



OUR VERSION OF VOULA



ESTIA
YOUR TRUSTED DEVELOPER



WHERE ARCHITECTURAL
TRANSPARENCY MEETS
PREMIUM LIVING

WELCOME HOME

Free flowing, airy and contemporary, the impressive V by ESTIA residential building is an edifice that sparks a passionate conversation with the urban setting of Voula. It is enhanced by its uninhibited, contemporary styles, and the flowy use of different but utterly complementing materials such as wood finishing and glass.

Five spacious and wide floors housing the best in contemporary design with elegant aesthetics.



An aerial photograph of the Voula coastline in Athens, Greece, during a golden sunset. The sea is on the left, and a multi-lane road runs along the shore, bordered by greenery and modern residential buildings. The sky is filled with warm, orange and yellow hues.

VOULA

THE GEM OF ATHENS RIVIERA

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BY THE SEA | ATHENIAN RIVIERA

This is the quiet, residential part of the Athenian Riviera, with a Southern California feel and a remarkable municipal set-up, providing a luxurious living cradle for privileged inhabitants. Near the Four Seasons hotel as well as the Glyfada shopping centre, Voula is spot on!

NEW ARCHITECTURAL PARADISE

In a part of Voula where excellent city planning shows its best side, right off the main Avenue of Vouliagmeni, this is the setting for 7 Papagou, the newest entry in luxurious city dwellings.

THE IDEAL LIVING SPOT

A trademark location of beautiful beaches and strong environmental consciousness, Voula is considered a magnet for high-income residents and homeowners. Families, young professionals and a high-end fashion crowd create the perfect mix of vibes for everyone.



A PRIVILEGED LOCATION

PIRAEUS PORT
22Km | 25' drive

ATHENS CENTER
15Km | 20' drive

FLISVOS MARINA
13Km | 15' drive

**HELLINIKON PROJECT
& CASINO**
6Km | 10 min drive

**GLYFADA
SHOPPING AREA**
1.5Km | 5' drive

ATHENS AIRPORT
22Km | 25' drive

ASTIR BEACH
5Km | 10' drive



A PREMIUM LOCATION

100m Bus Stop

150m Public Park

200m Vouliagmenis Ave.

250m Pharmacy

450m Primary School

650m Supermarket

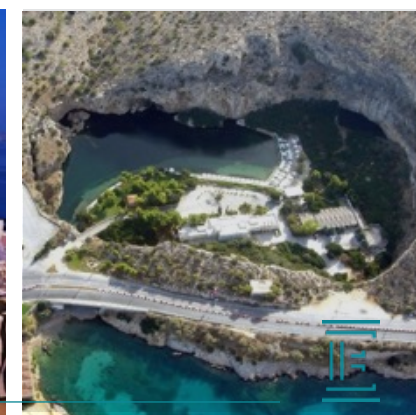
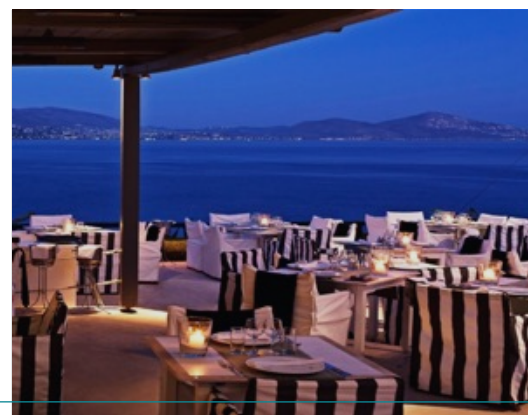
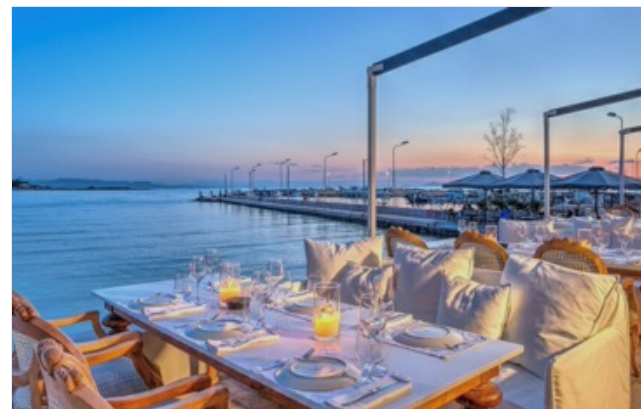
1Km Voula General Hospital

1.5Km Voula Central Square

1.5Km Voula Beach

2Km Cinema

2Km Local Lifestyle Area with cafés & restaurants



THE DEVELOPMENT SPECS AT A GLANCE



ESTIA LUXURY
COLLECTION



NEW
DEVELOPMENT



ESTIMATED
DELIVERY
2024



PAYMENT
FACILITIES

THE UNITS



5 FLOORS



6 RESIDENCES



92-199 SQM



2, 3, 5 BEDROOMS

AMENITIES



PRIVATE
GARDEN



PRIVATE
POOLS



ECO-FRIENDLY
FIREPLACES



UNDERGROUND
PARKING LOT

KEY FEATURES



FLOOR
HEATING



CURVED
WINDOWS



SPACIOUS
BALCONIES



ELECTRIC CAR
CHARGERS



GLASS BOTTOM
POOL



SMART BUILDING



HIGH-END
ARCHITECTURE



HIGH LUMINOCITY



THE DEVELOPMENT ANALYSIS

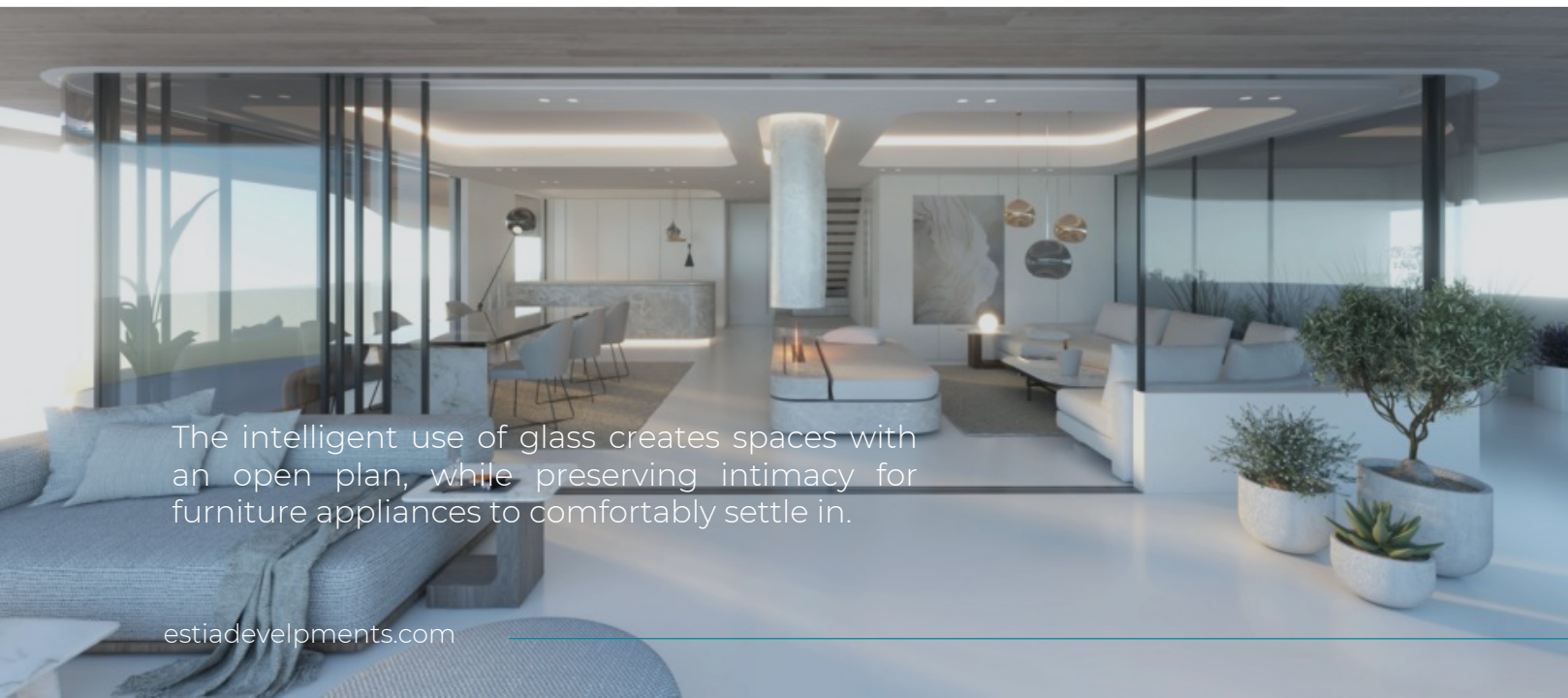


THE PENTHOUSE

A modern penthouse with a curved facade, large glass windows, and a rooftop pool and garden. The building is white with a curved roofline. The glass windows reveal a bedroom with a bed and a living area with a sofa. The rooftop features a swimming pool, lounge chairs, and a garden with a tree and purple flowers. The sky is blue with some clouds and birds.

ABOVE ALL

Two floors covering 156 SQM with luminous living areas and three bedrooms are hosted amongst the 70SQM pool roof garden and 200+ SQM of verandas, is the crown jewel of V.



The intelligent use of glass creates spaces with an open plan, while preserving intimacy for furniture appliances to comfortably settle in.





High-tech, but at the same time classic and utterly organic, the fluid quality of glass meets the storytelling lines of elegant design.





THE PENTHOUSE FLOORPLANS

4TH FLOOR



THE PENTHOUSE FLOORPLANS

5TH FLOOR



TYPICAL APARTMENTS

THE HEART OF V

Four 92 & 97SQM comfortable apartments, are nestled in the typical floors of V. With two bedrooms, two bathrooms and a guest WC each, they are practical, comfortable and cozy. Their 33 to 50 SQM verandas offer beautiful views of the city below.



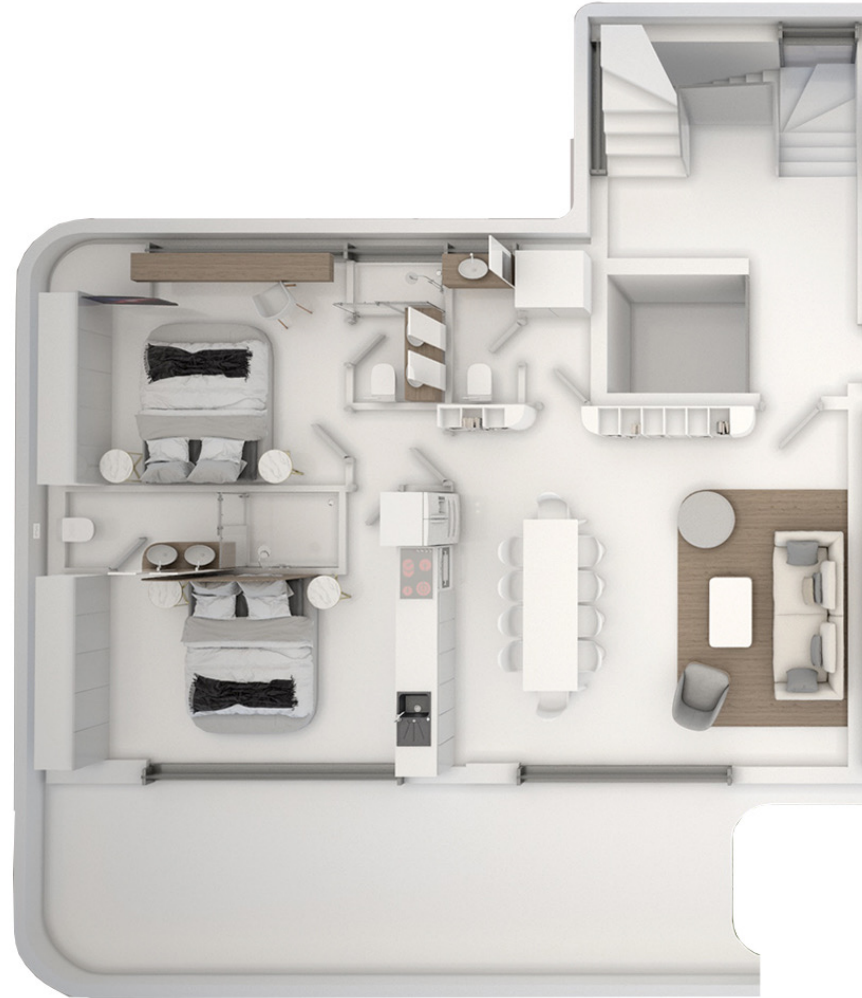
Crisp white surfaces reflect the high aesthetics for a breathtaking living.





TYPICAL APARTMENTS FLOORPLANS

2ND - 3RD FLOOR - A



TYPICAL APARTMENTS FLOORPLANS

2ND - 3RD FLOOR - B

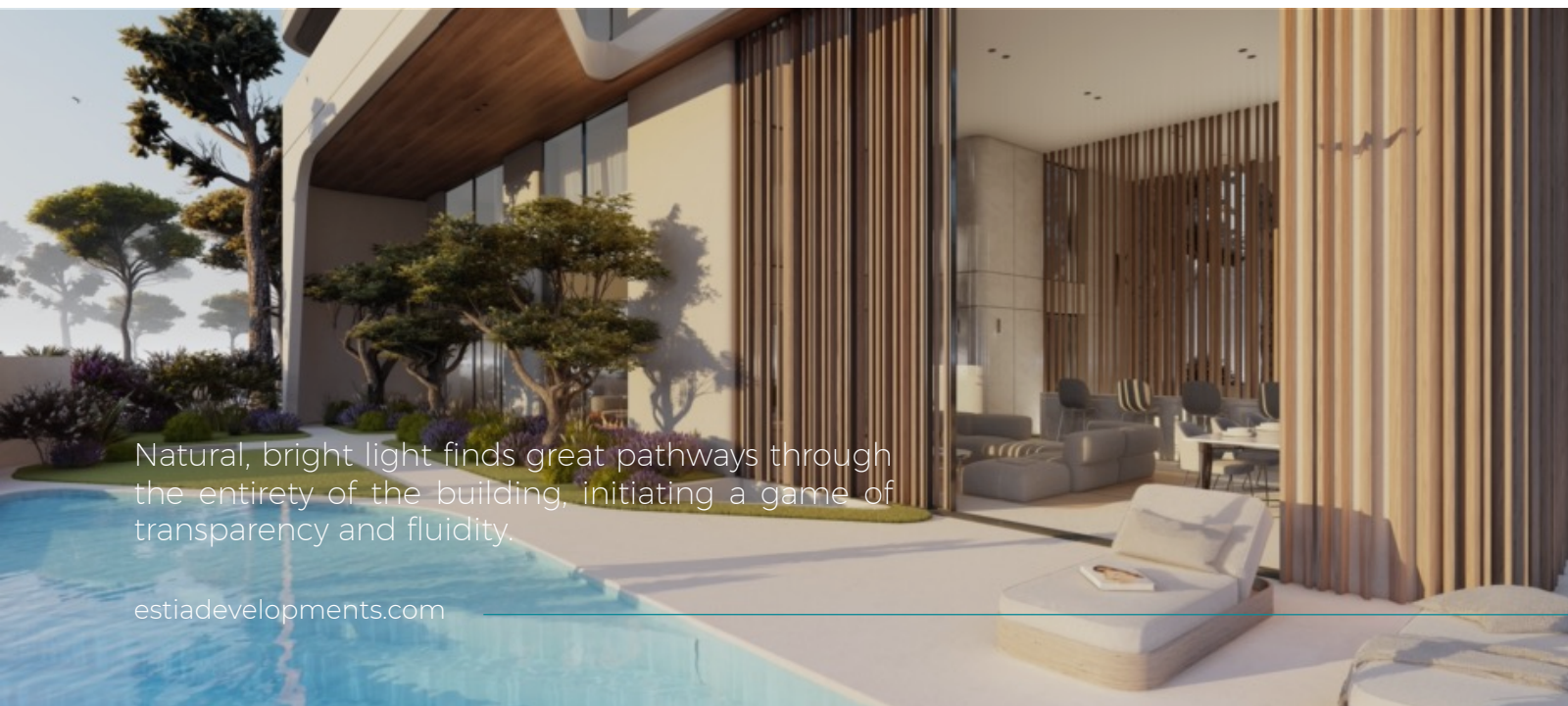


THE VILLA

The image is an architectural rendering of a modern villa. The building features a prominent wooden ceiling over a large glass facade. The glass reflects the sky and surrounding greenery. In the foreground, there is a well-manicured garden with several trees, including a large, spreading tree on the left and a smaller, more sculptural tree on the right. The garden is filled with green grass and clusters of purple flowers. The overall aesthetic is clean, modern, and luxurious.

A SOLID HOME

Covering three floors (basement, ground and first floor) of the building, The Villa has its own private entrance, and it takes up 200SQM. It hosts five bedrooms (one premium guest room), five bathrooms, two WC and spacious living areas while a large swimming pool and a 475SQM private garden complete the premium living environment.



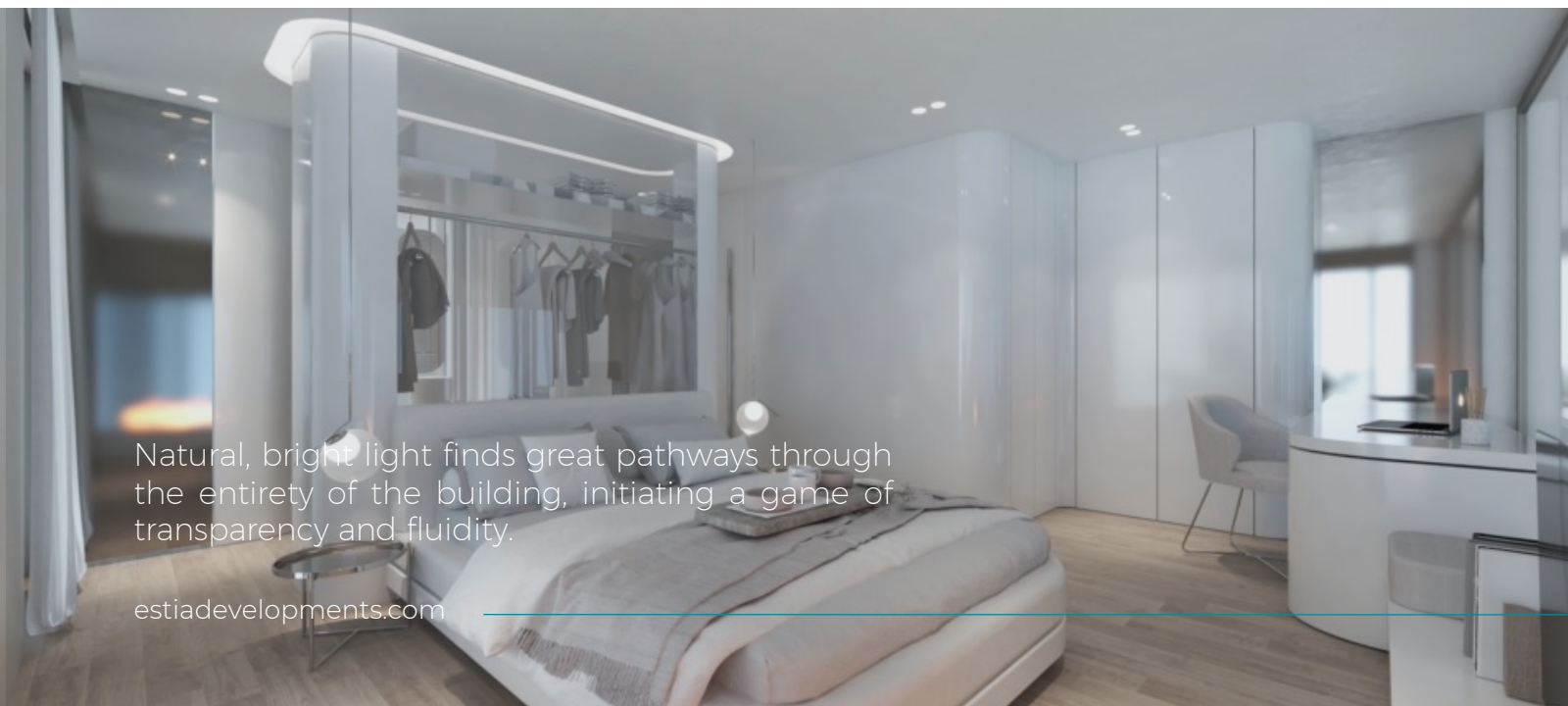
Natural, bright light finds great pathways through the entirety of the building, initiating a game of transparency and fluidity.

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High ceilings with round details create a comfortable cradle of contemporary, casual living.



Natural, bright light finds great pathways through the entirety of the building, initiating a game of transparency and fluidity.

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THE VILLA FLOORPLANS

1ST FLOOR



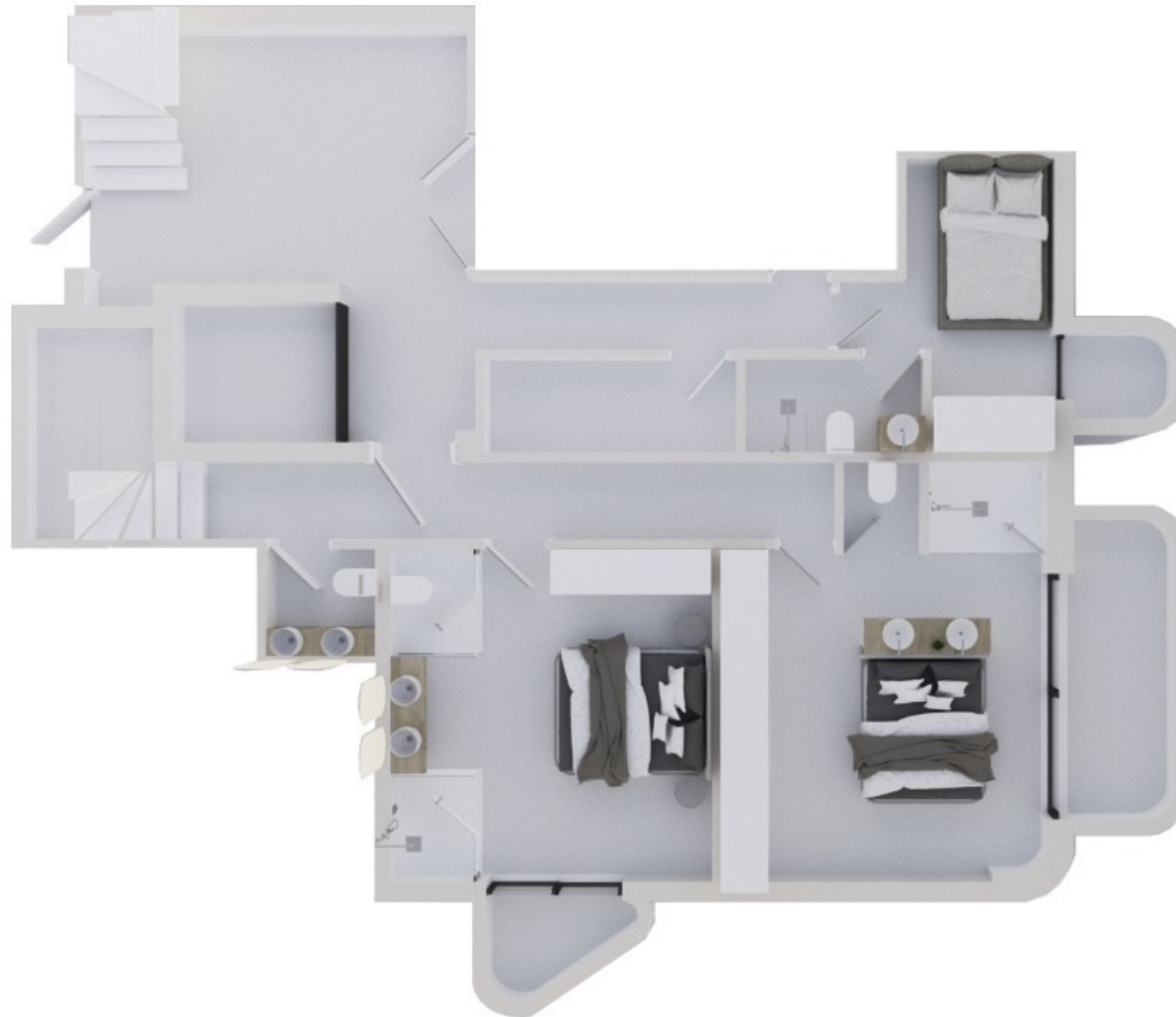
THE VILLA FLOORPLANS

GROUND FLOOR








THE VILLA FLOORPLANS

BS LEVEL



THE RESIDENCES

ID RESIDENCE	FLOORS	SQM			WC	PRIVATE POOL 	OUTDOOR / VERANDAS 	INDOOR PARKINGS 	EXTRAS
THE VILLA CFA	BS, GF & 1 ST	199	5	5	2	43 SQM	PRIVATE GARDEN 475 SQM	2	STORAGES 13 SQM 10SQM
RESIDENCE 2A	2 ND	97	2	2	1	-	VERANDAS 34 SQM	2	STORAGE 5 SQM
RESIDENCE 2B	2 ND	92	2	2	1	-	VERANDAS 50 SQM	1	-
RESIDENCE 3A	3 RD	97	2	2	1	-	VERANDAS 33 SQM	2	STORAGE 6 SQM
RESIDENCE 3B	3 RD	92	2	2	1	-	VERANDAS 40 SQM	2	STORAGE 4 SQM
PENTHOUSE 4A	4 TH & 5 TH	156	3	3	1	15 SQM	ROOF GARDEN 69 SQM VERANDAS 209 SQM	2	STORAGE 7 SQM





DISCLAIMER

All information and the interior design renders contained in this brochure are merely indicative and for marketing reasons, may be subject to changes or variations. It has no contractual obligations.

ESTIA DEVELOPMENTS' Interior Design Department may assist you upon request in furnishing your apartment as any furniture, electrical appliances and special built constructions are not included.

ESTIA DEVELOPMENTS

COMPANY PROFILE

BUILDING MODERN GREECE

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.

TRANSCEND

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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