

Psychiko (Parnithos)

- Embassy Building or Private House or Housing Complex (under construction)
- Building surface area 1800 M2, in a Land Plot of 1300 M2
- Unique location in the best area of Psychiko
- Exceptional architectural design by Alexandros Tompazis
- Ideal orientation- Bioclimatic Design
- Elevated garden and swimming pools
- Fantastic view



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

THE LOCATION AND THE ALTERNATIVE DEVELOPMENT PLANS

Psychiko today constitutes the most exclusive and private municipality in the greater Athens area, due to the combination of unique features that have to do with the existence of high quality buildings, a low building factor coefficient, super natural environment full of vegetation and proximity to the business as well as the historical Centre of Athens. Syntagma Square, Acropolis, Plaka and Monastiraki are only minutes away.

Psychiko is exclusively a residential district with the only exception of Embassy buildings in which case office utilization is allowed. This is the very reason why most of the Embassies in Athens are located in Psychiko.

The search of any similar quality housing and area standards would lead to locations far more remote from the City Center with consequently more difficult access to it.

The Building in Parnithos Street 3, has a surface area of 1800 M2 in a land plot of approximately 1300 M2. It is the property of Schema 3 SA and is at this point of its construction it may be used in 3 alternative uses:

- a) embassy
- b) complex of 4 luxurious houses
- c) one super House



majestic insight in living



BUILDING's DESCRIPTION

Ground Floor

- building surface area: 400 M2
- garden surface area: 870 M2
- swimming pool area: 80 M2
(indicative size as per current license)

First Floor

- building surface area: 200 M2
- veranda and garden : 210 M2

Second Floor

- building surface area: 200 M2
- veranda and garden: 110 M2
- elevated swimming pool or garden: 45 M2
- spectacular view of Athens

Top Floor Veranda

- building surface area: 27 M2
- veranda and garden: 225 M2
- panoramic view of Athens
- area ideally suited for summer receptions



majestic insight in living



Basement -1 (+ 1.40 meters above ground level)

- building surface area: 405 M2
- this area can be licensed (by law) for office of primary living area.

Basement -2

- -warehouse area : 225 M2
- parking space for 8 vehicles: 200 M2

Building entrance and escalators: 145 M2

TOTAL BUILDING Surface Area: 1800 M2

Utilization of the building as an embassy

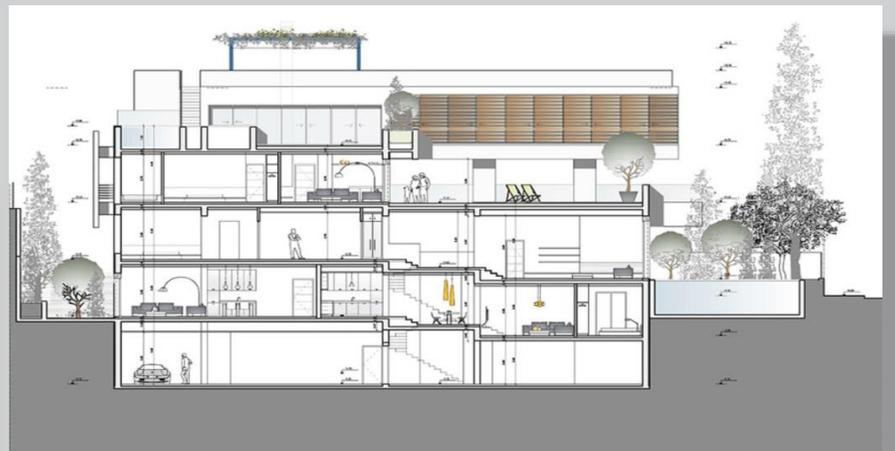
The building is ideally suited for Embassy use.

- the Ground floor and the Basement-1 can be redesigned for office utilization for the Embassy's staff and functions.
- the 1st and 2nd floors can be redesigned for offices of the Ambassador and of the high level Diplomatic staff.
- the 2nd floor alternatively can be designed as a luxurious suit for high level guests.



Schema3 SA could potentially undertake the redesign of the building and the issuance of the building permit, according to the specifications of the Embassy.

Following the approval by the respective authorities, Schema 3 SA could also complete the construction works and deliver the building turn- key in a period of 18 months.



A) EMBASSY BUILDING - PROPERTY LOCATION

Psychiko as mentioned above is an exclusively residential location that also hosts a great number of Embassies and also houses for Ambassadors and for Diplomatic staff. It is a well-designed and beautifully constructed quarter, quiet and isolated from noise and traffic, full of vegetation and very friendly for its inhabitants. The best international schools are located in the area making it also very attractive residential location for foreign nationals.

Because of the very existence of numerous Embassies and residencies of Diplomatic staff as well as foreign nationals, the area is very well guarded by the Greek Police and by private security.

The Property is located in Parnithos Street 3, one of the most attractive streets of Psychiko. The property has eastern orientation and on its southern side a building of the Embassy of China is located. Across the street on its northern side lies the Embassy of S. Africa. The Property has a surface area of 1.267,36 M2. The Street facing side has a length of 31.41 meters. Schema 3 SA, the owner of the property, has issued a building permit in 2009, has completed the excavation works as per the license and has completed the construction of the concrete skeleton of the building. The building originally designed as a four luxurious residencies complex, at this stage of its construction, can be redesigned for Embassy Use or for a single House use. The Building's design and its construction plan comply with the strictest specifications of the General Building Code of the Hellenic Republic.

The Architectural Study was conducted by the internationally renowned architect Mr. Alexandros Tompazis.



majestic insight in living



B. Housing Complex of 4 houses

According to the existing lay-out and plan (which can be modified according to specific customer needs) there are 4 houses in the complex:

Ground level is divided into two three-story houses (maisonettes) expanding to basement -1, with independent entrances and private garden for each one. In every garden the construction of a swimming pool is anticipated dressed in marble with wooden decks in the surrounding space.

The third house also with an independent entrance, will occupy the whole of the building area of the first floor. In the veranda outside there is sufficient space for a sizable swimming pool and a spacious garden, similar to the ground level in size.

On the second floor, the fourth house develops, also with an elevated private swimming pool and spacious open gardens in the outside veranda as well as on the top of the building. Also included are a pergola and seating positions for the enjoyment of the panoramic view.



majestic insight in living



Detailed description of every house:

House 1- Ground Floor Maisonette (Eastern Orientation)

It has an independent entrance in Parnithos Street and expands on three levels with a total surface area of 385 M2. The three levels are internally interconnected with a staircase and an elevator. The main house has a surface area of 317 M2 while the remaining 68 M2 include a gym, a sauna and a storage room.

The ground level part of the house, has a surface area of 196 M2 and includes 3 master bedrooms (alternative with two bedrooms also exists) each with a dressing space and bathroom, living room, dining room and kitchen, entry hall, guest W/C and guest wardrobe. The garden surrounding it has surface area of 221 M2 and a swimming pool with a surface of 40 M2.

The part of House-1 on the basement -1 (which lies + 1.40m above ground level) has a surface area of 100 M2 and includes a master guest room (with own bathroom and dressing room), a home cinema/living room, a kitchenette, a laundry and a maid's room with its own bathroom. Outside there is a small garden of 60 M2.



majestic insight in living

House 1, has 2 parking spots in the complex's garage on basement-2.



House 2- Ground Floor Maisonette (Western Orientation)

The house has an independent entrance from Parnithos street and expands on three levels with a total surface area of 385 M2. The three levels are internally interconnected with a staircase and an elevator.

The main house has a surface area of 330 M2 while the remaining 55M2 include a gym, a sauna and a storage room.

The ground floor level part of the house has a surface area of 200 M2 and includes 3 (alternative with two also exists) master bedrooms with own bathroom and dressing room, a living room, dining room and a kitchen, entry hall with guest W/C and guest wardrobe. The garden surrounding the ground floor level has a surface area of 225 M2 and a swimming pool of 40 M2.

The basement-1 level (which is + 1.40 meters above ground) has a surface area of 110 M2 and includes a guest master bedroom (with own bathroom and dressing room), play room/ home cinema, a small kitchenette, laundry and a maid's room with its bathroom. Outside basement-1 level there is a small garden with a surface area of 70 M2. House 2 has two parking spots in the complex's garage on basement - 2.



majestic insight in living



House 3- 1st Floor

It is constructed on 3 levels and it is using the central entrance of the complex. It has a total surface area of 335 M2.

The main house has a surface area of 281 M2 while the remaining 52 M2 include a private gym and a sauna and a storage room.

The total area of the 1st floor belongs exclusively to House 3 and has a building surface area of 200 M2, which includes 3 master bedrooms with own bathroom and dressing room each (the alternative with 2 master bedrooms also exists), living room, dining room and a kitchen, entry hall, guest W/C and guest wardrobe. The veranda and garden surrounding the first floor have a surface area of 168 M2 and additionally a kitchen of 72M2.

On the basement-1, there is the second part of House 3 with a surface area of 83.5 M2 that includes guest master bedroom, playroom/ home cinema, a kitchenette, laundry, and maid' s studio with own bathroom.

On this level there also is a small garden of 50 M2.

House 3 has 2 parking spots on basement -2 of the complex's garage.



majestic insight in living



House 4- 2nd Floor

It is constructed on 3 levels and has a total surface area of 395 M². The main house has a surface area of 335.77 M², while the additional 56.60 M² include gym, sauna and a storage room.

The second floor belongs exclusively to House 4. The building part has a surface area of 200 M² which includes 3 master bedrooms with own bathroom and dressing room (alternative with two master bedrooms also exists), living room, dining room, kitchen, TV room, entry hall, guest bathroom and guest wardrobe. The outside veranda has a surface area of 107 m² which includes garden space as well and an elevated swimming pool of 45 M². The veranda above the second floor belongs exclusively to House 4 and has a surface area of 225 M². it includes a pool house of 27 M², a pergola and BBQ. The connection with the veranda of the second floor is through an external staircase.

On Basement -1 of the complex there is the 2nd part of House 4, which has a surface area of 112 M² and includes a guest master bedroom (with own bathroom and dressing room), playroom/ Home-cinema, a kitchenette, a small office and the maid's studio with its own bathroom.

House 4 also has 2 underground parking spots in the complex's garage on Basement-2.



majestic insight in living



C. Alternative: 1 or 2 Houses

According to this alternative we can have 2 houses in the complex unifying House 1 and 2 of the Ground Floor into one and Houses 3 and 4 on the first and second floor.

In this regard there will be two bigger houses in the Complex, each with independent entrance.

The one will deploy on the ground floor and on Basement -1 with a surface area of approximately **800 M2** and the other on the first and second floor and in a part of Basement -1, with a total surface area of **750 M2**. Each house will also have 4 parking spots on Basement-2.

Alternatively the 4 Houses can unify into one major house with a total surface area of **1.800 M2**.



majestic insight in living

