



K7

PREMIUM
APARTMENTS
IN KESSARIANI
ATHENS
GREECE

APARTMENTS

Azur
Superior Living

THE PROJECT

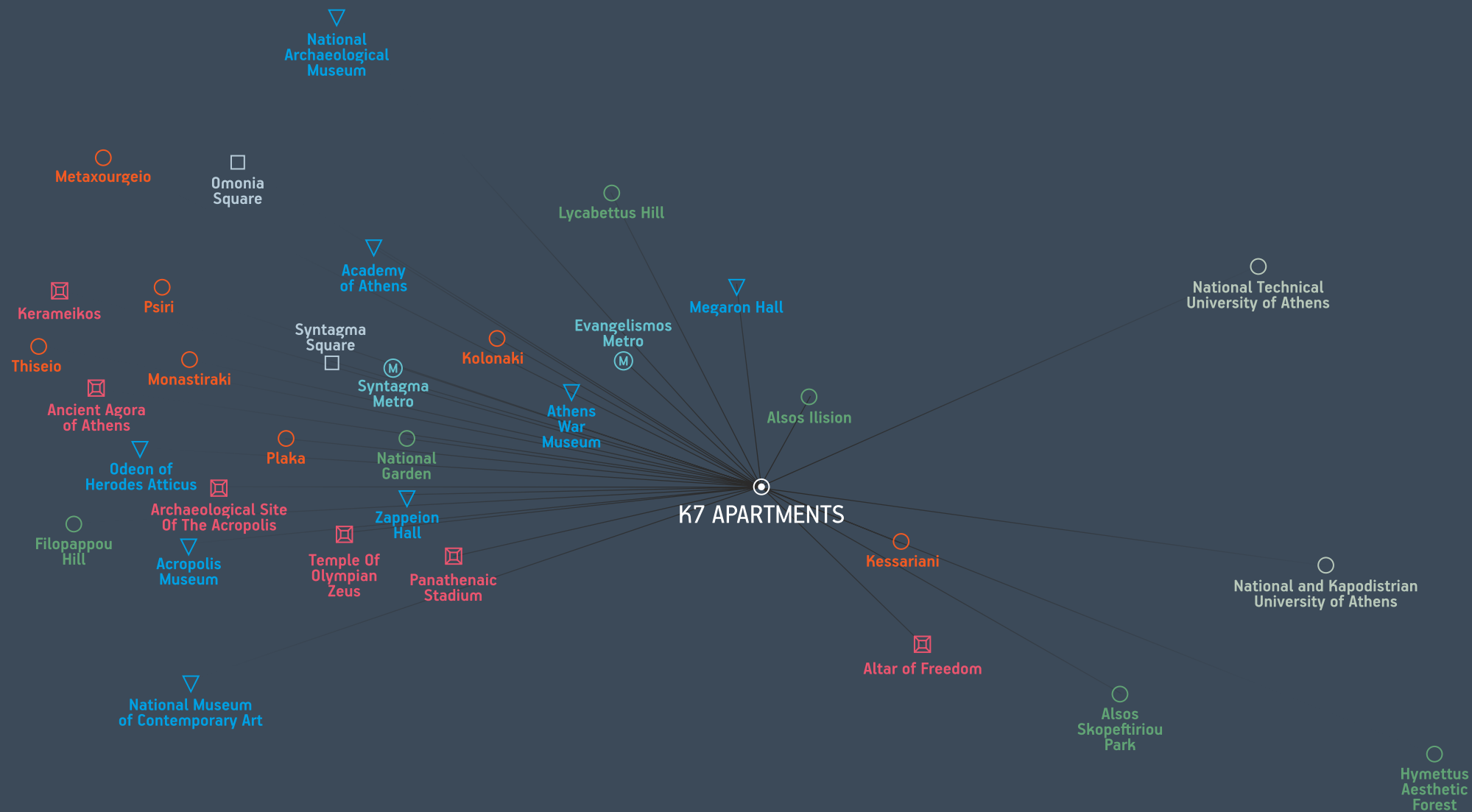
PREMIUM APARTMENTS IN KESSARIANI | ATHENS GREECE

K7 building is a high end residential building situated next to a green park, in Kessariani, Athens. The project will feature a Gym Area, Laundry, Visitors Parking Lots and high construction specs. The Design, Lighting and unique finishing will provide our clients Superior Living Spaces.

LOCATION OF THE PROJECT

ATHENS

K E S S A R I A N I



POINT OF INTEREST

BASIC DISTANCES FROM THE APARTMENTS

Evangelismos Metro	> 950 m
Athens International Airport	> 30 km
Piraeus Port	> 13.7 km
Hymettus Aesthetic Forest	> 3.4 km
Panathenaic Stadium	> 1.6 km
Syntagma Square	> 2.1 km
Acropolis	> 3.3 km
Alsos Ilision	> 650 m
Plaka	> 2.6 km

- DISTRICTS
- PARK - GREEN SPACES
- Ⓜ METRO STATIONS
- ▣ ARCHEOLOGICAL SITES
- ▽ CULTURAL SPACES
- UNIVERSITIES



HISTORY OF KESSARIANI DISTRICT

GEOGRAPHICAL DATA

Type of location: Town hall, Cathedral house
Altitude: 130 meters

DISTANCES

3 Kilometers Northwest (NW) ATHENS, Town, GREECE

LOCATED

West (W) at the foot of: HYMETTUS Mountain, ATTIKI ,
GREECE

KESSARIANI SUBURB OF ATHENS ATTIKI

Kessariani is one of the Eastern suburbs of Athens, situated 3 km. east of the centre of Athens, at an altitude of 130 m., on the NW slopes of Hymettus. It borders with the Municipalities of Zografou and Athens in the North, with Hymettus in the East, with Vironas and Athens (Pagrati) in the South and in the West with Athens again. The overall acreage of Kessariani today, is approximately 8.500 acres, 7.500 of which is a mountainous area and about 1.000 is populated and common area. The actual populate area is about 780 acres. Kessariani has a triangle scheme and a good street plan, based on the central avenue and the other horizontal and vertical to that, streets. Its population, according to the census in 1991, was 27.000, but it actually exceeds 35.000. The suburb today after going through fire and water, is considered to be an advantageous place to live in, mostly due to the environment and the warmth of its people. The suburb is growing; it has won several fights regained its footing and stood up. Today it attracts many people, it has somewhat changed. But its history, still wanders about everywhere, it lies in every part of it. History that moulds our character and forms our conscience.



HISTORY OF KESSARIANI DISTRICT

KESSARIANI SUBURB OF ATHENS ATTIKI

The town was founded in 1922 as a refugee camp for refugees driven from Asia Minor, most of whom coming from Smyrna. Formerly part of the city of Athens, Kaisariani was created as a municipality in 1933. The name was derived from Caesarea, the historical capital city of Cappadocia, Asia Minor (now Kayseri, Turkey).

The Kessariani rifle range is notable as the site of the execution of 200 communists on 1 May 1944 by the Nazi occupiers as a revenge for the death of German general Franz Krech, who had been killed in a guerrilla ambush near Molaoi a few days before.

In the early hours of June 17, 1944, 10 men of the United Panhellenic Organization of Youth and guerillas of the National Liberation Front were killed, when trapped by the Nazi forces at the Monastery of Kessariani, where they had been hiding.

THE TEAM

MASTER DEVELOPER
AZUR DEVELOPMENTS

PROJECT OWNER
TOWA INVESTMENTS IKE

ARCHITECTURE
A31 ARCHITECTURE
PRAXITELIS KONDYLIS, ARCHITECT

PROJECT MANAGEMENT
INSITE EPM

PROPERTY MANAGEMENT
MY GREEK VACATIONS

AZUR IDENTITY

World Class Development Services

AZUR Developments has worked with clients around the world to deliver the highest caliber of engineering, development and construction projects across all sectors.

Our Story

Azur Developments was founded in 1936 by Antoine Rizkallah Cabbabeh to provide innovative real estate development services through a combination of ingenuity, originality and hard work. Since then, we have developed into a reputable regional player in construction and development, based off of the incredibly talented team that we can assembled.

A31 IDENTITY

A31 gets established in 2003, when Praxitelis Kondylis, a young architect with rich academic qualifications and experience in architectural firms abroad, decides to create his own practice back in Athens.

Soon enough, A31 architecture undertakes design and construction projects, industrial design buildings, as well as interior design ventures starting with Athens and expanding its work elsewhere in Greece and Cyprus. In 2007, the organogram of the firm gets enriched with the addition of Panagiotis Karras, Civil Engineer, which leads to the formation of A31 ARCHITECTURE CONSTRUCTION, which completes the form of the practice and the services it provides.

Quite soon, A31 becomes a creative transdisciplinary group of architects, designers and engineers. Focusing on functionality and soundness of engineering, A31 still creates spaces which are characterised by clean-cut layout and honest construction, tailored to the needs of people as well as the land and the setting concerned.

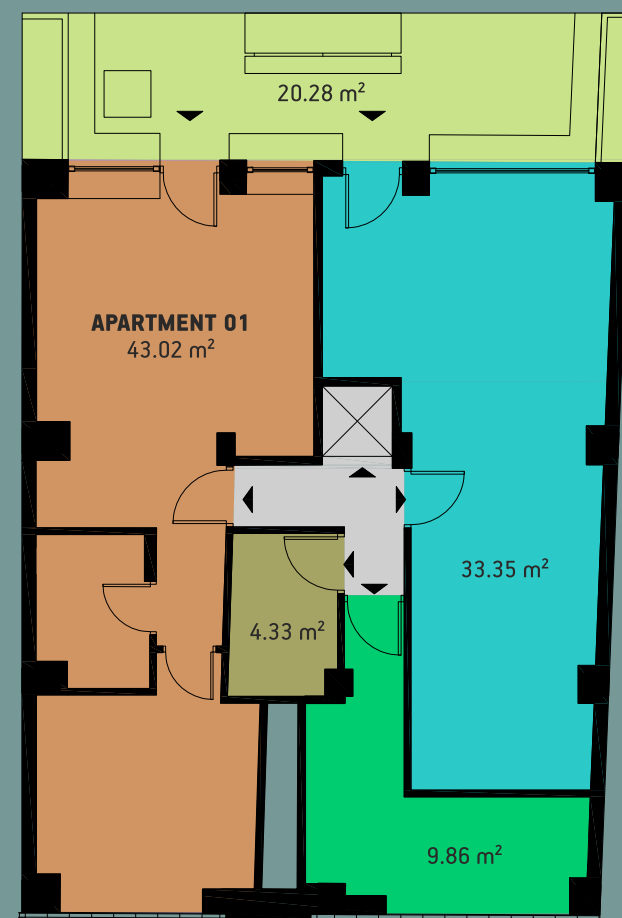
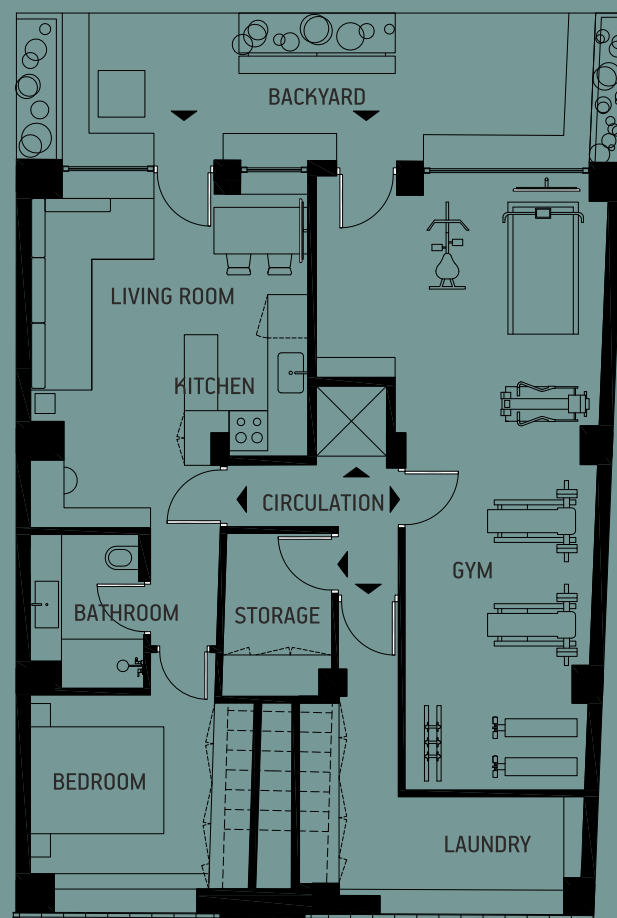
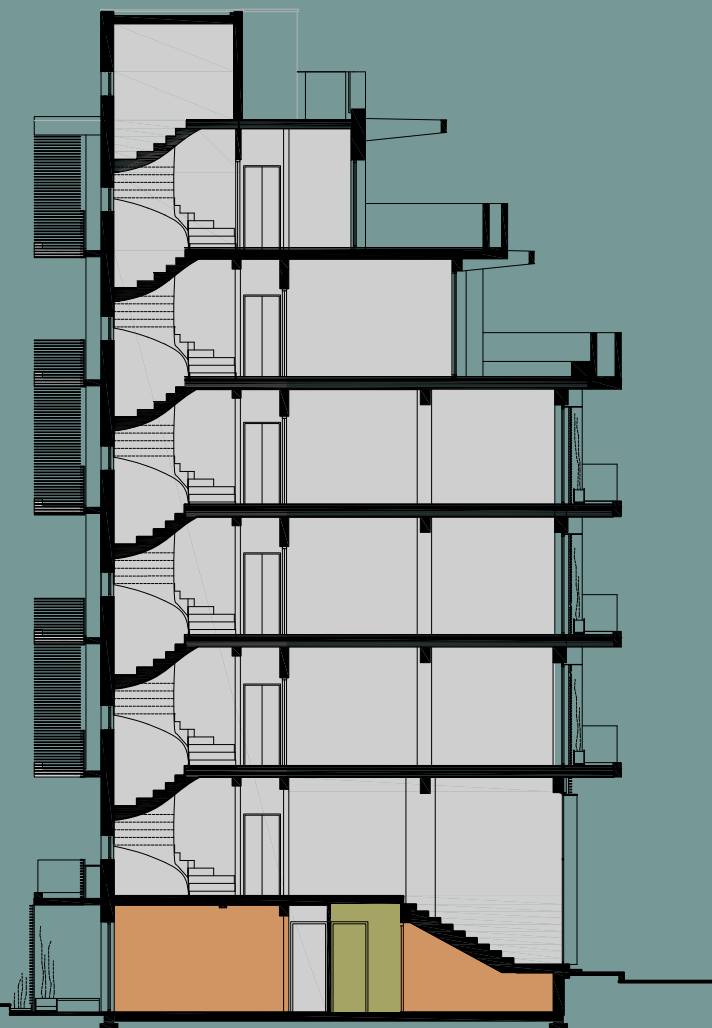
Its work has received several awards and distinctions in international competitions, while it has also been exhibited in museums and public spaces in Athens, Barcelona, Budapest, Bilbao, Nicosia and Piran. Articles and work of A31 has been published both in Greek and international press.

THE PLANS K7

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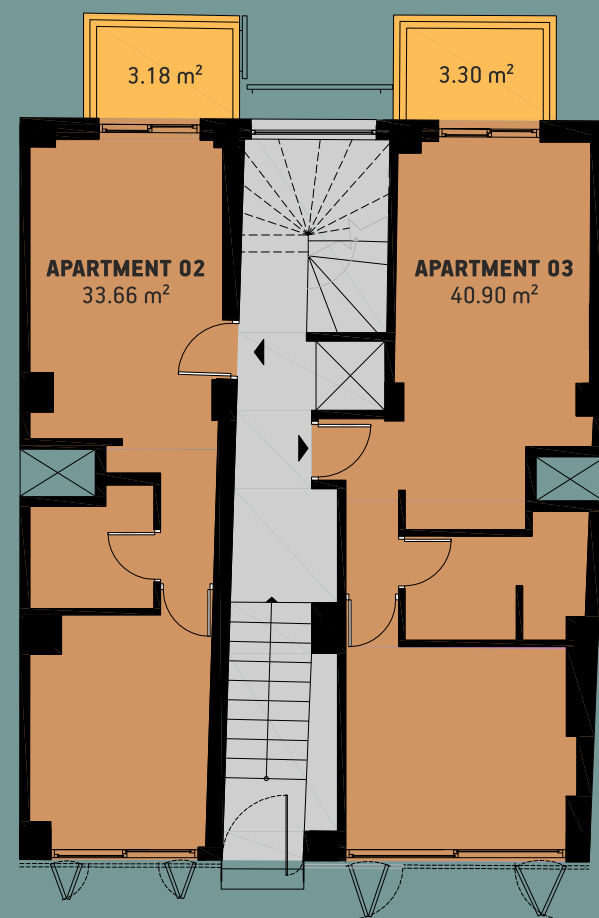
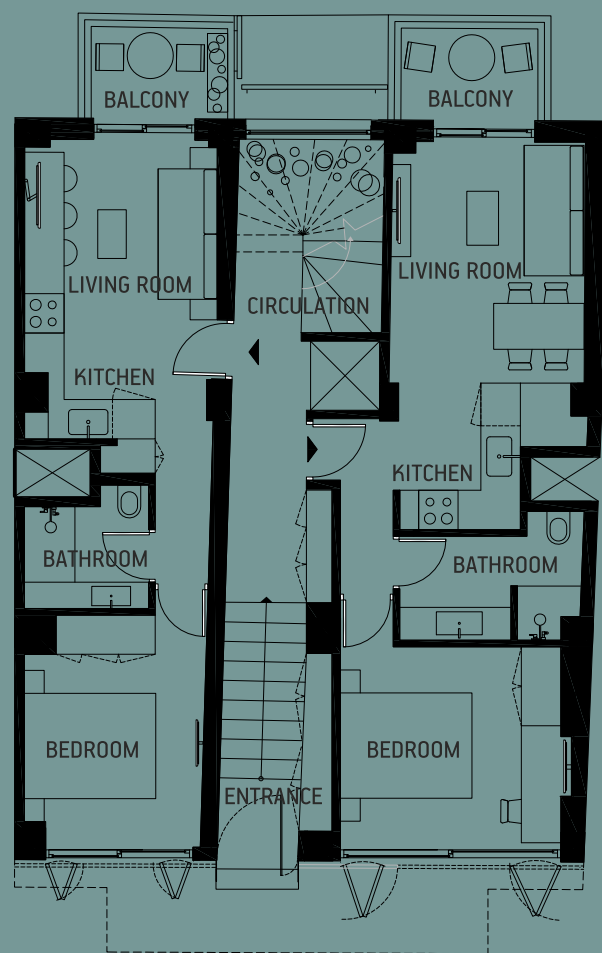
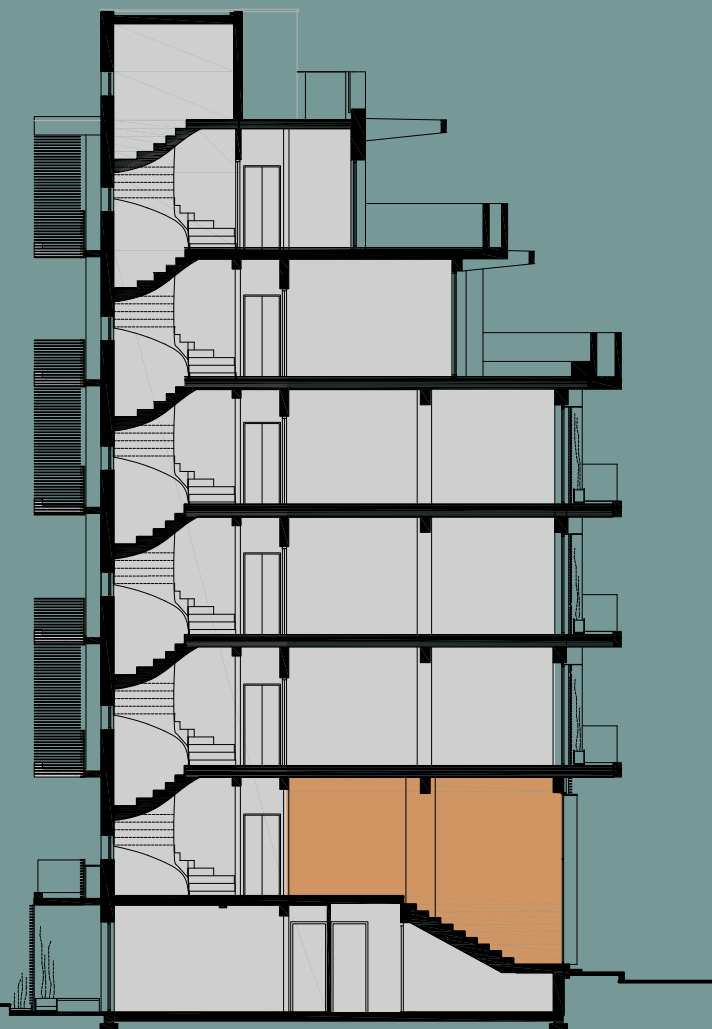
APARTMENTS

BASEMENT



- GYM (33.35 m²)
- APARTMENT 01 (43.02 m²)
- BACKYARD (20.28 m²)
- LAUNDRY (9.86 m²)
- STORAGE ROOM (4.33 m²)
- CIRCULATION

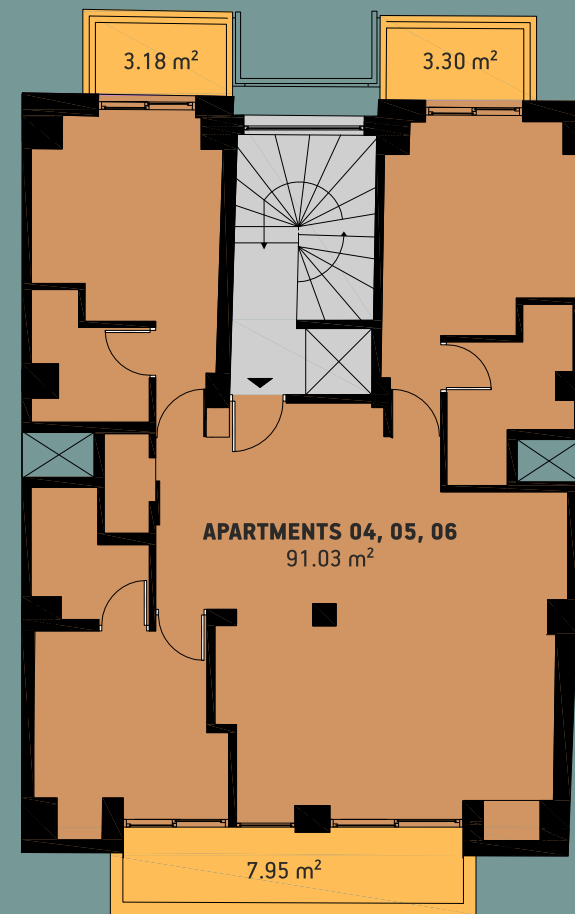
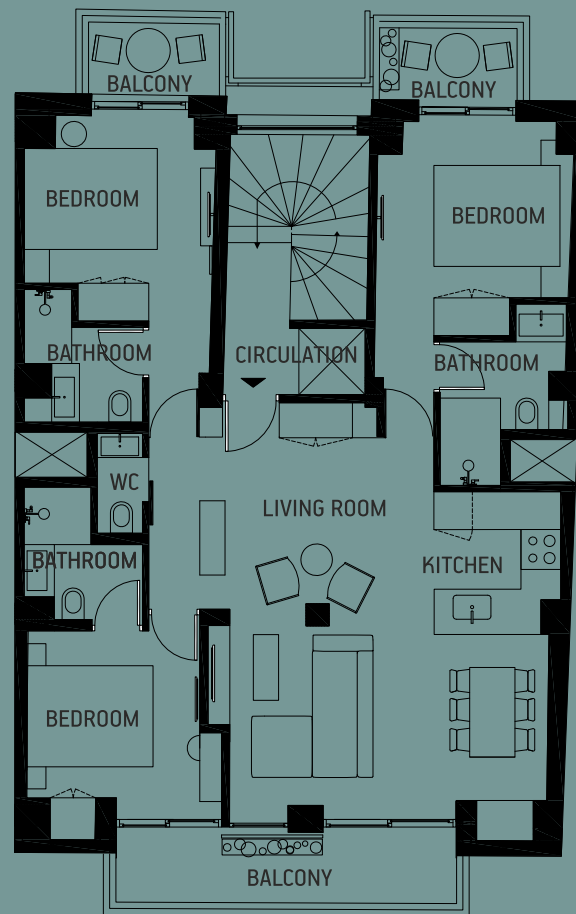
GROUND FLOOR



- APARTMENT 02 (33.66 m²)
- APARTMENT 03 (40.90 m²)
- BALCONY 02 (3.18 m²)
- BALCONY 03 (3.30 m²)
- CIRCULATION

TYPICAL FLOOR

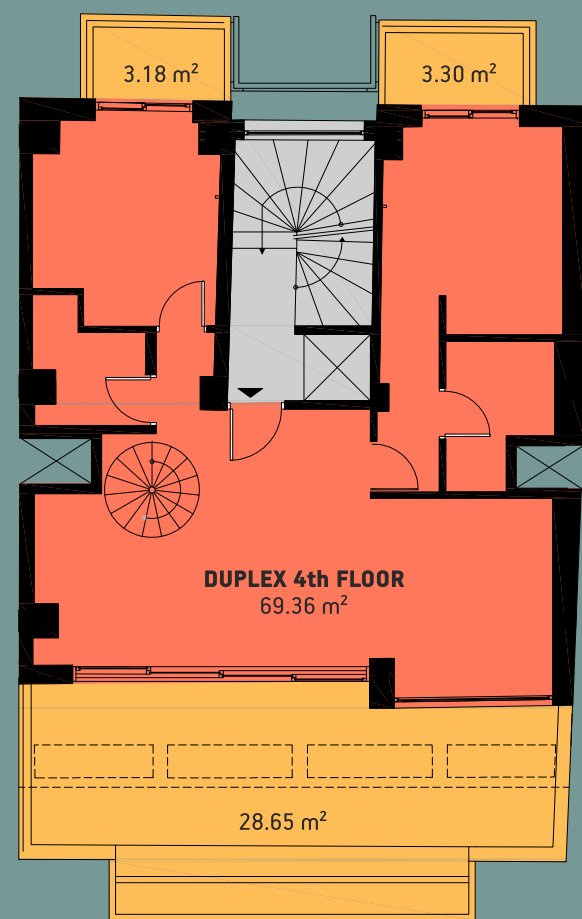
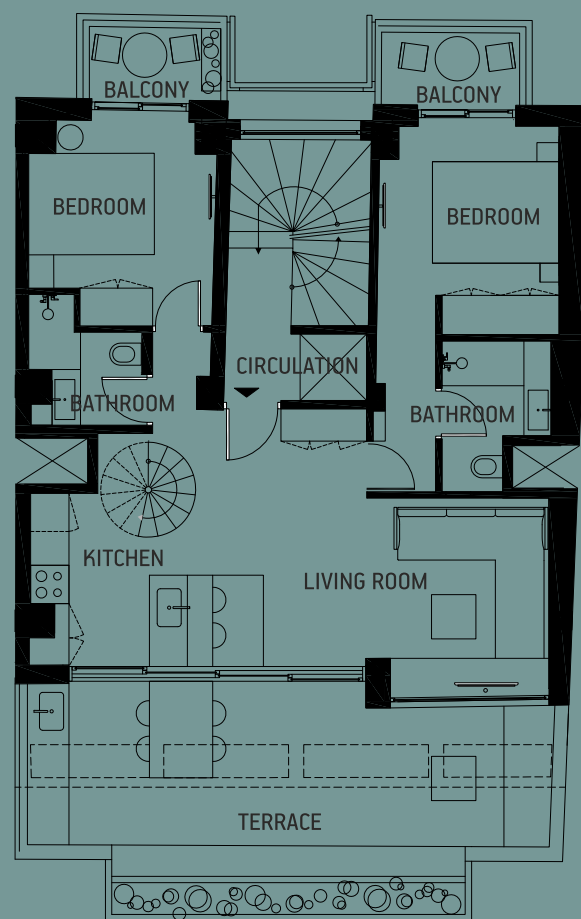
1st FLOOR
2nd FLOOR
3rd FLOOR



- APARTMENTS 04, 05, 06 (91.03 m²)
- BALCONIES (14.43 m²)
- CIRCULATION

DUPLEX

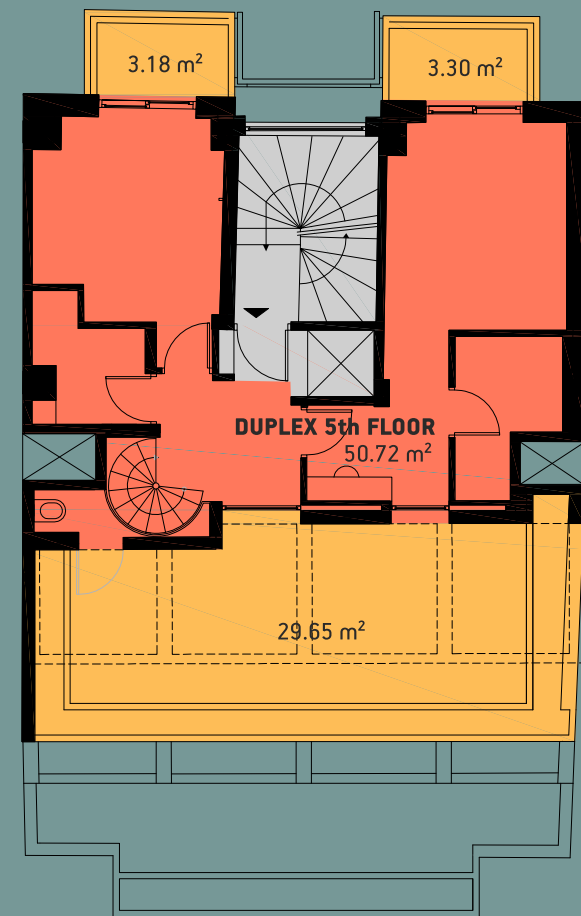
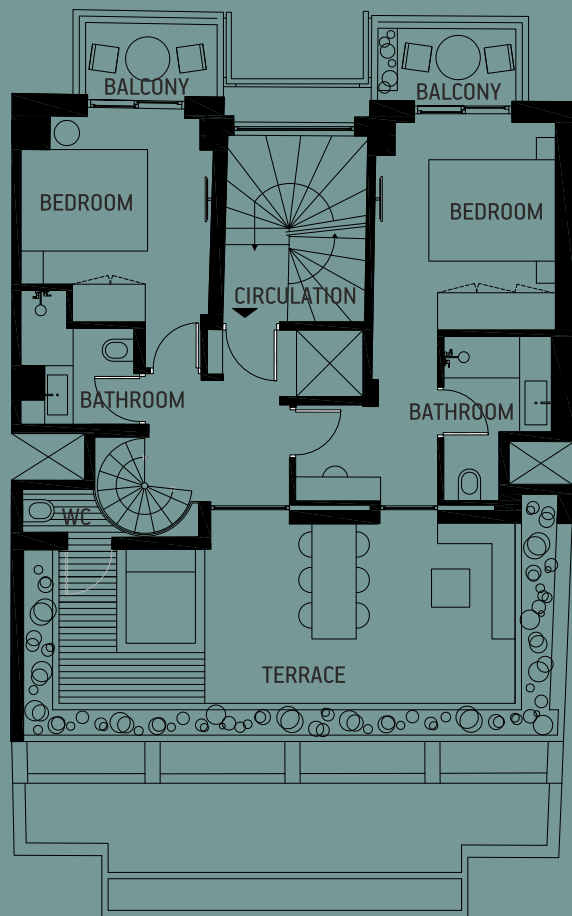
4th FLOOR



- DUPLEX 4th FLOOR (69.36 m²)
- BALCONIES & TERRACES 4th FLOOR (35.13 m²)
- CIRCULATION

DUPLEX

5th FLOOR



- DUPLEX 5th FLOOR (50.72 m²)
- BALCONIES & TERRACES 5th FLOOR (36.13 m²)
- CIRCULATION

THE MATERIALS



U-GLASS

ARTIFICIEL
CONCRETE

WHITE
RENDER

ZINC-GALVANIZED
METAL SHEET

WHITE
TERRAZZO

BLACK
TERRAZZO

EXPOSED
CONCRETE

THE VIEWS

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APARTMENTS

FRONT
VIEW



REAR
FACADE
VIEW



REAR
FACADE
BALCONY
VIEW



MAIN ENTRANCE



TYPICAL
LIVING &
KITCHEN



TYPICAL FLOOR BEDROOM WHITE

Bathroom/wardrobe area:
Paneling system. Glossy or Matte white
Wall and ceiling: white
Floor: Laminate wood
Furniture: Glossy or Matte
white to match paneling system.

*Areas: All Bedroom at Basement,
Ground, 1st, 2nd and 3rd Floor.*



TYPICAL FLOOR BATHROOM WHITE

Floor: White Terrazzo
Wall: Semi gloss white paint +
white terrazzo

*Areas: All Bedroom at Basement,
Ground, 1st, 2nd and 3rd Floor.*





DUPLEX
4th FLOOR
TERRACE
VIEW

DUPLEX
4th FLOOR
LIVING &
KITCHEN



DUPLEX BEDROOM WOOD

Bathroom/wardrobe area: Wood or veneer
Paneling system.
Wall and ceiling: white
Floor: white Terrazzo
Furniture: wood/veneer
to match paneling system
*Areas: All bedrooms inside
Duplex at 4th and 5th floor.*



DUPLEX BATHROOM GREY

Floor: Black/Dark Grey Terrazzo
Wall: Semi gloss white
paint + Black/Dark Grey terrazzo

*Areas: All bedrooms inside
Duplex at 4th and 5th floor.*



DUPLEX
5th FLOOR
TERRACE
VIEW





CONTACT

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