

  
**ESTIA**  
YOUR TRUSTED DEVELOPER

**KOSMOS** LOFTS





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## KOSMOS LOFTS

kosmos  
/'kɒzmos/  
noun

a philosophy of life.

The word cosmos implies a perception of the universe that is whole, complex, orderly and systemized.

According to ancient Greek philosopher Pythagoras, "Kosmos" (**κόσμος**) was an idea beyond our perception of the world.

Living in "Kosmos" means embracing a philosophy of life that honors the totality of the place while remaining faithful to one's values and principles. It refers to leading a good balanced and wholesome life that is both complete and organized. Kosmos is an endowment characterized by a global direction and inclusive harmonies.





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## WELCOME TO YOUR KOSMOS

Striking, harmonious and aesthetically shaped, Kosmos Lofts is an intimate dwelling of seven smartly-designed apartments offering premium amendments and impeccable interiors.

Kosmos Lofts offers you the contemporary, innovative and distinguished new world you've been looking for in the palm of an ancient historical city.

Just a heartbeat away from the city's most distinguished landmarks, Kosmos Lofts rises on Lagoumitzi Avenue, more precisely in the southern district of Neos Kosmos.







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“ We have designed the apartments by applying ample aesthetics, functionality and ergonomics, in order to fulfill your modern urban lifestyle's needs. ”

ESTIA DEVELOPMENTS - DESIGN TEAM





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## 6,000 YEARS OF HISTORY

During the era of the Ancient Greeks, Athens was considered the center of power, art, science and philosophy- it was the cradle of civilization. Today, 3400 years later, traces of its internationally renowned heritage are to be found at every corner around the city. Ruins, Byzantine monuments, the 1930's architectural modernism and more, all merge together to create a unique center of diverse things and places. Athens is a city that resembles no other with its breathing heritage and the manifestations of its vibrant and ingenious soul.



## LIVE LIKE A REAL ATHENIAN!

An international hub for business and a unique infrastructure full of potential with enviable healthcare and educational systems, Athens is blessed with an ideal climate and a sky like no other. In the center of it all, Kosmos Lofts embraces all the benefits of its location, while creating a unique world that is protected, pampered, comfortable and privileged.





## NEOS KOSMOS A STRATEGICALLY OFF-CENTER SPOT

Residential and professional at the same time, Neos Kosmos is endowed with all the perks of living just minutes away from the heart of the city.

Its strategic location makes it an ideal hub for businesses. The residents can easily enjoy most of Athens' beautiful nearby green parks, breathtaking views and cozy picnic sites.

Moreover, Neos Kosmos has three metro stations; one of them is situated right next to Kosmos Lofts. The five tram stations in the area connect the area to the city center and the South suburbs.

Neos Kosmos is only a short drive from the Athenian Riviera and stands in the middle of important old and contemporary cultural sites.

It has a quiet residential but also lively ambience as it offers a vibrant scene, with shops, museums, restaurants and bars.

 **BAKERY** 50M

 **PHARMACY** 200M

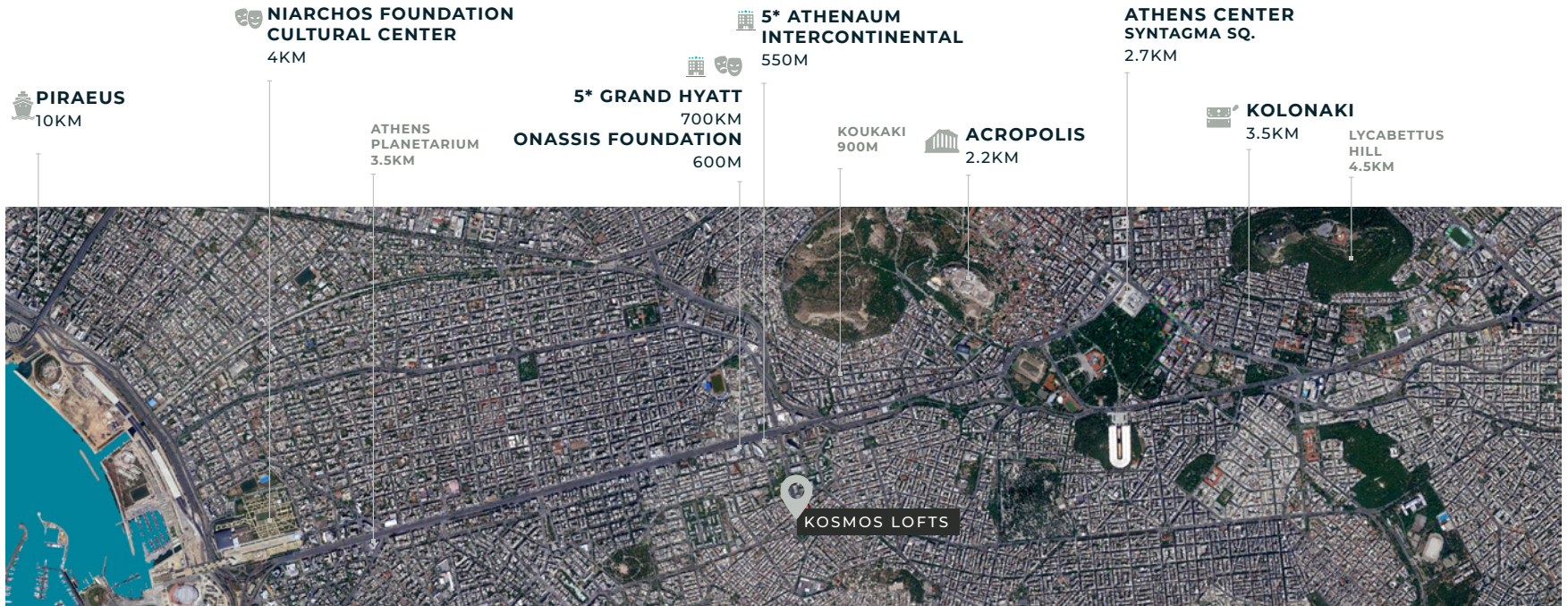
 **BANK** 300M

 **SUPERMARKET** 300M

 **METRO ST.** 350M



# KOSMOS LOFTS A CITY ALL AROUND



# KOSMOS LOFTS AT A GLANCE

## THE DEVELOPMENT



ESTIA PREMIUM  
COLLECTION



FULL BUILDING  
RENOVATION



ESTIMATED  
DELIVERY  
2022



PAYMENT  
FACILITIES

## THE UNITS



**4 FLOORS**



**7 APARTMENTS**



**44-54 SQM  
SIZES**



**1-2 BEDROOMS**



**1 CORNER SHOP  
187 SQM**

## KEY FEATURES



**GAS  
HEATING**



**LARGE  
WINDOWS**



**SPACIOUS  
BALCONIES**



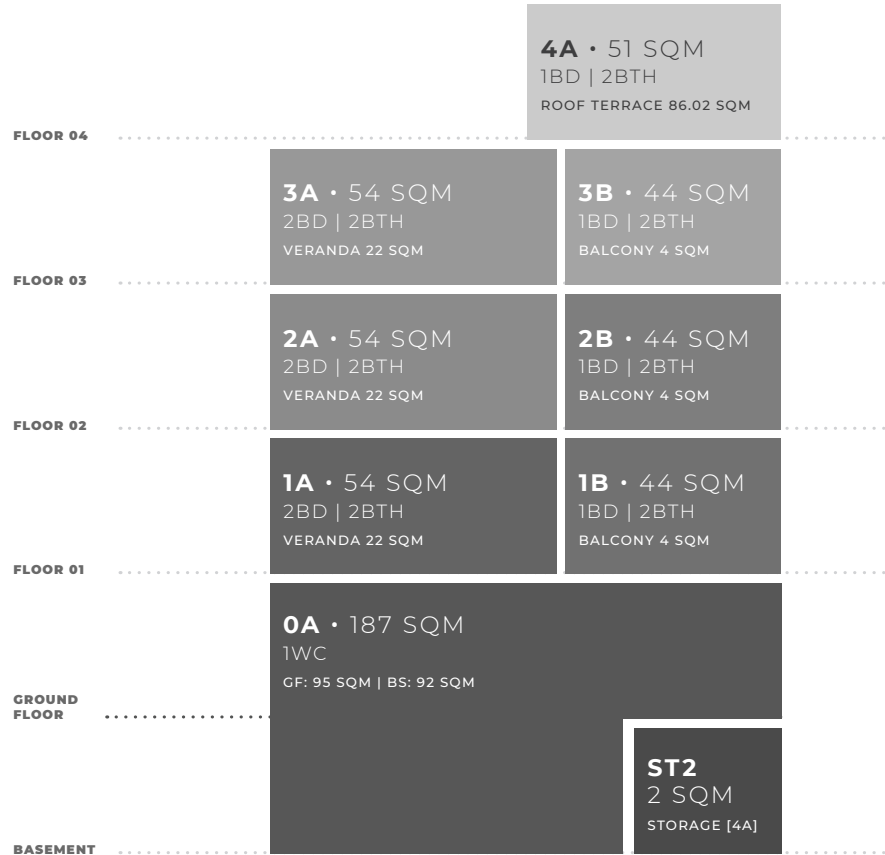
**HIGH  
LUMINOCITY**

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# THE DEVELOPMENT ANALYSIS





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# THE PENTHOUSE

## TOPVIEWS

The lavish penthouse touches the sky with its meticulously-designed space. Its residents can savour the beautiful view and the relaxing Jacuzzi from the privacy of their own terrace.





ID				
4A	4 <sup>TH</sup>	01	02	51

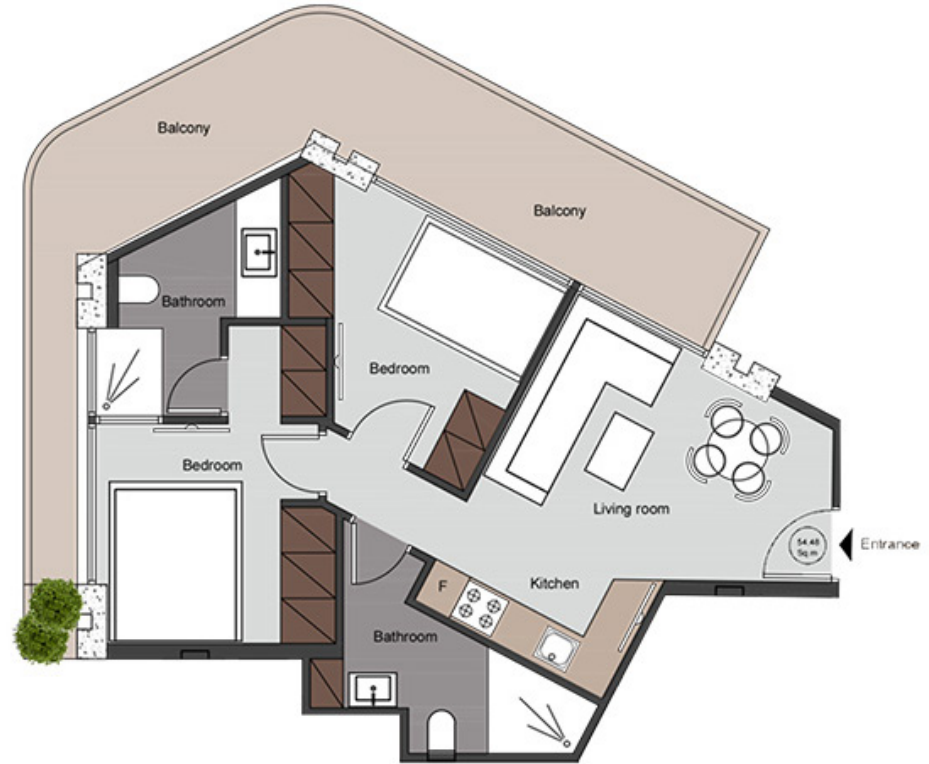
EXTRAS  
JACUZZI, STORAGE, TERRACE PRIVATE USE



# TYPICAL FLOORS TOPVIEWS

Six comfortable apartments, between 44 and 54 SQM each, are clustered in the typical floors of Kosmos Lofts. With 1 or 2 bedrooms and 1 or 2 bathrooms, they are smartly-designed, welcoming and cosy.





ID				
1A	1 <sup>ST</sup>	02	02	55
2A	2 <sup>ND</sup>	02	02	55
3A	3 <sup>RD</sup>	02	02	55





# TYPICAL FLOORS TOPVIEWS

Six comfortable apartments, between 44 and 54 SQM each, are clustered in the typical floors of Kosmos Lofts. With 1 or 2 bedrooms and 1 or 2 bathrooms, they are smartly-designed, welcoming and cosy.



ID				
1B	1 <sup>ST</sup>	01	02	44
2B	2 <sup>ND</sup>	01	02	44
3B	3 <sup>RD</sup>	01	02	44

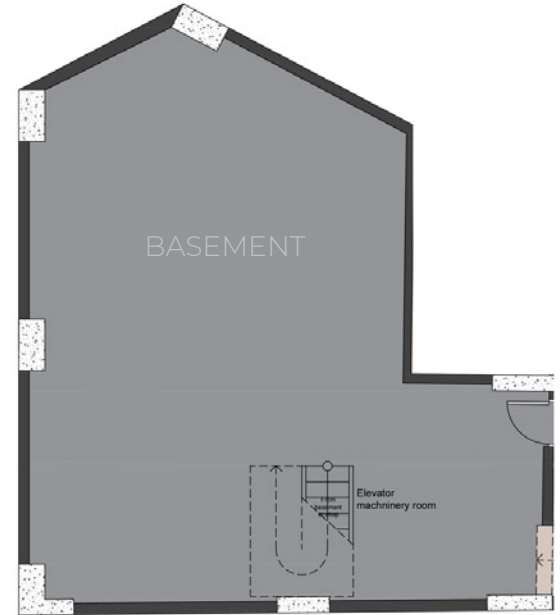
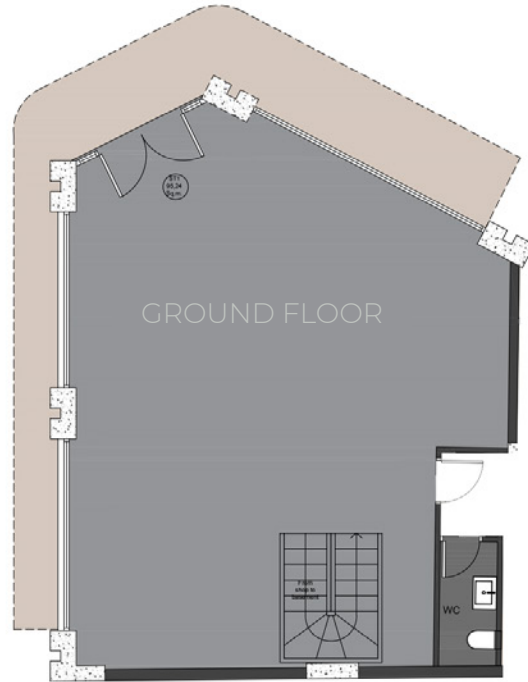



# GROUND FLOOR RETAIL STORE TOPVIEWS

A retail store is located on the ground floor, with an additional area of 187 SQM at the basement of the building.

Three angled from top to bottom large windows provide full projection from outside to inside.





ID			
0A	<b>GF +BS</b>	<b>01</b>	<b>187</b>





# THE RESIDENCES

## TOPVIEWS

ID UNIT	FLOORS 	SQM 			EXTRAS
RETAIL STORE 0A	BS + GF	187	-	1	STORAGE
APARTMENT 1A	1	54	2	2	-
APARTMENT 1B	1	44	1	2	-
APARTMENT 2A	2	54	2	2	-
APARTMENT 2B	2	44	1	2	-
APARTMENT 3A	3	54	2	2	-
APARTMENT 3B	3	44	1	2	-
APARTMENT 4A	4	51	1	2	JACUZI STORAGE TERRACE PRIVATE USE

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# BUILDING MODERN GREECE

## ESTIA DEVELOPMENTS COMPANY PROFILE

ESTIA DEVELOPMENTS is a pioneering real estate developer in Greece, Portugal and Spain specializing in high quality properties and known for its outstanding architecture. Whether you choose the city center, the suburbs for residential or commercial purpose, our hand-picked projects offer a wide array of modern lifestyles, shaped with comfortable and innovative designs.



# ESTIA DEVELOPMENTS

## OUR ETHOS

### EXPAND

Estia Developments has widely expanded over the past year with offices in Greece, Portugal, Lebanon, China, Spain and Hong Kong. Our extensive portfolio covers a wide range of properties to cater for all your needs.

### SHAPE

Shaping lifestyles every day, Estia Developments has helped over 2000 people from around the world in making their first move into a profitable investment and has provided more than 600 Golden Visas.

### TRANCEND

Estia's unique projects, innovative architecture and transcending design aim to redefine the realty scene in Europe and taking the urban landscape to the next level.





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