



PROJECT

GLYFADA | 23 AIDINIOU ST.

Hamidiye Neighborhood, Cendere Street, Porta Vadi Complex, No:103/2, Block T3, Office:87, Kağıthane/Istanbul
+90 506 022 30 00

Neighborhood



Landscapes

Glyfada boasts captivating landmarks that define its cosmopolitan charm. With Asteras Glyfadas Beach, the Glyfada Golf Club of Athens, Glyfada Marina, and the vibrant Glyfada Square, this area offers a dynamic blend of leisure, recreation, and Mediterranean allure. Glyfada's allure lies in this harmonious fusion of natural beauty and contemporary conveniences.



Entertainment

Glyfada, located along the scenic Saronic Gulf, boasts an enchanting coastal promenade where residents can enjoy leisurely strolls, breathtaking sunsets, and easy access to several well-maintained public beaches. The neighborhood's lush parks, including the beautiful Glyfada Golf Course, provide serene green spaces amidst the urban backdrop. With its proximity to the marina and stunning seafront, Glyfada offers residents a dynamic and picturesque setting for their daily lives.

Public Services and Facilities

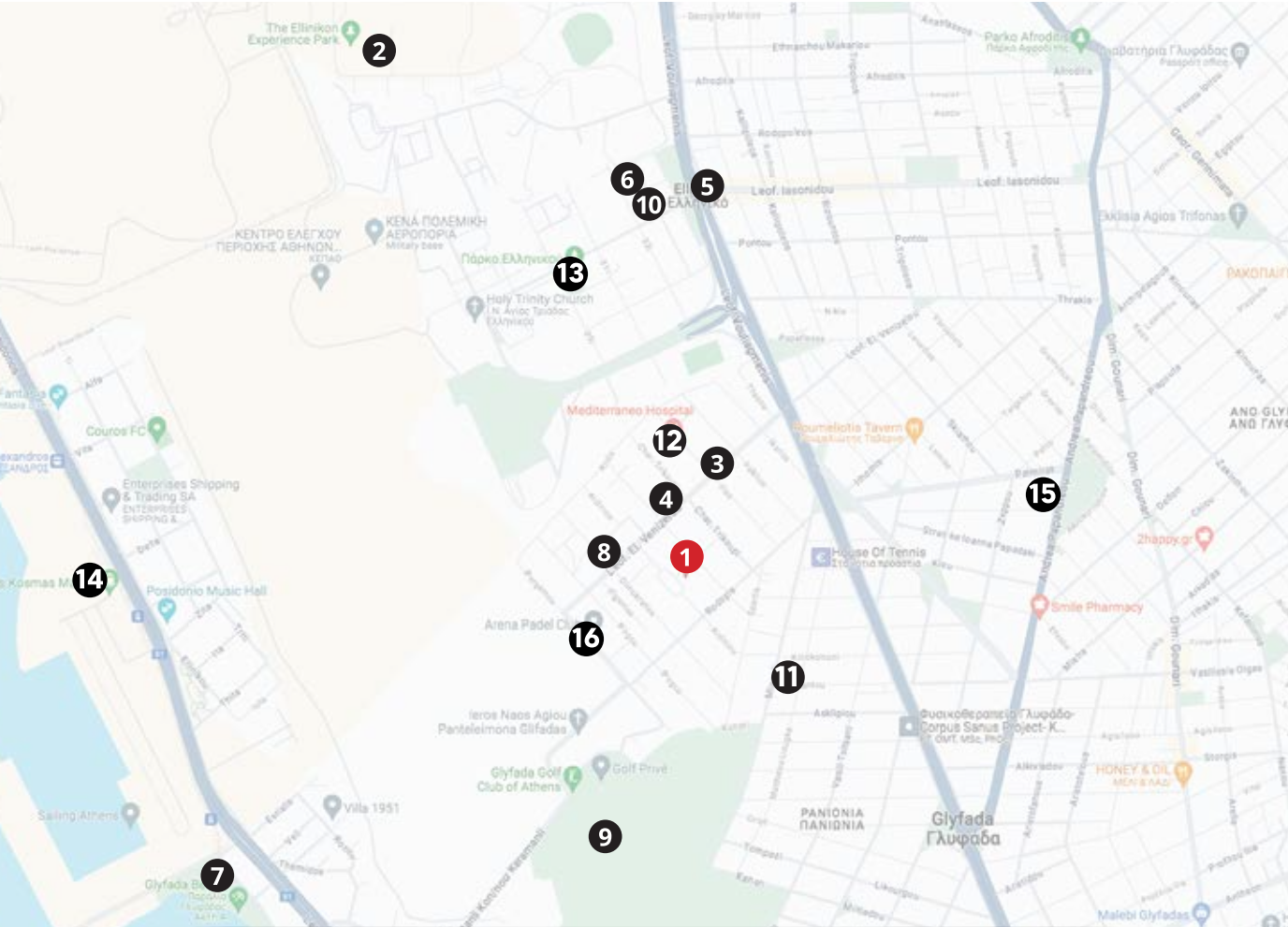
Glyfada offers excellent public services, including efficient transportation and healthcare facilities. It's also a hub for entertainment, with diverse dining, shopping, and nightlife options. Glyfada Park adds a touch of greenery to this vibrant neighborhood. It's a well-rounded area that enhances the quality of life for its residents.

Location

Glyfada is one of the most desired neighborhoods of Southern Suburbs, as it combines the easy access to the market and the night clubs, by having direct access to main roads.

Indicative locations and their distance from the property:

- | | | |
|--|---|---|
| 1. Your Home (23 Aidiniou St.) | 6. 2 nd Primary School of Elliniko (1.6km) | 11. Pharmacy (550m) |
| 2. The Ellinikon Experience Park (2km) | 7. Glyfada Beach (2.1km) | 12. Private Hospital (600m) |
| 3. Supermarket (500m) | 8. Evryalis Park (200m) | 13. Ellinikon Park (1.7km) |
| 4. Pharmacy (350m) | 9. Glyfada Golf Club of Athens (950m) | 14. Agios Kosmas Marina (3.1km) |
| 5. Elliniko Metro Station (1.5km) | 10. 1 st Technical High School of Elliniko (1.5km) | 15. 3 rd Primary School of Glyfada (1.7km) |
| | | 16. Padel Club (550m) |





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.

Apartment Features

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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%!
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Minimal Design
Minimal design is about prioritizing the essential. Less frame, endless view, natural light, environmental consciousness, natural colors and timeless aesthetics.
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Thermal Facade
10 cm throughout the outer shell of the building.
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Solar Powered Buildings
Our projects are equipped with solar panels producing electricity to be used on common areas, elevators, parking etc.
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Latest Technology Lighting
Our buildings are equipped with the latest technology LED lighting, photocells, motion detectors and timers for maximum energy savings.
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Large Openings
Our apartments are equipped with large openings to maximize the view and allow plenty of natural light to enter the property.
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Underground Parking Facilities
Our buildings feature underground parking facilities in order to provide cover for the vehicles and protect them from damages.



Project Features

-  Property with A+ energy rating
-  Highly energy - efficient double - glazed aluminum systems
-  Large openings to maximize the view
-  Armored / Fire resistant door
-  Autonomous cooling - heat pump
-  Solar water heaters
-  New technology LED lighting
-  Photovoltaic systems with net metering services
-  Smart home
-  Contemporary property of minimal aesthetics
-  Automatic lighting system
-  Fully installed alarm system
-  Contemporary kitchen - bathroom design



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.



Apartment	sqm	Price	B/R	Type	Description	EDD
(1) A1	123	1,020,900	3	Apartment	3 b/r (1 master), 2 bathrooms, 1 WC and jacuzzi (2,25)	Dec-25
(2/3) B4	132	1,130,900	3	Loft	3 b/r, 2 bathrooms and jacuzzi (2,25)	Dec-25
(2/3) B5	134	1,152,400	3	Loft	3 b/r, 2 bathrooms and jacuzzi (2,25)	Dec-25
(4/5) C1	185	2,361,600	3	Loft (attic)	3 b/r (1 master), 3 bathrooms and pool (10) - sea view	Dec-25
(4/5) C2	155	1,829,000	3	Loft (attic)	3 b/r (1 master), 3 bathrooms and jacuzzi (2,25)	Dec-25
(4/5) C3	164	1,836,800	3	Loft (attic)	3 b/r (1 master), 3 bathrooms and jacuzzi (2,55)	Dec-25