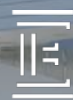


# VOULA WAVES

SEASIDE RESIDENCES

ATHENS RIVIERA



ESTIA

YOUR TRUSTED DEVELOPER

LIVE BY THE SEA

# VOULA WAVES

## SEASIDE RESIDENCES

Designed upon your contemporary lifestyle requirements, Voula Waves scatters four ultra-chic luminous and spacious units between six floors. With a façade design honoring the Saronic Gulf summer waves, Voula Waves stands out, revamping the urban scenery in a magical way. It is located in the 13 Asklipiou Street, on a beautiful plot 140 meters away from the beach, in a family area of central Voula. With a surrounding green yard with river lakes, the dwelling creates a unique microclimate that enhances an opulent peaceful perception of the daily moments at home.

The apartments offer a variety of premium amenities such that, private garden with a pool, or terrace with a pool, storages, housekeepers' studios with skylights at the basement, and parking lots. These facilities aim to guarantee you a comfortable and welcoming environment.

The residence layouts are carefully designed, benefiting of the entire rectangle plot shape, without any lost areas, offering luminous spaces, walk-in closets, and effectively positioned master bedrooms and wide living areas. In addition to that, the A+ energy type construction, holds high-tech key features; from smart-home integration to solar panels, natural gas, floor heating and CCTV systems.



## THE DEVELOPMENT



NEW LUXURY  
DEVELOPMENT



RESIDENTIAL  
PROJECT



**664 M<sup>2</sup>**  
LIVABLE AREA



PAYMENT  
FACILITIES



**6**  
FLOORS



**4**  
UNITS



**117-233M<sup>2</sup>**  
SIZES



**2-4**  
BEDROOMS

## CONSTRUCTION DETAILS



SUSTAINABLE  
MATERIALS



CONTEMPORARY  
ARCHITECTURE



SMART-HOME  
INTEGRATION



ORGANIC  
LIVING



HEAT  
PUMPS



A+  
ENERGY TYPE



SOLAR  
PANELS

## AMENITIES



PRIVATE  
POOLS



PRIVATE  
GARDEN



STORAGES



HOUSEKEEPER  
STUDIOS



PARKING  
LOT



FLOOR  
HEATING



WALK-IN  
CLOSETS



# VOULA

## THE IDEAL SUBURRB OF THE ATHENIAN RIVIERA

Merely a 30-minute drive from the centre of Athens, a beautiful stretch of celebrated beaches shapes an idyllic urban location where accessibility meets privacy and premium lifestyle.



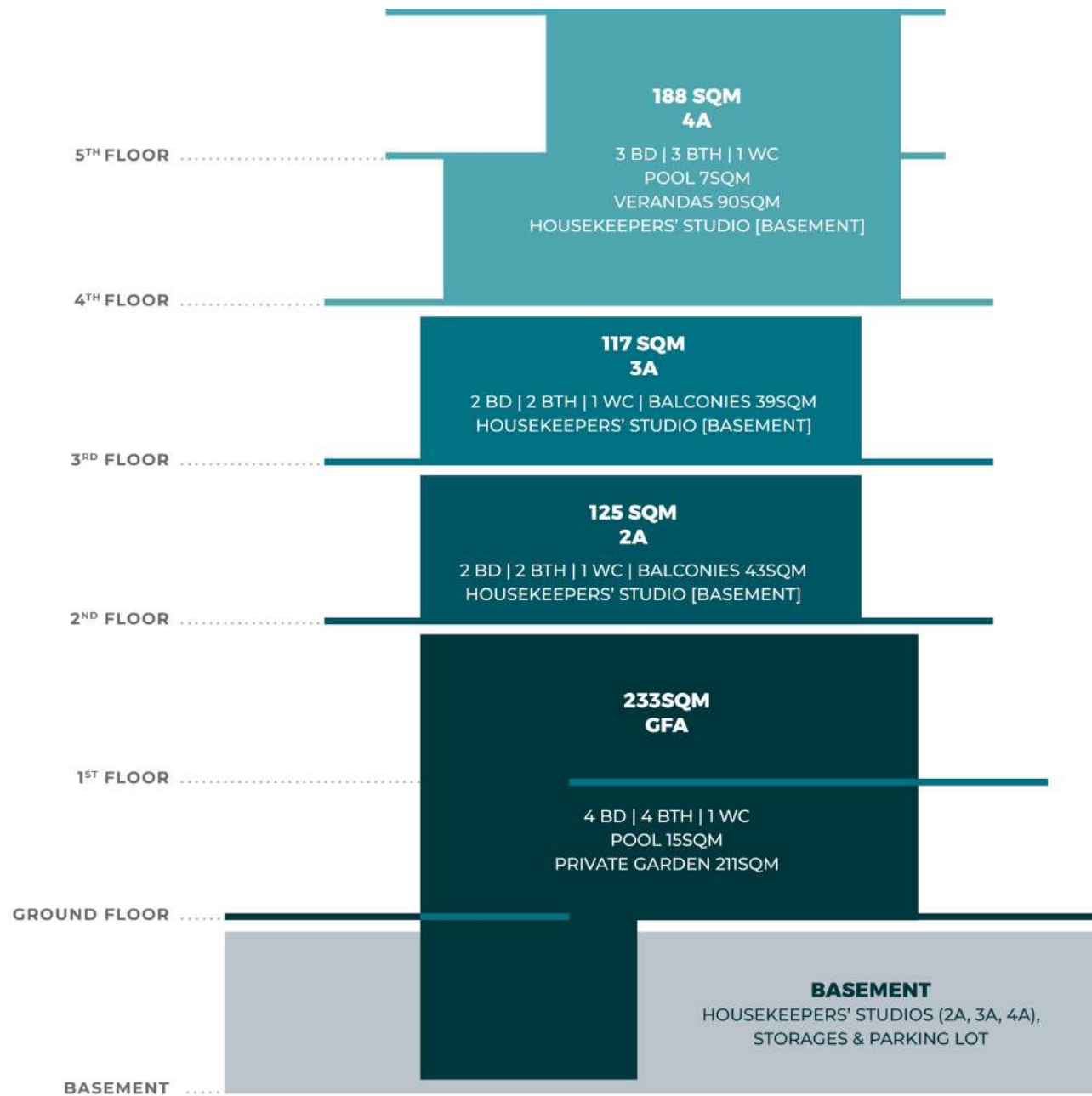
## PROXIMITIES

- 100 M VOULA BEACH
- 1.5 KM GLYFADA SHOPPING AREA
- 5 KM 1ST GLYFADA MARINA
- 5.4 KM ASTIR BEACH
- 6 KM LAKE VOULIAGMENI
- 15KM SYNTAGMA SQUARE
- 5 KM ELLINIKON PROJECT
- 17 KM STAVROS NIARCHOS CULTURAL CENTER



# VOULA WAVES

## SURFACE ANALYSIS



# VOULA WAVES

SEASIDE RESIDENCES

ATHENS RIVIERA

EXTERIOR RENDERS



YOU AWAYS

ESTIADEVELOPMENTS.COM



# VOULA WAVES



# VOULA WAVES



# VOULA WAVES



# VOULA WAVES

SEASIDE RESIDENCES

ATHENS RIVIERA

INTERIOR RENDERS



# VOULA WAVES

## THE VILLA

Scattered across three levels - Ground Floor, First Floor, and Basement - the Villa features spacious interior living areas, a private garden, and a pool for exclusive use.

The main level hosts a grand living room overlooking the pool, an open-plan kitchen, an impressive dining area, a guest WC with laundry space, and a master bedroom with a veranda, backyard views, and a walk-in closet.

Connected by an internal staircase, the Villa offers two extra-large master bedrooms on the first floor.

The basement level includes an additional master bedroom, connected to the private staircase, along with an independent storage room and a dedicated parking space.



# VOULA WAVES

THE VILLA



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# VOULA WAVES

THE VILLA



# VOULA WAVES

THE VILLA



# VOULA WAVES

THE VILLA



# VOULA WAVES

## TYPICAL FLOORS

The two single-floor apartments feature generous interior living spaces and spacious private verandas. Thoughtfully designed, these deluxe residences offer two spacious master bedrooms, a guest lavatory, and, on the basement level, a housekeeper's studio, a dedicated parking space, and a storage room.

# VOULA WAVES

TYPICAL FLOORS



# VOULA WAVES

TYPICAL FLOORS



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# VOULA WAVES

TYPICAL FLOORS



# VOULA WAVES

PENTHOUSE

The penthouse spans the two upper floors (4th and 5th), featuring bright and expansive living areas, three master bedrooms, a guest lavatory, spacious sun-filled verandas, and, above all, a private pool. The residence is complemented by a dedicated parking space, a storage room, and a housekeeper's studio located on the basement level.

# VOULA WAVES

PENTHOUSE



# VOULA WAVES

PENTHOUSE



# VOULA WAVES

PENTHOUSE



# VOULA WAVES

PENTHOUSE



THE VILLA | GFA

1<sup>ST</sup> FLOOR



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
	-1	50		1	1	-						
<b>GFA</b>	<b>0</b>	<b>102</b>	<b>233</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>211</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15</b>	<b>1</b>
	1	81		2	2	0						



THE VILLA | GFA

GARDEN LEVEL



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
	-1	50		1	1	-						
<b>GFA</b>	0	102	233	1	1	1	211	-	-	-	15	1
	1	81		2	2	0						

THE VILLA | GFA

BS LEVEL



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
	-1	50		1	1	-						
<b>GFA</b>	0	102	233	1	1	1	211	-	-	-	15	1
	1	81		2	2	0						

2A

2<sup>ND</sup> FLOOR



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
2A	2	99	124	2	2	1	-	43	6	26	-	1



2A

BS LEVEL



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
2A	2	99	124	2	2	1	-	43	6	26	-	1



3A

3<sup>D</sup> FLOOR



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
3A	3	99	117	2	2	1	-	40	4	19	-	1



3A

BS LEVEL



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
3A	3	99	117	2	2	1	-	40	4	19	-	1



THE PENTHOUSE | 4A

5<sup>TH</sup> FLOOR



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
4A	4	96	188	1	1	1	45	37	-	31	7	1
	5	61		2	2	8						



THE PENTHOUSE | 4A

4<sup>TH</sup> FLOOR



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
4A	4	96	188	1	1	1	45	37	-	31	7	1
	5	61		2	2	8						



THE PENTHOUSE | 4A

BS LEVEL



CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROO MS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
4A	4	96	188	1	1	1	45	37	-	31	7	1
	5	61		2	2	8						



# INVENTORY

CODE	FLOOR	AREA/ FLOOR (m <sup>2</sup> )	LIVABLE AREA (m <sup>2</sup> )	BEDROOMS	BATHROOMS	WC	GARDEN/ ROOF GARDEN (m <sup>2</sup> )	VERANDAS (m <sup>2</sup> )	STORAGE	MAID'S ROOM (m <sup>2</sup> )	POOL (m <sup>2</sup> )	PARKING
GFA	-1	50		1	1	-						
	0	102	233	1	1	1	211	-	-	-	15	1
	1	81		2	2	0						
2A	2	99	124	2	2	1	-	43	6	26	-	1
3A	3	99	117	2	2	1	-	40	4	19	-	1
4A	4	96	188	1	1	1		37				1
	5	61		2	2		45	8	-	31	7	



ESTIA DEVELOPMENTS

# COMPANY PROFILE

## **BUILDING MODERN GREECE**

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.

[ESTIADEVELOPMENTS.COM](http://ESTIADEVELOPMENTS.COM)



ESTIA DEVELOPMENTS

# OUR ETHOS



## EXPAND

Estia Developments has widely expanded over the past year with offices in Greece, Lebanon, Hong Kong, China, Spain and Portugal. 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 Greek Golden Visas.

## TRANSCEND

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

# CONTACT US

CONTACT YOUR AGENT AT +30 211 411 2112

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