

Psychiko (Afaias)

Overview

- Independent Super-Lux Maisonette in a Building Complex of 4 houses
- 380 M2 in 4 levels
- Exceptional architecture based on crystal and metal
- Private garden, swimming pool, roof garden of 60 M2
- “Smart home “ central installation
- Top quality European Brands (materials and accessories)
- Unique view in a surrounding full of vegetation
- Psychiko is the exclusive municipality in Athens



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DESCRIPTION OF THE HOUSE

It belongs to a Building complex of 4 houses, on a hilly land plot of a total surface area of 1.091,80 M2 with 3 sides facing surrounding streets (Afaias, Nymphon and Drosi). The house is located on the Northeastern side of the land plot in the corner of Drosi and Nymphon streets, in front of which municipal groves with pine and olive trees are located. All the rooms of the house have a view to the groves.

The Maisonette is constructed on 4 levels which interconnect with an exceptionally designed metal staircase with wooden steps and an elegantly designed elevator. The maisonette has an independent entry gate from the garden facing Drosi Street, a total surface area of 380 M2 and it includes: a spacious living room, a dining room, an independent kitchen, 5 master bedrooms of which one is the main master, one maiden's studio, 7 bathrooms and one WC, a gym, a laundry and linen room, a study/office room and a roof garden veranda and one garden storage room.

The House also has a private garden of 190 M2, which includes: a veranda covered with grey Serena marble, a green grass section, a peripheral natural fence with Lusida plants, a swimming pool of 28 M2 and a outdoor shower.

The ground level of the house has a surface area of 109.91 M2 and it includes the Living Room, the Dining Room, the Kitchen, a guest w/c and a guest wardrobe.

The 1st Floor has a surface area of 105.44 M2 and it includes 3 master bedrooms each one of which has access to a balcony. The top floor has a surface area of 46.11 M2, and is designed for multipurpose uses (i.e home cinema, office and guest room) and it also includes a bathroom and a library.

The basement 1 level has a surface area of 121 M2. It includes two master bedrooms with access to a spacious veranda. It also includes a maiden's studio, a laundry and linen room, a Gym and an outdoor storage room.

The maisonette has two parking positions in the underground garage of the building complex in Basement 2, each one of 11.25 M2



A unique feature of the house is the roof garden, which is uniquely designed and constructed. It has a total area of 60 M2 full of plants and greenery. It appears like a painting when looking from the seating area inside the house. The specially designed dining area under the pergola will be the host of memorable dinners and gatherings in the summer time.

The Roof-garden consists of a green grass section, a wooden deck and elevated flower boxes, an open air dining room with aluminum benches and an aluminum table specially fabricated, a pergola above the dining area, an olive tree and a fence of special plants all around it.



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TECHNICAL SPECIFICATIONS OF THE HOUSE

Architectural Design- Materials

The luxurious maisonette has been carefully designed in great detail inside and outside with full attention not only to the aesthetical appearance but also to the functionality of every single space. The result is unique.

Floorings

The floors of all the rooms, the kitchen and the corridors in the house have been covered with an oak wood, factory oiled and UV resistant with a naturally looking color (Knotless White). The oak wood is supplied by ADMONTER (a major Austrian fabricator) specially designed for underfloor heating. The wooden boards have dimensions 2.000X200X15 MM, they are sandwich type with a 4 MM oak wood top layer, a symmetrical 4 MM bottom layer to ensure best thermal behaviour. The skirting boards are colored white and are made of veneering 100 MM tall, embedded in the wall plaster.



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The Walls

The Maisonette is separated from the neighbouring house through double cavity running walls (4 layers) with sound insulating rockwool layers in between them. All the inner walls of the house are based on sound insulating cloths to allow for better sound insulation. The outside walls include sound and thermal insulating materials.

Water Supply and Sewage

The water supply installation network is being built utilizing TALOS copper pipes. On every floor a COLLECTEUR panel is installed that allows for floor autonomy and local control of the water supply.

The sewage network consists of sound insulating plastic pipes (model RAUPIANO supplied by REHAU) with enhanced sandwich type structure and covered with an ARMAFLEX overlay.

Heating - Hot Water

The House heating system is constructed under the floor for all the house and is supplied by REHAU. It has independent functionality and structure for every floor and is controlled by 4 electronic thermostats which are fully integrated into the House BUS automation system. An outside installed meteorological sensor/station provides information into the BUS system that allows for operational optimization of the underfloor heating system as well as of the boiler to achieve maximum performance and economy in the consumption of diesel.

The same system through its sensors, can provide instructions for automated watering of the garden, opening and closing of the roller shades depending on the prevailing weather conditions.

In the isolated central boiler room installation includes a) an insulated heater-boiler made of cast iron of German origin (fabricated by SHONEBECKER-VIADRUS 6300-5) and next to it b) a warm water Boiler of 500 Lit.

A special positioned thermal measuring device grants full independence in both Heating and Warm Water supply 24 hours every day. Warm Water and Heating installations and supply are independent from one another.

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BUS (SMART HOME)- Telephone and Data network installations

BUS is a digital housing automation system, that allows for central control and guidance of most of the house's functions, with unlimited additions in the future. All the electric cables and circuits, the electrical boards and switchgears are set according to the BUS specifications. The BUS system is programmed according to the needs of the house owner, and is controlled from a central flat LCD screen next to the kitchen in the living room area. Functions controlled by the BUS system include central heating, air conditioning, indoor and outdoor lights, video intercom, electric blinds, alarm system, warm water, music etc. In addition all these functions can be remotely operated and controlled through the internet using a smartphone. A unified sensor system installed in every room allows for the control of the under-floor heating and of the VRV airconditioning. The BUS installation in this house allows the owner for a variety of functions as described above, but the existing infrastructure allows for added functionality in the future without any extra construction works being required.



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The video intercom system installed is supplied by RITTO (it is of instabus type) with a color monitor TFT 2.5 " on every floor level.

On the top floor a Home Cinema with a sound surround system has been installed. The House is also equipped with a DATA wire cable network, connecting all rooms and allowing all TV plugs to receive digital signal.

On the same basis a system of digital and satellite TV can be installed. The alarm cable installation around the House (instabus type) allows for the all the radar, alarm and camera equipment in the all interior and exterior positions to cover and protect the house completely.

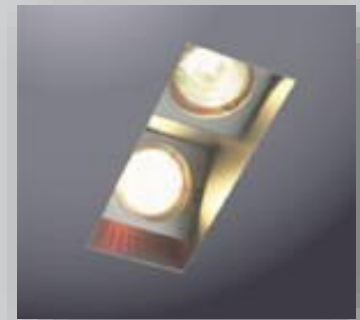
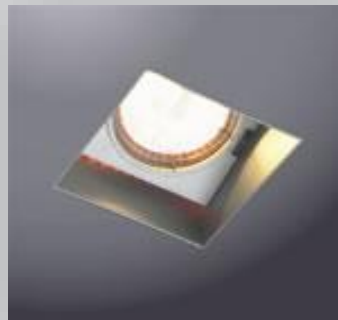
The integration of the alarm into the BUS system provides with the possibility of remote on-line control with the use of a PC or a smartphone or a tablet. Picture is transmitted on line and allows the house owner to have view and control of the situation.



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Lighting

The positions of the lights internally and externally around the house have been determined by a specialized lighting architectural study. The light devices have been supplied by WEVER & DUCRE for the internal spaces and by COMPARLUX for the external ones. In specific, in the living room single and double spot light devices “STRANGE SOHAL” of WEVER DUCRE h secret-hidden lights in the perimeter



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A luminous LED slit (model RIBBON) has been installed along the staircase, while in the dining room area there is an impressive MOOOI, model RANDOM hanging light made of stainless steel and led.

in all bathrooms and the rest of the house ceilings , single and double spot lights have been installed. On the ceilings on top of the shower tabs single led spot lights have been installed with a great aesthetic outcome.

on the ceilings of the master bathroom, of the gym and of the long corridor on the first floor along the wardrobe, slit lights have been installed with a very special effect. In the gym in the perimeter around the floor there is a linear slit light that creates a magical picture when lit.

Paints

All the inner walls and the ceilings of the house have been painted with ripolin paints following a very specific application procedure that consists of different layers, while every layer application is followed by a smoothing technique with the use of special oils and metals. The wall finish results is very appealing smooth surface.

Inner Doors and Wardrobes

The inner doors are specially designed at a height that reaches the ceiling level, hand made and lacquered painted. the door handles are inox supplied by the Italian OLIVARI, model Planet Q (supernichel satinato).



in every bedroom and in the living room, specially designed wardrobes fitting in the specific dimensions of each wall, fabricated by the Italian company MOBILEFFE (model EVITA) have been installed. The wardrobes have been factory lacquered, with drawers and accessories supplied by the same italian company. Only the living room wardrobe is covered with a special leather.

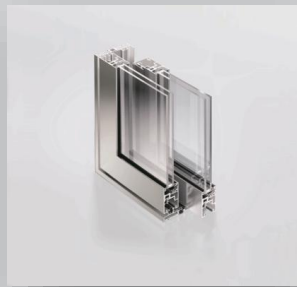


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External Aluminum Profiles

The external aluminum profiles have been supplied by the top German Company SCHUCO. They have been fabricated to achieve maximum thermal and sound insulation with double glazing, energy saving glass panels. The models used are ASS 50 and ASS 70 Hi with GEU sliding mechanisms.

The external blinds have an electrical moving mechanism powered by SOMFY. The Blinds are made of aluminum heavy type sheets supplied by the company OLIVIA LU.

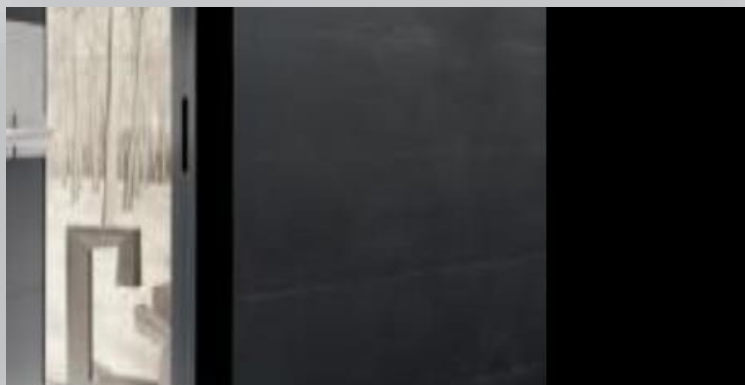


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Main (Security) Door

The main entrance door of the house has very high security mechanisms and is specially designed by the Italian Company SYNUA. The model is OIKOS and has special dimensions of 1.25m X 2.55 M without side hinges but with a rotational axis on the left side. It consists of 8 horizontal panels made of galvanized steel, internally dressed with MDF lacquered in white on the interior side of the door to match the color of the walls, while externally the steel panels have been dressed with plywood to resist against humidity, and lacquered in grey color to match the color of the external walls of the house.

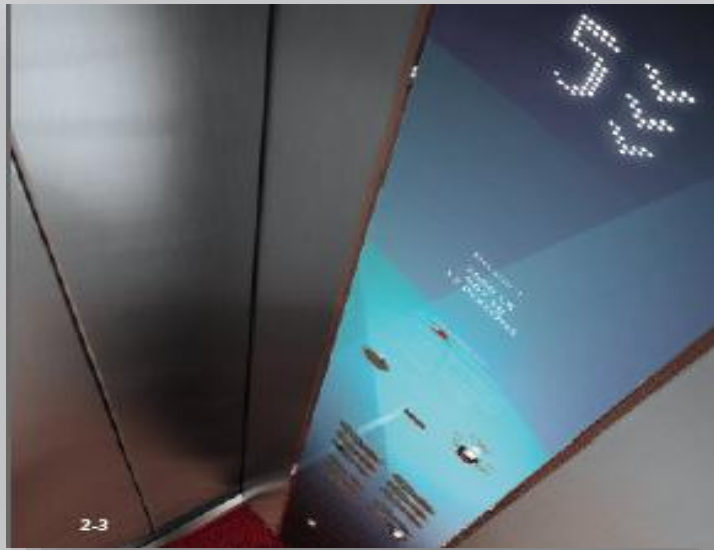
The door has two rotational axial mechanisms, 4 locking bars and a double wind screen in the lower part for perfect insulation.



Elevator

In the house a KONE elevator Inverter type has been installed, without an engine room, with a completely silent mechanism and with an automated unlocking system, that utilizes a fraction of the electricity compared to a traditional hydraulic elevator (3.5 KW vs 9.0 KW).

The elevator doors are moving with an automatic mechanism and the interior of the elevator is of a special design painted in white lacquer, parts of it covered by a white fabric and parts covered with wood and metal. The light is diffused through the white linen covering the ceiling and to add to that there is a ceramic light attached to the one side of the elevator supplied by Karman model Ali & Baba.



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Staircase (Internal)

The internal staircase starts in basement 1 and extends all the way to the top floor, and it constitutes a unique architectural feature in the interior of the house, that combines crystal, galvanized steel and masif pieces of oak wood.

The skeleton of the staircase is made out of galvanized steel with light steel steps extending from the skeleton and covered with compact pieces of oak wood in same color shade like the one of the floor. The protective crystal panels are specially placed on the sides of the staircase.

Bathrooms

The bathroom floors and the walls have been covered by top quality Italian granite tiles supplied by KEOPE (model LIFE) of grey color (ARKI), with dimensions 120 X 30 CM, 10 mm thick retificato (cut with laser to create perfect edges and corners), that allow for perfect matching with minimal spacing from one to the other. Two scoties along the perimeter 2 CM each, separate the wall tiles from the ceiling on the one side and the floor from the vertical wall, creating an impression of finesse. Each bathroom is equipped with furniture of top quality, the sinks and the shower tabs are made of Corian (Korakril) supplied by the Italian company REXA. The bowls are of German porcelain supplied by KERAMAG, fixed on the wall with a toilet cistern embedded in the wall supplied by GROHE.



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the Bathroom faucets are of US origin (GRAFF) or of Italian origin (GESSI and BOFFI) and the accessories are made of Corian (KORAKRIL) supplied by REXA. In some of the bathrooms the accessories have been supplied by KEUCO (model ALEA).

the choice of models and colors has been made following an architectural evaluation.

συνδυασμός μοντέλων έχει γίνει κατόπιν αρχιτεκτονικής μελέτης.



The Kitchen

The Kitchen furniture has been designed to fit exactly with the dimensions utilizing the top model b3-53E of the German company BULTHAUP and is made of grey aluminum.

It consist of a Bulthaup grey table, model Argilla Laminate in the following dimensions 1.80 MX 0.90 M, with Jamaica Amat 3 Stools made out of aluminum and steel supplied by the company Knoll. Combined with the metal chairs there is a white Mr. Bugatti High Stool of Cappellini.



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The lights and the faucet are integrated by Bulthaup into the kitchen unit. Integrated into the kitchen furniture are GAGGENAU appliances as shown in the pictures below.

The kitchen's counter surface is made out of mat stainless steel by Bulthaup. The upper shelves of the kitchen above the counter cover the free wall and provide extra storage capacity.

The space between the counter and the upper shelves has been covered with the same aluminum as the kitchen furniture to achieve a better aesthetic outcome. Also the wall above the kitchen table has the same wall cover with Bulthaup integrated lights and a plug for TV and satellite TV connection.

The kitchen also includes accessories of Alessi, Marimekko, Culti, Armani Casa as well as articles designed by Antonio Citterio and Karim Rashid.



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The Fireplace

In the living room of the house there is a specially constructed fireplace, with a compact metal base and smokestack made out of fire resistant plasterboard and covered by heat resistant mineral wool panels! The upper smokestack is a double wall insulated stainless steel pipe.

Airconditioning

The house has a built in air-conditioning infrastructure VRV type for both Cooling and Heating. Its operation is integrated in the instabus system. Specifically the VRV system comprises of an external unit positioned in the roof garden and internal ceiling units covered behind the ceiling that apply the warm-cold air recirculation system. Aluminium shutters have been installed in every room of the house at the end of the circulation hoses. In the living room special floor devices are additionally installed to support cooling capacity. In the rooms of Basement 1 the air-conditioning units have been installed on the side walls, while in the Gym room the air-conditioning unit is independent from the rest of the house and is directly connected with the outdoor.



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Furniture Brands

Dining Room:

In the dining room there is a hand-made table made of compact cherry wood specially painted in mat metal grey color and hand made-chairs also of cherry wood with the seat part covered with alcantara leather, all in graphite grey color. At the two table tops there are two "Tall Dining Chairs" by Tom Dixon.

The ceiling hanging light is made of stainless steels and led lights in the shape of a glittering sphere designed and made by MOOOI model "Raimond Light".

Two leather arm chairs "Ecart Paris" with a sculpture like side table designed by "Olivier Gagnere" are placed by the dining table next to the sliding doors and create a special discrete discussion corner.

Living-room lounge

In includes a white leather salon (sofa) with two asymmetrical in size poofs made by “Poltrona Frau” model “Chester One”, a floor table made of unbreakable crystal-mirror “Illusion Occasional Tables” designed by Jean-Marie Massaud for the Italian company “Glass Italia”, and a white marble side table “Statuario”.

Opposite the “Chester One” sofa there is a brown leather “Superblong Sofa” designed by Jasper Morisson for Cappellini and a round side table with a chrome steel base and “Emberador Marble” also from Cappellini. In the back of the living room area there a unique “Tulip” armchair designed by Marchel Wanders for Cappellini, and an ORG Limited edition tall table designed by Fabio Novembre also for Cappellini are positioned. The staircase lights are made of mat aluminium model “Pipe Wall Light” and are designed by Tom Dixon.

Sliding Door Shadders

All the Sliding Door shades are specially designed by “Creation Baumann” and have an automated mechanism to open/close integrated into the BUS system.



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Top Floor seating area

An impressive office table made of unbreakable crystal, design Edge Desk by Glass Italia an arm chair and two chairs supplied by Arper, made of stainless steel and grey leather create an impressive ensemble.

Opposite the Edge Sesk there is a Hamilton minimal sofa by Minotti covered with linen fabric, with two poofs next to it, to relax and watch home cinema in full comfort. Across the long window facing the street on the floor lies an elegant white lacquer console by Cappellini.

Bedrooms

All beds in the bedrooms of the house are made by Ivano Radaeli of Italy.

Swimming Pool Furniture

The swimming pool furniture comprises of chaise-long model JUT and poofs model VELA with pillows, all supplied by VONDOM.

The Garden

The Garden consists of an entrance corridor with wide steps, swimming pool and an open air seating area, an open air shower, and green garden and a open air dining room. The swimming pool is 2,5 MX 8,0 M, with an overflow system and two hydro-massage installations. The pool's inlay has dimensions 2.5 cm X 2.5 cm, is of light grey color and is supplied by Powergres/ Italy.

The entrance corridor and the open air seating area are covered with serena Marble. In the spaces in front of the kitchen and in front of the living room, specially constructed decks with grey wood-composite boards have been constructed as open air dining and open air sitting spaces.

The open air shower is supplied by BOFFI/Italy model "Pipe" and its base is made out of natural stone.



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The garden is planted with grass and in the perimeter a Lusida plant made fence covers the outside metal fence. The watering system is automated and is integrated into the House Bus system.

The Garden and veranda railings are made of triplex glass (double glazing 22 MM thick) and are positioned on solid aluminum foundations providing for absolute stability and protection.

The outside fence of the house and of the building complex is made of a concrete wall as a basis and on top of it a specially designed metal grid "Mesh 8 " type firmly installed for optimum security and aesthetics. The material used for the construction of the metal grid is galvanized steel electrostatically painted for corrosion protection.

The entrance gate of the House is made in the same design as the fence and using the same materials.



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