



Family Homes
in Vrontados,
Chios Greece

Home

Project: Sunny Hills

3 Maisonettes, Attic,
Pool, Garden



Sunny Hills in Vrontados, Chios presents a collection of elegant maisonettes designed for modern comfort. Spread across spacious plots, these residences feature 3 or more bedrooms, multiple bathrooms, open-plan living areas, and fully equipped kitchens. Each home is enhanced with **auxiliary spaces, storage, private gardens, and parking spots**. Select properties include **attics, balconies, and private swimming pools**. With attention to detail and premium amenities like elevators and thoughtfully designed layouts, Sunny Hills is the ideal choice for contemporary living amidst natural beauty.

The three maisonettes are set on **plots of 444.33 sq.m, 456.51 sq.m, and 617.81 sq.m**, with interior spaces of **281.18 sq.m, 246.13 sq.m, and 300.34 sq.m** respectively. The two larger residences are spread over four levels and include four bathrooms and one WC. The middle residence, which does not feature an attic, includes one bathroom less.

The attic, available in the two end units, includes **a multipurpose space suitable as a living room, office, or additional bedroom, along with a private bathroom**. The main living area of each home is designed as a unified open space combining kitchen, dining, and living room.

All homes are equipped with **two heat pumps each**, providing heating, cooling, and hot water. They feature fan coil systems that operate independently in every room. The windows are fitted with **thermal-insulating ETEM aluminum frames**, and the bedrooms include **Wi-Fi-controlled roller shutters** with manual backup in case of power outages.

Floors are finished with **high-quality Italian and Spanish granite tiles**, with a different selection used in the basement levels. Staircases throughout the homes are built with anti-slip marble and aluminum railings. The balconies include **aluminum pergolas and glass panels** for unobstructed views.

Each residence is fitted with a **private elevator** connecting all levels, intercom systems, and a separate pedestrian entrance. The vehicle entrance is secured with an aluminum electric gate operated via remote control and Somfy automation. **Regular TV antennas are installed.**

The **landscaped private gardens are fully planted and equipped with automatic irrigation systems**

The basements are equipped with **couraglais and can be independently rented out by the owner**, offering privacy and separation from the rest of the home.

1

House 1 offers 281 sq.m. across 4 levels, on a 444 sq.m. plot

281
sqm

◆ Structure & Energy

Efficiency

- Thermally insulated aluminum frames (ETEM)
- Insect screens and Wi-Fi-operated shutters (also with manual function)
- Quality heat pumps – 2 per house (for heating, cooling, and hot water)
- Fan coil system with room-by-room control
- Thermal insulation throughout

◆ Additional Spaces

- Private basements equipped with cour anglaises – ideal for rental or guest use

◆ Smart Living & Security

- Smart Home system
- Alarm and camera preinstallation
- Security doors
- Aluminum car gate with Somfy mechanism



281
sqm

- ✓ Move-in Ready
- ✓ Open View – Panoramic Scenery
- ✓ Energy Certificate: Grade A



◆ Comfort & Design

- Private elevator
- Glass balcony panels
- Aluminium pergolas
- Landscaped garden with automatic irrigation
- Storage room
- Parking

4 level house

House 1



281
sqm



456.51 sqm plot



4 bedrooms



2 auxiliary rooms



4 bathrooms



1 guest toilet



Private elevator
connecting all levels
except the attic



Each level has its
own separate
entrance



Garden



2 parking spots

House 1

Chios Vrontados

281,18 sqm

House 1
Specifications

	Living Room	Dining Room	Kitchen	Bedroom/s	Bathroom/s	WC	Auxiliary Space	Storage in house	Private Elevator	Balconies	Garden	Parking Spot/s
ATTIC 35,69 m ²					1		1			✓		
FLOOR 68,81 m ²	1	1	1			1			✓	✓		
GROUND 80,91 m ²				3	2				✓	✓	✓	2
UNDER 95,77 m ²				1	1		1	1	✓			

MEZZANINE/ATTIC=top level

FLOOR=main level

UNDER=lower level

BASE or B=basement

House 2 is 246 sq.m. across 3 levels, on a 456 sq.m. plot.

2

246
sqm

◆ Structure & Energy

Efficiency

- Thermally insulated aluminum frames (ETEM)
- Insect screens and Wi-Fi-operated shutters (also with manual function)
- Quality heat pumps – 2 per house (for heating, cooling, and hot water)
- Fan coil system with room-by-room control
- Thermal insulation throughout

◆ Additional Spaces

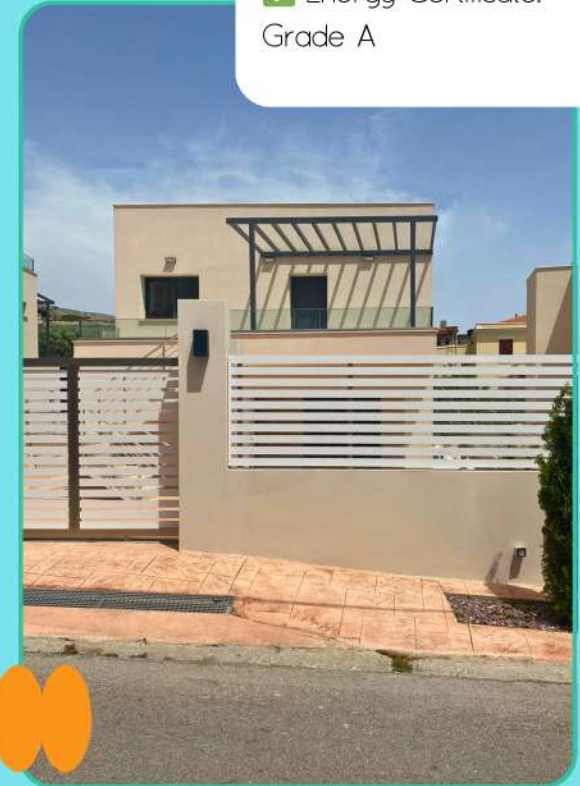
- Private basements equipped with cour anglaises – ideal for rental or guest use

◆ Smart Living & Security

- Smart Home system
- Alarm and camera preinstallation
- Security doors
- Aluminum car gate with Somfy mechanism

246
sqm

- ✓ Move-in Ready
- ✓ Open View – Panoramic Scenery
- ✓ Energy Certificate: Grade A



◆ Comfort & Design

- Private elevator
- Private swimming pool
- Glass balcony panels
- Aluminium pergolas
- Landscaped garden with automatic irrigation
- Storage room
- Parking

3 level house



House 2

246
sqm



456.51 sqm plot



4 bedrooms



1 auxiliary room



3 bathrooms



1 guest toilet



Private elevator
connecting all levels
except the attic



Each level has its
own separate
entrance



Garden



Pool

3.66 x 7 meters



2 parking spots

House 2

Chios Vrontados

246,13 sqm

House 2
Specifications

	Living Room	Dining Room	Kitchen	Bedroom/s	Bathroom/s	WC	Auxiliary Space	Storage in house	Private Elevator	Balconies	Swimming Pool	Garden	Parking Spot/s
FLOOR 69,50 m ²	1	1	1			1			✓	✓			
GROUND 81,12 m ²				3	2				✓	✓	✓	✓	2
UNDER 95,51 m ²				1	1		1	1	✓				

MEZZANINE/ATTIC=top level
FLOOR=main level
UNDER=lower level
BASE or B=basement

House 3 offers 300 sq.m. across 4 levels, on a 617 sq.m. plot.

3

300
sqm

◆ Structure & Energy

Efficiency

- Thermally insulated aluminum frames (ETEM)
- Insect screens and Wi-Fi-operated shutters (also with manual function)
- Quality heat pumps – 2 per house (for heating, cooling, and hot water)
- Fan coil system with room-by-room control
- Thermal insulation throughout

◆ Additional Spaces

- Private basements equipped with cour anglaises – ideal for rental or guest use

◆ Smart Living & Security

- Smart Home system
- Alarm and camera preinstallation
- Security doors
- Aluminum car gate with Somfy mechanism

300
sqm

- ✓ Move-in Ready
- ✓ Open View – Panoramic Scenery
- ✓ Energy Certificate: Grade A

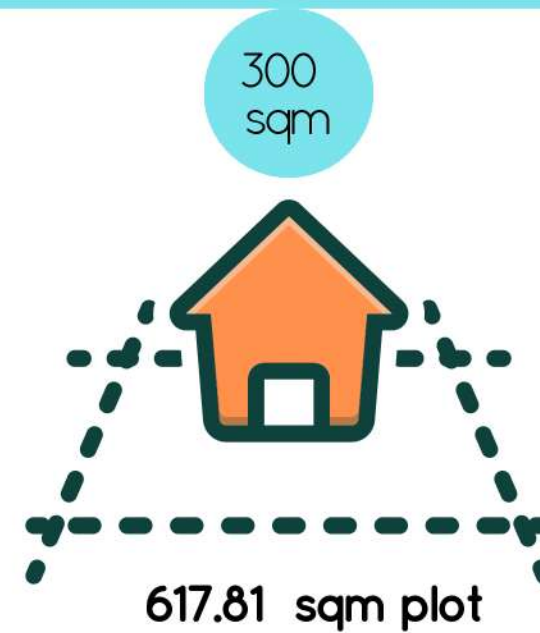


◆ Comfort & Design

- Private elevator
- Private swimming pool
- Glass balcony panels
- Aluminium pergolas
- Landscaped garden with automatic irrigation
- Storage room
- Parking

4 level house

House 3



5 bedrooms



2 auxiliary rooms



4 bathrooms



1 guest toilet



Private elevator connecting all levels except the attic



Each level has its own separate entrance



Garden



Pool

4 x 6 meters



2 parking spots

House 3

Chios Vrontados

300,34 sqm

House 3
Specifications

	Living Room	Dining Room	Kitchen	Bedroom/s	Walk In Closet	Bathroom/s	WC	Auxiliary Space	Storage in house	Private Elevator	Balconies	Swimming Pool	Garden	Parking Spot/s
ATTIC 35,30 m ²					1			1			✓			
FLOOR 69 m ²	1	1	1			1				✓	✓			
GROUND 80,75 m ²				3	2					✓	✓	✓	✓	2
UNDER 115,29 m ²				2	1			1	1	✓	✓			

MEZZANINE/ATTIC=top level

FLOOR=main level

UNDER=lower level

BASE or B=basement



Virtually Staged Image-Interior Proposal



Virtually Staged Image-Interior Proposal

