



# *Aenaon Park Residences*

— Athens Riviera —

By Crystal Waters

# A New Build Inside the Athens Riviera



Alimos Marina

Hellinkon Project

Flisvos Marina

Faliro Coastal Zone  
Olympic Center

Stavros Niarchos Foundation  
Cultural Center

Delta Kallithea Marina

ATHENS RIVIERA

Votsalakia Beach

Mikrolimano Marina

Athens Marina

AENAON,  
the Open Mediterranean Park

Peace &  
Friendship Stadium

Metropolitan  
Hospital

Neo Faliro Metro Station  
2 mins Away

CONTENTS

# Introduction

CHAPTER 1 . PAGE 4

# Destination - Location

CHAPTER 2 . PAGE 11

# Experience

CHAPTER 3 . PAGE 22

# The Residences

CHAPTER 4 . PAGE 37



# Where The City Slows And The Sea Begins

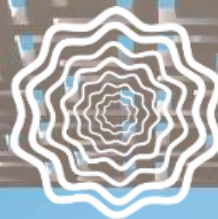


INTRODUCTION

DESTINATION - LOCATION

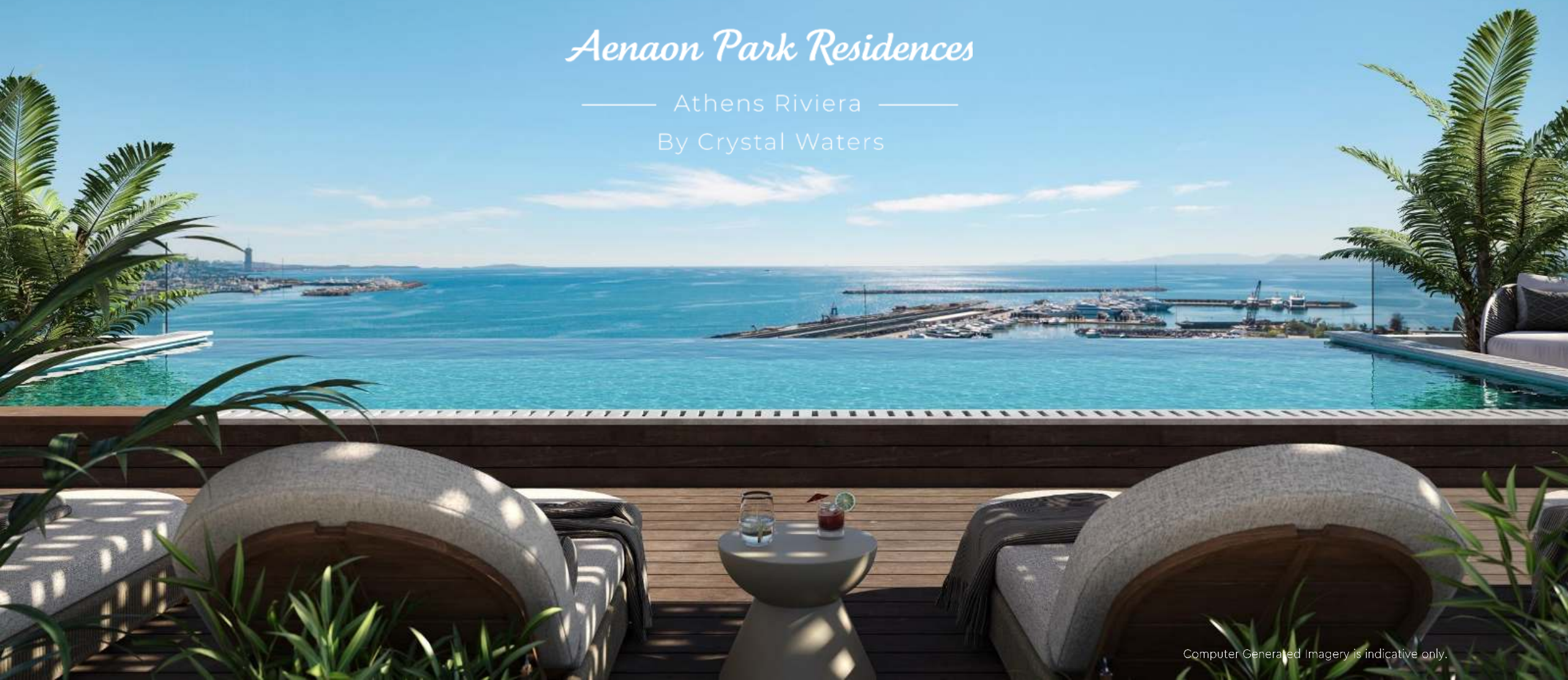
EXPERIENCE

THE RESIDENCES



# *Aenaon Park Residences*

— Athens Riviera —  
By Crystal Waters



INTRODUCTION

# Sea-View Rooftop Pool and Bar Inside the Athens Riviera



Computer Generated Imagery is indicative only.

## INTRODUCTION

# Seafront Residences Resort-Style Amenities

Developed by Capital Land Development and operated by Crystal Waters, Aenaon Park Residences is a new build with seafront residences and sea views inside the Athens Riviera, with resort-style amenities and an exclusive private members' club, including a rooftop pool and bar with sea views.

The development is inside the Athens Riviera, 6 minutes from the regeneration project AENAON, the Open Mediterranean Park, and 16 minutes from the Hellinikon Project. It is surrounded by 6 marinas, including Flisvos within 7 minutes and Alimos within 10 minutes, and is only 2 minutes from Neo Faliro Metro Station.



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INTRODUCTION

# Sea View Lifestyle on the Athens Riviera



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INTRODUCTION

# Crystal Waters Exclusive Private Members' Club



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# Crystal Waters Exclusive Private Members' Club Resort-Style Amenities

## OUTDOOR

Lounge Area  
Children's Play Area  
Rooftop Pool  
Rooftop Bar and BBQ

## INDOOR

Reception - Porter  
Children's Play Room  
Gym  
Health and Beauty – Spa Services  
Restaurant - Café – Bar – Indoor Seating  
Business Space

## À LA CARTE SERVICES

Residence Maintenance  
Residence Cleaning  
Laundry and Dry Cleaning  
Grocery Services  
Personal Training  
Salon Services  
Spa Services  
Private Dining and Events  
Childcare  
Maintenance and Engineering Support  
Package and Parcel Handling  
Pet Care and Grooming Services  
Grocery Delivery Coordination

## GENERAL SERVICES

24/7 Security and Porter  
Valet Parking  
Residents' Lounge Service  
Pool and Loungers

Any reference to facilities being provided in or for the Properties are those currently anticipated but may be varied by the Developer without prior notice.





# Marina Lifestyle

INTRODUCTION

DESTINATION - LOCATION

EXPERIENCE

THE RESIDENCES

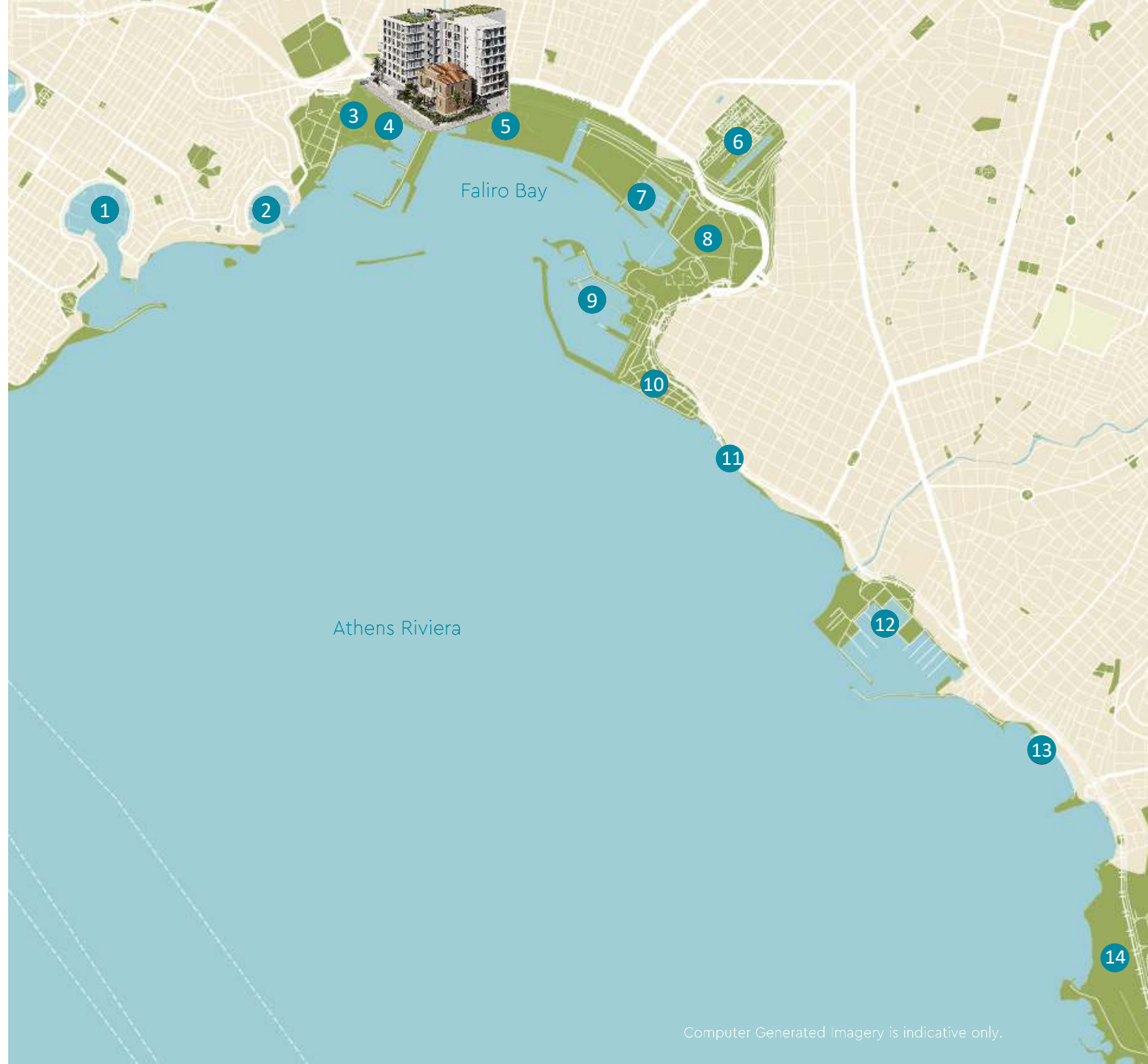
## DESTINATION - LOCATION

# Marina Lifestyle

Aenaon Park Residences is on the Athens Riviera in the Faliro Bay area, with 6 marinas and parks within 10 minutes and Athens International Airport approximately 30 minutes away.

## KEY LOCATIONS

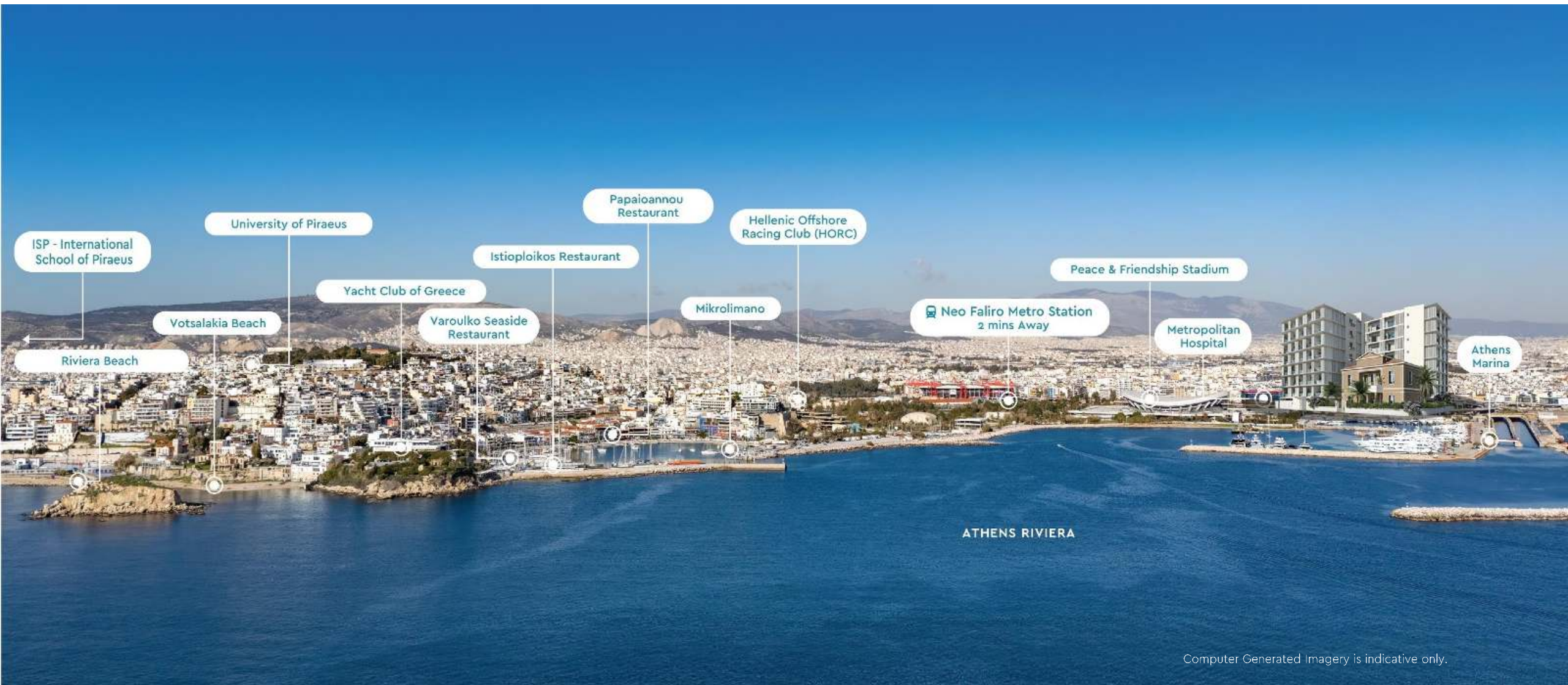
- 1 Marina Zeas
- 2 Mikrolimano Marina
- 3 Peace and Friendship Stadium
- 4 Athens Marina
- 5 AENAON, the Open Mediterranean Park
- 6 Stavros Niarchos Foundation Cultural Center
- 7 Delta Kallithea Marina
- 8 Faliro Coastal Zone Olympic Center
- 9 Flisvos Marina
- 10 Flisvos Park
- 11 Flisvos Beach
- 12 Alimos Marina
- 13 Kalamaki Beach
- 14 The Hellinikon Project



DESTINATION - LOCATION

# Marina Lifestyle

Located on the Athens Riviera, Aenaon Park Residences offers seafront residences with 6 marinas nearby, the major regeneration project AENAON, the Open Mediterranean Park, Neo Faliro Metro Station just 2 minutes away, as well as restaurants and everyday amenities along the coast.



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# Marina Lifestyle



Delta Kallithea Marina

Alimos Marina

Hellinikon Project

Flisvos Marina

AENAON,  
the Open Mediterranean Park

SKAI TV

ATHENS RIVIERA

Athens Marina

Metropolitan  
Hospital

Neo Faliro Metro Station  
2 mins Away

DESTINATION - LOCATION

# Marina Lifestyle

The project is next to AENAON, the Open Mediterranean Park, a major regeneration project, and 7 minutes from Flisvos Marina and 9 minutes from the Stavros Niarchos Foundation Cultural Center.



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DESTINATION - LOCATION

# AENAON, the Open Mediterranean Park The Regeneration Project

6 minutes from Aenaon Park Residences, AENAON, the Open Mediterranean Park forms part of a major regeneration transforming the Faliro Bay coastline on the Athens Riviera, with 4,000 trees and 185,000 shrubs. Walking routes, bike lanes, and pedestrian bridges will be created, while existing buildings will be renovated to reconnect the city with the sea. As one of the largest regeneration projects in the region, the park offers a new setting for wellbeing, leisure, and everyday outdoor living, creating a vibrant destination for residents and the wider community.



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DESTINATION - LOCATION

# The Marina Lifestyle Flisvos Marina

7 minutes from Aenaon Park Residences, Flisvos Marina is one of the Athens Riviera's most established coastal destinations. Living close to Flisvos Marina allows residents to enjoy year-round coastal living, from seaside walks and sailing to cultural attractions and premium amenities, enhancing everyday comfort and lifestyle quality.



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DESTINATION - LOCATION

# The Marina Lifestyle

## Alimos Marina

10 minutes from the seafront residences, Alimos Marina, one of Greece's largest and most historic marinas on the Athens Riviera, offering a coastal promenade with waterfront dining, sailing clubs, and vibrant leisure venues.



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DESTINATION - LOCATION

# The Hellinikon Project

16 minutes away from Aenaon Park Residences is The Hellinikon Project, one of Europe's largest and most ambitious urban regeneration developments, transforming the former Athens airport into a modern coastal district. Designed to redefine the Athenian Riviera, it brings together expansive parks, cultural and recreational spaces, new waterfront destinations, premium residential neighbourhoods, and landmark leisure facilities.



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DESTINATION - LOCATION

# Stavros Niarchos Foundation Cultural Center

9 minutes away from the seafront residences, the Stavros Niarchos Foundation Cultural Center is one of Athens' most iconic modern landmarks, bringing together culture, sustainability, and public life. Home to the National Library of Greece and the Greek National Opera, it is set within an expansive park featuring walking paths, water features, and open-air event spaces. It offers access to world-class performances, cultural experiences, and vibrant outdoor activity, enriching everyday lifestyle and wellbeing in the surrounding area.



Alimos Marina

Hellinikon Project

Flisvos Marina

ATHENS RIVIERA

Votsalakia Beach

Mikrolimano Marina

Athens Marina

Peace & Friendship Stadium

AENAON, the Open Mediterranean Park

Neo Faliro Metro Station  
2 mins Away

New Metro Line 1  
Ending at SNFCC

New Metro Line 1  
Ending at Lofos Filaretou

Stavros Niarchos Foundation Cultural Center

Delta Kallithea Marina

Faliro Bay Residences  
Athens Riviera

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DESTINATION - LOCATION

# Marina Lifestyle

4 minutes away, enjoy a vibrant marina lifestyle with Mikrolimano Marina, offering waterfront dining and a distinctive harbor atmosphere along the Athens Riviera.

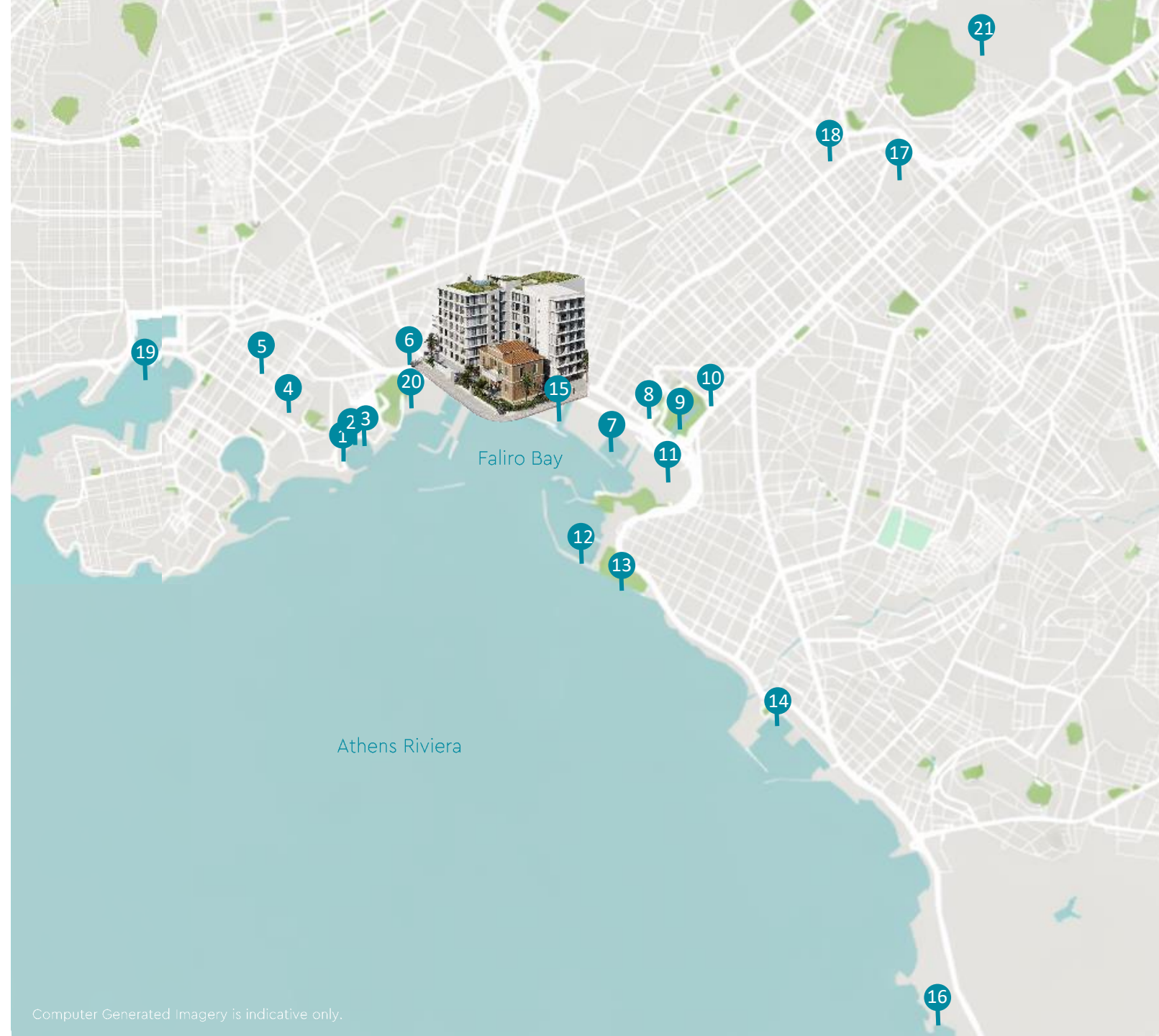


DESTINATION - LOCATION

# Exceptional Amenities

## KEY LOCATIONS

- 1 Istioploikos Restaurant
- 2 Mikrolimano Marina
- 3 Varoulko Seaside
- 4 Piraeus University
- 5 ISP - International School of Piraeus
- 6 Metropolitan Hospital
- 7 Delta Kallithea Marina
- 8 Delta Restaurant
- 9 Stavros Niarchos Foundation Cultural Center
- 10 Onassis Cardiac Surgery Center
- 11 Faliro Coastal Zone Olympic Center
- 12 Flisvos Marina
- 13 Flisvos Park
- 14 Alimos Marina
- 15 AENAON, the Open Mediterranean Park
- 16 The Hellinikon Project
- 17 Harokopio University
- 18 Panteion University
- 19 Piraeus Port
- 20 Peace and Friendship Stadium
- 21 Acropolis



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DESTINATION - LOCATION

# 1 Min from Metropolitan Hospital

Just 1 minute from Metropolitan Hospital and SKAI TV, 12 minutes from the Acropolis, and 20 minutes from Lycabettus Hill.



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DESTINATION - LOCATION

# 4 Mins from Peace & Friendship Stadium

Just 4 minutes from the Peace & Friendship Stadium, its park, and the surrounding coastal zone with green spaces, outdoor sports courts, sailing clubs, and waterfront leisure areas.



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DESTINATION - LOCATION

# Exceptional Amenities

Set on the Athens Riviera in the Faliro Bay area, the project benefits from a seafront lifestyle, with nearby marinas such as Flisvos and Alimos Marinas, as well as the major regeneration projects Aenaon, the Open Mediterranean Park, and the Hellinikon Project, with the ease of Neo Faliro Metro Station just 2 minutes away, along with other premium healthcare and sports facilities such as Metropolitan Hospital, the Onassis Cardiac Surgery Center, and the Peace and Friendship Stadium.



## DESTINATION - LOCATION

# Transport Connectivity

Aenaon Park Residences is just 2 minutes from Neo Faliro Metro Station and 5 minutes from Moschato, Dimotiko Theatro, and Piraeus Metro Stations, offering seamless access to Athens' city centre, the Port of Piraeus, and Athens International Airport.

Numerous bus stops in the surrounding area further enhance accessibility. In addition, the planned extension of Metro Line 1 to the Stavros Niarchos Foundation Cultural Center will further strengthen connectivity and accessibility in the area.

Bus Stop	Walk	Drive	Distance
Skai	1 min	0 min	27 m
Aktaion	1 min	4 min	68 m
Neo Faliro	3 mins	4 mins	68 m

Metro Station	Walk	Drive	Distance
Neo Faliro	7 min	2 mins	500 m
Moschato	24 min	5 mins	1.7 km
Dimotiko Theatro	36 mins	5 mins	2.4 km
Piraeus	38 mins	5 mins	2.7 km
Kallithea	46 mins	7 mins	3.3 km

Train Station	Walk	Drive	Distance
Tavros	54 mins	9 mins	4 km

Tram Stop	Walk	Drive	Distance
Neo Faliro	2 mins	4 mins	180 m
Peace and Friendship Stadium	11 mins	2 mins	750 m
Moschato	11 mins	4 mins	700 m



DESTINATION - LOCATION

# 2 mins from Neo Faliro Metro Station



Neo Faliro  
Metro Station  
2 mins Away

Metropolitan  
Hospital



Computer Generated Imagery is indicative only.

# Transport Connectivity

## Metro Line M1 2-minute drive (from Neo Faliro Metro Station)

Moschato Station 2 mins	Piraeus Station 3 mins	Kallithea Station 5 mins	Tavros Station 7 mins	Monastiraki Station 13 mins	Viktoria Station 17 mins	Syntagma Station 19 mins	Acropolis Station 24 mins
<ul style="list-style-type: none"> <li>- Piraeus Retail Park</li> <li>- Athens Centra Market</li> <li>- Factory Outlet</li> </ul>	<ul style="list-style-type: none"> <li>- Piraeus Port</li> <li>- Piraeus Tower</li> <li>- Municipal Theatre of Piraeus</li> <li>- University of Piraeus</li> </ul>	<ul style="list-style-type: none"> <li>- Sivitanidios School</li> <li>- Municipal Gallery of Kallithea Sofia Laskaridou</li> </ul>	<ul style="list-style-type: none"> <li>- Ilsos Park</li> <li>- Harokopio University</li> </ul>	<ul style="list-style-type: none"> <li>- National Historical Museum</li> <li>- Ermou Street</li> <li>- Central Municipal Market</li> <li>- Ilsos Park</li> <li>- Harokopio University</li> </ul>	<ul style="list-style-type: none"> <li>- Athens University of Economics and Business</li> <li>- National Archaeological Museum</li> </ul>	<ul style="list-style-type: none"> <li>- Syntagma Square</li> <li>- Hellenic Parliament</li> <li>- Hotel Grande Bretagne</li> <li>- National Garden</li> <li>- Botanical Museum</li> </ul>	<ul style="list-style-type: none"> <li>- Acropolis</li> <li>- Acropolis Museum</li> <li>- Benaki Museum</li> <li>- Plaka</li> </ul>



# Everything In One Place

INTRODUCTION

DESTINATION - LOCATION

EXPERIENCE

THE RESIDENCES

THE EXPERIENCE

# Sea-View Rooftop Pool And Bar

Sea views across the Athens Riviera from the rooftop pool and bar create the perfect place to relax, swim, and unwind, enhancing the project's marina and coastal lifestyle.



Computer Generated Imagery is indicative only.

THE EXPERIENCE

# Sea-View Rooftop Pool And Bar



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THE EXPERIENCE

# Bar – Restaurant



At the Crystal Waters Exclusive Private Members' Club on the Athens Riviera, a bar and restaurant with indoor and outdoor seating is part of the resort-style amenities, offering dining for residents and members.

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THE EXPERIENCE

# Bar - Restaurant



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THE EXPERIENCE

# Bar – Restaurant



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THE EXPERIENCE

# Bar - Restaurant



Computer Generated Imagery is indicative only.

THE EXPERIENCE

# Bar - Restaurant



Computer Generated Imagery is indicative only.

THE EXPERIENCE

# Spa Exclusive Private Members' Club

Spa, treatment rooms, and relaxation areas provide residents with a premium wellness experience on the Athens Riviera, offering resort-style amenities, all within the Crystal Waters Exclusive Private Members' Club.



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THE EXPERIENCE

# Meeting & Working Space Exclusive Private Members' Club

Workspace, meeting rooms, and a calm lounge area to work, meet, and connect are available within the Crystal Waters Exclusive Private Members' Club, creating a refined space for work and collaboration.



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THE EXPERIENCE

# Lounge Common Areas

Indoor and outdoor lounge areas offer welcoming spaces for relaxation, work, and social gatherings on the Athens Riviera, creating a vibrant setting for residents to connect and unwind.



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THE EXPERIENCE

# The Lobby



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THE EXPERIENCE

# The Entrance



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THE EXPERIENCE

# The Entrance



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THE EXPERIENCE

# The Lobby



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THE EXPERIENCE

# Conversation Common Area



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THE EXPERIENCE

# Conversation Common Area



Computer Generated Imagery is indicative only.



# The Development

INTRODUCTION

DESTINATION - LOCATION

EXPERIENCE

THE RESIDENCES

THE DEVELOPMENT

# Aenaon Park Residences Athens Riviera



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THE DEVELOPMENT

# Aenaon Park Residences Athens Riviera



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**Masterfully  
Designed, Meeting  
Your Every Wish**



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# The Area

Aenaon Park Residences on the Athens Riviera offer seafront residences with sea views and resort-style amenities. Enjoy sea and marina views from the rooftop pool and bar, while the Crystal Waters Exclusive Private Members' Club features a bar-restaurant, gym, spa, and workspaces.

## KEY LOCATIONS

- 1 Main Entrance
- 2 Exclusive Private Members' Club - Main Entrance
- 3 Exclusive Private Members' Club - Garden
- 4 Conversation Lobby
- 5 Lobby - PART A
- 6 Lobby - PART B
- 7 Lobby - PART C
- 8 Rooftop Pool and Bar



Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%

# PART A

FIRST FLOOR



SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



- 1 A1
- 2 A2
- 3 A3
- 4 A4
- 5 A5
- 6 A6
- 7 A7
- 8 A8
- 9 A9
- 10 B1 - C1 - D1 - E1 - ST1 - Z1
- 11 B2 - C2 - D2 - E2 - ST2 - Z2
- 12 B3 - C3 - D3 - E3 - ST3 - Z3
- 13 B4 - C4 - D4 - E4 - ST4 - Z4
- 14 B5 - C5 - D5 - E5 - ST5 - Z5
- 15 B6 - C6 - D6 - E6 - ST6 - Z6
- 16 B7 - C7 - D7 - E7 - ST7 - Z7
- 17 B8 - C8 - D8 - E8 - ST8 - Z8
- 18 B9 - C9 - D9 - E9 - ST9 - Z9
- 19 LIFT

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# PART B



FIRST FLOOR

SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



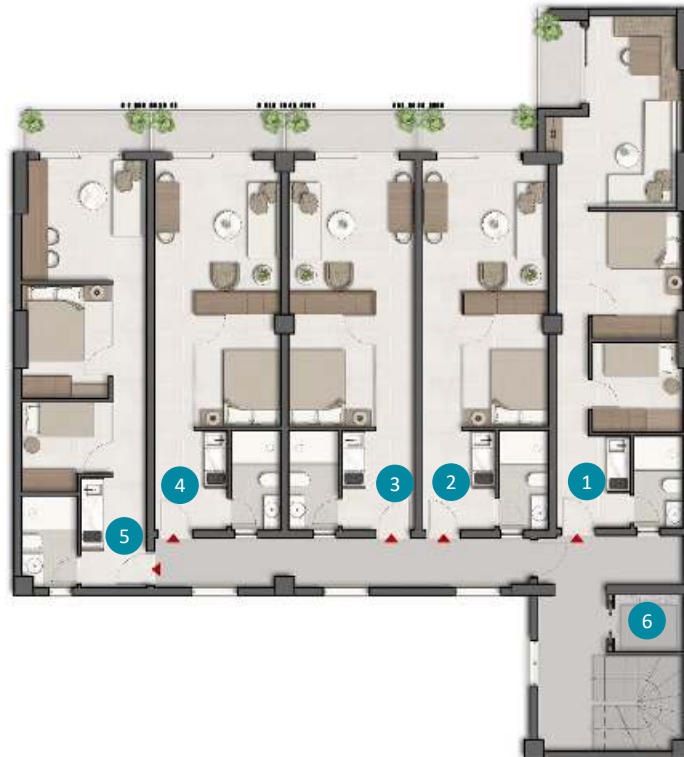
- 1 A10
- 2 A11
- 3 A12
- 4 A13
- 5 B10 - C10 - D10 - E10 - ST10 - Z10
- 6 B11 - C11 - D11 - E11 - ST11 - Z11
- 7 B12 - C12 - D12 - E12 - ST12 - Z12
- 8 B13 - C13 - D13 - E13 - ST13 - Z13
- 9 LIFT

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# PART C



FIRST - SECOND - THIRD - FOURTH - FIFTH - SIXTH - SEVENTH FLOOR



- 1 A14 - B14 - C14 - D14 - E14 - ST14 - Z14
- 2 A15 - B15 - C15 - D15 - E15 - ST15 - Z15
- 3 A16 - B16 - C16 - D16 - E16 - ST16 - Z16
- 4 A17 - B17 - C17 - D17 - E17 - ST17 - Z17
- 5 A18 - B18 - C18 - D18 - E18 - ST18 - Z18
- 6 LIFT

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# The Rooftop

## POOL AND BAR EXPERIENCE

Sea views across the Athens Riviera from the rooftop pool and bar create the perfect place to relax, swim, and unwind, enhancing the project's coastal lifestyle and everyday living experience.

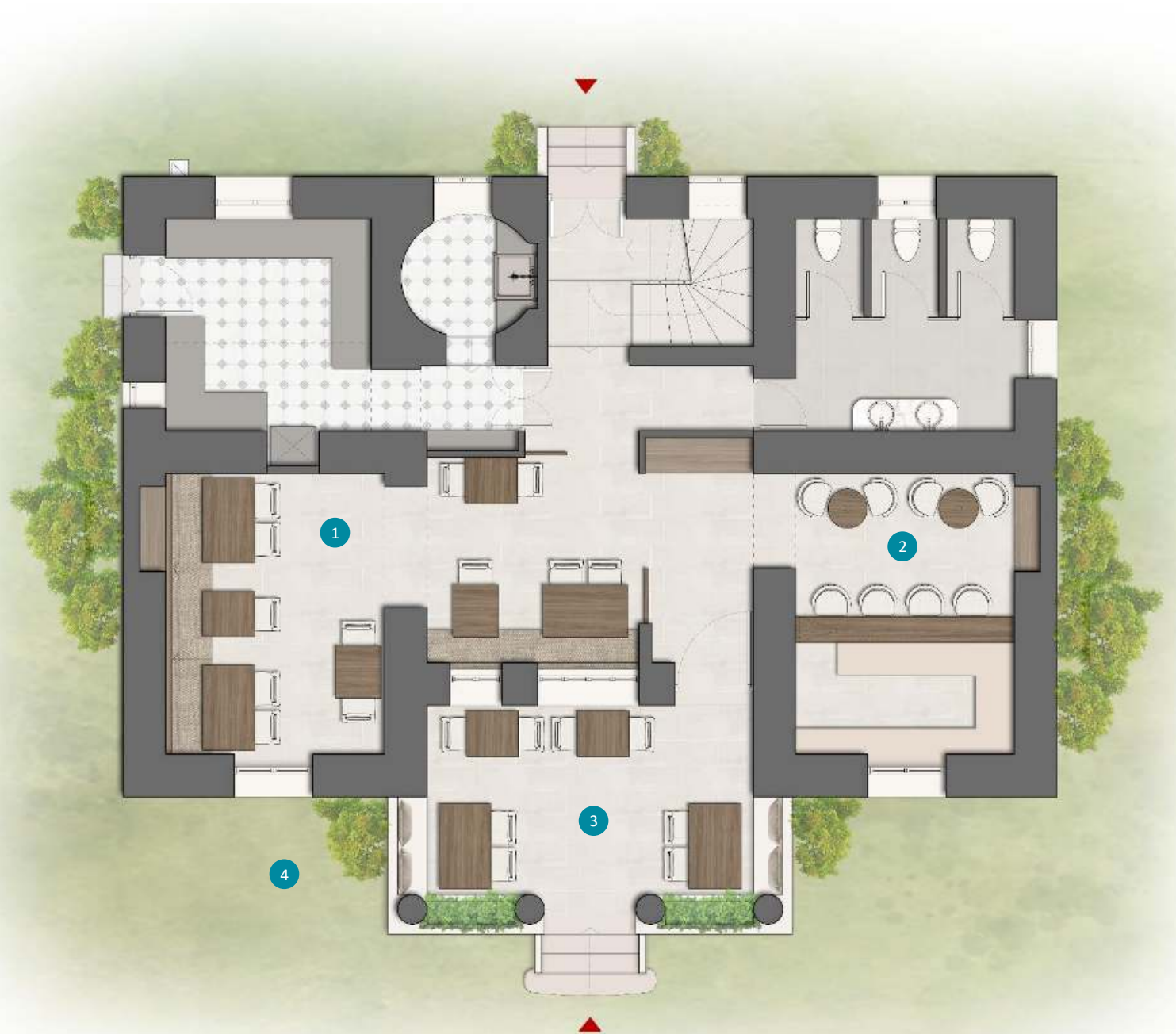


# Crystal Waters Exclusive Private Members' Club Resort-Style Amenities

The raised ground floor of the Crystal Waters Exclusive Private Members' Club on the Athens Riviera offers a restaurant, café, and bar with a garden area, creating a welcoming space for dining, conversation, and relaxation by the sea.

## KEY LOCATIONS

- 1 Restaurant
- 2 Bar
- 3 Terrace
- 4 Garden area



# Crystal Waters Exclusive Private Members' Club Resort-Style Amenities



The first floor of the Crystal Waters Exclusive Private Members' Club on the Athens Riviera offers a gym and a health and beauty spa, including massage rooms, a sauna, and a jacuzzi. Designed for relaxation and wellbeing, it provides residents with a peaceful retreat to unwind by the sea.

## KEY LOCATIONS

- 1 Spa – Jacuzzi Area
- 2 Spa – Sauna Area
- 3 Spa - Massage and Beauty Room
- 4 Indoor Gym
- 5 Spa Terrace



# Crystal Waters Exclusive Private Members' Club Resort-Style Amenities



The second floor of the Crystal Waters Exclusive Private Members' Club on the Athens Riviera offers a lounge area, meeting rooms, and business facilities, creating a comfortable environment for work, meetings, and collaboration by the sea.

## KEY LOCATIONS

- 1 Exclusive Private Members' Club Terrace
- 2 Lounge Area
- 3 Meeting Room
- 4 Business Space



# The Residences Gallery



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# ***Area Schedule***



**AREA SCHEDULE  
PART B**

Unit No	Floor	Type	Bed / Bath	Net Area (sq.m)	Gross Area (sq.m)	Balcony (sq.m)	Total Area (sq.m)
A10	1st Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
A11	1st Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
A12	1st Floor	Apartment	2 bed – 1 bath	40,00	48,00	14,00	62,00
A13	1st Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
B10	2nd Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
B11	2nd Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
B12	2nd Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
B13	2nd Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
C10	3rd Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
C11	3rd Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
C12	3rd Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
C13	3rd Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
D10	4th Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
D11	4th Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
D12	4th Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
D13	4th Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
E10	5th Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
E11	5th Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
E12	5th Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
E13	5th Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
ST10	6th Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
ST11	6th Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
ST12	6th Floor	Apartment	2 bed – 1 bath	44,00	53,00	14,00	67,00
ST13	6th Floor	Apartment	2 bed – 1 bath	46,00	55,00	5,00	60,00
Z10	7th Floor	Apartment	1 bed – 1 bath	35,00	42,00	5,50	47,50
Z11	7th Floor	Apartment	1 bed – 1 bath	33,00	39,00	7,00	46,00
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## AREA SCHEDULE PART C

Unit No	Floor	Type	Bed / Bath	Net Area (sq.m)	Gross Area (sq.m)	Balcony (sq.m)	Total Area (sq.m)	Unit No	Floor	Type	Bed / Bath	Net Area (sq.m)	Gross Area (sq.m)	Balcony (sq.m)	Total Area (sq.m)
A14	1st Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00	ST14	6th Floor	Apartment	2 bed -1 bath	51.00	62.00	2.00	64.00
A15	1st Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	ST15	6th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
A16	1st Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	ST16	6th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
A17	1st Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	ST17	6th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
A18	1st Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00	ST18	6th Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00
B14	2nd Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00	Z14	7th Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00
B15	2nd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	Z15	7th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
B16	2nd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	Z16	7th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
B17	2nd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00	Z17	7th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00
B18	2nd Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00	Z18	7th Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00
C14	3rd Floor	Apartment	2 bed -1 bath	51.00	62.00	2.00	64.00								
C15	3rd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
C16	3rd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
C17	3rd Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
C18	3rd Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00								
D14	4th Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00								
D15	4th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
D16	4th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
D17	4th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
D18	4th Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00								
E14	5th Floor	Apartment	2 bed - 1 bath	51.00	62.00	2.00	64.00								
E15	5th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
E16	5th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
E17	5th Floor	Apartment	1 bed - 1 bath	36.00	44.00	4.00	48.00								
E18	5th Floor	Apartment	2 bed - 1 bath	44.00	53.00	4.00	57.00								

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



# **Specifications**

## SPECIFICATIONS

### **Entrance & Hallway**

Carefully designed shared access spaces with emphasis on lighting and plant selection  
Installation of high-tech system lift

### **Safety & Security**

High standards entrance door with advanced security system  
High quality intercom system - video door phone,  
Lighting with motion sensor and / or button in public areas.  
Security monitoring 24/7  
CCTV system in all closed and open common areas and around the buildings

## **APARTMENTS**

### **General Finishes**

Polished plaster walls  
Premium eco-friendly paints for walls and ceilings  
High quality tiles for horizontal and vertical surfaces  
High aesthetics and energy efficient aluminum-controlled panels and double-glazed aluminum windows  
Durable and energy efficient bioclimatic facade made of certified products ideal for creating a perfect environment irrespective of the weather conditions

### **Living Room & Hall**

High-quality large-scale tiling to floor according to European standards  
Modern cable television  
Ergonomic architectural lighting design based on new technology trends

Interior stylish doors painted with eco-friendly paint.  
High quality ironmongery.

### **Bedrooms**

Modern cable television  
Detailed design focusing on lighting and ergonomy

### **Bathroom**

High quality tiling to walls and floors  
Shower set made of glass  
High quality chrome accessories

### **Kitchen**

High aesthetics and functionality, ergonomic kitchen design  
High quality faucet and sink  
Hygienic and antibacterial work surface  
Protective wall covering

### **Electrics**

Cooling and heating water independency for less power consumption  
Detailed lighting design  
Thorough ergonomical deliberation regarding sockets, fixtures and wiring  
Electric towel rails for heating in the baths  
Energy Class Minimum A+

#### Disclaimer

The Developer, for themselves and for the vendor(s) of these properties give notice that: 1. The plans, specification and sizes referred to in this Brochure have been prepared from preliminary materials available before construction of the Properties were complete. As such they are intended as a guide only and nowarranty or representation is given as to the final accuracy or completeness of the same. Those plans, specification and sizes may change and the only commitment regarding the same that the Developer is willing to make, will be contained in any binding contract for sale of a Property entered into by the Developer. 2. Any reference to facilities being provided in or for the Properties are those currently anticipated but may be varied by the Developer without prior notice. In addition where a facility is being provided for the Properties that facility may not be available for use at the time that completion (both physical and legal) of any given Property occurs as facilities may be situated in subsequent phases of the development. 3. Any reference to travel times and distances are based on information obtained on line by the Developer and no actual measurements have been undertaken. As such these times and distances cannot be warranted by the Developer. 4. Nothing herein constitutes a binding offer to sell or provide any sort of services or creates any contractual relationship and all sales remain subject to contract. 5. All liability and responsibility arising from any reliance placed on any Materials or any information in this Brochure is disclaimed to the extent legally permitted. Reliance may only be placed on information provided by the Developer's solicitors to a prospective purchaser's solicitor in writing, and then only to the extent that such information is not independently verifiable. 6. Computer generated images are for references purposes only and the final design and layout of the Properties may be different. Please therefore view this as an artist's impression and the specification as guidance only and that as the development progresses this may be subject to changes where necessary. In addition where a photo or computer generated image shows contents and furniture, then such contents and furniture is not being installed by the Developer or included in any sale. 7. All sizes quoted are estimated maximum sizes. The actual sizes (when built) may vary. No representation is being made that actual sizes (when built) will be as per the estimated maximum sizes. Possible variations to the size are not expected to exceed 10% but this is an expectation only and not a contractual commitment – any contractual commitment regarding size adjustments will be set out in any sale contract to be entered into by the Developer with a purchaser. 8. Ceiling heights quoted are estimated maximum ceiling heights at the highest point in each flat and actual ceiling heights may vary throughout the flat. 9. No agent or representative has any authority to make any statement or commitment binding on the Developer (whether in this Brochure or otherwise) and the only statements that can be relied upon are any contained in binding contracts for sale entered into by the Developer, or those confirmed in writing by the Developer's solicitors to a prospective purchasers solicitor. 10. We reserve the right to alter the provisions in the Brochure (including but not limited to these Terms) at any time, without prior notice. Any modification will take effect immediately. It is your responsibility to check the Brochure and these Terms regularly for modifications and additions.



# *Aenaon Park Residences*

— Athens Riviera —

By Crystal Waters