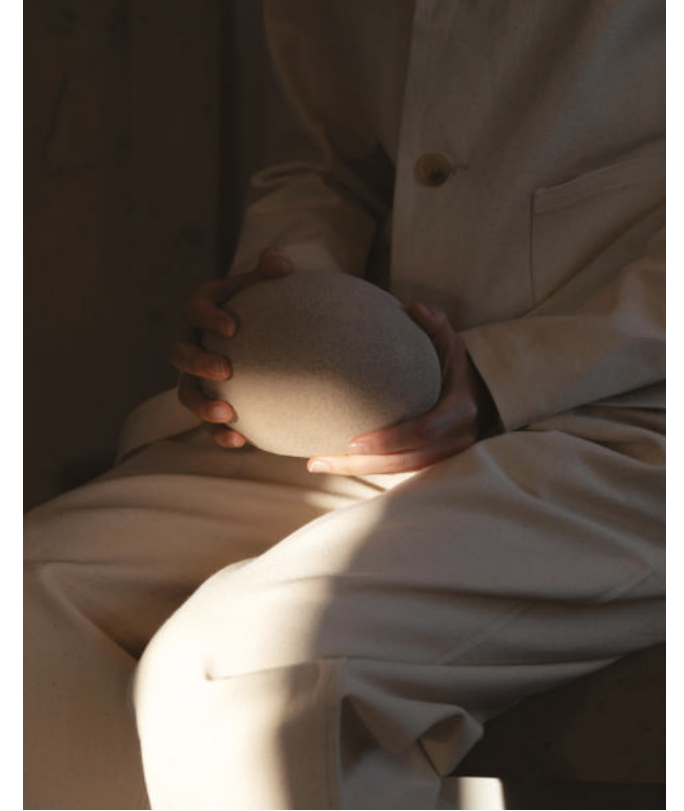
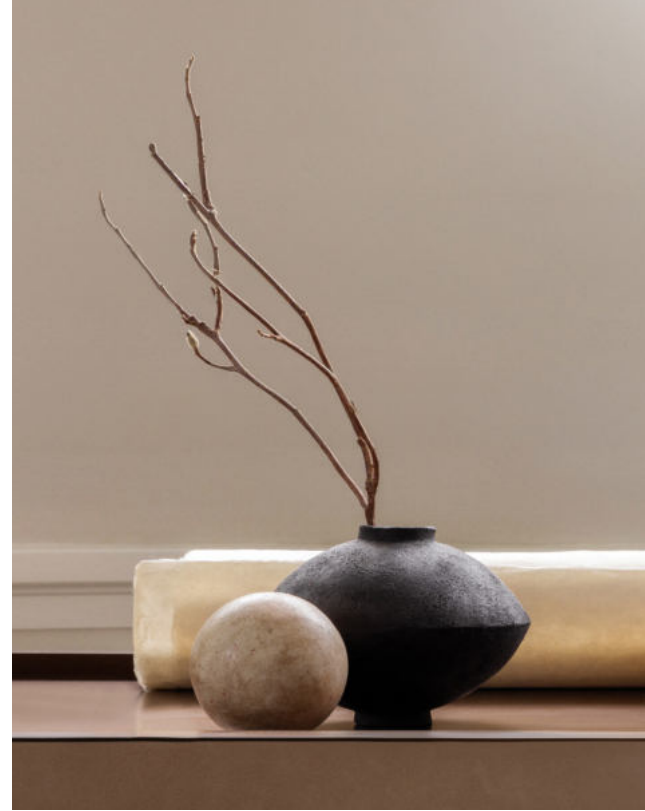


Agia Paraskevi, Eirinis St.





35



Eirinis St.

Agia Paraskevi

In the pine-covered residential area of Agia Paraskevi, we have created a unique property complex consisting of 4 apartments and 6 maisonettes. It is a place that brings peace and high aesthetics to your daily life with its modern design, earthy colours, functional internal and external spaces, large openings and natural light. Also, the residences' orientation and the staircase's centered placement guarantee privacy. All apartments & maisonettes have either underground parking or a parking place at the 'pilotis'. A distinctive feature of the property is also the planted garden that can be used as a place for gatherings, relaxation and games. The property complex's proximity to Mesogeion Avenue and the Metro Station Agia Paraskevi is vital for convenient commuting and easy access to public transportation.

Apartment Dimension ————— • 97sqm – 165sqm

Bedrooms ————— • 1-3

Estimate Completion Date ————— • Spring '25



Project

Features

Highly energy-efficient sustainable aluminum systems

Armored / Fire resistant door

New technology LED lighting

Solar Water Heater

10cm thermal facade throughout the outer shell of the property

Smart home

Indoor and outdoor hidden lighting

Autonomous cooling-heating pump

Photovoltaic systems with net metering services

Pre-installation for an alarm system

Contemporary property of minimal aesthetics

Property with A+ energy rating

Contemporary kitchen – bathroom design



Project

Location

The area of Agia Paraskevi has a natural beauty with lush vegetation and an excellent transport network, interconnecte with the Athens Metro and Suburban Railway. It has a plethora of schools, squares, free spaces and parks. The pine tree areas are perfect for walks, bike rides and picnics. The road from the mountain continues until it reaches the Forest of Kaisariani. It is a fact that every district has its public square along with its small local market. In the main square, the church is located, which is named after the area and is one of the most elegant and most visited locations for food.

A
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- 01. Your home (35 Eirinis St.) 0m
- 02. Metro Station 1.2km
- 03. Supermarket 400m
- 04. E.R.T. 1.1km
- 05. Junior High school 800m
- 06. Supermarket 650m
- 07. Square 550m
- 08. Pharmacy 550m
- 09. Bank 650m
- 10. Pharmacy 650m
- 11. Urban planning 450m
- 12. Bank 450m

Apartment	sqm	Price	B/R	Type	Description
D1	165	822,000	3	Loft (attic)	3 b/r (2 with walk-in closet), office, 2 bathrooms, 1 WC, jacuzzi



Landscapes

Agia Paraskevi has tree-lined streets, parks and charming squares, offering residents and visitors a serene environment. They can connect with nature as well as enjoy urban convenience. The spacious areas, such as the central Agia Paraskevi Square, provide many opportunities for leisurely walks, picnics and outdoor recreation.



Entertainment

There are many entertainment options in Agia Paraskevi throughout the year, including art exhibitions, music concerts and community festivals. Additionally, the place has numerous restaurants, cafes and tavernas offering delicious dishes from both Greek and international cuisines. Whether you are looking for cultural events, culinary places to visit or cosy spots for casual social gatherings, you can find a variety of ideas to suit your preferences.



Public Services

The area has modern facilities, including schools and recreational places such as escape rooms and fitness centers. Residents also benefit from efficient public transportation networks (Metro & Bus Stations) and easy access to central roads such as Mesogeion Avenue and Attiki Odos. Furthermore, in Agia Paraskevi, you will find a wide range of shops, supermarkets and services to meet your daily needs.

Minimal

Design

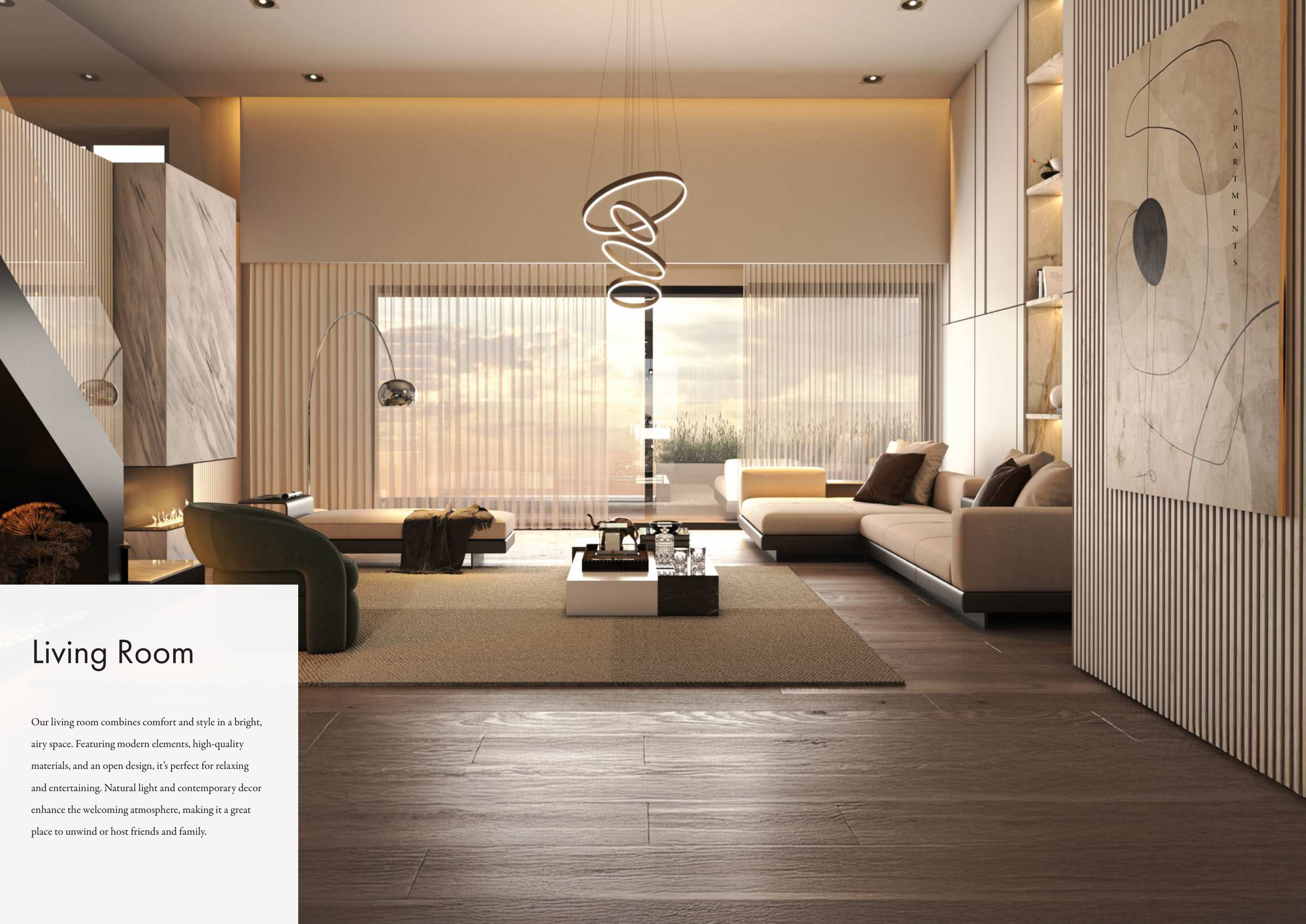
Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



Timeless

Aesthetics

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.



Living Room

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.

Kitchen

Discover your dream kitchen! With modern appliances, spacious countertops, and excellent functionality, our kitchen blends style and practicality. The lighting and ergonomic design create the perfect space for daily meals and culinary adventures. Enjoy cooking in a space that inspires and delights, making every meal a special experience.



Bedroom

Experience peace and luxury in your bedroom! Designed for comfort and relaxation, our bedrooms feature high-quality materials and modern furnishings. The quiet, cozy space invites you to enjoy restful sleep and tranquility, creating a perfect retreat from the everyday hustle. It's your personal haven for relaxation and rejuvenation.





5th & 6th Floor

D1	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	165sqm	5 & 6	3	2	Jacuzzi



5th & 6th Floor

D2	Size	Floor	Bedrooms	Bathrooms	Extra
Loft	163.5sqm	5 & 6	3	2	Jacuzzi



Apartment

Features

Energy Efficient Buildings

We offer apartments rated in energy class A+, equipped with autonomous heat pumps, solar panels, thermal facades, and solar water heaters, for energy savings of up to 70%!

Minimal Design

Minimal design is about prioritizing the essential. Less frame, endless view, natural light, environmental consciousness, natural colors and timeless aesthetics.

Thermal Facade

10 cm throughout the outer shell of the building.

Solar Powered Buildings

Our projects are equipped with solar panels producing electricity to be used on common areas, elevators, parking etc.

Latest Technology Lighting

Our buildings are equipped with the latest technology LED lighting, photocells, motion detectors and timers for maximum energy savings.

Large Openings

Our apartments are equipped with large openings to maximize the view and allow plenty of natural light to enter the property.

Underground Parking Facilities

Our buildings feature underground parking facilities in order to provide cover for the vehicles and protect them from damages.



Green Identity

The green philosophy that our company follows, can be found in all our projects.

Energy efficiency is improved, by taking advantage of all property orientations for natural light and installing a photovoltaic system with net metering for shared power.

Additionally, the installation of 10cm thick thermal façade throughout the property's outer shell and the use of energy-efficient aluminum frames contribute to reducing energy loss and minimizing the environmental footprint.



Smart Home

Experience the ultimate comfort, convenience, and efficiency with Smart Home, allowing you to effortlessly manage all smart devices remotely. Moreover, sustainability takes center stage, as you gain complete control over energy consumption, ensuring a more environmentally-friendly and energy-efficient home.

Step into the future of living with Smart Home, where cutting-edge technology and eco-consciousness combine to offer you a truly extraordinary lifestyle.



thank you!