

Maisonette in Glyfada-Athens
in the vicinity of the Golf course

- Autonomous maisonette in a building complex of 4 apartment houses
- 220 m2 in three levels
- Private garden of 210 m2 with swimming pool
- Modern architecture, exclusive materials



7 leonida drosi street
psychiko 15452, greece
t +30 210 6723400
f +30 210 6723444
majestic@schema3.gr
www.schema3.gr

1. Location:

The maisonette belongs to a building complex of 4 apartment houses and is located in the municipality of Glyfada, south of Athens by the sea front.

The land plot is 602,27 m² and is located in the corner of Tsitsani street number 54 and Lykourgou street number 2. The distance of the property from the sea front is approximately 700 meters and the south side of the Golf course is barely 50 meters away.

In the municipality of Glyfada one can find the best shopping malls and a great variety of restaurants in the greater Athens area, which are located around the Glyfada commercial center, about 10 minutes walking distance from the location of the building complex. Glyfada also offers a well organized and functional marina as well as beaches for swimming and summer sports. Also the only Golf course in Athens is located in Glyfada.

As a result Glyfada is the preferred choice for foreign residents to have their home.

2. Summary Description of the Building Complex:

- four luxurious apartment houses
- beautifully constructed surrounding area and green gardens
- well designed and constructed entrance and reception area
- underground parking and storage space for every house
- private gardens and swimming pools for the marionettes on the ground floor and the top floor.
- overall the quality of the construction is of very high standards comparing to those of single villas or single houses.



majestic insight in living



Maisonette's main features and characteristics

It extends on 3 floors, ground level, first floor and and basement 1, it has a total surface area of 218,25 m2 and a north-western orientation. It has an independent garden-gate (entrance) on Tsitsani Street and its own private veranda and garden of 206.54 m2 that includes:

- a) A private swimming pool of 31.79 m2
- b) Garden area of 151.57 m2
- c) Wooden pergola of 23.18 m2
- d) Warehouse of 12 m2 that can be used as a gym
- e) Warehouse and storage room of 20 m2 that also includes the swimming pool's machinery and equipment.

The Ground floor:

It includes the living room area with a fireplace and a built-in library that occupies a space of 55.12 m2. The kitchen next to it is designed as an open space and integrates very well into space with the dining and living room area. Besides it, in the spring and summer time through the opening of the sliding balcony doors, the veranda surrounding the swimming pool and the garden are unified and integrated with the living room into a major and exclusive reception area.



majestic insight in living



The First Floor:

It comprises of the master bedroom of 32.76 m² which includes:

- a) a corner very sunny bedroom of 19.96 m²
- b) a balcony facing Tsitsani street and the Golf.
- c) dressing room of 3.47 m²
- d) bathroom of 9.33 m² with a Jacuzzi bath tub.

Next to the master bedroom there is a second spacious bedroom of 20.72 m² which has access to the same balcony of the master bedroom. Next to the 2nd bedroom there is a second spacious bathroom on the first floor of 7.31 m².

The Basement floor:

The basement floor level is at +1.40 meters above the ground level, and therefore it is designed to be used as an independent 2nd master bedroom or alternatively as a play room or as an office. This master room has its own independent access to the swimming pool and garden. It has a surface area of 38 m² and is split into the main room of 28.1 m², a dressing room of 4.55 m² and a bathroom of 5.44 m².

On the same level, there is a visitors W/C of 3.09 m² by the staircase of 3.09 m², a corridor with a sizable wardrobe for clean clothes and at the end a spacious and functional laundry room.

It also includes a master studio of 16.22 m² with its own bathroom, an independent access to the garden (designed to accommodate the house maid).



majestic insight in living



The surrounding Veranda and the Garden (206.54 m2)

The maisonette on 3 of its sides is surrounded by the veranda and the garden which are for the exclusive use of the owners of the maisonette.

The surrounding area includes:

- a) The summer veranda
- b) The swimming pool
- c) The wooden pergola
- d) The garden
- e) An underground air-conditioned gym
- f) Underground warehouse of 20 m2 for garden furniture and equipment which also includes the swimming pools accessories and machinery.

The maisonette has all the features of a single house. It has an independent garden gate on the face of Tsitsani street leading through the garden to the main entrance of the maisonette.



majestic insight in living



4. Key technical features and specifications

4.1a) the indoor wall paints are acrylic based of the highest quality b) the outdoor wall paints are weather resistant acrylic cement composition.

4.2 a) all the internal floors of the maisonette with the exception of those of the bathrooms are made of solid oak wood of 20X1200X120mm, polished.

b) the external floors are made of Italian granite tiles of very high quality. The veranda floor surrounding the swimming pool is covered with teak Burma wood.

c) the main entrance of the building as well as the steps are covered by white Dionysos marble of top quality.



majestic insight in living



4.3 Window aluminum frame profiles

a) external: all the external window frames are of heavy aluminum types supplied by ETEM and are of grey color. The window glazing comprises of two glass plates, each 5 mm thick with a space of 10 mm in between for heat and sound insulation purposes. The outside rolls are also made of heavy type aluminum of the same grey color. The rolls are moved with electric power and the mechanisms are supplied by Somfy.

b) the internal doors are produced in Italy by the company Diere and are all white color painted.

c) All the external doors are security doors with multiple locks. The external layer of the door is covered by an oak layer. The doors are made by DIERE in Italy and all the locks by CISA.

4.4 Bedroom wardrobes: they are all hand made by a Greek carpenter, of solid Mdf and painted in white color. The draws are equipped with stop mechanisms.



majestic insight in living



4.5 Kitchen furniture is made by Zeyko, in Germany and are of high quality.

They are made of Bakelite and are painted with a metal type finish, with stop mechanism is all moving parts.

4.6 All the **balcony railings are made of inox steel**, and the glass glazings are triplex security type 5+5 mm thick.

4.7 All the internal ceilings with the exception of living room of the maisonette, have been covered internally by plasterboard and rockwool and have been painted with the same acrylic paint. On the edge of the ceiling by the window frames and by the sliding doors recesses have been constructed to allow for hidden lighting.

4.8 Electrical installation. In every room of the house there are plugs and switches for electricity, telephone, TV/SAT and Data/internet connections. There is s connection with the central building antenna. All the necessary installations and infrastructure for security devices are constructed according to the state specifications.



majestic insight in living



4.9 Bathrooms and accessories: All bathroom walls are covered by granite tiles of Italian origin and of very high quality. The bath tubs are German origin supplied by Bete.

The master bathroom of the maisonette is equipped with a TEUCO Jacuzzi from Italy.

The sinks and the toilet bowls are supplied by Keramag (Gemrnay).

4.10 Central Heating: the central heating installation is located in a special room on basement 2 of the building complex. It consists of a central heating boiler (utilizing diesel) and a diesel storage tank. The central system is designed for independent utilization for every apartment house of the building with specially installed calorie meters in every room supplied by Siemens. In every apartment house there is a hot water boiler installed which uses central heating water in the winter and switches to electricity in the summer.

4.11 Air-conditioning: Every apartment house in the building has its own autonomous central air-conditioning installation that can be used for cooling in the summer and heating in the winter. The type of installation is VRV and is provides independent cooling for every single room.

The installation equipment is made by Mitsubishi.



majestic insight in living



4.12 Surrounding space/ surrounding wall :

a) the complex is surrounded by a concrete wall of 1.50 meters high, painted in the same grey color as the rest of the outside of the building. On top of the wall and up to 2.50 meters high there is a wooden fence (using Iroco wood). The external gates are made of a metal frame and IROCO.

b) every apartment has its own video/phone door system

c) the surrounding garden both externally (outside the surrounding wall) and inside it is planted with trees and plants and has a central watering system installed.

4.13 Garage :

the complex has in Basement 2 an underground parking with 2 parking spots for every apartment house of the building.

4.14. All connections with the utility companies

(electricity, water, sewage and telephone) have been installed and are in operation.

4.15 Fireplace:

the maisonette has a well designed fireplace in the living room, which is “dressed” on the outside with Serena grey marble up to ceiling level.



majestic insight in living

