned, and built with due regard to the maximum effective further operation. All construction materials have quality certificates and comply with fire safety standards.



MARMARIOTISSIS 10
703m² PLOT
900m² APARTMENTS

8 SMART HOME
APARTMENTS
WITH RENOVATION

2 APARTMENTS
WITH ROOF GARDEN,
JACUZZI AND
BARBEQUE ZONE

8 PARKING SPACES
WITH ELECTRIC
CAR CHARGER

300M GREEN SPACE
WITH TREES
AND PLANTS OF ATTICA

UNIQUE
HOME CONCEPT

QUALITY CONTROL

MARMARIOTISSIS 10



VIEW 1



VIEW 2

MARMARIOTISSIS 10

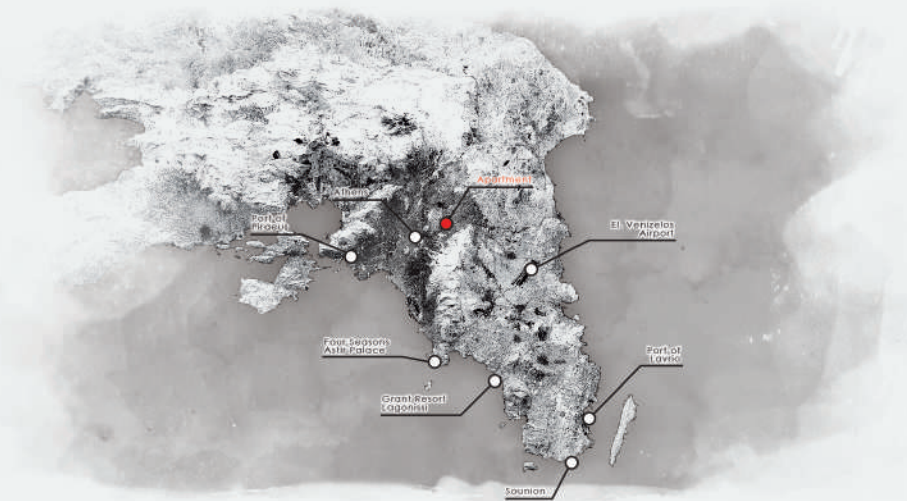


VIEW 3



VIEW 4

APARTMENT LOCATION



The area offers direct access to the shopping center of Chalandri is close to public schools but also to several private ones. It is located 1.2km from the metro station Nomismatokopio and 1.4km from the station Doukissis Plakentias. It is served by the 2 major roads of the area, Kifissias Avenue and Attiki Odos.

Also the location of the building is very close to embassies, multinational companies and private clinics. Despite the proximity to all of the above it is a quiet spot with a strong sense of neighborhood.

Best place to live in the heart of the city in quiet peaceful place. It opens big opportunity for modern life.

GREECE
ATHENS

MARMARIOTISSIS 10

CENTER OF THE CITY

QUITE PLACE

FLOORS

APARTMENT A1



2nd FLOOR



3rd FLOOR



4th FLOOR



5th FLOOR



APARTMENTS

DESCRIPTION OF APARTMENTS

Big apartments have panoramic windows and balcony doors of large openings, the light diffuses richly into all the apartments. The large corner balcony doors of the living rooms visually unite the interior with the exterior. By alternating volumes on both sides of the building, privacy is created for each apartment. Planning of apartment was created with maximum comfort. Every apartment has big living room united with kitchen zone what give you big open space for enjoy. Besides big kitchen there are dinning zone and fireplace zone. Bedrooms located in other part apartment in quiet zone for reason to save silence and rest well. Every apartment has 2 modern bathrooms. On the Big open terrace, you can decorate green trees for your choice. Is nice place for rest or spend your time with family and friends. Height of ceiling will be mostly at 3m.

All apartments have designer finishing. The interior design was created from professional design studio "Dodecadroom". Most important option is possibilities to choose finishing what you like. All styles of design was created to use best materials for walls, floor, tiles, sanitary and kitchen.

OPEN SPACE

LIVING ROOM

DINNING ROOM

KITCHEN

FIRE PLACE

2-3 BEDROOMS

CHILDREN BEDROOM

2-3 BATHROOM

1ST FLOOR APARTMENT A1



A1 – 3 BEDROOM APARTMENT

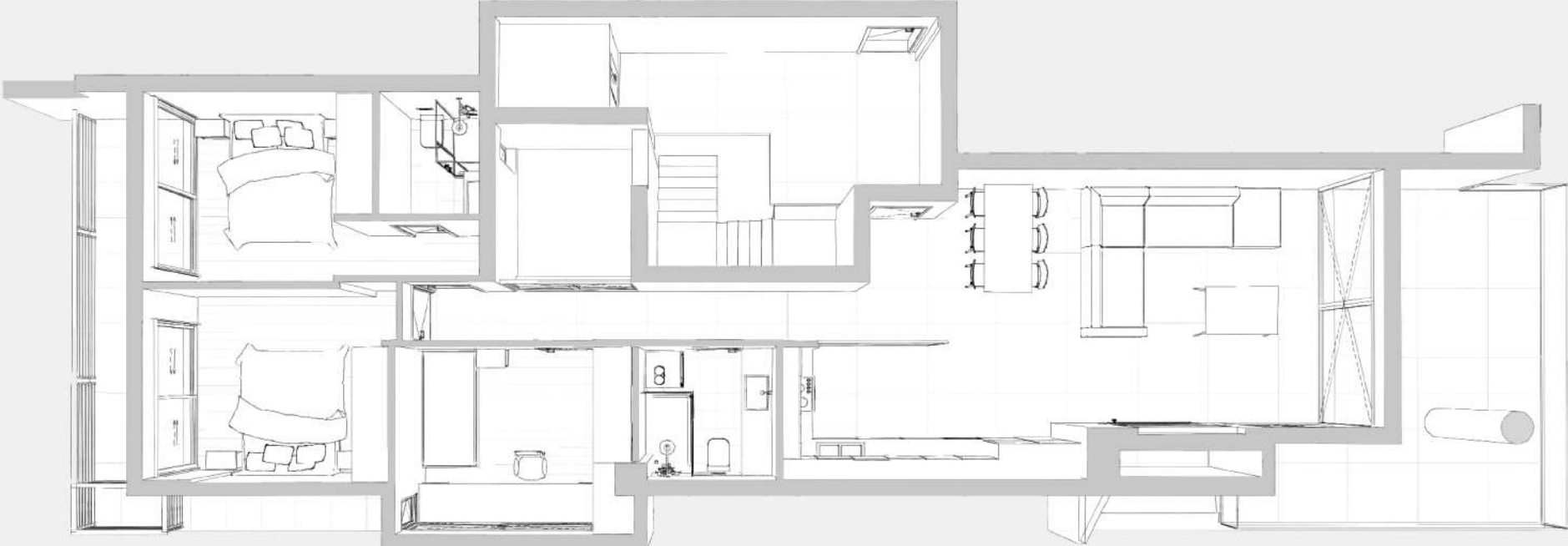
TOTAL AREA: 104,83 m²
BALCONIES: 25,00 m² + 11,30 m²

2 Bedrooms
1 Master
2 Bathrooms
1 W.C.

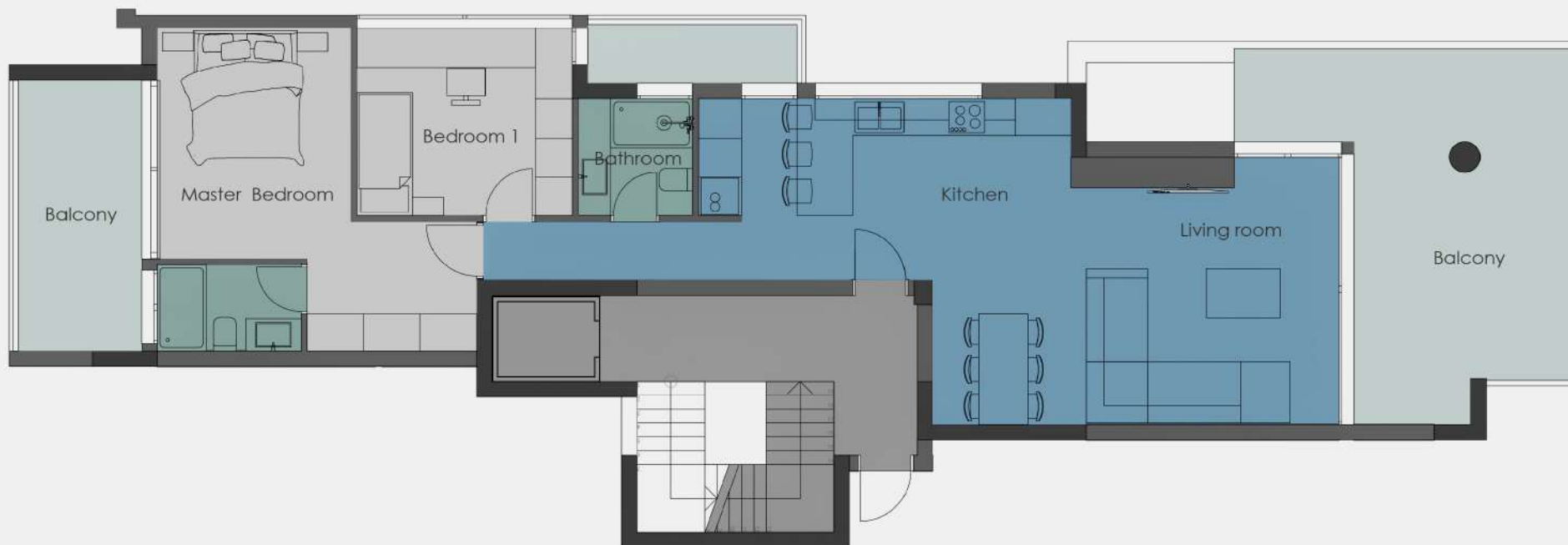
Air-condition in all rooms
Underfloor Heating
Heating Pump or Natural Gaz
Energy Save Fireplace

Smart Home
Solar Water Heater
1 Parking space for Electric Vehicle
1 Stockage Room in Basement

1ST FLOOR
APARTMENT A1



1ST FLOOR APARTMENT A2



A2 – 2 BEDROOM APARTMENT

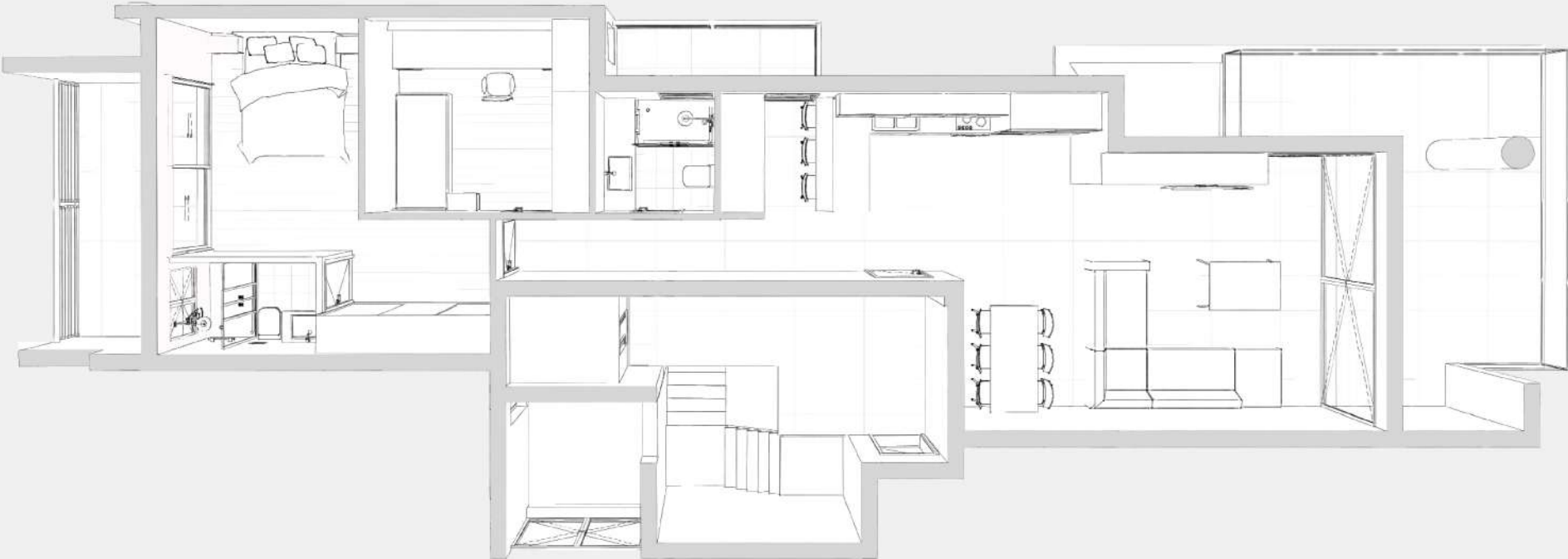
TOTAL AREA: 96,16 m²
BALCONIES: 24,00 m² + 9,70 m²

1 Bedroom
1 Master
1 Bathroom
1 W.C.

Air-condition in all rooms
Underfloor Heating
Heating Pump or Natural Gaz
Energy Save Fireplace

Smart Home
Solar Water Heater
1 Parking space for Electric Vehicle
1 Stockage Room in Basement

1ST FLOOR
APARTMENT A2



2ND FLOOR APARTMENT B1



B1 – 3 BEDROOM APARTMENT

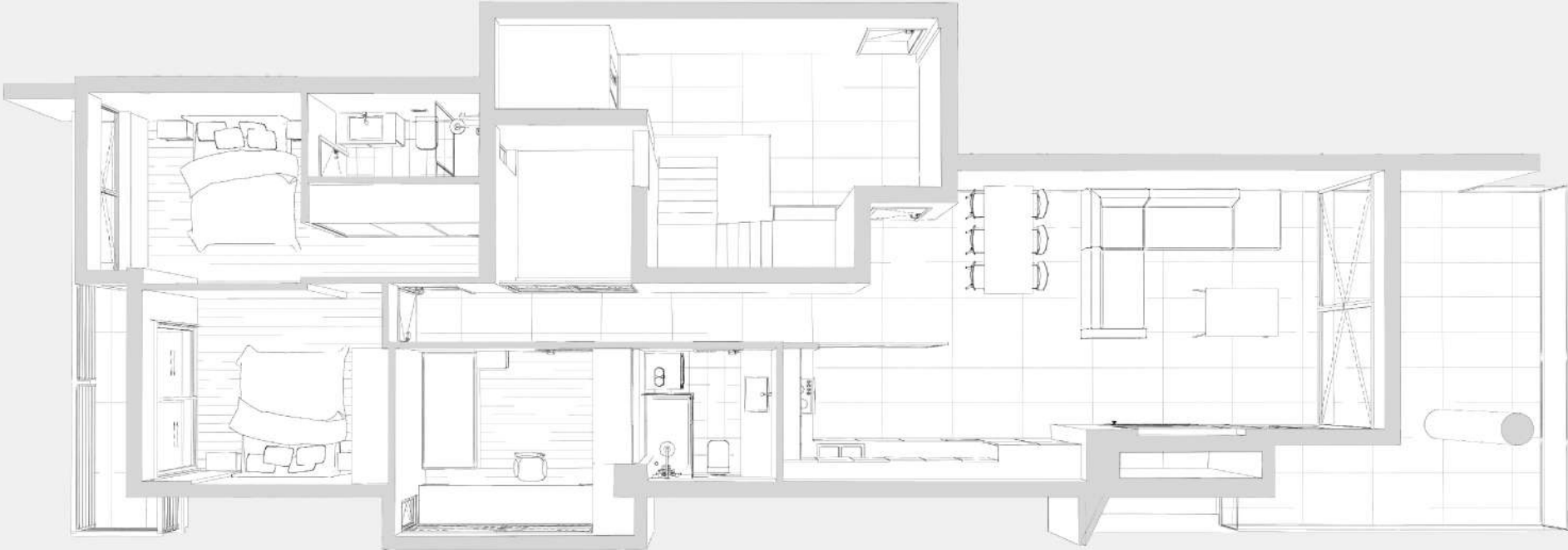
TOTAL AREA: 107,63 m²
BALCONIES: 25,00 m² + 6,55 m²

2 Bedrooms
1 Master
2 Bathrooms
1 W.C.

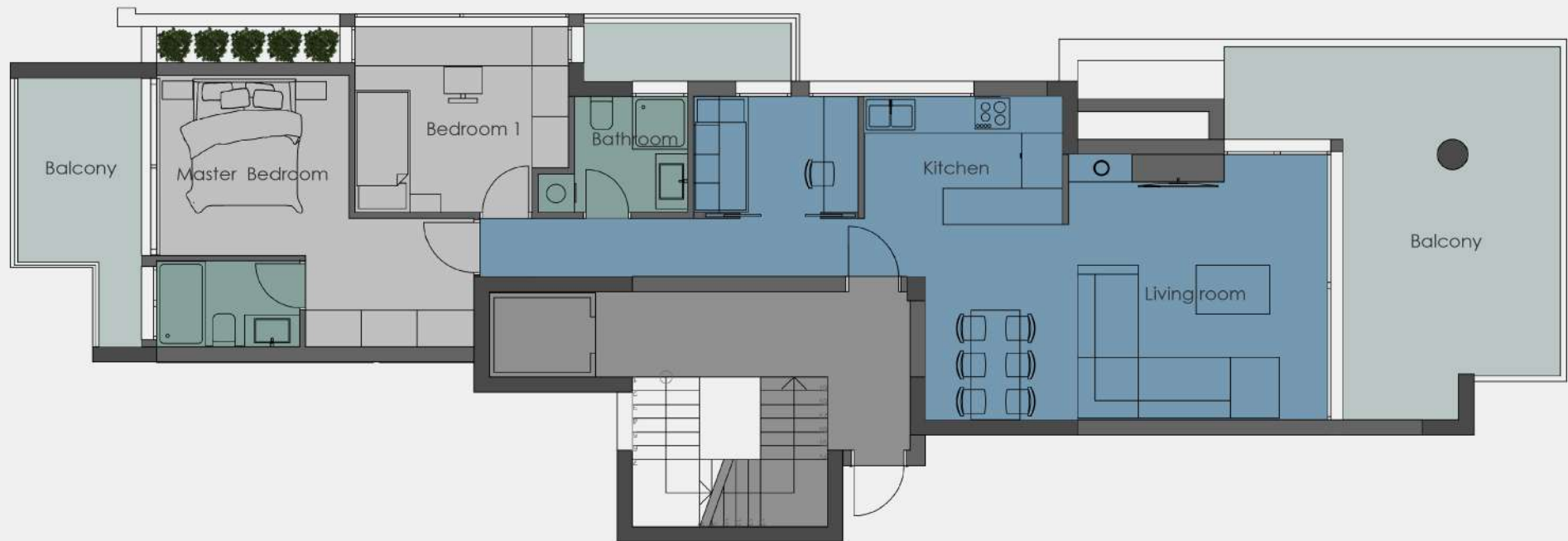
Air-condition in all rooms
Underfloor Heating
Heating Pump or Natural Gaz
Energy Save Fireplace

Smart Home
Solar Water Heater
1 Parking space for Electric Vehicle
1 Parking Space
1 Stockage Room in Basement

2ND FLOOR
APARTMENT B1



2ND FLOOR APARTMENT B2



B2 – 2 BEDROOM APARTMENT

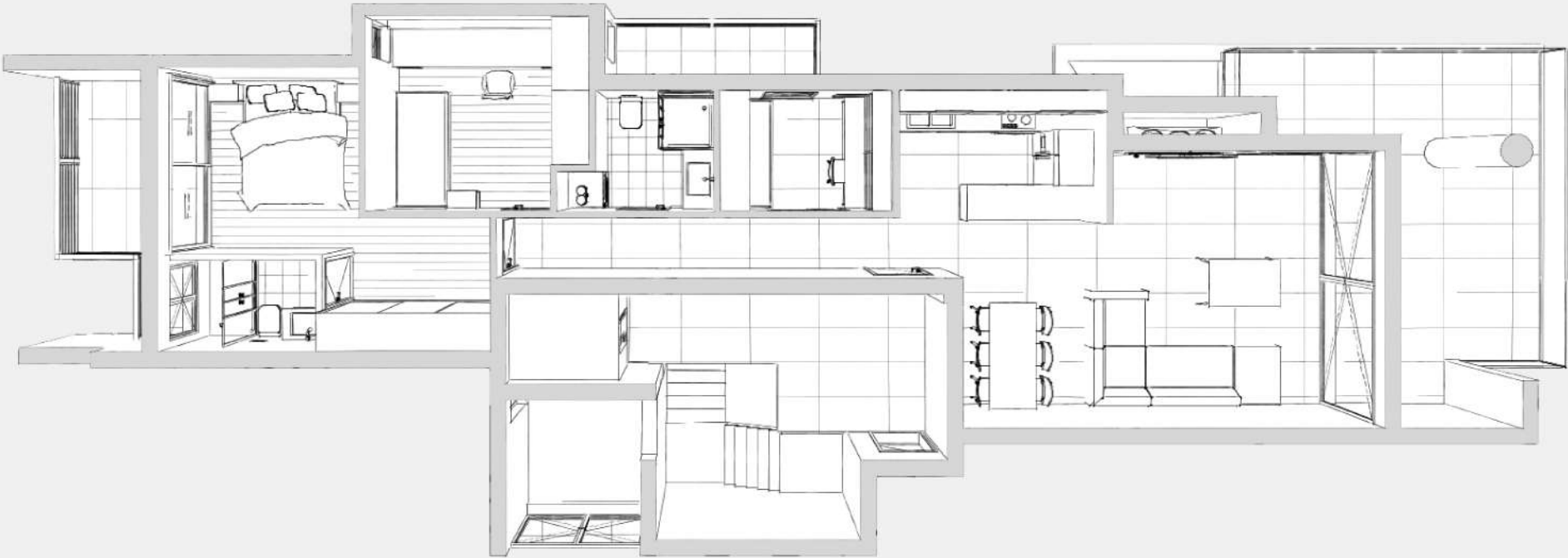
TOTAL AREA: 93,80 m²
BALCONIES: 24,70 m² + 9,70 m²
+ 7,64 m²

1 Bedroom
1 Master
1 Bathroom
1 W.C.

Air-condition in all rooms
Underfloor Heating
Heating Pump or Natural Gaz
Energy Save Fireplace

Smart Home
Solar Water Heater
1 Parking space for Electric Vehicle
1 Stockage Room in Basement

2ND FLOOR
APARTMENT B2



3RD FLOOR APARTMENT C1



C1 – 3 BEDROOM APARTMENT

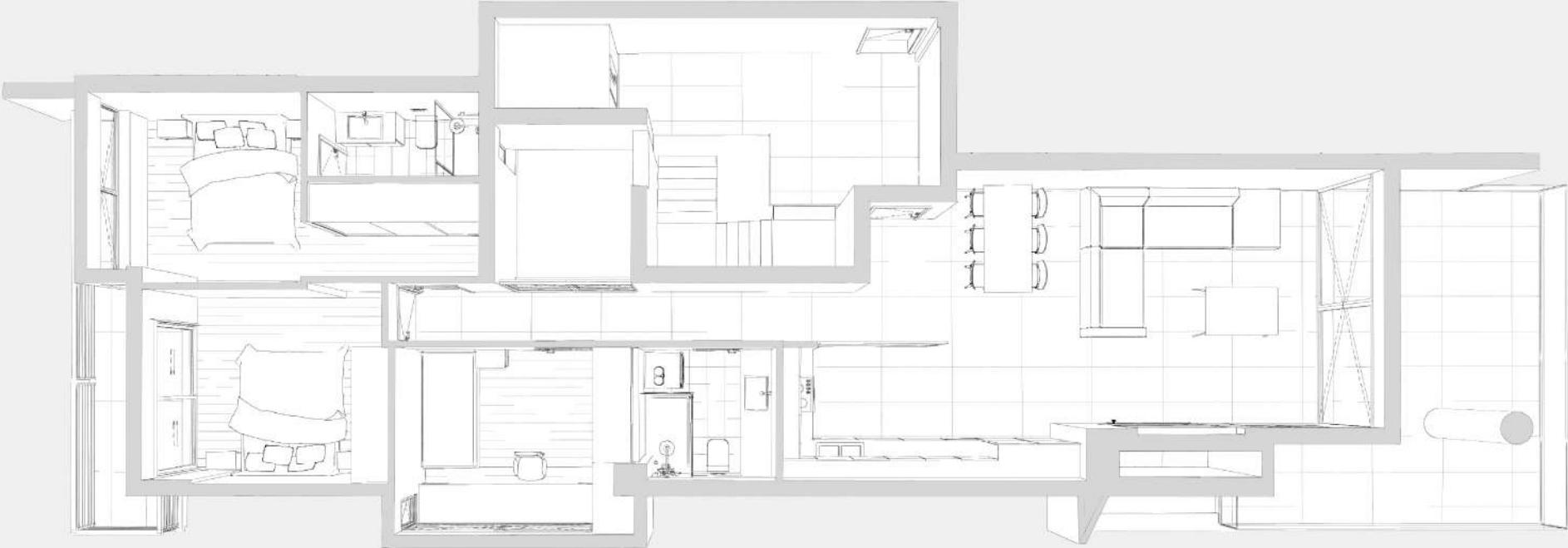
TOTAL AREA: 107,63 m²
BALCONIES: 25,00 m² + 6,55 m²

2 Bedrooms
1 Master
2 Bathrooms
1 W.C.

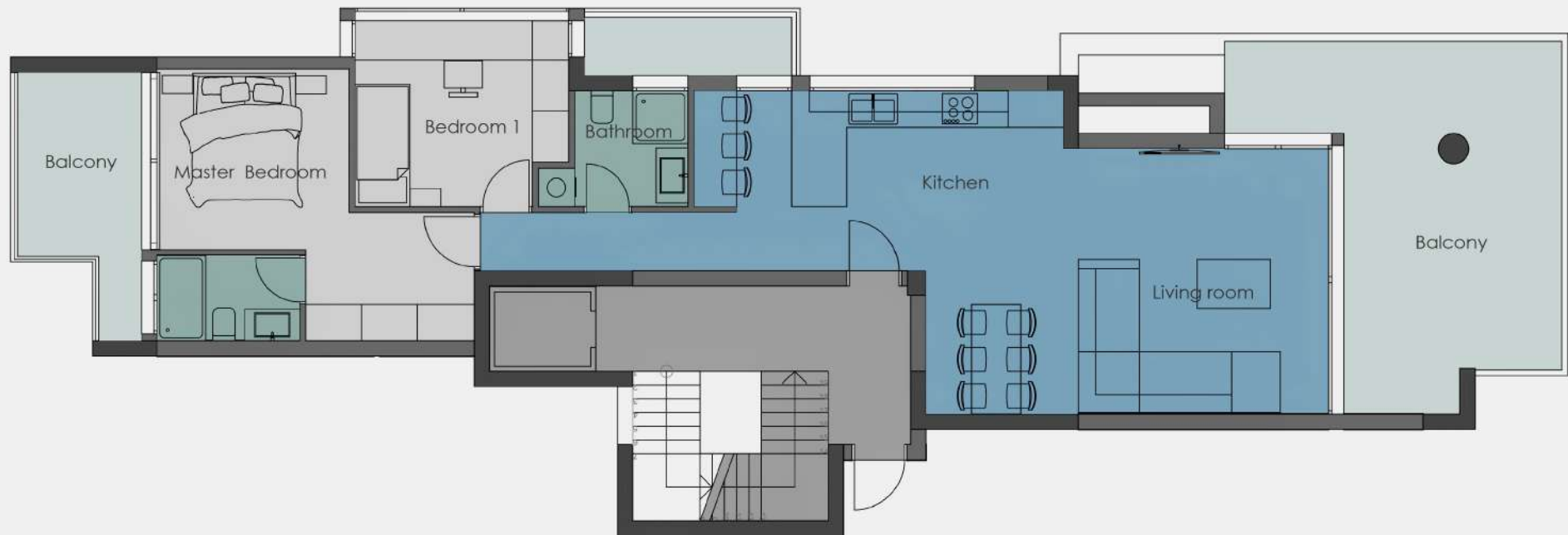
Air-condition in all rooms
Underfloor Heating
Heating Pump or Natural Gaz
Energy Save Fireplace

Smart Home
Solar Water Heater
1 Parking space for Electric Vehicle
1 Stockage Room in Basement

3RD FLOOR
APARTMENT C1



3RD FLOOR APARTMENT C2



C2 – 2 BEDROOM APARTMENT

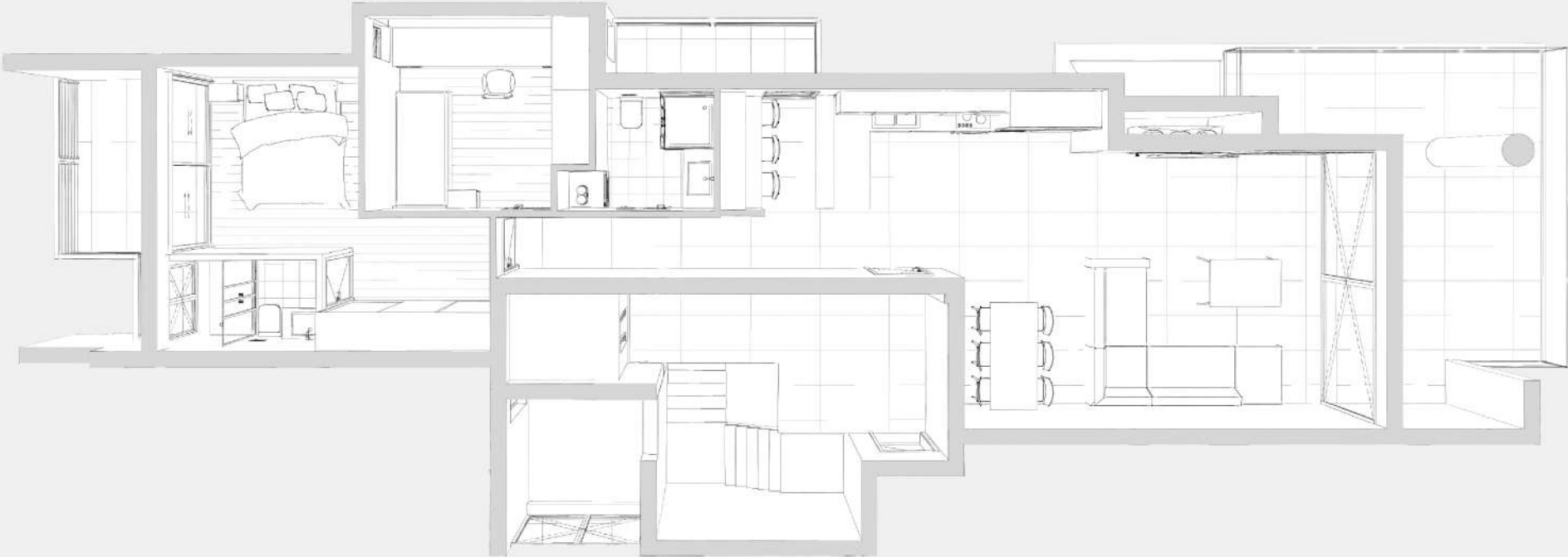
TOTAL AREA: 95,72 m²
BALCONIES: 24,70 m² + 3,90 m²
+ 7,64 m²

1 Bedroom
1 Master
1 Bathroom
1 W.C.

Air-condition in all rooms
Underfloor Heating
Heating Pump or Natural Gaz
Energy Save Fireplace

Smart Home
Solar Water Heater
1 Parking space for Electric Vehicle
1 Stockage Room in Basement

3RD FLOOR
APARTMENT C2



4RT FLOOR APARTMENT D1+ROOF



D1 – 4 BEDROOM APARTMENT

TOTAL AREA: 103,42 m² + 70,39 m²
BALCONIES: (25,00 m² + 6,55 m²)
+ 39,50m²

2 Bedrooms
2 Masters
1 Bathroom
1 W.C.
Roof Garden
Jacuzzi (optional)

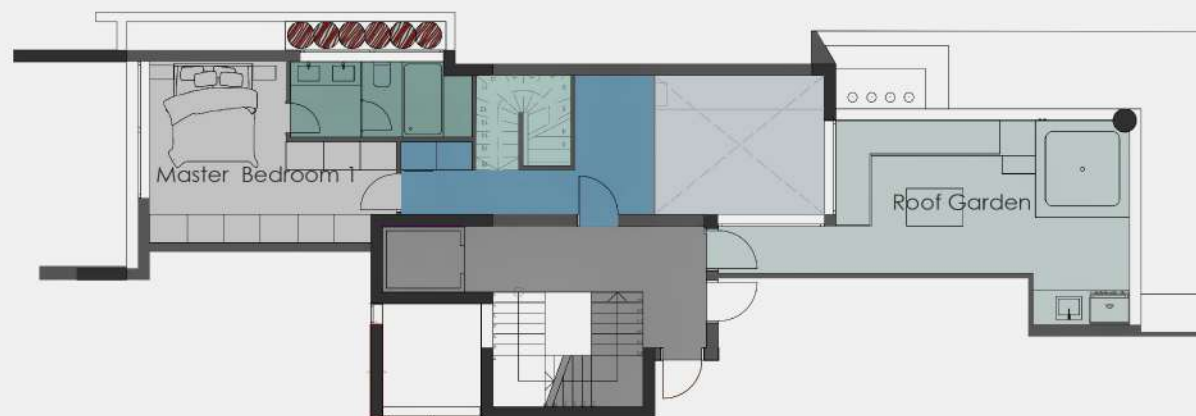
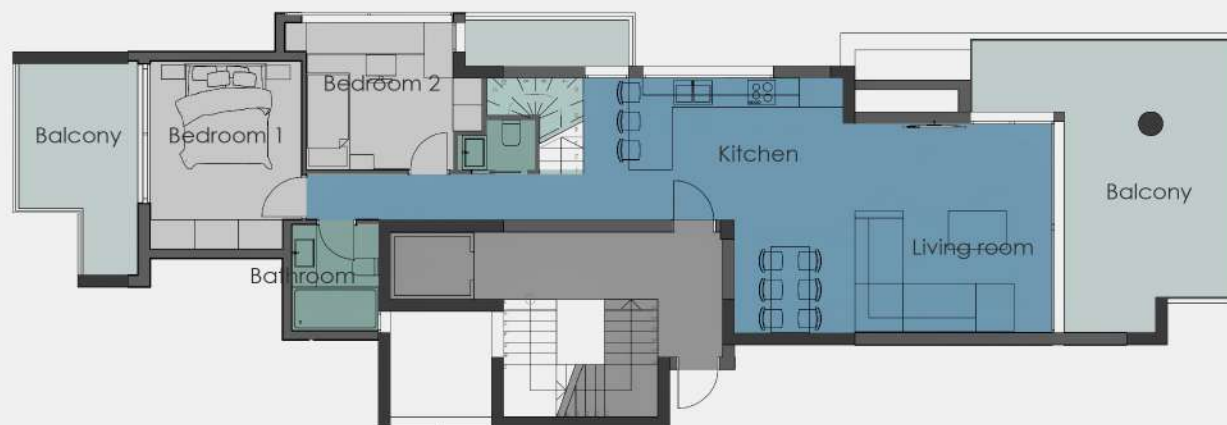
Air-condition in all rooms
Underfloor Heating
Heating Pump or Natural Gaz
Energy Save Fireplace
Solar Panels

Smart Home
Solar Water Heater
1 Parking space for Electric Vehicle
1 Parking Space
1 Stockage Room in Basement

4RT FLOOR
APARTMENT D1+ROOF



4RT FLOOR APARTMENT D2+ROOF



D2 – 3 BEDROOM APARTMENT

TOTAL AREA: $94,15 \text{ m}^2 + 43,00 \text{ m}^2$
BALCONIES: $(24,70 \text{ m}^2 + 7,64 \text{ m}^2)$
+ $28,11 \text{ m}^2$

2 Bedrooms
1 Masters
1 Bathroom
1 W.C.
Roof Garden
Jacuzzi (optional)

Air-condition in all rooms
Underfloor Heating
Heating Pump or Natural Gaz
Energy Save Fireplace
Solar Panels

Smart Home
Solar Water Heater
1 Parking space for Electric Vehicle
1 Parking Space
1 Stockage Room in Basement

4RTH FLOOR
APARTMENT D2+ROOF



DETAILS OF CONSTRUCTION

DETAIL OF CONSTRUCTION

COMFORT SYSTEMS

Smart home

The smart home system allows you to remotely control lighting devices, warm floor, alarm, and microclimate in rooms.

Fireplaces

In the apartments there are energy wood fireplaces equipped with an exhaust fan

Telecommunications

Optical fiber cable and internet sockets in all rooms of each apartment.

Climate systems

Air Condition installation in all rooms of each apartment.
Automatic climate control with manual control.

Elevators

Silent elevators with unique finish

Safety

Door phone communication system connected with smartphone
Keyless access system optional
Security alarm pre-install
Fire safety system

Parking

Underground parking for full-size cars and one parking space for electric vehicle for each apartment.
Water supply
Multi-level water treatment and filtration system, standby system for uninterrupted provision of hot water

ABOUT ENERGY SAVING

Our goal is to make buildings with low energy consumption, minimal environmental footprint and minimal CO₂ emissions. The building will be energy class A + with underfloor heating which will operate with a heat pump or individual gas boiler and each apartment will be delivered with air conditioning. The thermal facade will be 7cm thick and the external frames will be aluminum thermal breakers with energy class A + crystals. The rooftop maisonettes will have their own photovoltaic system to reduce electricity consumption. All the apartments will have a parking space which will have an electric car charging socket.

ABOUT GREEN AREA-PLANTING

Flowers, shrubs and trees of the Attica flora will be planted in the public areas in an area of 300m², in order to create a beautiful and relaxing environment for the residents but also to maintain the green character of the neighborhood.

DESIGN OF APARTMENT

DESCRIPTION OF DESIGN

We offering special design of finishing apartment from professional design studio "Dodecadroom".

Designers had create rationality and aesthetics space, where is not only the perfect style of your apartments, but will also become a practical solution for smart organization of space. It will be appreciated by those who prefer freedom and limitless space. The natural light-rich space is made in a restrained color scheme, which is perfectly complemented by natural materials and smooth textures. Here, graphics and rigorous functionality create an atmosphere of exquisite simplicity, where each detail is self-sufficient and unique. neutral colors, clear lines and simplicity of composition. Perfect embodiment of perfect order in everything.



STYLES OF DESIGN

You have opportunity to choose 1 from 3 unique styles of finishing with perfect balance between aesthetics and functionality.

ELEGANCE



1 style is ELEGANT

The neutral palette of colors has unite with natural tints of wood and modern details. Elegance aesthetic with special charm.

LUX



2 style is LUX

Classic luxury style in modern design, should be filled with exclusive decor items.

MODERN



3 style is MODERN

This design style have more freedom, we using here modern colors and a lot of wood.



ELEGANCE



LUX



MODERN

ELEGANCE



LUX



MODERN

