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## INFINITY VILLAS

PANORAMA VOULAS · ATHENIAN RIVIERA

# Technical Specifications

A complete overview of the systems, materials, and dimensions behind three independent luxury residences.

A collection of three residences · 787 sq.m. corner plot · Sarantaporou & Prevezis Streets

## Three Independent Residences, Engineered for Eternity

An iconic residential development set on an amphitheatrically-positioned, 787 sq.m. corner plot at the junction of Sarantaporou & Prevezis streets, in Panorama Voulas. The upper levels enjoy an unobstructed, 180° view stretching from Astir Vouliagmenis to the Ellinikon Tower.

**Custom-Tailored Luxury Living:** the structural framework is currently nearing completion — a rare window for buyers to shape the interior layout and finishes of their residence to their own taste.

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### BUILDING-WIDE SYSTEMS

## One Standard, Shared By All Three Homes

### Aluminum & Glazing

ALKAT AEBE installation of Cortizo Evolution Ultra Minimal systems in all 3 residences — ultra-slim profiles with energy-efficient glazing fully recessed into the floor.

### PAN GLASS High-Security Glazing

Triplex safety glass balustrades on all main terraces, fully embedded in concrete with no visible frame or support, plus glass-edge infinity pools and minimal interior staircase balustrades.

### HVAC & Air Quality

Concealed VRV air conditioning with hidden ceiling units, underfloor heating and cooling via autonomous heat pumps, and 24-hour mechanical ventilation with heat recovery (HRV).

### Energy Autonomy & Backup

Full, independent infrastructure in all 3 residences for autonomous generators or smart battery storage, guaranteeing 100% uninterrupted (UPS) operation of critical systems.

### Smart Home KNX & Data

Fully wired, factory-installed KNX bus protocol throughout for remote control of lighting, climate, shading and living scenarios. Cat6a/Cat7 structured cabling in every room.

### Security & Biometric Access

Biometric smart locks (fingerprint, face, or smartphone) on entrances and interior doors, a dedicated safe room in every residence, and Ajax / Pivot alarm and CCTV coverage.

### Fire Detection & Suppression

Automatic smoke detection and fire suppression systems installed throughout every residence, fully integrated with the central security infrastructure.

### Luxury Pool Specification

Premium mosaic tiling, ozone purification (chlorine-free), counter-current jet stream system, recessed architectural LED lighting, and depths reaching 2.80 m.

### Water Management & Bathrooms

Central filtration and water-softening infrastructure, flat-level walk-in showers embedded in the concrete slab, and built-in cisterns from premium brands such as Geberit.

### Lighting & Bespoke Design

Dedicated architectural lighting design, custom kitchens and wardrobes from leading Italian ateliers, and built-in skincare/beauty refrigerators in the master bathrooms.

### Parking & EV Infrastructure

Fully independent, enclosed parking in the semi-basement garage with internal roll bars and dedicated EV charger provisions for every residence.

### Structural & Seismic Engineering

Founded on exceptionally hard rocky ground with a robust 110 cm raft foundation and reinforced concrete perimeter walls, engineered beyond standard regulations.

|                                                                                                                               |                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Energy Performance</b><br>Class A++ — designed for near-zero energy loss through top-tier thermal and acoustic insulation. | <b>Turn-Key Delivery</b><br>Every residence is delivered fully connected and active from day one: electricity, water, and all network utilities. |
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### VILLA-BY-VILLA

## Same Standard. Three Independent Homes.

Each villa shares the systems above, yet stands entirely on its own — with a private entrance, dedicated parking, and its own pool and garden.

|                  | Villa I<br>Grand Garden<br>Villa-Apartment | Villa II<br>Panoramic Executive<br>Maisonette | Villa III<br>Sky Infinity Penthouse<br>Maisonette        |
|------------------|--------------------------------------------|-----------------------------------------------|----------------------------------------------------------|
| Floor Level      | Raised Ground Floor                        | 1st & 2nd Floor                               | 2nd, 3rd & 4th Floor                                     |
| Living Area      | 280 m <sup>2</sup>                         | 378 m <sup>2</sup>                            | 350 m <sup>2</sup>                                       |
| View             | 20m facade on Prevezis St.                 | Panoramic unobstructed sea view               | Triplex, 180° infinity view: Astir–Ellinikon             |
| Bedrooms         | 4                                          | 5                                             | 4 (VIP)                                                  |
| Bathrooms        | 3 + 1 WC                                   | 4 + 1 WC                                      | 4 + 2 WC                                                 |
| Pool             | Private heated, 37 m <sup>2</sup>          | Private heated, 40 m <sup>2</sup>             | Dual: 46 m <sup>2</sup> + 14 m <sup>2</sup> Sky Infinity |
| Parking          | 3 spaces, private elevator                 | 3 spaces, dual entrance                       | 4 spaces, private elevator                               |
| Distinct Feature | Independent exterior entrance, garden      | Dedicated home office                         | Executive office, rooftop PV system                      |
| Status           | Now Presenting                             | Full Specifications Available                 | Full Specifications Available                            |

Architectural renders for Villa II and Villa III will be released as the collection progresses. Full written specifications for both are available now.