ESTIA
YOUR TRUSTED DEVELOPER
M10
VOULA
a new living standard
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M10
VOULA

a new living standard

M10 in Voula is a testament to innovative design inspired by organic living needs. This exceptional residential development offers four special and unique premium residences, meticulously crafted with utmost care and attention to detail. The structure of the building showcases a captivating blend of sleek lines and harmonious geometry, creating a visually striking and architecturally impressive masterpiece. Embrace the lifestyle of the Athenian Riviera and make this your new home.

Residents will have access to a state-of-the-art 25 SQM gym, convenient parking spaces, and storage facilities in the basement. Surrounding private gardens with pools create a magical and luxurious atmosphere.

Don’t miss the opportunity to live in this extraordinary haven that combines modern living with natural harmony.

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WELCOME HOME

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THE VILLA ALFA | **GFA *[BS, GF, 1ST FLOOR]***

This luxurious three-level residence spans 219 SQM and boasts three spacious master bedrooms, providing ample space for relaxation and comfort. It also features a guest WC for added convenience. The luminous common living spaces add a touch of elegance and style, and the stunning private garden measuring 106 SQM, complete with an 27 SQM private pool (*depth 2m), creates a serene oasis for outdoor entertainment and relaxation. The residence comes with a large storage room of 38 SQM in the basement, one parking space, and access to the gym.

THE VILLA BETA | **GFB *[GF & 1ST FLOOR]***

Presenting an exquisite two-level maisonette covering an area of 114 SQM, this remarkable property showcases two master bedrooms, providing a spacious and secluded living environment. Additionally, a guest WC is included for added convenience. Boasting a private garden spanning 191 SQM, accompanied by a 22 SQM private pool (*depth 1m), residents can relish abundant space and indulge in outdoor leisure, with a tranquil and opulent ambiance. The residence comes with a storage room of 8 SQM in the basement, one parking space, and access to the gym.

THE WHOLE FLOOR APARTMENT | **2A *[2ND FLOOR]***

Introducing a truly luxurious full-floor apartment spanning 154 SQM, this exquisite residence features two master bedrooms, ensuring ample space and privacy. With the inclusion of an open-plan kitchen, luminous living spaces, and a guest WC, this apartment offers a seamless blend of elegance and functionality. Adding to its allure, the apartment boasts 70 SQM of verandas, providing an unflustered outdoor retreat for relaxation and entertainment. The residence comes with a storage room of 8 SQM in the basement, one parking space, and access to the gym.

THE PENTHOUSE MAISONETTE | **3A *[4TH & 5TH FLOOR]***

Presenting a magnificent penthouse maisonette, this luxurious residence spans 223 SQM and offers an unparalleled living experience. Boasting four master bedrooms, two guest WCs, and luminous living spaces, this opulent penthouse seamlessly combines style and functionality. The highlight of this extraordinary residence is the expansive 112 SQM of verandas, featuring a jacuzzi, creating a captivating outdoor retreat for relaxation and entertainment. The residence comes with a spacious storage room of 21 SQM in the basement, two parking spaces, and access to the gym.

VOULA

Experience the dynamic vitality of the genuine Athens Riviera and its unique ambiance

Nestled along the stunning Athens Riviera, the district of Voula offers a captivating blend of natural beauty, vibrant culture, and luxurious living.

With its pristine sandy beaches, crystal-clear waters, and breathtaking sunsets, Voula is a haven for beach lovers and outdoor enthusiasts. The coastal promenade is lined with trendy cafes, restaurants, and bars, creating a lively and cosmopolitan atmosphere.

The district boasts excellent amenities, including top-rated schools, medical facilities, and recreational spaces. Its proximity to the city center allows for easy access to Athens' historical landmarks and cultural attractions.

Whether you seek relaxation by the sea or a vibrant social scene, Voula offers an idyllic coastal lifestyle that is second to none.

PRISTINE BEACHES AND BREATHTAKING SUNSETS

Voula, nestled along the Athens Riviera, offers stunning sandy beaches, crystal-clear waters, and unforgettable sunsets, making it a paradise for beach lovers and nature enthusiasts.

LIVELY AND COSMOPOLITAN ATMOSPHERE

The coastal promenade of Voula is lined with trendy cafes, restaurants, and bars, creating a vibrant and cosmopolitan ambiance that caters to the refined tastes of residents and visitors alike.

NOTABLE LANDMARKS AND ATTRACTIONS

Voula has landmarks like Voula Beach, Voula Square, Vouliagmeni Marina, Lake Vouliagmeni, and Kavouri Open-Air Theater, offering cultural experiences and natural wonders.

CONVENIENT LIVING AND ACCESSIBILITY

Voula benefits from modern infrastructure, like well-maintained roads, public transportation options, and easy access to the Athens International Airport and Piraeus Port, ensuring seamless connectivity.

UPSCALE BOUTIQUES AND EXCLUSIVE RESORTS

Voula is home to upscale boutiques, designer shops, and luxurious resorts, providing a sanctuary for those seeking a sophisticated and indulgent lifestyle.

EXCELLENT AMENITIES AND INFRASTRUCTURE

With top-rated schools, medical facilities, and recreational spaces, Voula offers excellent amenities for residents. Its proximity to the city center allows for easy access to Athens' historical landmarks and cultural attractions.

THE PROJECT
NEIGHBORHOOD

PROXIMITIES

FOOD DELI 120M
GAS STATION 300M
NURSERY SCHOOL 400M
PRIMARY SCHOOL 400M
VET 400M
KAVOURI BEACH 700M

VOULIAGMENI 1.7KM
ASTIR BEACH 3KM
ASTIR MARINA 3.4KM

GLYFADA SHOPPING AREA 5KM

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THE PROJECT
IN THE ATHENIAN RIVIERA

PIRAEUS PORT
22.5KM

NIARCHOS FOUNDATION CULTURAL CENTER
17.3KM

ATHENS CENTER SYNTAGMA SQ.
17KM

THE ELLINIKON PROJECT
7.5KM

GLYFADA
5.5KM

VOULA
2KM

VOULIAGMENI
1.7KM

TO CAPE SOUNION

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THE DEVELOPMENT
AT A GLANCE

THE DEVELOPMENT

NEW CONSTRUCTION

A+ ENERGY CLASS

EST. DELIVERY 2027 (1st. Q)

PAYMENT FACILITIES

THE UNITS

4 FLOORS

4 UNITS

114-223 SQM

2-3-4 BEDROOMS

AMENITIES

BASIC SMART BUILDING INTEGRATION

LARGE WINDOWS

GYM

GAS

WALK-IN CLOSETS

PRIVATE GARDEN/ ROOF GARDEN

PRIVATE POOLS / JACUZZI

STORAGES

PARKING SPACES

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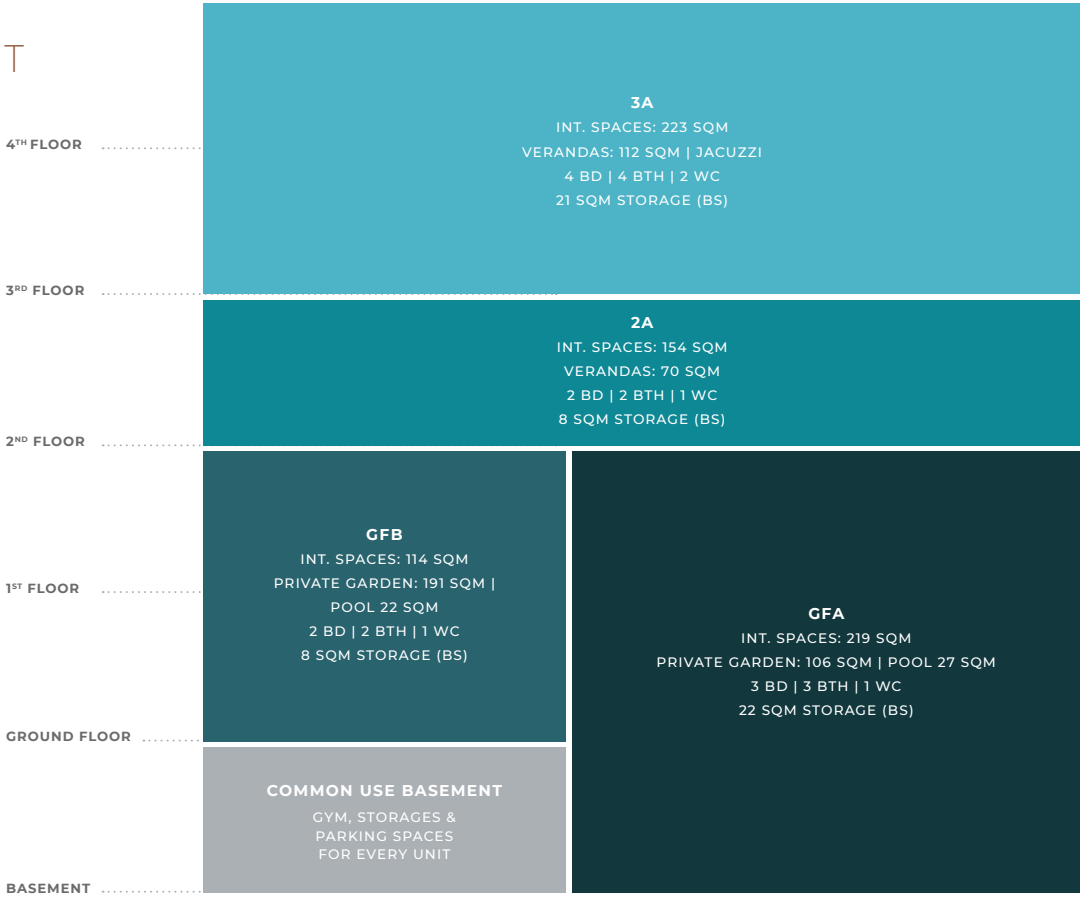
THE DEVELOPMENT
ANALYSIS



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MODERN
GARDEN
GOLDMINE

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FLOORPLANS

ID	3A
FLOORS	3RD & 4TH
SQM	223 SQM
BEDROOMS	4
BATHROOMS	4
WC GUEST WC	2
OUTDOOR / VERANDAS	VERANDAS 112 SQM
JACUZZI	1
PARKING	2
STORAGE	21 SQM

FLOOR 4

FLOORPLANS

ID	3A
FLOORS	3RD & 4TH
SQM	223 SQM
BEDROOMS	4
BATHROOMS	4
WC GUEST WC	2
OUTDOOR / VERANDAS	VERANDAS 112 SQM
JACUZZI	1
PARKING	2
STORAGE	21 SQM

FLOOR 3

FLOORPLANS

ID	2A
FLOORS	2ND
SQM	154 SQM
BEDROOMS	2
BATHROOMS	2
WC GUEST WC	1
OUTDOOR / VERANDAS	VERANDAS 70 SQM
PRIVATE POOL	-
PARKING	1
STORAGE	8 SQM

FLOOR 2

FLOORPLANS

ID	GFB
FLOORS	GF & 1ST
SQM	114 SQM
BEDROOMS	2
BATHROOMS	2
WC GUEST WC	1
OUTDOOR / VERANDAS	PRIVATE GARDEN 191 SQM
PRIVATE POOL	22 SQM
PARKING	1
STORAGE	8 SQM

FLOOR 1

FLOORPLANS

ID	GFB
FLOORS	GF & 1ST
SQM	114 SQM
BEDROOMS	2
BATHROOMS	2
WC GUEST WC	1
OUTDOOR / VERANDAS	PRIVATE GARDEN 191 SQM
PRIVATE POOL	22 SQM
PARKING	1
STORAGE	8 SQM

GROUND FLOOR

FLOORPLANS

ID	GFA
FLOORS	BS, GF & 1ST
SQM	219 SQM
BEDROOMS	3
BATHROOMS	3
WC GUEST WC	1
OUTDOOR / VERANDAS	PRIVATE GARDEN 106 SQM
PRIVATE POOL	27 SQM
PARKING	1
STORAGE	38 SQM

FLOOR 1

FLOORPLANS

ID	GFA
FLOORS	BS, GF & 1ST
SQM	219 SQM
BEDROOMS	3
BATHROOMS	3
WC GUEST WC	1
OUTDOOR / VERANDAS	PRIVATE GARDEN 106 SQM
PRIVATE POOL	27 SQM
PARKING	1
STORAGE	38 SQM

GROUND LEVEL

FLOORPLANS

ID	GFA
FLOORS	BS, GF & 1ST
SQM	219 SQM
BEDROOMS	3
BATHROOMS	3
WC GUEST WC	1
OUTDOOR / VERANDAS	PRIVATE GARDEN 106 SQM
PRIVATE POOL	27 SQM
PARKING	1
STORAGE	38 SQM

BASEMENT

FLOORPLANS

BASEMENT
PARKING SPACES, COMMON-USE GYM & STORAGES

THE DEVELOPMENT
INVENTORY

ID RESIDENCE	FLOORS	LEVELS	SQM	BEDROOMS	BATHROOMS	WC GUEST WC	POOL / JACUZZI	OUTDOOR / VERANDAS	INDOOR PARKING	STORAGE
GFA	GF, BS & 1ST	3	219 SQM	3	3	1	PRIVATE POOL 27 SQM	PRIVATE GARDEN 106 SQM	1	38 SQM
GFB	GF & 1ST	2	114 SQM	2	2	1	PRIVATE POOL 22 SQM	PRIVATE GARDEN 191 SQM	1	8 SQM
2A	2ND	1	154 SQM	2	2	1	-	VERANDAS 70 SQM	1	8 SQM
3A	3RD & 4TH	2	223 SQM	4	4	2	JACUZZI	VERANDAS 112 SQM	2	21 SQM

BUILDING MODERN GREECE

ESTIA DEVELOPMENTS
COMPANY PROFILE

Estia Developments is a prime real estate developer that creates design-led residential properties of the highest quality for families or individuals in search of homes matching their modern lifestyles.

With a diverse portfolio spanning high-end properties and urban residences, Estia Developments is well-positioned to cater to any lifestyle, whether you prefer the vivid streets of Athens Center or The South Athens Riviera.

ESTIA DEVELOPMENTS
OUR ETHOS

EXPAND

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

SHAPE

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

TRANCEND

Estia Developments' unique projects, innovative architecture, and transcending design aim to redefine the real estate scene in Europe and take the urban landscape to the next level.

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