

# SPETSON RESIDENCES

A Gated Community in Voula

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[www.gestdevelopment.gr](http://www.gestdevelopment.gr)

Spetson Residences is a secured gated community project in Voula, in the heart of the Athens Riviera.

The area is known for its beautiful beaches ranging from public ones to the very elegant and famous Astir beach.

The area has a variety of natural parks as well as a wide range of restaurants, cafés, beach bars, sought after by locals and tourists.

The project is at close range from central Athens (25 mins), the International Airport (20 mins) and 8 mins from the beach. The area is highly touristic and residential.

## LUXURY GATED COMMUNITY

Spetson Residences is composed of 2 undergrounds, and 4 blocks of 4 stories each. All units are delivered finished with high-end specifications.

The community offers several amenities such as landscaped areas, swimming pool, a multifunctional recreational space, gym, underground parking for each unit.

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luxury gated community  
gym  
secured perimeters  
underground parking

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## Apartment Sizes

80 m<sup>2</sup> 2 Bedrooms

100 m<sup>2</sup> 2 Bedrooms

120 m<sup>2</sup> 3 Bedrooms

140 m<sup>2</sup> 3 Bedrooms

150 m<sup>2</sup> 3 Bedrooms

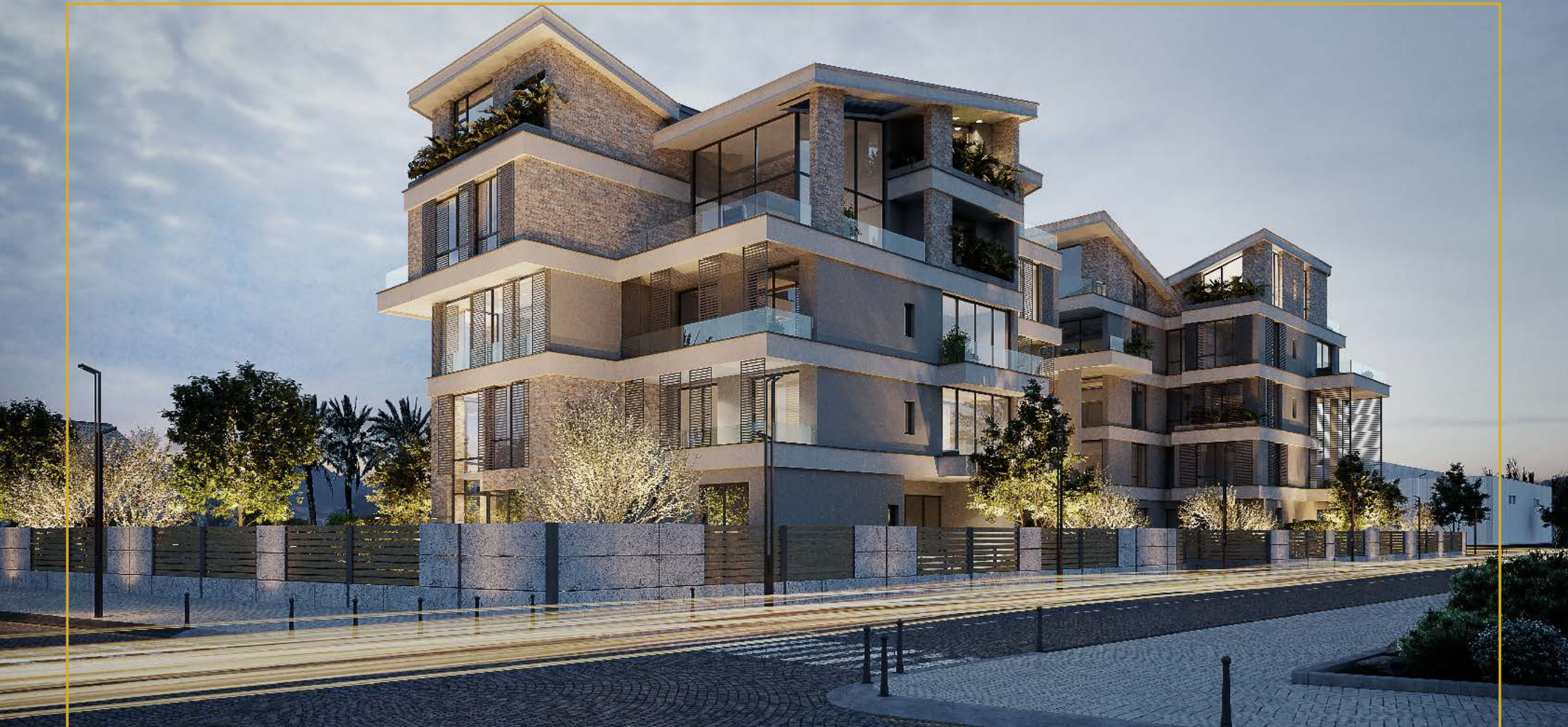
& more

The above areas represent the net internal sellable area excluding balconies, flowerbeds, private gardens, and terraces.



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modern architecture  
landscaped gardens  
designed maisonnettes

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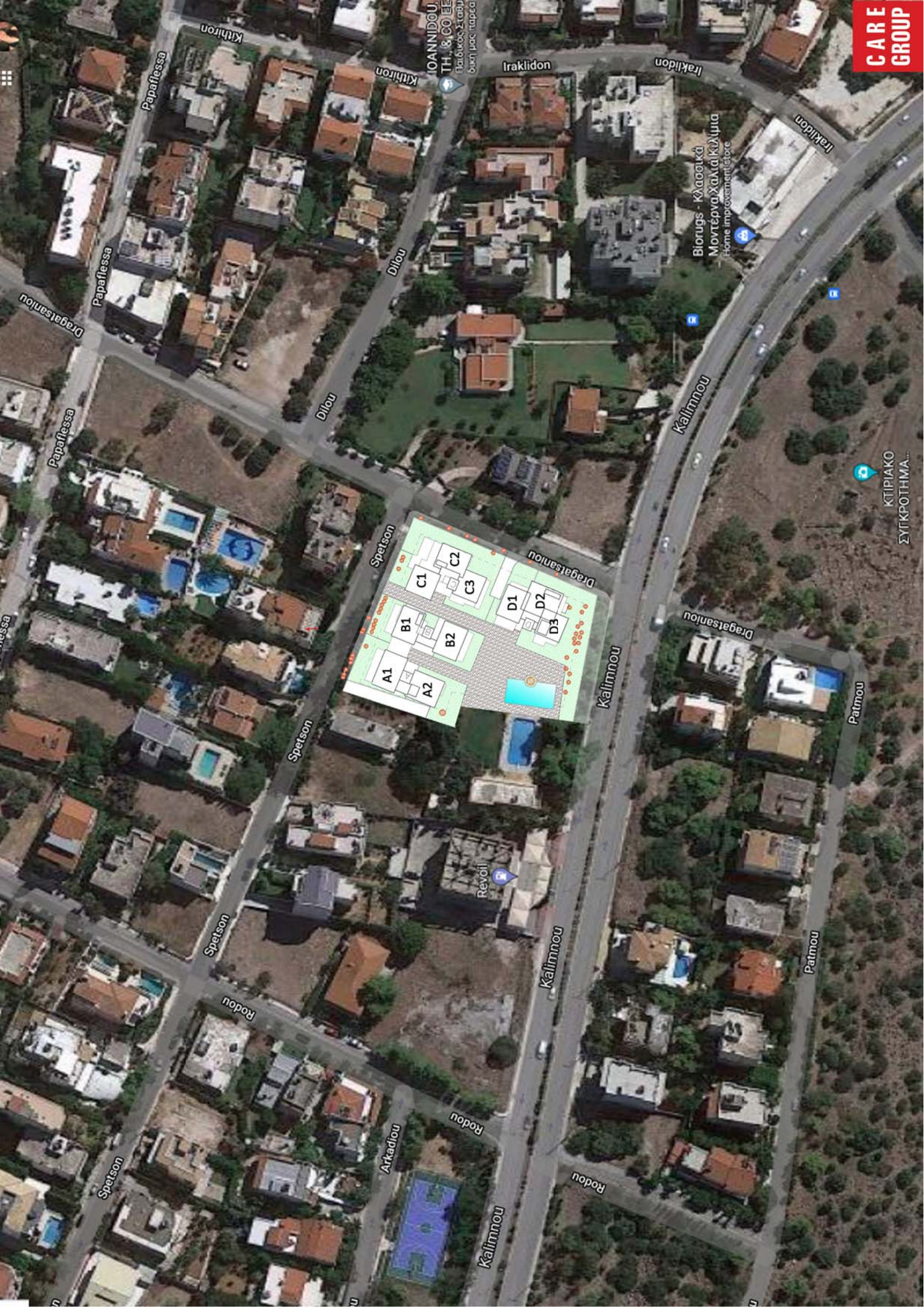
4 independent  
building blocks

total 33 apartments  
common parking &  
facilities



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ΚΤΙΡΙΑΚΟ  
ΣΥΓΚΡΟΤΗΜΑ...

Biorugs - Κλασικά  
Μοντέρνα Χαλιά Κάλυτα  
Home improvement store

ΙΟΑΝΝΙΔΟΥ  
Θ. & CO ΕΠΕ  
ΕΠΙΧΕΙΡΗΣΙΑΚΗ  
ΒΙΟΜΗΧΑΝΙΑ

ELEGANT



MODERN



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underfloor heating

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contemporary



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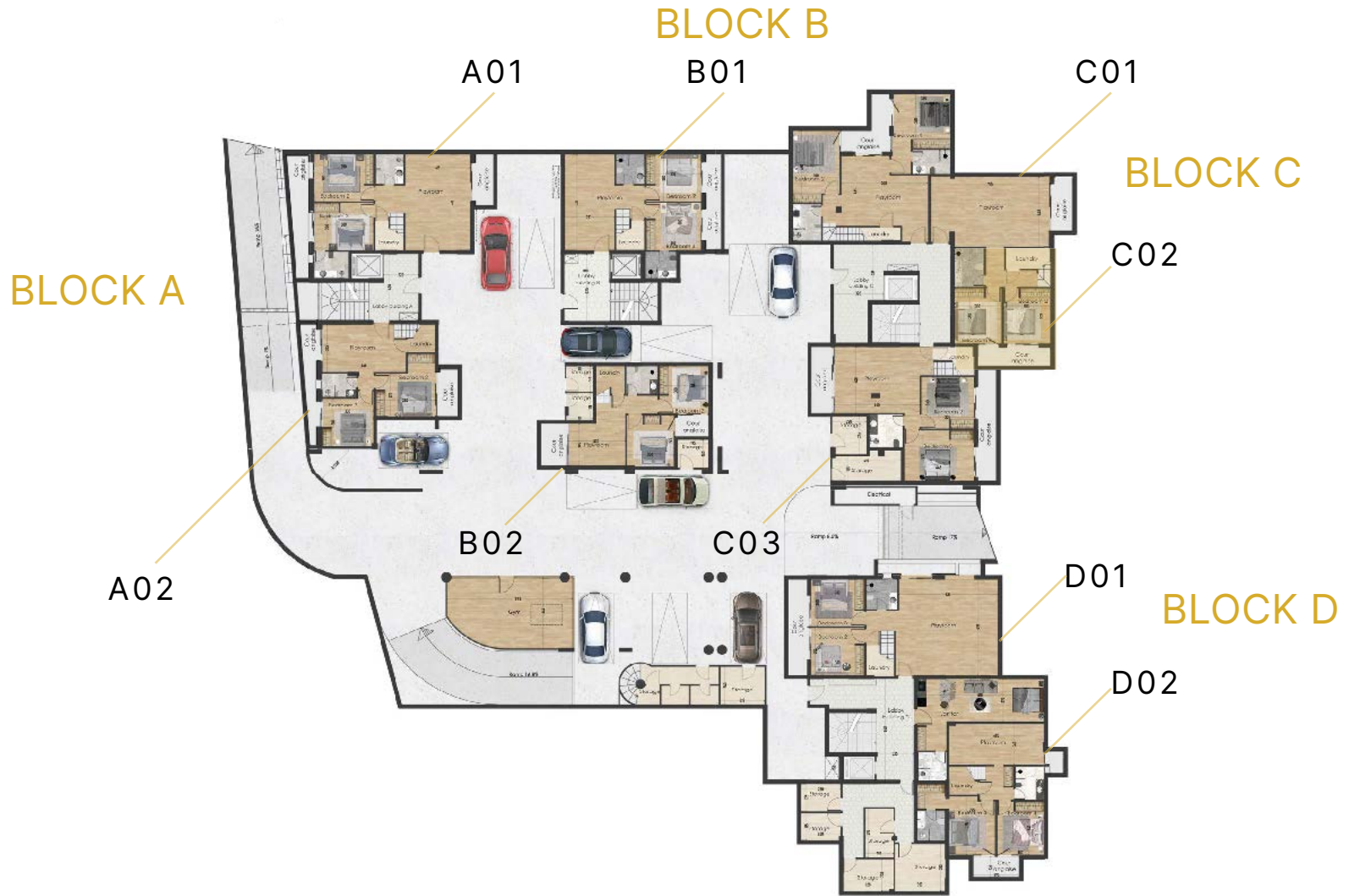
# Plan Basement 2



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# Plan Maisonette Lower Floor

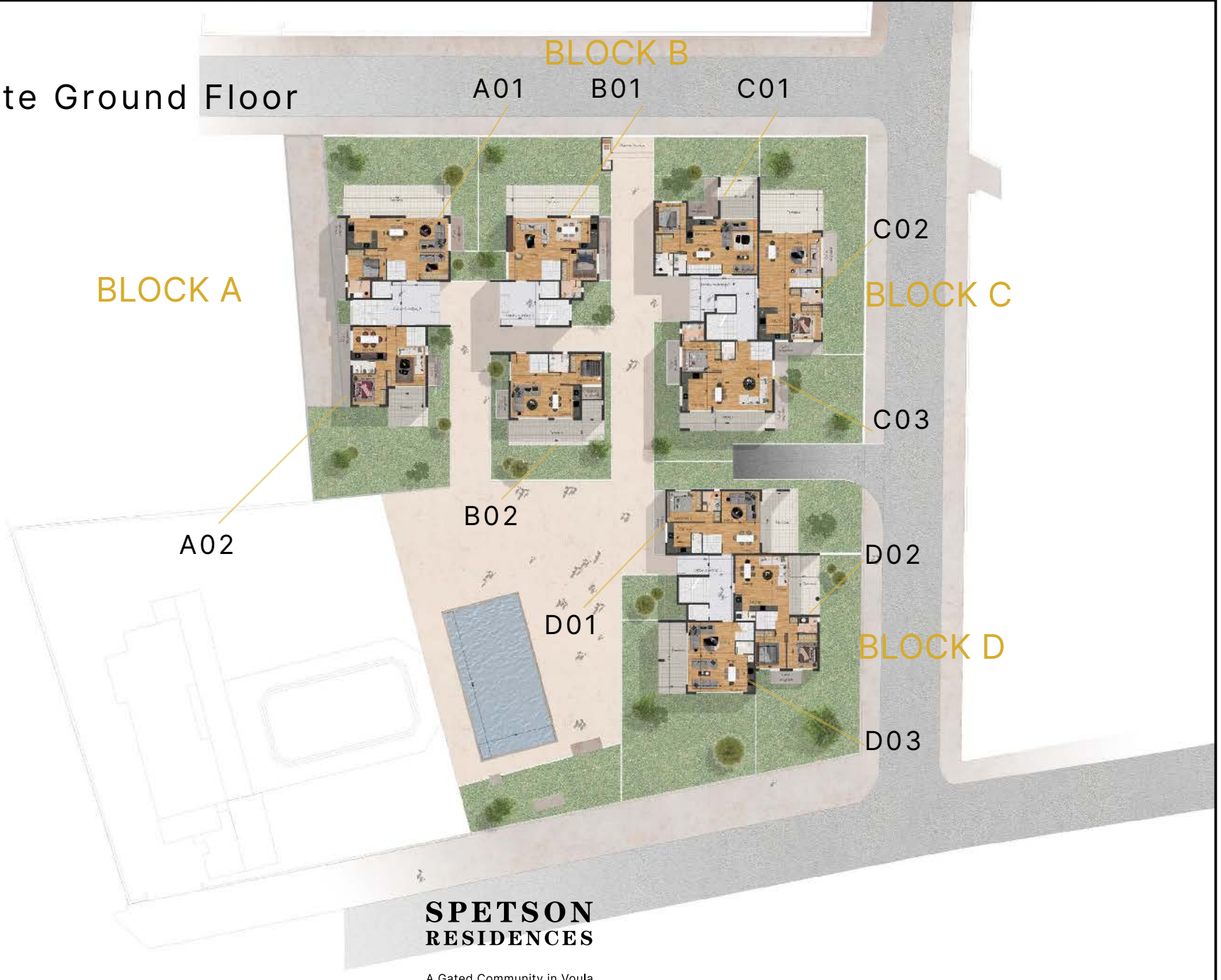


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# Plan

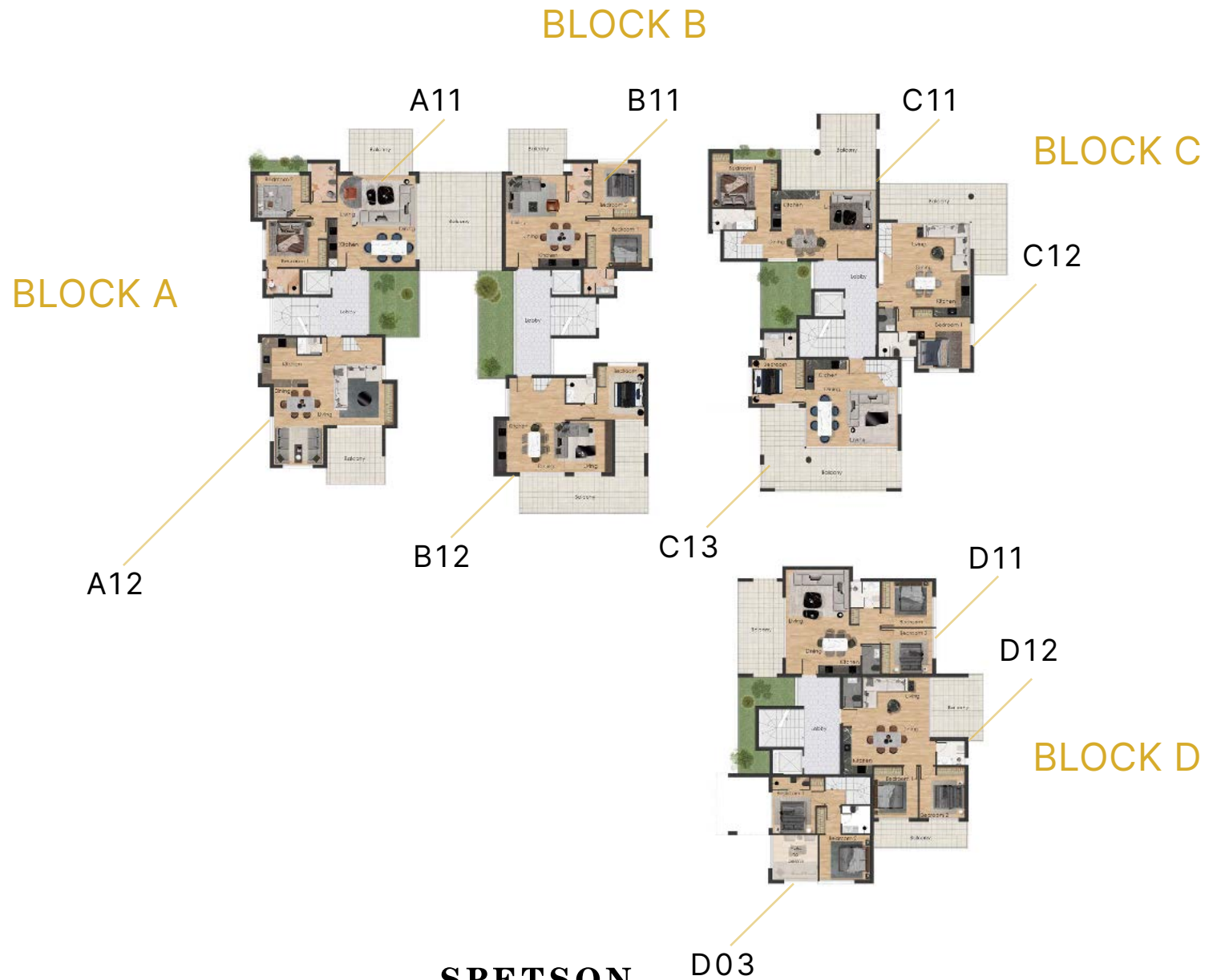
## Maisonette Ground Floor



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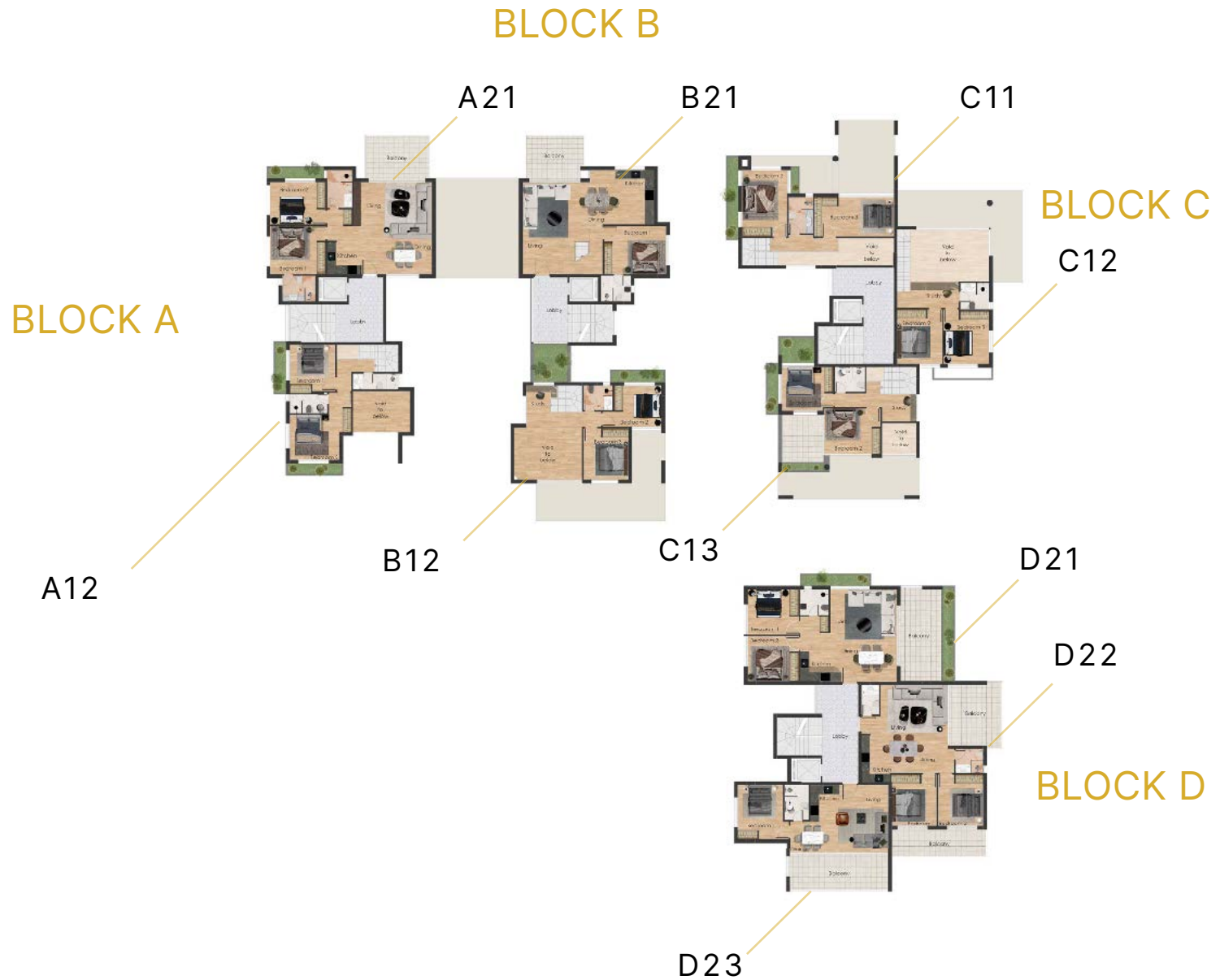
# Plan Floor 1



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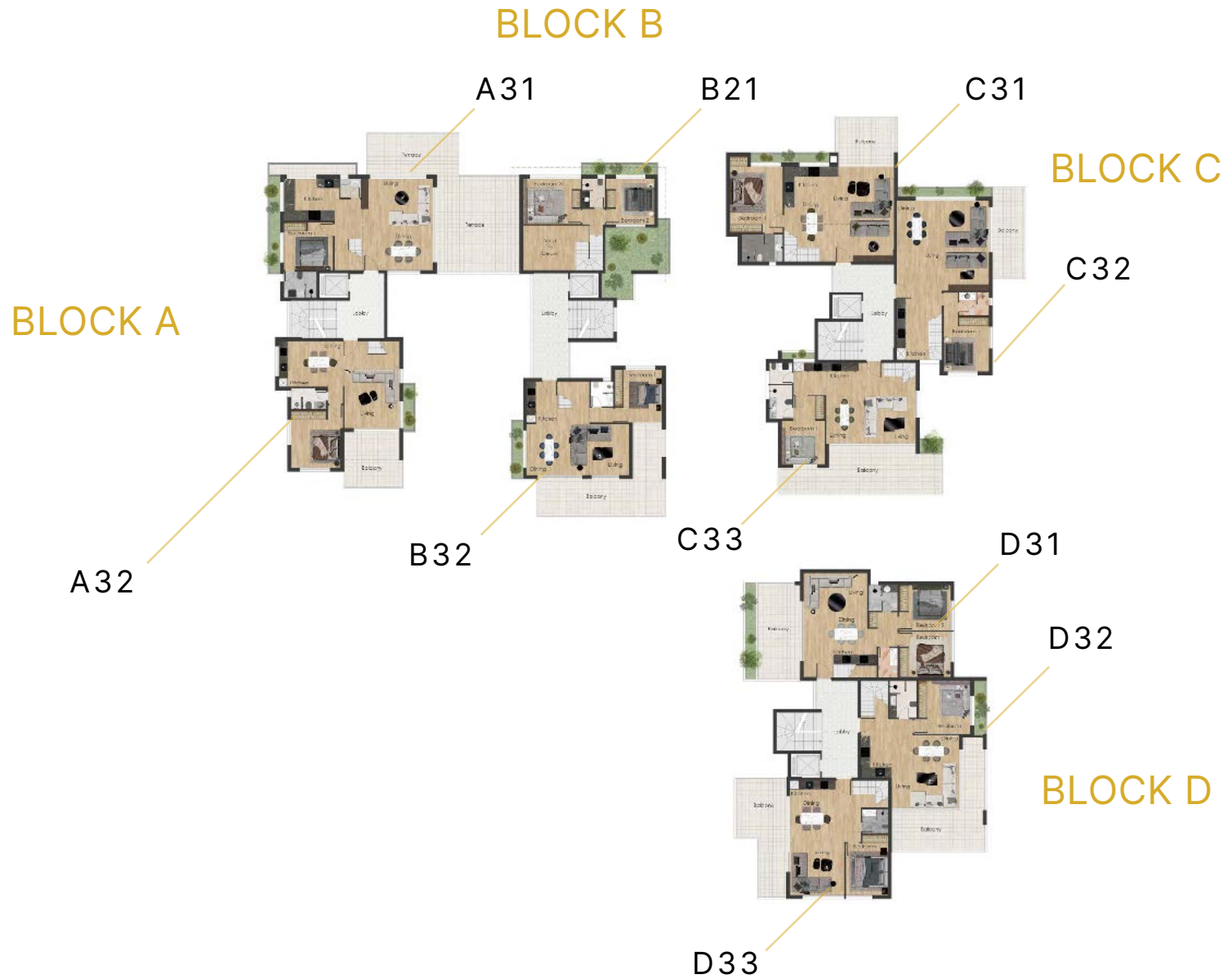
**Plan**  
Floor 2



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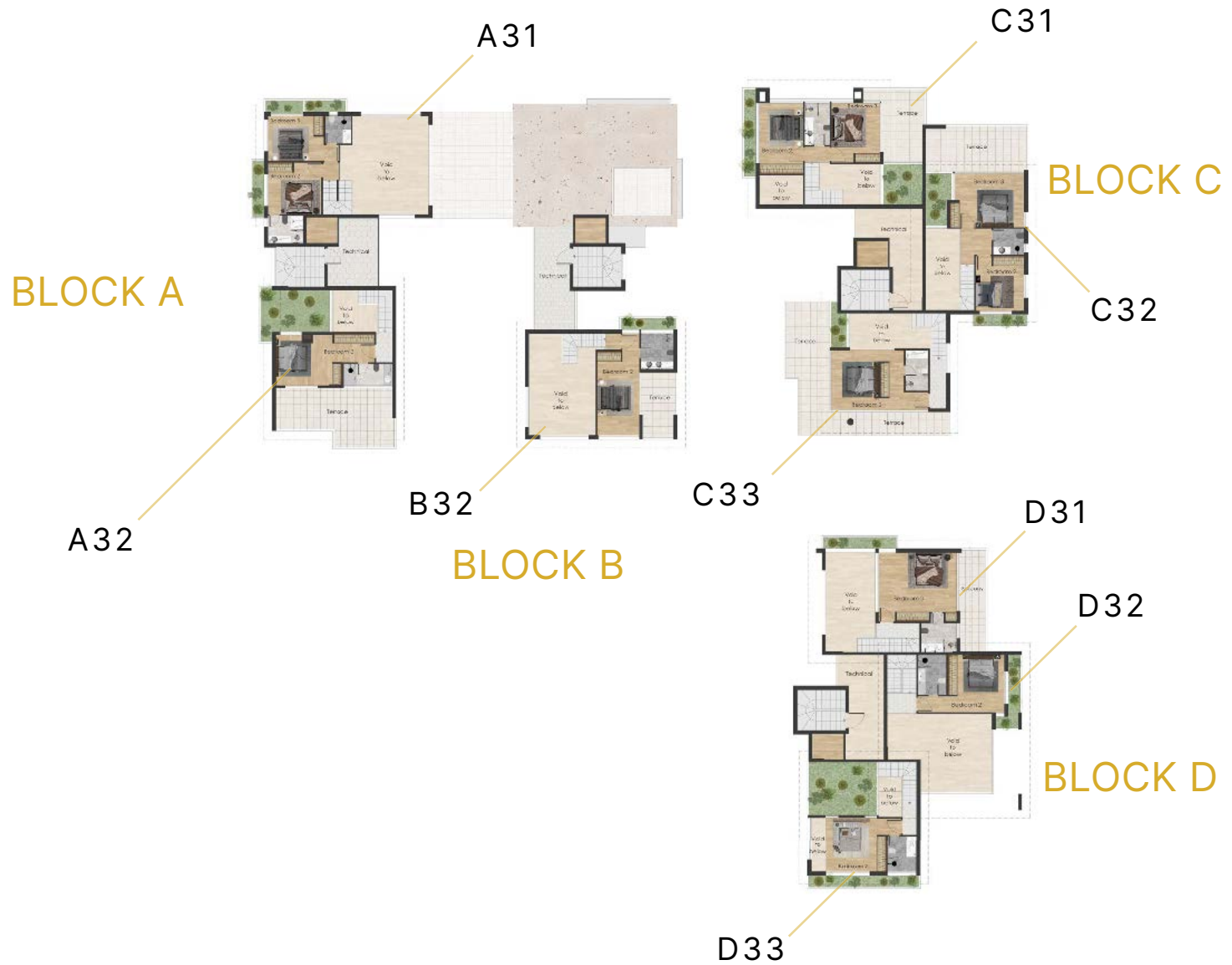
**Plan**  
Floor 3



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# Plan Floor 4



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Floor	Apartment #	Internal Sellable Area	Cour Anglaise	Private Gardens	Balcony	Flowerbed	Terraces	GRAND TOTAL
UGF/GF	A01	151	16	128				295
UGF/GF	A02	116	12	176				304
1	A11	81			50	3		134
1/2	A12	118			15	6		139
2	A21	84			12	3		99
3/4	A31	125			7	11	53	196
3/4	A32	102			15	14	25	156
UGF/GF	B01	133	8	121				262
UGF/GF	B02	117	8	93				218
1	B11	75			11			86
1/2	B12	113			38	9		160
2/3	B21	117			11	21		149
3/4	B32	100			7	6	31	144

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Floor	Apartment #	Internal Sellable Area	Cour Anglaise	Private Gardens	Balcony	Flowerbed	Terraces	GRAND TOTAL
UGF/GF	C01	148	7	75				230
UGF/GF	C02	155	11	145				311
UGF/GF	C03	147	16	143				306
1/2	C11	120			38	9		167
1/2	C12	113			29	4		146
1/2	C13	110			34	16		160
3/4	C31	127				14	26	167
3/4	C32	124				11	32	167
3/4	C33	106			26	6	34	172

FEW UNITS STILL AVAILABLE

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Floor	Apartment #	Internal Sellable Area	Cour Anglaise	Private Gardens	Balcony	Flowerbed	Terraces	GRAND TOTAL
UGF/GF	D01	149	14	99				262
UGF/GF	D02	139	7	157				303
GF/1	D03	97		198				295
1	D11	74			20	5		99
1	D12	68			26			94
2	D21	70			19	10		99
2	D22	69			26			95
2	D23	51			16	5		72
3/4	D31	113				10	31	154
3/4	D32	101				8	25	134
3/4	D33	91				20	23	134

FEW UNITS STILL AVAILABLE

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## SHORT TECHNICAL DESCRIPTION

# GENERAL SPECIFICATIONS

Gated community with 4 over ground buildings and 2 basements.

High-end finishes – according to the new European norms focusing on energy consumption and saving, environmentally friendly...

Landscaped green areas and private gardens (around 1600 sq.m.)

Communal Pool of minimum 100 sq.m.

Underground parking.

# FINISHING

Thermally insulated external 25cm double walls

Waterproof plastering for all external elevations (THERMOFACADE).

High performance Aluminium frames with double glazing Low –e glasses.

All insulation and waterproofing as per KENAK Greek regulation (New energy efficiency law).

Engineered glued Oak flooring in interior areas and big sizes ceramic tiles for bathrooms, balconies and terraces.

Laminated wood doors (CPL) with wood frames.

Waterproof exterior acrylic paint.

Ecological plastic internal paint.

European kitchen cabinets, stainless steel sink.

ANY OF THE ABOVE LISTED ITEMS COULD BE  
REPLACED BY EQUIVALENT ITEMS.

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## SHORT TECHNICAL DESCRIPTION

### ELECTRICAL

Earthing system.

Legrand or similar electrical accessories (switches, sockets, electrical panels).

UTP internal phone and data cables.

TV internal network.

Photovoltaic panels' installation on the roof tops.

### MECHANICAL

VRV Air-conditioning for all rooms

Independent underfloor heating.

Independent hot water with solar panel and heat pump.

European sanitary ware, Ideal Standard, Laufen, Aquablade, white.

European chrome plated mixers.

Rain & hand showers in all bathrooms.

Provision for washing machine in all apartments.

Common use areas lightings with Led.

Interphone installation.

Generator installation for pumps and gates lights.

Irrigation system from the existing water drilling.

ANY OF THE ABOVE LISTED ITEMS COULD BE  
REPLACED BY EQUIVALENT ITEMS.

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SHORT  
TECHNICAL  
DESCRIPTION

## SECURITY & SAFETY

Anti-seismic structural design according to NEW European Norms.

Fire-fighting system in common areas.

Special needs people accessibility.

CCTV covering all entrances.

24h Security.

ANY OF THE ABOVE LISTED ITEMS COULD BE  
REPLACED BY EQUIVALENT ITEMS.

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The information and details in this brochure are intended to give a general indication of the proposed development and floor layouts.

The developer reserves the right to alter any part of the development including perspectives, technical specifications, or floor layouts at any time. The contents herein will not be binding to the developer.

The full terms and conditions of sales are exclusively contained in the developer's sales contract.

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SALES



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DEVELOPER

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CONSTRUCTION MANAGER

