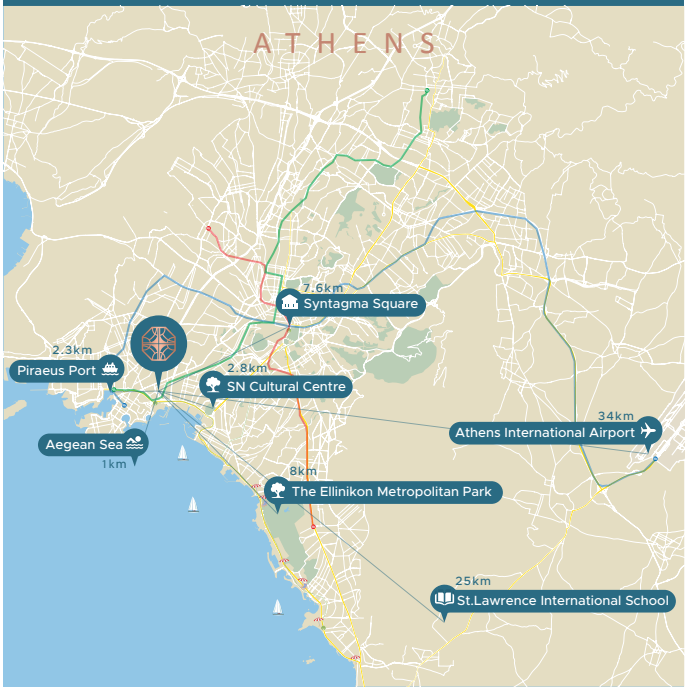
# AVRA RESIDENCE

ATHENS SEASIDE

# PRIME LOCATION

Neo Faliro is one of the most beautiful coastal suburbs of Athens. Its built-up area is continuous with those of the neighboring Niarchos and Piraeus. A privileged location that you can escape from the bustle of the Greek capital and discover the cosmopolitan Athenian Riviera while having the Aegean Sea at your doorstep.



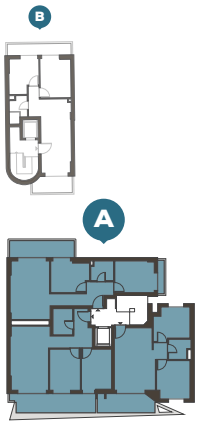
# Building A, 1st - 6th Floor

A3 B3 C3 D3 E3 F3

## 2 Bedroom Apartment

| | |
|---|---|
| Bedroom | 2 |
| Bathroom | 1 |
| Covered Area | 62 sqm |
| Balcony | 12 sqm |
| **Total Area** | **74 sqm** |

Unit A3-F3
Virtual Tour




Veikou Str.

▲ to Building B

1st - 6th Floor

Veikou Str.

A2 B2 C2 D2 E2 F2

## 2 Bedroom Apartment

| | |
|---|---|
| Bedroom | 2 |
| Bathroom | 1 |
| Covered Area | 63 sqm |
| Balcony | 14 sqm |
| **Total Area** | **77 sqm** |

Unit A2-F2
Virtual Tour

A1 B1 C1 D1 E1 F1

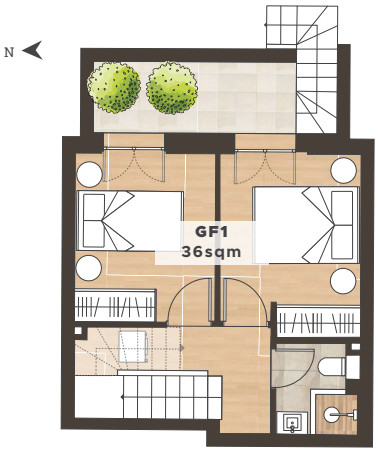
## 2 Bedroom Apartment

| | |
|---|---|
| Bedroom | 2 |
| Bathroom | 1 |
| Covered Area | 57 sqm |
| Balcony | 9.5 sqm |
| **Total Area** | **66.5 sqm** |

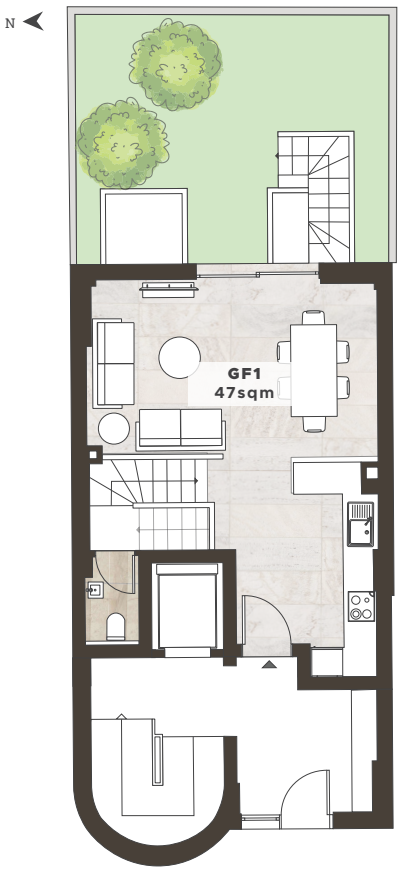
Unit A1-F1
Virtual Tour

# Building B, Lower Ground - Ground Floor

Lower Ground




Ground Floor

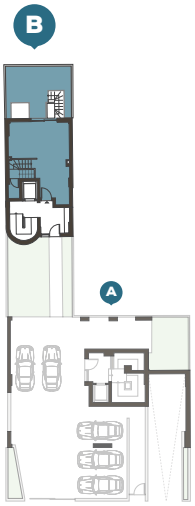



to Building A

GF1

## 2 Bed Garden Duplex

| | |
|---|---|
| Bedroom | 2 |
| Bathroom | 2 (1WC) |
| Covered Area | 83 sqm |
| Garden | 32 sqm |
| **Total Area** | **115 sqm** |




Veikou Str.

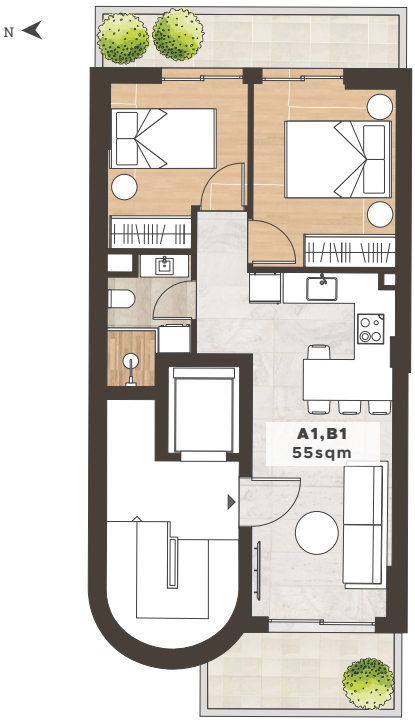
# Building B, 1st - 2nd Floor

A1 B1

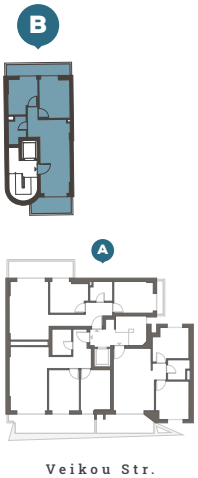
## 2 Bedroom Apartment

| | |
|---|---|
| Bedroom | 2 |
| Bathroom | 1 |
| Covered Area | 55 sqm |
| Balcony | 13 sqm |
| **Total Area** | **68 sqm** |

1st - 2nd Floor




Veikou Str.




Veikou Str.

# Building B, 3rd - 5th Floor

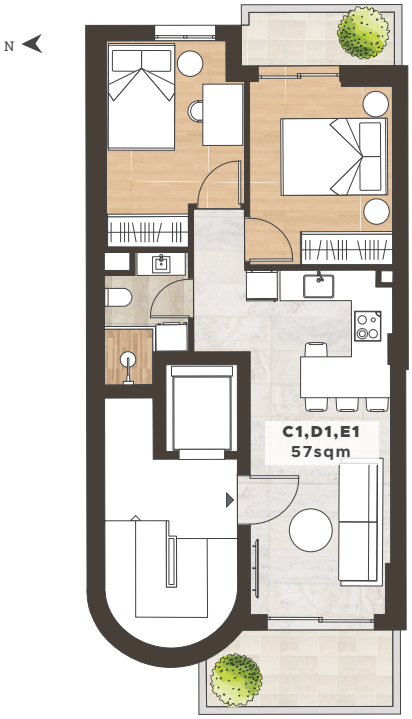
C1 D1 E1

## 2 Bedroom Apartment

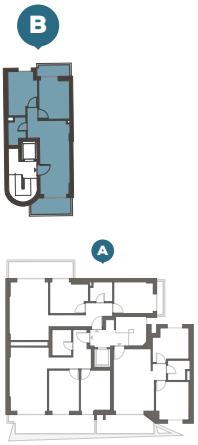
| | |
|---|---|
| Bedroom | 2 |
| Bathroom | 1 |
| Covered Area | 57 sqm |
| Balcony | 9.5 sqm |
| **Total Area** | **66.5 sqm** |

Unit C1-E1
Virtual Tour

3rd - 5th Floor




Veikou Str.




Veikou Str.

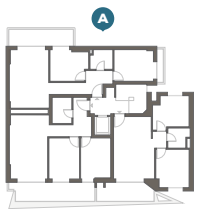
# Building B, 6th - 7th Floor

FG1

## 3 Bedroom Duplex

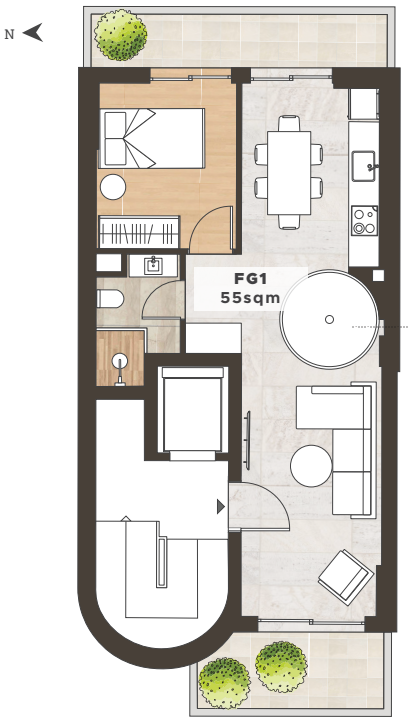
| | |
|---|---|
| Bedroom | 3 |
| Bathroom | 2 |
| Covered Area | 92 sqm |
| Balcony | 20 sqm |
| **Total Area** | **112 sqm** |

Unit FG1
Virtual Tour

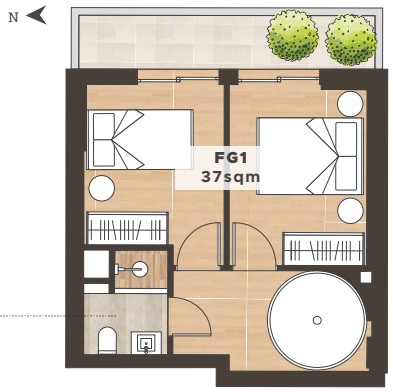



Veikou Str.

6th Floor




7th Floor




to Building A

Veikou Str.

# BUILDING A UNIT SUMMARY

| Unit | Floor | Type | Beds | Baths | Total Area (sqm) | Covered Area (sqm) | Balcony (sqm) | Garden | Parking/Storage |
|---|---|---|---|---|---|---|---|---|---|
| A1 | 1st | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| A2 | 1st | Apartment | 2 | 1 | **77** | 63 | 14 | Yes (Communal) | Additional Charge |
| A3 | 1st | Apartment | 2 | 1 | **74** | 62 | 12 | Yes (Communal) | Additional Charge |
| B1 | 2nd | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| B2 | 2nd | Apartment | 2 | 1 | **77** | 63 | 14 | Yes (Communal) | Additional Charge |
| B3 | 2nd | Apartment | 2 | 1 | **74** | 62 | 12 | Yes (Communal) | Additional Charge |
| C1 | 3rd | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| C2 | 3rd | Apartment | 2 | 1 | **77** | 63 | 14 | Yes (Communal) | Additional Charge |
| C3 | 3rd | Apartment | 2 | 1 | **74** | 62 | 12 | Yes (Communal) | Additional Charge |
| D1 | 4th | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| D2 | 4th | Apartment | 2 | 1 | **77** | 63 | 14 | Yes (Communal) | Additional Charge |
| D3 | 4th | Apartment | 2 | 1 | **74** | 62 | 12 | Yes (Communal) | Additional Charge |
| E1 | 5th | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| E2 | 5th | Apartment | 2 | 1 | **77** | 63 | 14 | Yes (Communal) | Additional Charge |
| E3 | 5th | Apartment | 2 | 1 | **74** | 62 | 12 | Yes (Communal) | Additional Charge |
| F1 | 6th | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| F2 | 6th | Apartment | 2 | 1 | **77** | 63 | 14 | Yes (Communal) | Additional Charge |
| F3 | 6th | Apartment | 2 | 1 | **74** | 62 | 12 | Yes (Communal) | Additional Charge |

*Transfer Tax 3.09%

# BUILDING B UNIT SUMMARY

| Unit | Floor | Type | Beds | Baths | Total Area (sqm) | Covered Area (sqm) | Balcony (sqm) | Garden (sqm) | Parking/Storage |
|---|---|---|---|---|---|---|---|---|---|
| GF1 | LG - G/F | Duplex | 2 | 2 (1WC) | **115** | 83 (36+47) | - | 32 (Private) | Additional Charge |
| A1 | 1st | Apartment | 2 | 1 | **68** | 55 | 13 | Yes (Communal) | Additional Charge |
| B1 | 2nd | Apartment | 2 | 1 | **68** | 55 | 13 | Yes (Communal) | Additional Charge |
| C1 | 3rd | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| D1 | 4th | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| E1 | 5th | Apartment | 2 | 1 | **66.5** | 57 | 9.5 | Yes (Communal) | Additional Charge |
| FG1 | 6th - 7th | Duplex | 3 | 2 | **112** | 92 (55+37) | 20 | Yes (Communal) | Additional Charge |

*Transfer Tax 3.09%

* All the above floor areas 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%

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