



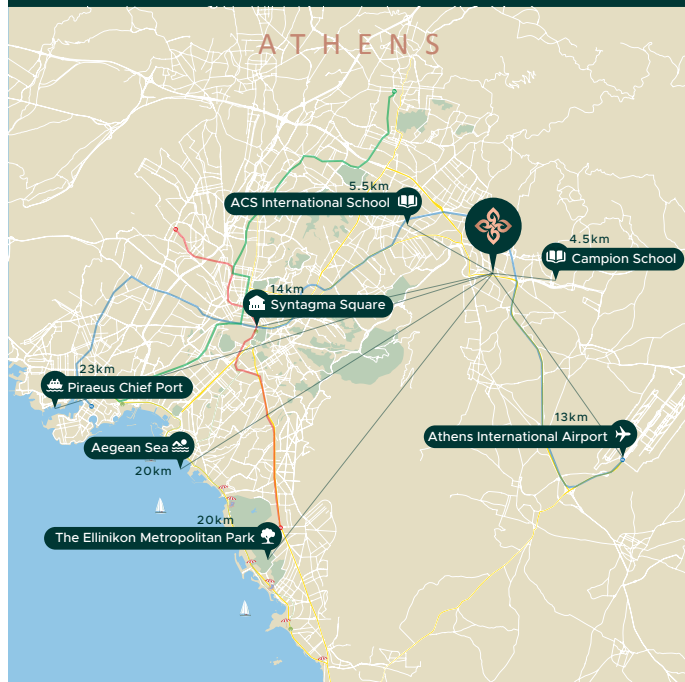
GREENVILLE RESIDENCE II

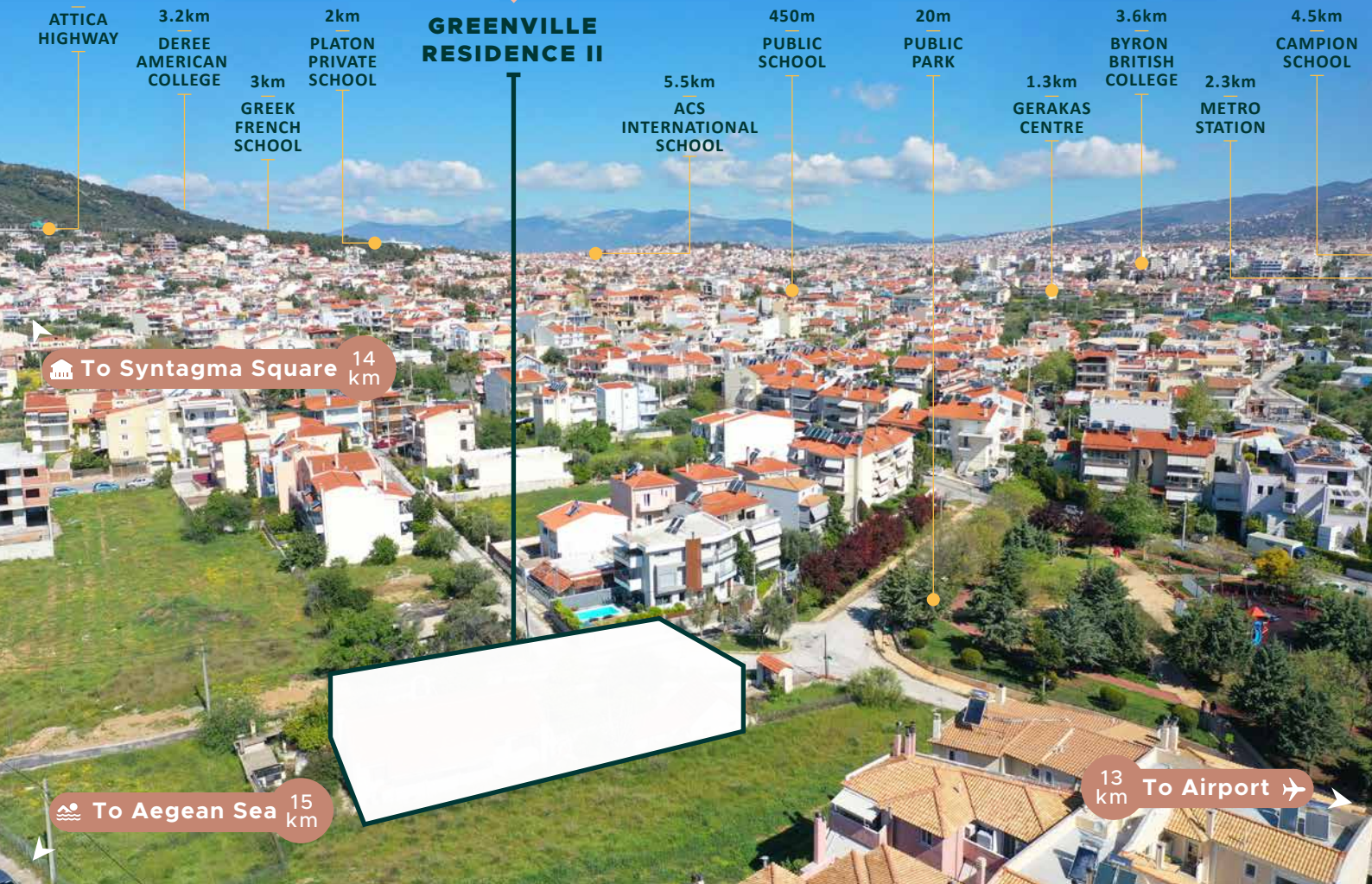
NORTHERN ATHENS



PRIME LOCATION

Gerakas is a popular suburban residential area in northeast Athens due to its proximity to the historical city centre and superb green surroundings. It is well known for its excellent international and private schools, cultural events, and sports facilities, making it ideal for families and those seeking a convenient lifestyle.





- ATTICA HIGHWAY
- 3.2km DEREK AMERICAN COLLEGE
- 3km GREEK FRENCH SCHOOL
- 2km PLATON PRIVATE SCHOOL
- 450m PUBLIC SCHOOL
- 20m PUBLIC PARK
- 1.3km GERAKAS CENTRE
- 3.6km BYRON BRITISH COLLEGE
- 2.3km METRO STATION
- 4.5km CAMPION SCHOOL
- 5.5km ACS INTERNATIONAL SCHOOL

To Syntagma Square 14 km

To Aegean Sea 15 km

13 km To Airport

GREENVILLE RESIDENCE II

In the attractive area of Gerakas, in the northeast of Athens, we created Greenville Residence II, a residential complex that stands out for its wonderful environment, fresh air and green landscape.

Consisting of a two-story building with 13 carefully designed apartments, including 7 duplexes and 6 two-bedroom apartments, Greenville Residence II sets a new standard for contemporary living. Each of the six apartments on the ground floor has a private garden, offering residents a sense of relaxation and ensuring the highest quality of green living.

Each apartment in Greenville II is meticulously crafted to show elegance and sophistication. From the finest finishes to the thoughtful layout, every detail has been carefully considered to create a harmonious living space that combines style with functionality. Apart from the exceptional specifications, the building has energy performance class A+ with a thermal facade and energy-efficient glazing that guarantee a low energy footprint.



Lower Ground & Ground Floor

GF6

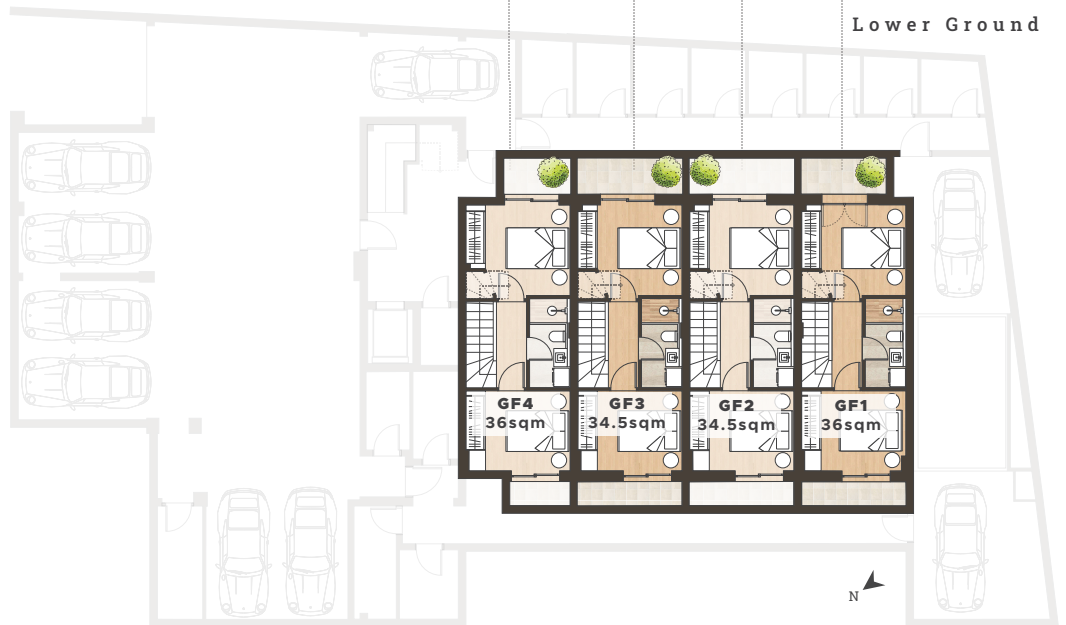
2 Bed Garden Apartment

Bedroom	2
Bathroom	1
Covered Area	62 sqm
Garden	69 sqm
Total Area	131 sqm

GF5

2 Bed Garden Apartment

Bedroom	2
Bathroom	1
Covered Area	63 sqm
Garden	79 sqm
Total Area	142 sqm



Unit GF4
Virtual Tour

GF4

2 Bed Garden Duplex

Bedroom	2
Bathroom	2
Covered Area	72 sqm
Balcony	5.5 sqm
Garden	31 sqm
Total Area	108.5 sqm

GF3

2 Bed Garden Duplex

Bedroom	2
Bathroom	2
Covered Area	69.5 sqm
Balcony	8.5 sqm
Garden	27.5 sqm
Total Area	105.5 sqm

GF2

2 Bed Garden Duplex

Bedroom	2
Bathroom	2
Covered Area	69.5 sqm
Balcony	8.5 sqm
Garden	26.5 sqm
Total Area	104.5 sqm

GF1

2 Bed Garden Duplex

Bedroom	2
Bathroom	2
Covered Area	73 sqm
Balcony	8 sqm
Garden	53 sqm
Total Area	134 sqm

1st Floor & 2nd Floor

A5

B5

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	73 sqm
Balcony	13 sqm
Total Area	86 sqm

B4

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	69.5 sqm
Balcony	15 sqm
Total Area	84.5 sqm



Unit A5&B5
Virtual Tour



A4

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	69 sqm
Balcony	15 sqm
Total Area	84 sqm

AB3

2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	82 sqm
Balcony	36 sqm
Total Area	118 sqm

AB2

2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	81 sqm
Balcony	39 sqm
Total Area	120 sqm

AB1

2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	84 sqm
Balcony	39 sqm
Total Area	123 sqm



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	134	73 (36+37)	8	53	Yes/Additional Charge
GF2	LG - G/F	Duplex	2	2	104.5	69.5 (34.5+35)	8.5	26.5	Additional Charge
GF3	LG - G/F	Duplex	2	2	105.5	69.5 (34.5+35)	8.5	27.5	Additional Charge
GF4	LG - G/F	Duplex	2	2	108.5	72 (36+36)	5.5	31	Additional Charge
GF5	G/F	Apartment	2	1	142	63	-	79	Additional Charge
GF6	G/F	Apartment	2	1	131	62	-	69	Additional Charge
AB1	1st - 2nd	Duplex	2	2	123	84 (46+38)	39	-	Additional Charge
AB2	1st - 2nd	Duplex	2	2	120	81 (45+36)	39	-	Additional Charge
AB3	1st - 2nd	Duplex	2	2	118	82 (45+37)	36	-	Additional Charge
A4	1st	Apartment	2	1	84	69	15	-	Additional Charge
A5	1st	Apartment	2	1	86	73	13	-	Additional Charge
B4	2nd	Apartment	2	1	84.5	69.5	15	-	Additional Charge
B5	2nd	Apartment	2	1	86	73	13	-	Additional Charge

* 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 -

*Transfer Tax 3.09%



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