

A New Build Inside the Athens Riviera



Alimos Marina

Hellinkon Project

Flisvos Marina

Votsalakia Beach

Mikrolimano Marina

Metropolitan Hospital

Neo Faliro Metro Station
2 mins Away

Peace & Friendship Stadium

Athens Marina

ATHENS RIVIERA

AENAON,
the Open Mediterranean Park

Delta Kallithea Marina

Faliro Coastal Zone
Olympic Center

Stavros Niarchos Foundation
Cultural Center

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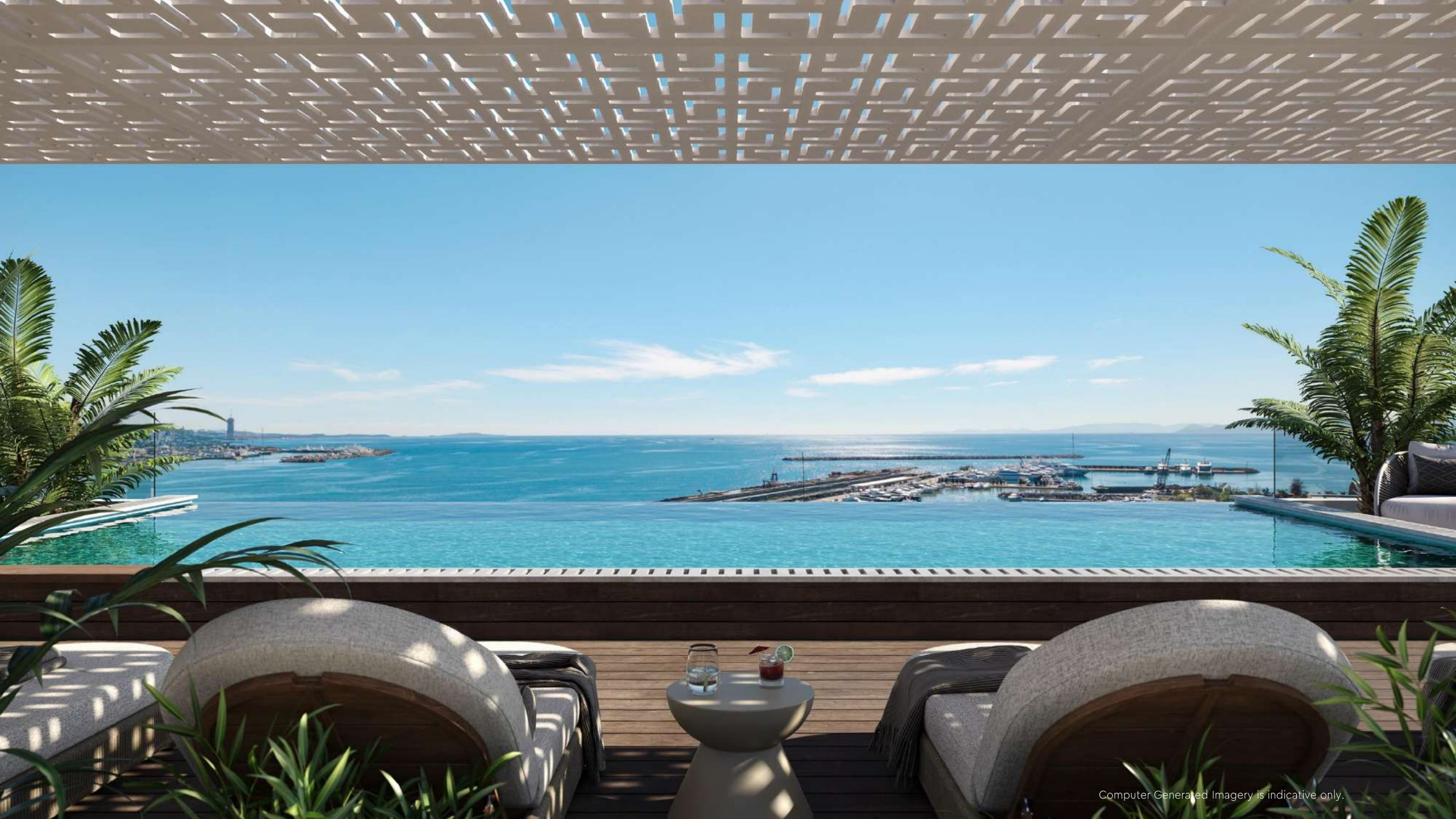
Where The City Slows And The Sea Begins

●
INTRODUCTION

DESTINATION - LOCATION

EXPERIENCE

THE RESIDENCES



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INTRODUCTION

Sea-View Rooftop Pool and Bar Inside the Athens Riviera



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INTRODUCTION

Seafront Residences Resort-Style Amenities

Aenaon Park Residences is a new build with seafront residences and sea views inside the Athens Riviera, with resort-style amenities and an exclusive private members' club, including a rooftop pool and bar with sea views.

The development is inside the Athens Riviera, 6 minutes from the regeneration project AENAON, the Open Mediterranean Park, and 16 minutes from the Hellinikon Project. It is surrounded by 6 marinas, including Flisvos within 7 minutes and Alimos within 10 minutes, and is only 2 minutes from Neo Faliro Metro Station.



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INTRODUCTION

Sea View Lifestyle on the Athens Riviera



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INTRODUCTION

Exclusive Private Members' Club



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Exclusive Private Members' Club Resort-Style Amenities

OUTDOOR

Lounge Area
Children's Play Area
Rooftop Pool
Rooftop Bar and BBQ

INDOOR

Reception - Porter
Children's Play Room
Gym
Health and Beauty – Spa Services
Restaurant - Café – Bar – Indoor Seating
Business Space

À LA CARTE SERVICES

Residence Maintenance
Residence Cleaning
Laundry and Dry Cleaning
Grocery Services
Personal Training
Salon Services
Spa Services
Private Dining and Events
Childcare
Maintenance and Engineering Support
Package and Parcel Handling
Pet Care and Grooming Services
Grocery Delivery Coordination

GENERAL SERVICES

24/7 Security and Porter
Valet Parking
Residents' Lounge Service
Pool and Loungers

Any reference to facilities being provided in or for the Properties are those currently anticipated but may be varied by the Developer without prior notice.



Marina Lifestyle

INTRODUCTION

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EXPERIENCE

THE RESIDENCES

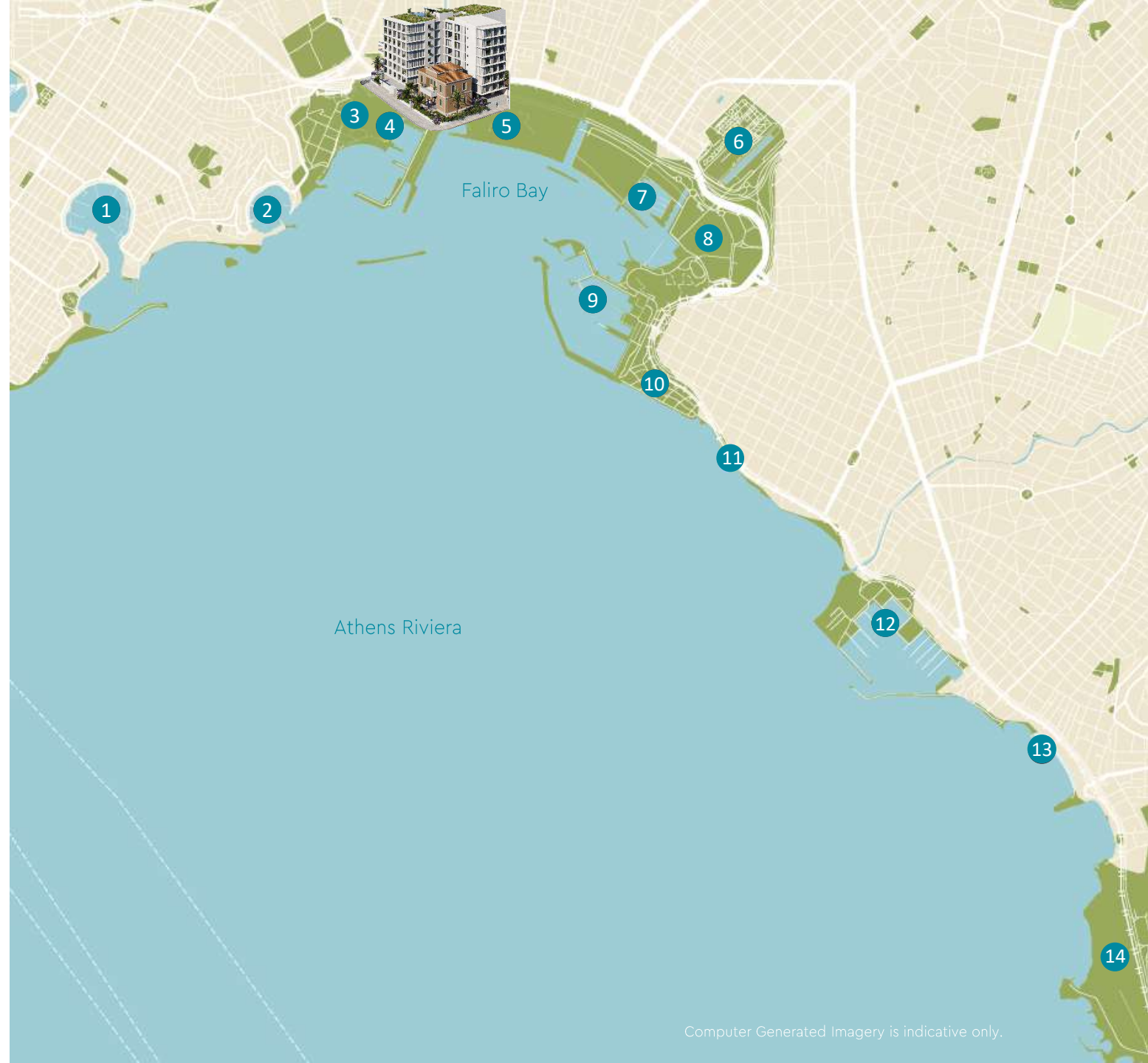
DESTINATION - LOCATION

Marina Lifestyle

Aenaon Park Residences is on the Athens Riviera in the Faliro Bay area, with 6 marinas and parks within 10 minutes and Athens International Airport approximately 30 minutes away.

KEY LOCATIONS

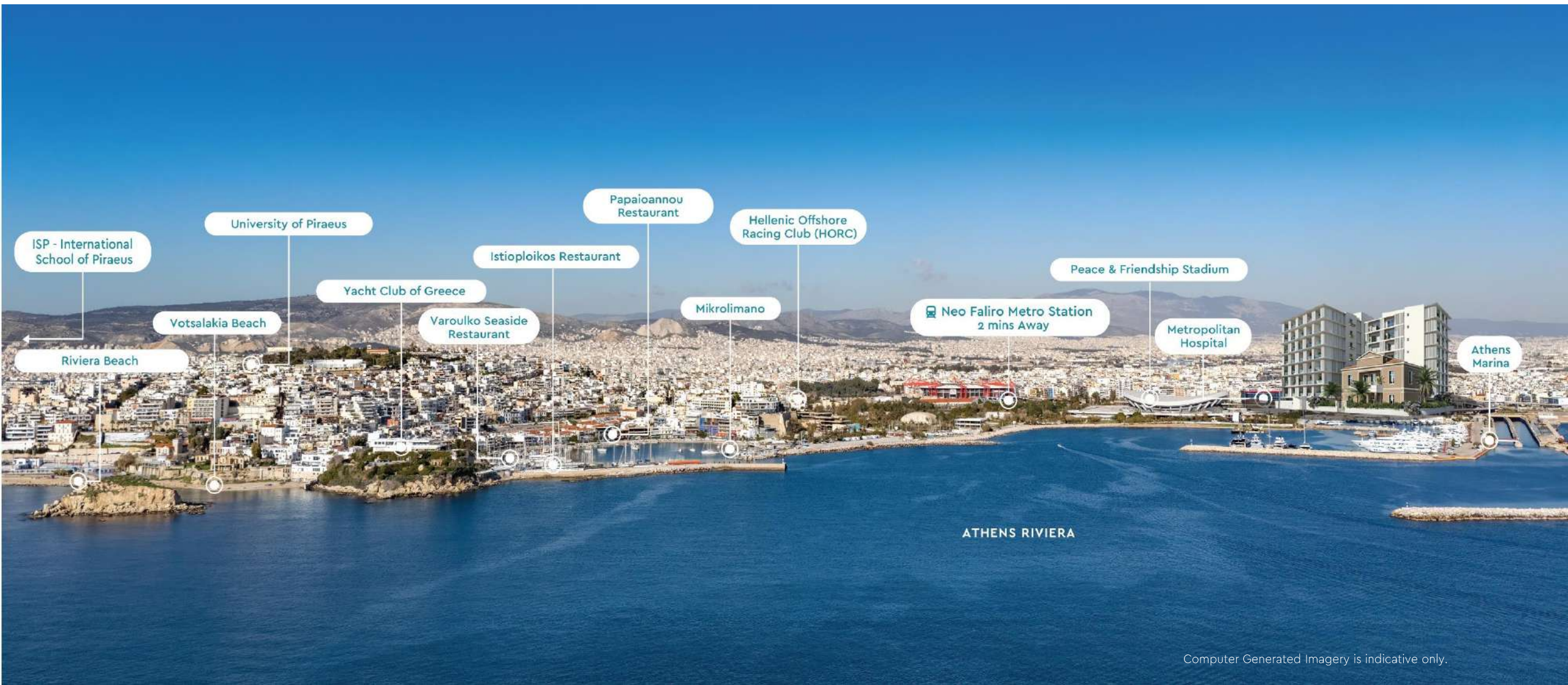
- 1 Marina Zeas
- 2 Mikrolimano Marina
- 3 Peace and Friendship Stadium
- 4 Athens Marina
- 5 AENAON, the Open Mediterranean Park
- 6 Stavros Niarchos Foundation Cultural Center
- 7 Delta Kallithea Marina
- 8 Faliro Coastal Zone Olympic Center
- 9 Flisvos Marina
- 10 Flisvos Park
- 11 Flisvos Beach
- 12 Alimos Marina
- 13 Kalamaki Beach
- 14 The Hellinikon Project



DESTINATION - LOCATION

Marina Lifestyle

Located on the Athens Riviera, Aenaon Park Residences offers seafront residences with 6 marinas nearby, the major regeneration project AENAON, the Open Mediterranean Park, Neo Faliro Metro Station just 2 minutes away, as well as restaurants and everyday amenities along the coast.



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Marina Lifestyle



Delta Kallithea Marina

Alimos Marina

Hellinikon Project

Flivos Marina

AENAON,
the Open Mediterranean Park

ATHENS RIVIERA

SKAI TV

Athens Marina

Metropolitan
Hospital

Neo Faliro Metro Station
2 mins Away

DESTINATION - LOCATION

Marina Lifestyle

The project is next to AENAON, the Open Mediterranean Park, a major regeneration project, and 7 minutes from Flisvos Marina and 9 minutes from the Stavros Niarchos Foundation Cultural Center.



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DESTINATION - LOCATION

AENAON, the Open Mediterranean Park The Regeneration Project

6 minutes from Aenaon Park Residences, AENAON, the Open Mediterranean Park forms part of a major regeneration transforming the Faliro Bay coastline on the Athens Riviera, with 4,000 trees and 185,000 shrubs. Walking routes, bike lanes, and pedestrian bridges will be created, while existing buildings will be renovated to reconnect the city with the sea. As one of the largest regeneration projects in the region, the park offers a new setting for wellbeing, leisure, and everyday outdoor living, creating a vibrant destination for residents and the wider community.



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DESTINATION - LOCATION

The Marina Lifestyle Flisvos Marina

7 minutes from Aenaon Park Residences, Flisvos Marina is one of the Athens Riviera's most established coastal destinations. Living close to Flisvos Marina allows residents to enjoy year-round coastal living, from seaside walks and sailing to cultural attractions and premium amenities, enhancing everyday comfort and lifestyle quality.



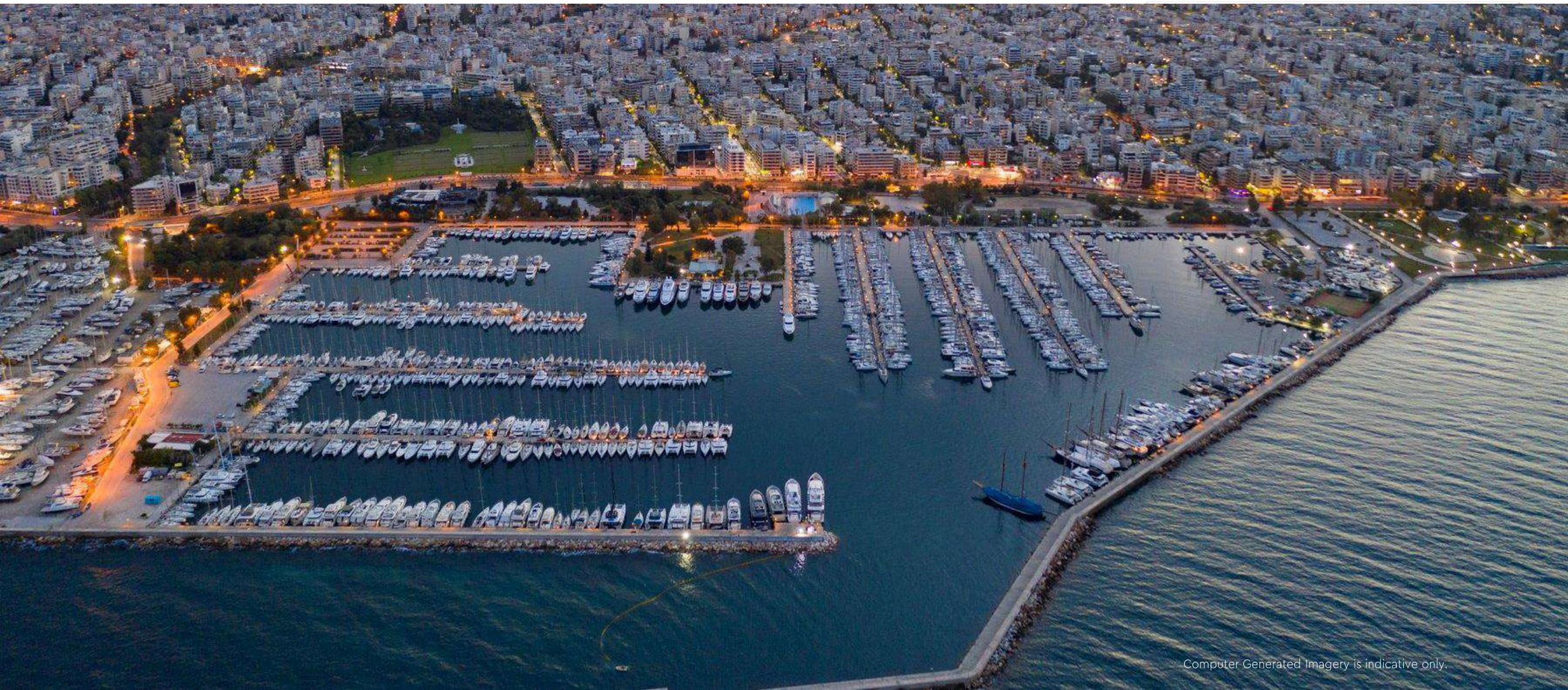
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DESTINATION - LOCATION

The Marina Lifestyle

Alimos Marina

10 minutes from the seafront residences, Alimos Marina, one of Greece's largest and most historic marinas on the Athens Riviera, offering a coastal promenade with waterfront dining, sailing clubs, and vibrant leisure venues.



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DESTINATION - LOCATION

The Hellinikon Project

16 minutes away from Aenaon Park Residences is The Hellinikon Project, one of Europe's largest and most ambitious urban regeneration developments, transforming the former Athens airport into a modern coastal district. Designed to redefine the Athenian Riviera, it brings together expansive parks, cultural and recreational spaces, new waterfront destinations, premium residential neighbourhoods, and landmark leisure facilities.



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DESTINATION - LOCATION

Stavros Niarchos Foundation Cultural Center

9 minutes away from the seafront residences, the Stavros Niarchos Foundation Cultural Center is one of Athens' most iconic modern landmarks, bringing together culture, sustainability, and public life. Home to the National Library of Greece and the Greek National Opera, it is set within an expansive park featuring walking paths, water features, and open-air event spaces. It offers access to world-class performances, cultural experiences, and vibrant outdoor activity, enriching everyday lifestyle and wellbeing in the surrounding area.

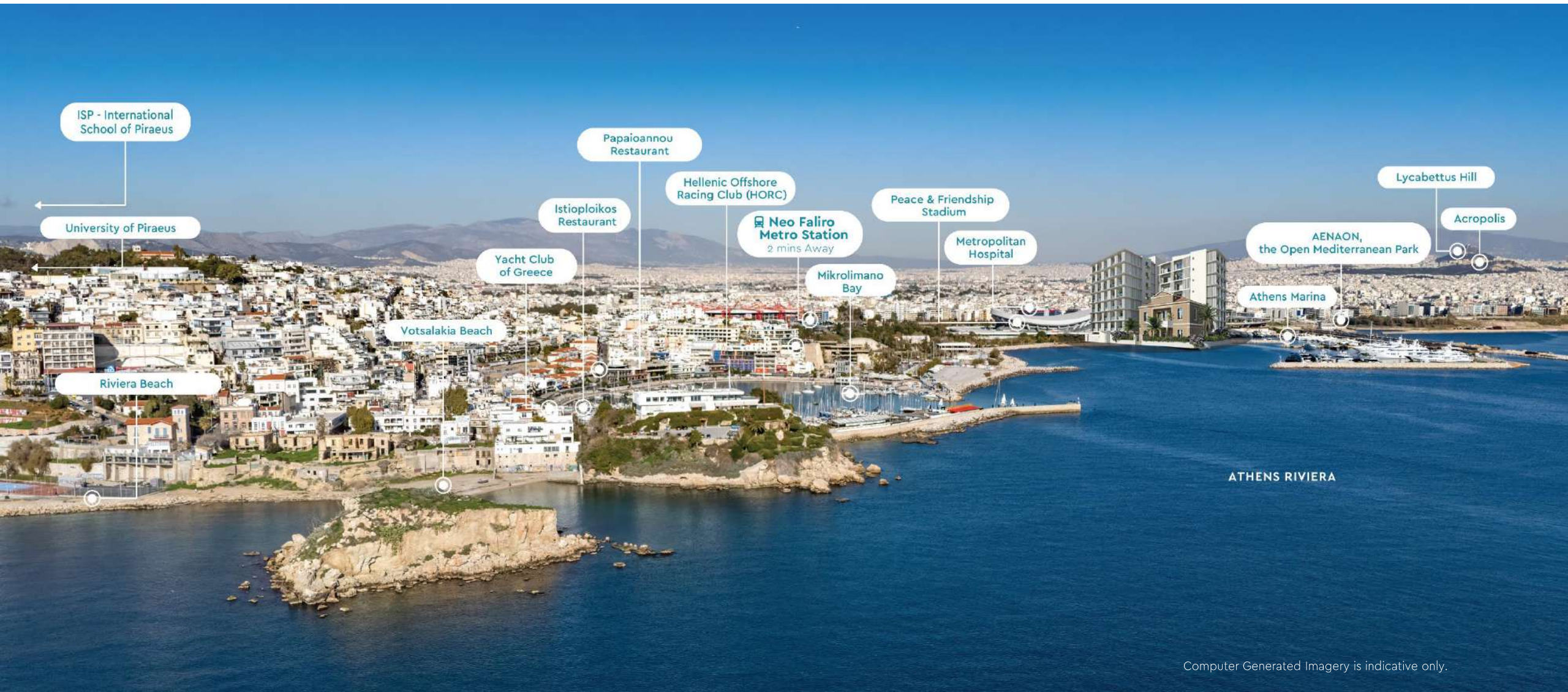


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DESTINATION - LOCATION

Marina Lifestyle

4 minutes away, enjoy a vibrant marina lifestyle with Mikrolimano Marina, offering waterfront dining and a distinctive harbor atmosphere along the Athens Riviera.



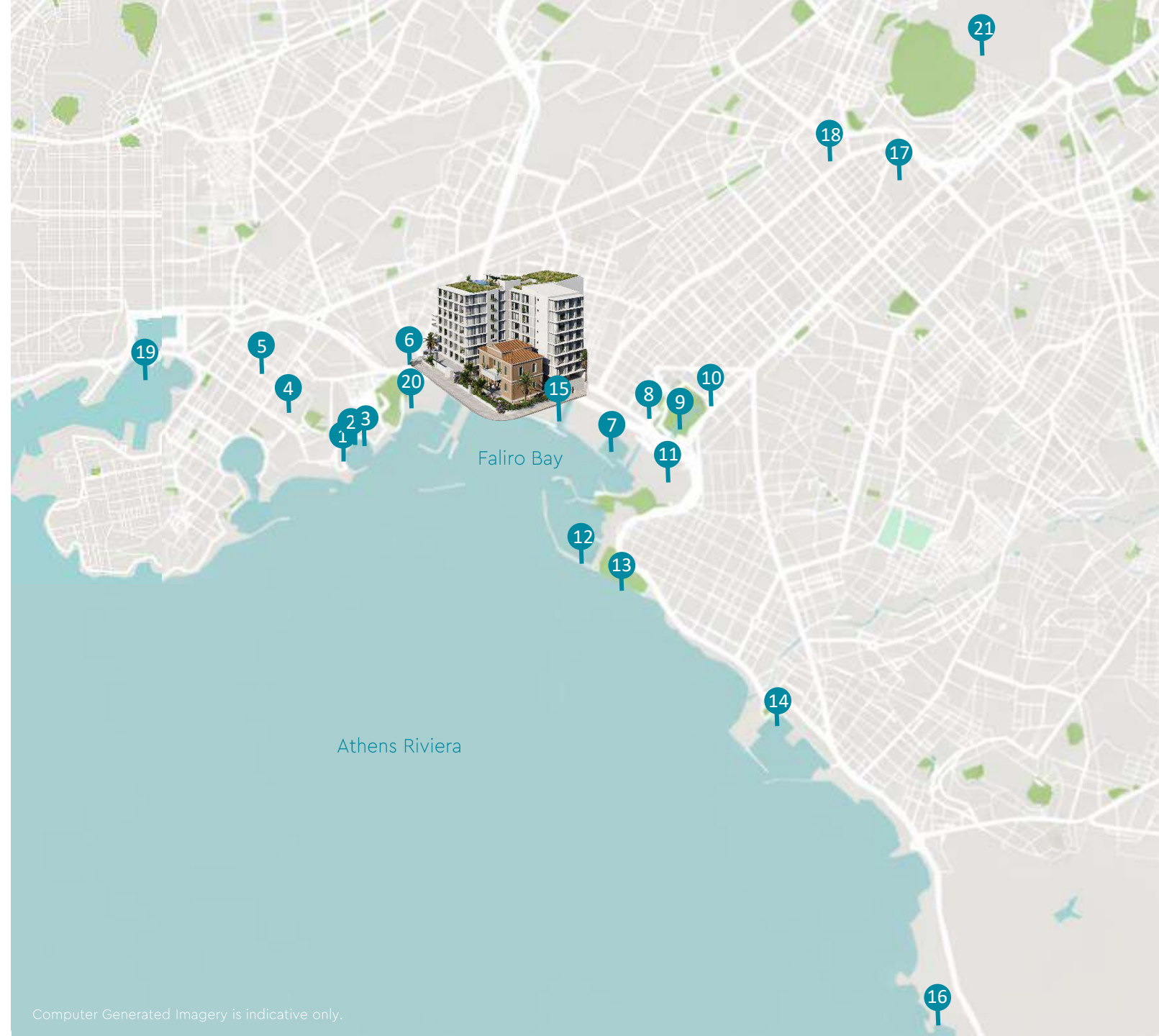
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DESTINATION - LOCATION

Exceptional Amenities

KEY LOCATIONS

- 1 Istioploikos Restaurant
- 2 Mikrolimano Marina
- 3 Varoulko Seaside
- 4 Piraeus University
- 5 ISP - International School of Piraeus
- 6 Metropolitan Hospital
- 7 Delta Kallithea Marina
- 8 Delta Restaurant
- 9 Stavros Niarchos Foundation Cultural Center
- 10 Onassis Cardiac Surgery Center
- 11 Faliro Coastal Zone Olympic Center
- 12 Flisvos Marina
- 13 Flisvos Park
- 14 Alimos Marina
- 15 AENAON, the Open Mediterranean Park
- 16 The Hellinikon Project
- 17 Harokopio University
- 18 Panteion University
- 19 Piraeus Port
- 20 Peace and Friendship Stadium
- 21 Acropolis



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DESTINATION - LOCATION

1 Min from Metropolitan Hospital

Just 1 minute from Metropolitan Hospital and SKAI TV, 12 minutes from the Acropolis, and 20 minutes from Lycabettus Hill.



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DESTINATION - LOCATION

4 Mins from Peace & Friendship Stadium

Just 4 minutes from the Peace & Friendship Stadium, its park, and the surrounding coastal zone with green spaces, outdoor sports courts, sailing clubs, and waterfront leisure areas.



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DESTINATION - LOCATION

Exceptional Amenities

Set on the Athens Riviera in the Faliro Bay area, the project benefits from a seafront lifestyle, with nearby marinas such as Flisvos and Alimos Marinas, as well as the major regeneration projects Aenaon, the Open Mediterranean Park, and the Hellinikon Project, with the ease of Neo Faliro Metro Station just 2 minutes away, along with other premium healthcare and sports facilities such as Metropolitan Hospital, the Onassis Cardiac Surgery Center, and the Peace and Friendship Stadium.



DESTINATION - LOCATION

Transport Connectivity

Aenaon Park Residences is just 2 minutes from Neo Faliro Metro Station and 5 minutes from Moschato, Dimotiko Theatro, and Piraeus Metro Stations, offering seamless access to Athens' city centre, the Port of Piraeus, and Athens International Airport.

Numerous bus stops in the surrounding area further enhance accessibility. In addition, the planned extension of Metro Line 1 to the Stavros Niarchos Foundation Cultural Center will further strengthen connectivity and accessibility in the area.

Bus Stop	Walk	Drive	Distance
Skai	1 min	0 min	27 m
Aktaion	1 min	4 min	68 m
Neo Faliro	3 mins	4 mins	68 m

Metro Station	Walk	Drive	Distance
Neo Faliro	7 min	2 mins	500 m
Moschato	24 min	5 mins	1.7 km
Dimotiko Theatro	36 mins	5 mins	2.4 km
Piraeus	38 mins	5 mins	2.7 km
Kallithea	46 mins	7 mins	3.3 km

Train Station	Walk	Drive	Distance
Tavros	54 mins	9 mins	4 km

Tram Stop	Walk	Drive	Distance
Neo Faliro	2 mins	4 mins	180 m
Peace and Friendship Stadium	11 mins	2 mins	750 m
Moschato	11 mins	4 mins	700 m



DESTINATION - LOCATION

2 mins from Neo Faliro Metro Station



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Transport Connectivity

Metro Line M1 2-minute drive (from Neo Faliro Metro Station)

Moschato Station 2 mins	Piraeus Station 3 mins	Kallithea Station 5 mins	Tavros Station 7 mins	Monastiraki Station 13 mins	Viktoria Station 17 mins	Syntagma Station 19 mins	Acropolis Station 24 mins
<ul style="list-style-type: none"> - Piraeus Retail Park - Athens Centra Market - Factory Outlet 	<ul style="list-style-type: none"> - Piraeus Port - Piraeus Tower - Municipal Theatre of Piraeus - University of Piraeus 	<ul style="list-style-type: none"> - Sivitanidios School - Municipal Gallery of Kallithea Sofia Laskaridou 	<ul style="list-style-type: none"> - Ilsos Park - Harokopio University 	<ul style="list-style-type: none"> - National Historical Museum - Ermou Street - Central Municipal Market - Ilsos Park - Harokopio University 	<ul style="list-style-type: none"> - Athens University of Economics and Business - National Archaeological Museum 	<ul style="list-style-type: none"> - Syntagma Square - Hellenic Parliament - Hotel Grande Bretagne - National Garden - Botanical Museum 	<ul style="list-style-type: none"> - Acropolis - Acropolis Museum - Benaki Museum - Plaka

Everything In One Place

INTRODUCTION

DESTINATION - LOCATION

EXPERIENCE

THE RESIDENCES

THE EXPERIENCE

Sea-View Rooftop Pool And Bar

Sea views across the Athens Riviera from the rooftop pool and bar create the perfect place to relax, swim, and unwind, enhancing the project's marina and coastal lifestyle.



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THE EXPERIENCE

Sea-View Rooftop Pool And Bar



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THE EXPERIENCE

Bar – Restaurant



At the Exclusive Private Members' Club on the Athens Riviera, a bar and restaurant with indoor and outdoor seating is part of the resort-style amenities, offering dining for residents and members.

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THE EXPERIENCE

Bar - Restaurant



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THE EXPERIENCE

Bar – Restaurant



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THE EXPERIENCE

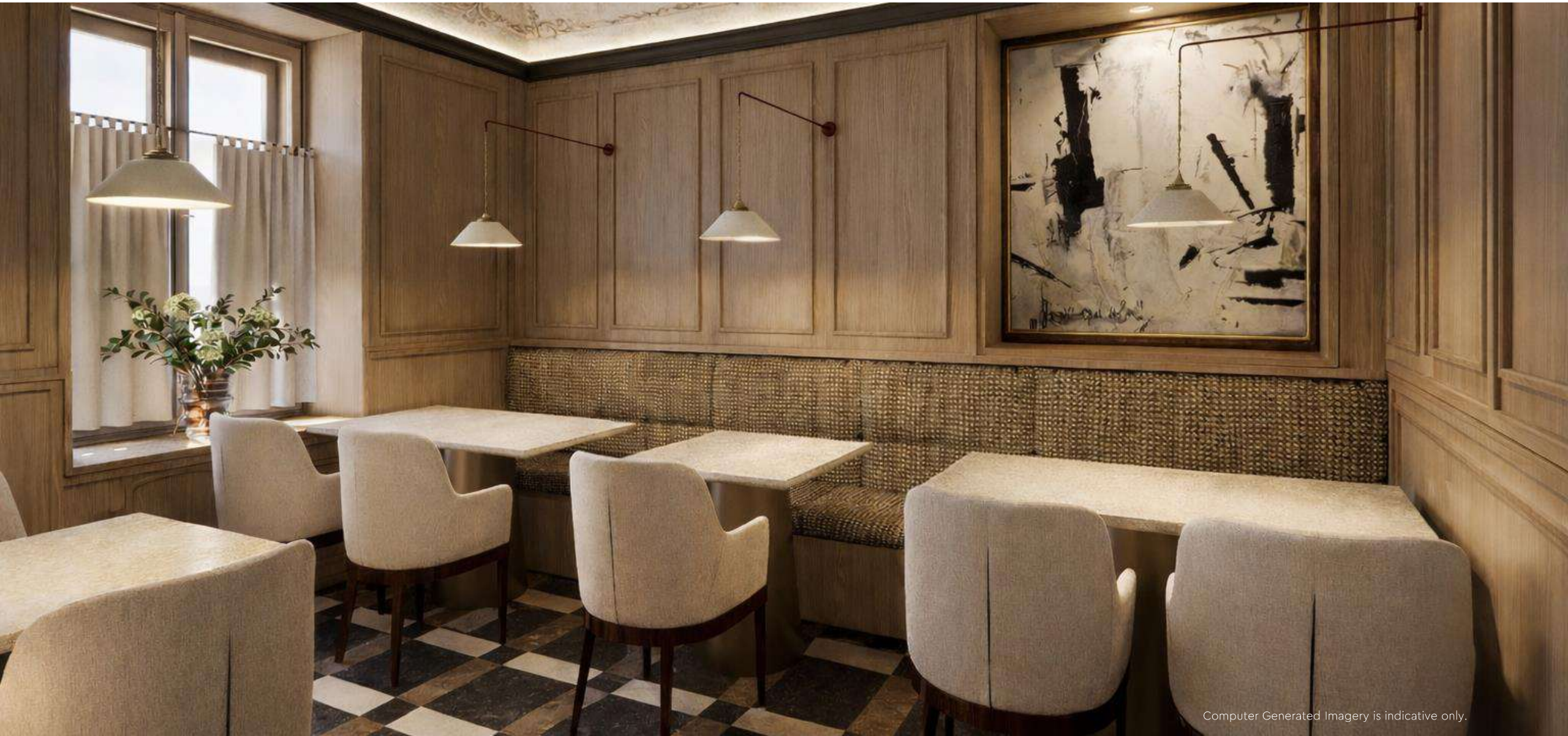
Bar - Restaurant



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THE EXPERIENCE

Bar - Restaurant



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THE EXPERIENCE

Spa Exclusive Private Members' Club

Spa, treatment rooms, and relaxation areas provide residents with a premium wellness experience on the Athens Riviera, offering resort-style amenities, all within the Exclusive Private Members' Club.

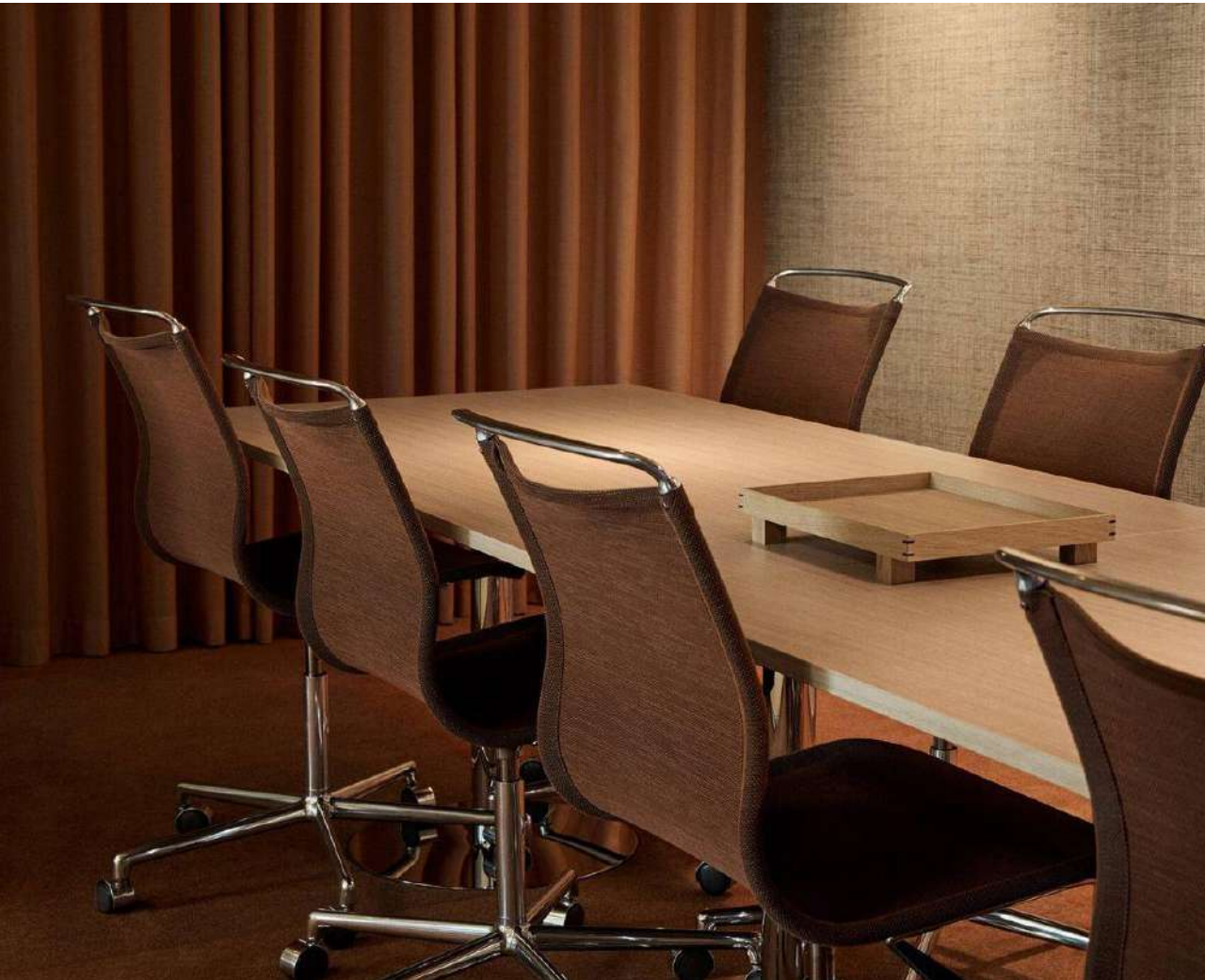


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THE EXPERIENCE

Meeting & Working Space Exclusive Private Members' Club

Workspace, meeting rooms, and a calm lounge area to work, meet, and connect are available within the Exclusive Private Members' Club, creating a refined space for work and collaboration.



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THE EXPERIENCE

Lounge Common Areas

Indoor and outdoor lounge areas offer welcoming spaces for relaxation, work, and social gatherings on the Athens Riviera, creating a vibrant setting for residents to connect and unwind.



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THE EXPERIENCE

The Lobby



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THE EXPERIENCE

The Entrance



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THE EXPERIENCE

The Entrance



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THE EXPERIENCE

The Lobby



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THE EXPERIENCE

Conversation Common Area



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THE EXPERIENCE

Conversation Common Area



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The Development

INTRODUCTION

DESTINATION - LOCATION

EXPERIENCE

THE RESIDENCES

THE DEVELOPMENT

Aenaon Park Residences Athens Riviera



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THE DEVELOPMENT

Aenaon Park Residences Athens Riviera



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**Masterfully
Designed, Meeting
Your Every Wish**



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The Area

Aenaon Park Residences on the Athens Riviera offer seafront residences with sea views and resort-style amenities. Enjoy sea and marina views from the rooftop pool and bar, while the Exclusive Private Members' Club features a bar-restaurant, gym, spa, and workspaces.

KEY LOCATIONS

- 1 Main Entrance
- 2 Exclusive Private Members' Club - Main Entrance
- 3 Exclusive Private Members' Club - Garden
- 4 Conversation Lobby
- 5 Lobby - PART A
- 6 Lobby - PART B
- 7 Lobby - PART C
- 8 Rooftop Pool and Bar



Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%

PART A

FIRST FLOOR



SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



- 1 A1
- 2 A2
- 3 A3
- 4 A4
- 5 A5
- 6 A6
- 7 A7
- 8 A8
- 9 A9
- 10 B1 - C1 - D1 - E1 - ST1 - Z1
- 11 B2 - C2 - D2 - E2 - ST2 - Z2
- 12 B3 - C3 - D3 - E3 - ST3 - Z3
- 13 B4 - C4 - D4 - E4 - ST4 - Z4
- 14 B5 - C5 - D5 - E5 - ST5 - Z5
- 15 B6 - C6 - D6 - E6 - ST6 - Z6
- 16 B7 - C7 - D7 - E7 - ST7 - Z7
- 17 B8 - C8 - D8 - E8 - ST8 - Z8
- 18 B9 - C9 - D9 - E9 - ST9 - Z9
- 19 LIFT

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PART B



FIRST FLOOR

SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



- 1 A10
- 2 A11
- 3 A12
- 4 A13
- 5 B10 - C10 - D10 - E10 - ST10 - Z10
- 6 B11 - C11 - D11 - E11 - ST11 - Z11
- 7 B12 - C12 - D12 - E12 - ST12 - Z12
- 8 B13 - C13 - D13 - E13 - ST13 - Z13
- 9 LIFT

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PART C



FIRST - SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



- 1 A14 - B14 - C14 - D14 - E14 - ST14 - Z14
- 2 A15 - B15 - C15 - D15 - E15 - ST15 - Z15
- 3 A16 - B16 - C16 - D16 - E16 - ST16 - Z16
- 4 A17 - B17 - C17 - D17 - E17 - ST17 - Z17
- 5 A18 - B18 - C18 - D18 - E18 - ST18 - Z18
- 6 LIFT

Please note: All the above are subject to verification following completion.
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The Rooftop

POOL AND BAR EXPERIENCE

Sea views across the Athens Riviera from the rooftop pool and bar create the perfect place to relax, swim, and unwind, enhancing the project's coastal lifestyle and everyday living experience.



Exclusive Private Members' Club Resort-Style Amenities



The raised ground floor of the Exclusive Private Members' Club on the Athens Riviera offers a restaurant, café, and bar with a garden area, creating a welcoming space for dining, conversation, and relaxation by the sea.

KEY LOCATIONS

- 1 Restaurant
- 2 Bar
- 3 Terrace
- 4 Garden area



Any reference to facilities being provided in or for the Properties are those currently anticipated but may be varied by the Developer without prior notice.

Exclusive Private Members' Club Resort-Style Amenities



The first floor of the Exclusive Private Members' Club on the Athens Riviera offers a gym and a health and beauty spa, including massage rooms, a sauna, and a jacuzzi. Designed for relaxation and wellbeing, it provides residents with a peaceful retreat to unwind by the sea.

KEY LOCATIONS

- 1 Spa – Jacuzzi Area
- 2 Spa – Sauna Area
- 3 Spa - Massage and Beauty Room
- 4 Indoor Gym
- 5 Spa Terrace



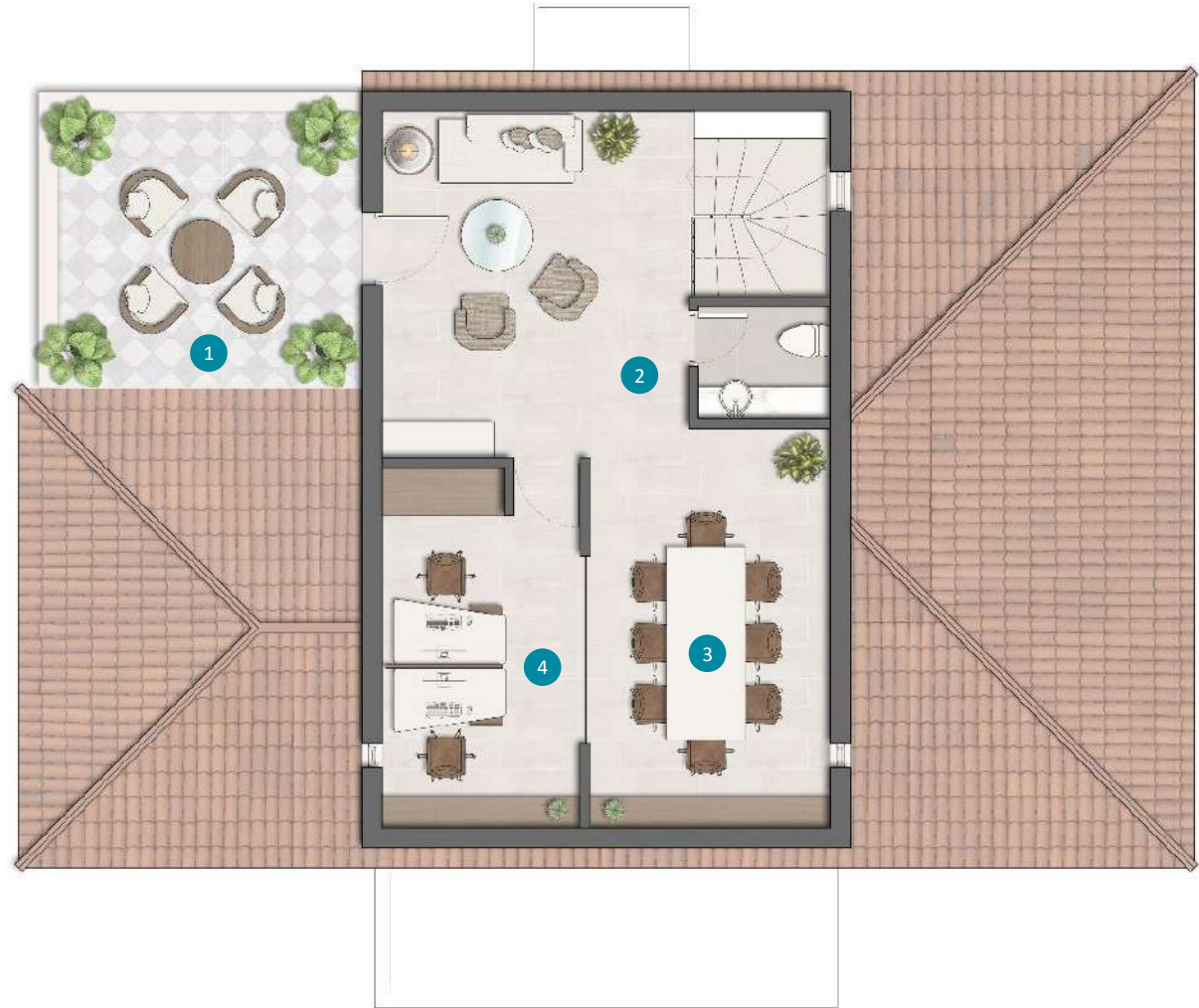
Exclusive Private Members' Club Resort-Style Amenities



The second floor of the Exclusive Private Members' Club on the Athens Riviera offers a lounge area, meeting rooms, and business facilities, creating a comfortable environment for work, meetings, and collaboration by the sea.

KEY LOCATIONS

- 1 Exclusive Private Members' Club Terrace
- 2 Lounge Area
- 3 Meeting Room
- 4 Business Space



The Residences Gallery



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Area Schedule

AREA SCHEDULE PART A

Unit No	Floor	Type	Bed / Bath	Net Area (sq.m)	Gross Area (sq.m)	Balcony (sq.m)	Total Area (sq.m)	Unit No	Floor	Type	Bed / Bath	Net Area (sq.m)	Gross Area (sq.m)	Balcony (sq.m)	Total Area (sq.m)
A1	1st Floor	Apartment	1 bed - 1 bath	36.00	40.00	7.50	47.50	E1	5th Floor	Apartment	1 bed - 1 bath	40.00	44.00	7.50	51.50
A2	1st Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00	E2	5th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00
A3	1st Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00	E3	5th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00
A4	1st Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00	E4	5th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00
A5	1st Floor	Apartment	1 bed - 1 bath	37.00	41.00	7.50	48.50	E5	5th Floor	Apartment	1 bed - 1 bath	37.00	41.00	7.50	48.50
A6	1st Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00	E6	5th Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00
A7	1st Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00	E7	5th Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00
A8	1st Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00	E8	5th Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00
A9	1st Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00	E9	5th Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00
B1	2nd Floor	Apartment	1 bed - 1 bath	40.00	44.00	7.50	51.50	ST1	6th Floor	Apartment	1 bed - 1 bath	40.00	44.00	7.50	51.50
B2	2nd Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00	ST2	6th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00
B3	2nd Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00	ST3	6th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00
B4	2nd Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00	ST4	6th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00
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B8	2nd Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00	ST8	6th Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00
B9	2nd Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00	ST9	6th Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00
C1	3rd Floor	Apartment	1 bed - 1 bath	40.00	44.00	7.50	51.50	Z1	7th Floor	Apartment	1 bed - 1 bath	40.00	44.00	7.50	51.50
C2	3rd Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00	Z2	7th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00
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C8	3rd Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00	Z8	7th Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00
C9	3rd Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00	Z9	7th Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00
D1	4th Floor	Apartment	1 bed - 1 bath	40.00	44.00	7.50	51.50								
D2	4th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00								
D3	4th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00								
D4	4th Floor	Apartment	1 bed - 1 bath	35.00	38.00	7.00	45.00								
D5	4th Floor	Apartment	1 bed - 1 bath	37.00	41.00	7.50	48.50								
D6	4th Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00								
D7	4th Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00								
D8	4th Floor	Apartment	1 bed - 1 bath	36.00	40.00	6.00	46.00								
D9	4th Floor	Apartment	1 bed - 1 bath	38.00	42.00	6.00	48.00								

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**AREA SCHEDULE
PART B**

Unit No	Floor	Type	Bed / Bath	Net Area (sq.m)	Gross Area (sq.m)	Balcony (sq.m)	Total Area (sq.m)
A10	1st Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
A11	1st Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
A12	1st Floor	Apartment	2 bed – 1 bath	40,00	48,00	14,00	62,00
A13	1st Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
B10	2nd Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
B11	2nd Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
B12	2nd Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
B13	2nd Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
C10	3rd Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
C11	3rd Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
C12	3rd Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
C13	3rd Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
D10	4th Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
D11	4th Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
D12	4th Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
D13	4th Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
E10	5th Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
E11	5th Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
E12	5th Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
E13	5th Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
ST10	6th Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
ST11	6th Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
ST12	6th Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
ST13	6th Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
Z10	7th Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
Z11	7th Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
Z12	7th Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
Z13	7th Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

AREA SCHEDULE PART C

Unit No	Floor	Type	Bed / Bath	Net Area (sq.m)	Gross Area (sq.m)	Balcony (sq.m)	Total Area (sq.m)	Unit No	Floor	Type	Bed / Bath	Net Area (sq.m)	Gross Area (sq.m)	Balcony (sq.m)	Total Area (sq.m)
A14	1st Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00	ST14	6th Floor	Apartment	2 bed -1 bath	51.00	62.00	2.00	64.00
A15	1st Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	ST15	6th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
A16	1st Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	ST16	6th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
A17	1st Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	ST17	6th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
A18	1st Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00	ST18	6th Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00
B14	2nd Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00	Z14	7th Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00
B15	2nd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	Z15	7th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
B16	2nd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	Z16	7th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
B17	2nd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	Z17	7th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
B18	2nd Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00	Z18	7th Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00
C14	3rd Floor	Apartment	2 bed -1 bath	51.00	62.00	2.00	64.00								
C15	3rd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
C16	3rd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
C17	3rd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
C18	3rd Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00								
D14	4th Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00								
D15	4th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
D16	4th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
D17	4th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
D18	4th Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00								
E14	5th Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00								
E15	5th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
E16	5th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
E17	5th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
E18	5th Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00								

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

Specifications

SPECIFICATIONS

Entrance & Hallway

Carefully designed shared access spaces with emphasis on lighting and plant selection
Installation of high-tech system lift

Safety & Security

High standards entrance door with advanced security system
High quality intercom system - video door phone,
Lighting with motion sensor and / or button in public areas.
Security monitoring 24/7
CCTV system in all closed and open common areas and around the buildings

APARTMENTS

General Finishes

Polished plaster walls
Premium eco-friendly paints for walls and ceilings
High quality tiles for horizontal and vertical surfaces
High aesthetics and energy efficient aluminum-controlled panels and double-glazed aluminum windows
Durable and energy efficient bioclimatic facade made of certified products ideal for creating a perfect environment irrespective of the weather conditions

Living Room & Hall

High-quality large-scale tiling to floor according to European standards
Modern cable television
Ergonomic architectural lighting design based on new technology trends

Interior stylish doors painted with eco-friendly paint.
High quality ironmongery.

Bedrooms

Modern cable television
Detailed design focusing on lighting and ergonomoy

Bathroom

High quality tiling to walls and floors
Shower set made of glass
High quality chrome accessories

Kitchen

High aesthetics and functionality, ergonomic kitchen design
High quality faucet and sink
Hygienic and antibacterial work surface
Protective wall covering

Electrics

Cooling and heating water independency for less power consumption
Detailed lighting design
Thorough ergonomical deliberation regarding sockets, fixtures and wiring
Electric towel rails for heating in the baths
Energy Class Minimum A+

Disclaimer

The Developer, for themselves and for the vendor(s) of these properties give notice that: 1. The plans, specification and sizes referred to in this Brochure have been prepared from preliminary materials available before construction of the Properties were complete. As such they are intended as a guide only and nowarranty or representation is given as to the final accuracy or completeness of the same. Those plans, specification and sizes may change and the only commitment regarding the same that the Developer is willing to make, will be contained in any binding contact for sale of a Property entered into by the Developer. 2. Any reference to facilities being provided in or for the Properties are those currently anticipated but may be varied by the Developer without prior notice. In addition where a facility is being provided for the Properties that facility may not be available for use at the time that completion (both physical and legal) of any given Property occurs as facilities may be situated in subsequent phases of the development. 3. Any reference to travel times and distances are based on information obtained on line by the Developer and no actual measurements have been undertaken. As such these times and distances cannot be warranted by the Developer. 4. Nothing herein constitutes a binding offer to sell or provide any sort of services or creates any contractual relationship and all sales remain subject to contract. 5. All liability and responsibility arising from any reliance placed on any Materials or any information in this Brochure is disclaimed to the extent legally permitted. Reliance may only be placed on information provided by the Developer's solicitors to a prospective purchaser's solicitor in writing, and then only to the extent that such information is not independently verifiable. 6. Computer generated images are for references purposes only and the final design and layout of the Properties may be different. Please therefore view this as an artist's impression and the specification as guidance only and that as the development progresses this may be subject to changes where necessary. In addition where a photo or computer generated image shows contents and furniture, then such contents and furniture is not being installed by the Developer or included in any sale. 7. All sizes quoted are estimated maximum sizes. The actual sizes (when built) may vary. No representation is being made that actual sizes (when built) will be as per the estimated maximum sizes. Possible variations to the size are not expected to exceed 10% but this is an expectation only and not a contractual commitment – any contractual commitment regarding size adjustments will be set out in any sale contract to be entered into by the Developer with a purchaser. 8. Ceiling heights quoted are estimated maximum ceiling heights at the highest point in each flat and actual ceiling heights may vary throughout the flat. 9. No agent or representative has any authority to make any statement or commitment binding on the Developer (whether in this Brochure or otherwise) and the only statements that can be relied upon are any contained in binding contracts for sale entered into by the Developer, or those confirmed in writing by the Developer's solicitors to a prospective purchasers solicitor. 10. We reserve the right to alter the provisions in the Brochure (including but not limited to these Terms) at any time, without prior notice. Any modification will take effect immediately. It is your responsibility to check the Brochure and these Terms regularly for modifications and additions.

