



ESTIA
YOUR TRUSTED DEVELOPER

LYRA 108

PREMIUM VILLA
KIFISSIA | ATHENS



Indulge yourself in a premium,
contemporary lifestyle.



LYRA 108

Move in the classy Athenian north suburbs and enjoy a glamorous everyday luxury.

LYRA 108 is a building located in Kifissia, the classiest and greenest north suburb of Athens.

The modern architectural design and the high-end construction materials create unique superior Living Spaces.

The Villa of 200SQM interior space is nested in the first two floors of the development. It is ideal for a family with children as it offers four master bedrooms, and spa-cious living areas.

Enjoy a premium lifestyle, with wide cozy living spaces, a private gym, a pool, a maid's room with

a private bathroom and a guest WC on every floor.

A competitive benefit of the project's strategic position is that its situated in a tranquil and family residential neighborhood of Kifissia District while being in the proximity of banks, bakeries, supermarkets, pharmacies, sc-hools, and the north Athens Business Hub.

Kifissia, the home of many rich families and Greek politicians, is surrounded by the municipalities of Ekali, Marousi and Lykovrysi. It is a quiet family district with elegant constructions.







THE CLASSY KIFISSIA

The Kifissia region began to undergo rapid growth, transforming into a bustling metropolis with a diverse range of corporate and professional activity, as well as intense social, intellectual, and sports events.

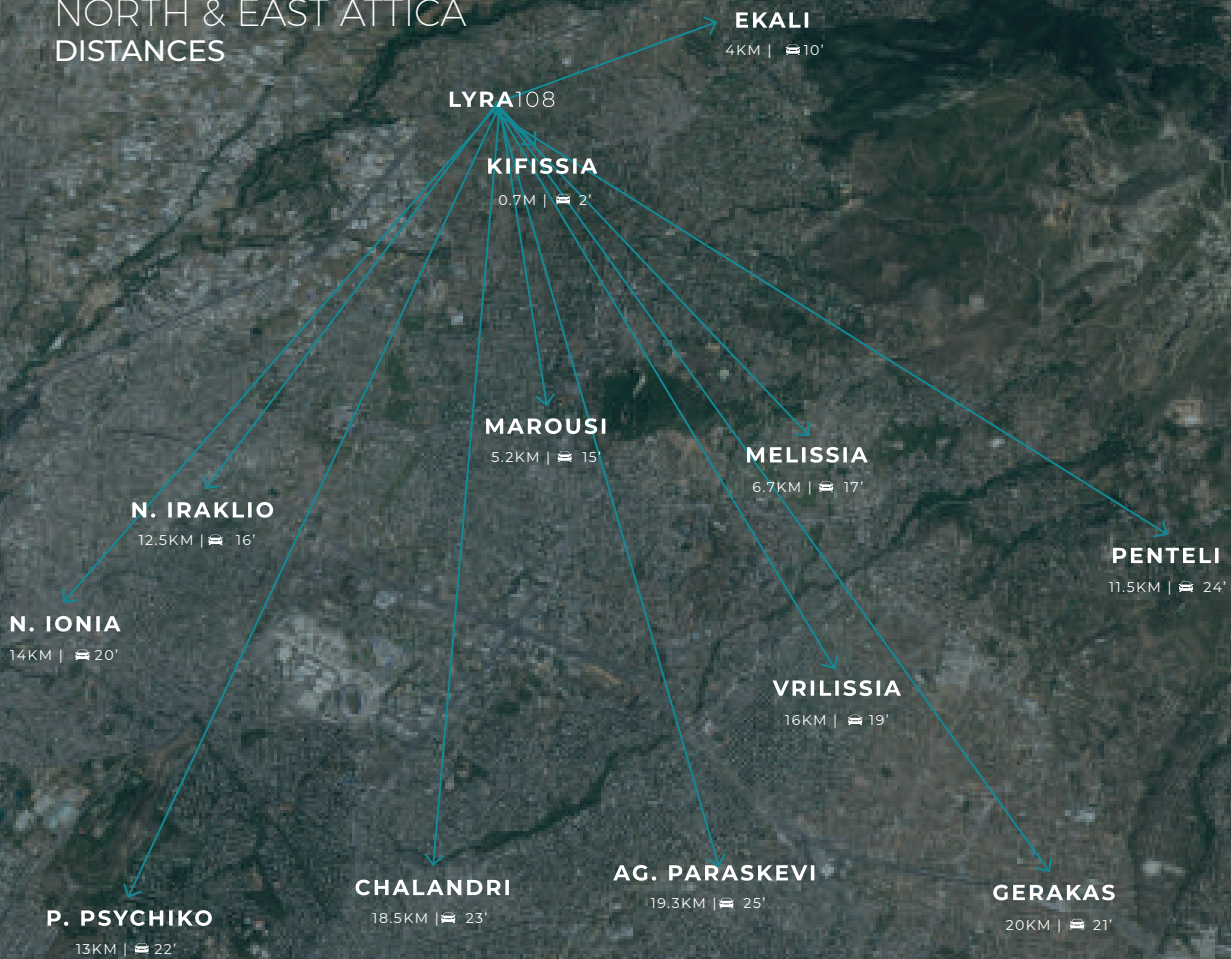
Aside from the presence of major museums, exhibitions, libraries, institutions, and collections, Kifissia now has over seventy cultural and sports clubs, a figure that reflects the city's citizens' interest in culture, social activities, and sports.

The area's green streets, scenic parks, affluent boutiques, outstanding restaurants, premium pubs, and lively clubs have made it one of the most popular and exclusive locations to reside in, providing a welcome respite from the city's hustle and bustle.

Restored vintage homes and villas from the nineteenth century are surrounded by peaceful tree-lined avenues, with horse-drawn carriages passing through on weekends, giving the neighborhood a nostalgic and romantic feel.

When compared to Athens' city center, Kifissia offers a different perspective and a calmer pace for tenants.

NORTH & EAST ATTICA DISTANCES



PROXIMITIES



- 95M DANCE SCHOOL
- 130M RESTAURANT
- 140M BUS STOP
- 300M PUBLIC PARK
- 400M PHARMACY
- 500M PRIMARY SCHOOL
- 750M TELECOMMUNICATIONS MUSEUM
- 850M SUPERMARKET
- 850M BANK
- 1.9KM METRO STATION
- 27.5KM PIRAEUS PORT
- 36KM ATHENS INTERNATIONAL AIRPORT



FROM NORTH TO SOUTH DISTANCES & SPOTS

**PIRAEUS
PORT**
27.5KM

**FLOISVOS
MARINA**
26KM

**NIARCHOS FOUNDATION
CULTURAL CENTER**
25KM

NEA SMYRNI
28KM

ACROPOLIS
18.5KM

**ATHENS
CENTER**
16.5KM

**LYCABETTUS HILL |
KOLONAKI**
15KM

**PALAIO
PSYCHIKO**
13KM

**OAKA OLYMPIC
COMPLEX**
8KM

**AMERICAN COLLEGE
OF GREECE**
15KM

KIFISSIA
0.7M



LYRA108

THE DEVELOPMENT AT A GLANCE

THE DEVELOPMENT



ESTIA
COLLECTION



NEW
CONSTRUCTION



ESTIMATED
DELIVERY
2023



PAYMENT
FACILITIES

THE AVAILABLE UNIT



1 MAISONETTE



2 FLOORS



200SQM
INTERIOR SIZE



**4 MASTER
BEDROOMS**

AMENITIES



POOL



GARDEN



PARKING



2 STORAGE
ROOMS



GYM



MAID'S
ROOM
ENSUITE



ECO-FRIENDLY
FIREPLACE

ESTIADEVELOPMENTS.com



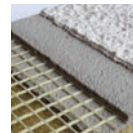
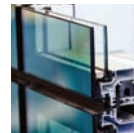
LYRA 108

ENERGY PERFORMANCE

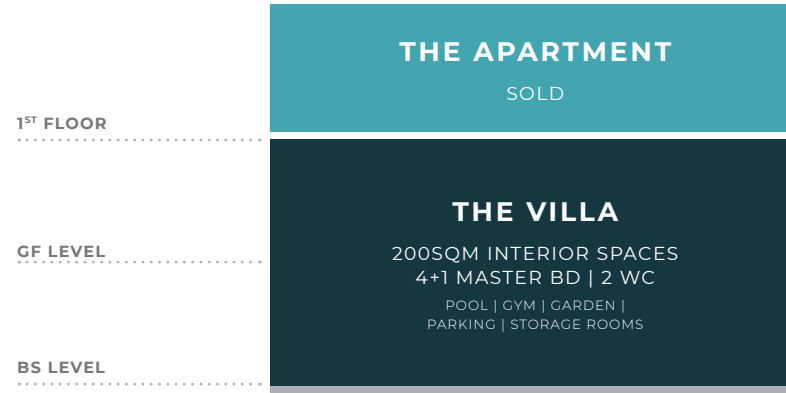
ESTIADEVELOPMENTS.com

ENERGY PERFORMANCE CERTIFICATE A+

- EUROPEAN STANDARDS ELECTRICAL FIXTURE
- EXTERNAL THERMAL INSULATION SYSTEM
- SOLAR COLLECTORS FOR HOT WATER
- ALUMINUM FRAMES WITH THERMAL BREAK
- DOUBLE GLASS WINDOWS
- INDEPENDENT GAS BOILER



LYRA108
THE DEVELOPMENT
ANALYSIS



PLUSH INTERIORS

Come home to your spacious and comfortable villa with tastefully appointed interiors, spacious master bedrooms, with high-end designed bathrooms and elegant details.

ESTIADEVELOPMENTS.com









ELEGANT & COMFORTABLE LAYOUTS

Every detail is optimally curated to maximize functionality in every aspect.









ESTIADEVELOPMENTS.com







FLOORPLANS

ID	THE VILLA GFA
FLOORS	BS & GF
SQM	200SQM
MASTER BEDROOMS	4
MAID'S ROOM ENSUITE	1
WC GUEST WC	2
PRIVATE POOL	13SQM
OUTDOOR/ VERANDAS GARDEN	VERANDAS 34SQM GARDEN 93SQM
CVM	FULL ROOM
PARKING SPACE	1
STORAGES	2



THE VILLA - level 2

FLOORPLANS

ID	THE VILLA GFA
FLOORS	BS & GF
SQM	200SQM
MASTER BEDROOMS	4
MAID'S ROOM ENSUITE	1
WC GUEST WC	2
PRIVATE POOL	13SQM
VERANDAS OUTDOOR/ VERANDAS GARDEN	34SQM 93SQM
CVM	FULL ROOM
PARKING SPACE	1
STORAGES	2



THE VILLA - level 1

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.



CONTACT US

TEL +30 211 411 2112

EMAIL sales@estiadevelopments.com

7 SPEFSIPPOU, KOLONAKI
ATHENS GREECE

ESTIADEVELOPMENTS.COM



PROXIMITIES



- SUPER MARKET 12M
- KINDERGARTEN 45M
- PHARMACY 400M
- BAKERY 500M
- RESTAURANT 850M
- BANK 850M
- METRO STATION 1.9KM

- NATURAL HISTORY MUSEUM 3KM
- KEFALARI 3.3KM
- SYGGROS HYDE 4.5KM
- EKALI CLUB 4.7KM
- ATHENS CENTER 16KM
- PIREUS PORT 27.5KM
- AIRPORT 36KM



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.



ATHENS THE ETERNAL CITY



ESTIADEVELOPMENTS.com



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.

