

# Exclusive Luxury Homes in the Athens Riviera

Your Gateway to Luxury  
Living near the Sea

# Home

Project: Aetheria Residential Collection

Apartment A1  
Design: Omniview

Dilou 13 & Mykonou, Voula



## Design Vision by Omniview

Aetheria, by Omniview, is shaped by structure and restraint — eight homes carved into a calm, sculptural geometry defined by repetition, balance, and precision. The building hides complexity behind simplicity, integrating architectural, interior, and landscape design into a seamless whole.

What you see is clarity. What you feel is calm.



### Ground Maisonettes

- I1 — 237.31 m<sup>2</sup>
- I2 — 272.74 m<sup>2</sup>
- I3 — 210.07 m<sup>2</sup>

### Apartments

- A1 — 102.48 m<sup>2</sup>
- A2 — 84.97 m<sup>2</sup>
- A3 — 67.70 m<sup>2</sup>

### Penthouse Maisonettes

- B1 — 158.49 m<sup>2</sup>
- B2 — 227.44 m<sup>2</sup>



Omniview architecture. Boutique scale. Only eight homes.

First-floor apartment — 102 m<sup>2</sup> of clarity and flow.

Two bedrooms, one bath, one WC, plus laundry and storage.

Wide balcony extend everyday living outdoors.

Smart home. A++. VRV. Underfloor heating.

Materials that speak in silence: wide oak, slim doors, orthoblock.

Built for functionality, comfort, and long-term value.





## Location



Kavouri Beach 5'  
 Varkiza Beach 7'  
 Vouliagmeni lake/beach 9'  
 Voula Beach 10'  
 Glyfada Beach 11'  
  
 Glyfada shopping 9'  
 St Lawrence College 10'  
 Asklepion Hospital 9'  
 Super Market 11'  
 Golf area 13'



Mini Market 1'  
 Gym 2'  
 Nursery School 3'  
 Pharmacy 4'  
 Cafe 5'  
 Nearest Hiking 6'  
 Premium food store 11'  
 Tennis Club 11'  
 Famous Hiking 20'

A quiet neighborhood with direct access to the urban fabric of the Athenian Riviera — close to Varkiza, Vouliagmeni, the airport, and the entire coastal line.



Dilou 18, Voula

	Living Room	Dining Room	Kitchen	Bedroom/s	Bathroom/s	WC	Fireplace bioethanol	Laundry	Storage in house	Extra Storage *	Wide Balcony	Parking Spot/s
102,48 m <sup>2</sup>												
FLOOR	1	1	1	2		1	1	✓		1	1	✓
BASE										1		1B

584 m<sup>2</sup>

- | 2 bedrooms
- | Bathroom-Guest toilet
- | Laundry-2 storages
- | Underground Parking

Dilou 18 & Mykonou, Voula

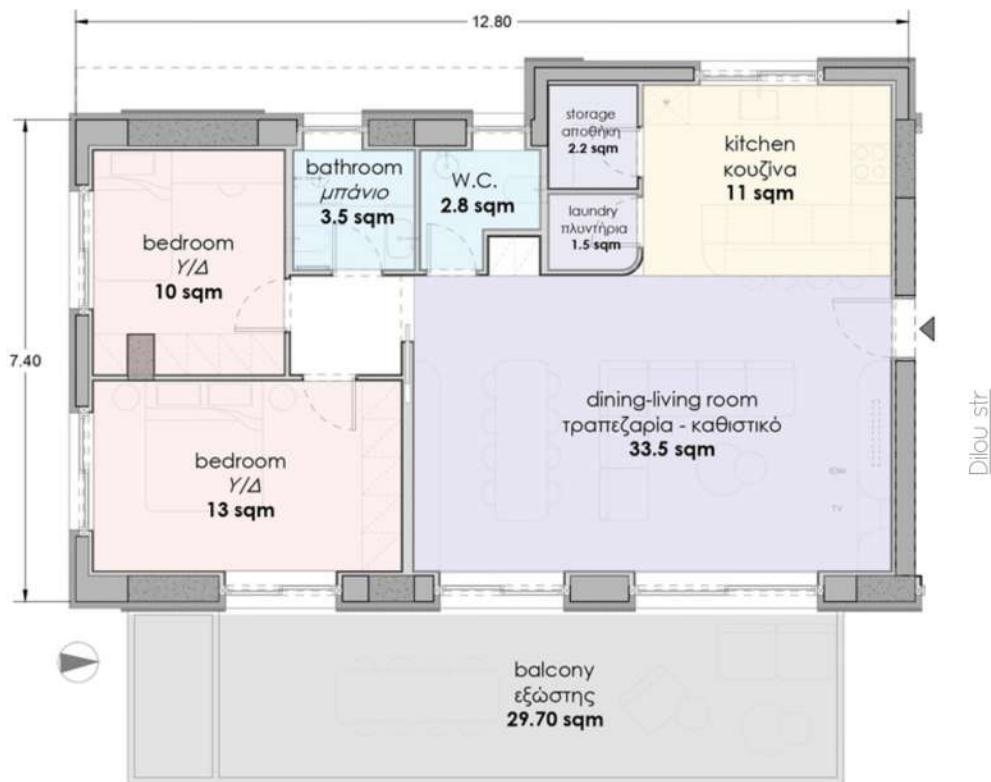


Two-bedroom apartment, 102.48 m<sup>2</sup>, located on the first floor of Aetheria. Interior includes open-plan living and dining, kitchen, two bedrooms, one bathroom, and one WC. Separate laundry and two storage rooms add functionality.

Outdoor areas include wide balconies extending the living space to the exterior. Apartment A1 comes with underground parking and two storage units. Positioned in a residential neighborhood with long-term property value.



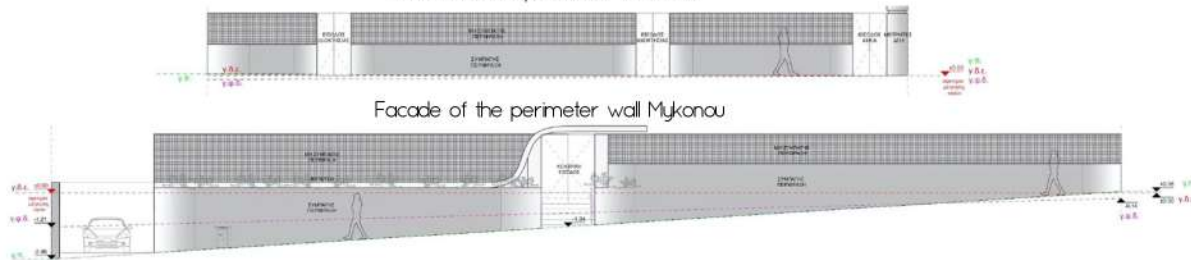
Square meters in this plan are approximate and refer to the **functional** square meters of the indicated colored spaces





Facade of the perimeter wall Dlou

**Facades of perimeter walls**







## Materials | Technicals

applies to all units of the Aethria Project

Renders shown in this section may be from other units within the project and are used for indicative purposes only.



## Interior Materials & Design

Natural oak wood floors

Built-in bioethanol fireplace

Full-height wardrobes

Large-format anti-slip tiles

Custom-made kitchen



Custom-made kitchen cabinetry, with high-resistance melamine and ergonomic design (up to 247 cm).



Full-height wardrobes, with melamine and built-in LED lighting.



Bioethanol fireplaces, elegantly clad in line with the interior design study.



Eco-friendly solid oak floors, first-grade quality, treated with non-toxic, formaldehyde-free varnishes. Moisture-resistant and lifetime guaranteed. No sanding required.







## Materials | Technicals

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## Construction & Openings

A++ energy class

High-Quality Wall Construction

Exterior thermal façade STO system

Orthoblock masonry system

Premium Quality DAIKIN Heat Pumps

Glass balcony railings with triplex 8+8mm securit panels.

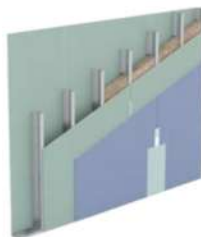
Energy-efficient aluminium frames (ALUMIL)

Four-season double glazing with high thermal and acoustic performance

Security entrance door



Exterior walls built with KEBE Orthoblock insulating bricks and a 10 cm STO thermal façade system, in accordance with the project's energy performance study.



Interior partitions constructed with KNAUF W112 dry-wall system, using water-resistant gypsum boards and mineral wool insulation.



Aluminium frames with thermal break technology by Alumil with double energy-efficient glazing and integrated mosquito screens.



Interior doors by GOLDEN DOOR sleek "less" design, with Convex handles or similar premium brand.



## Materials | Technicals

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Heating | Cooling | Smart

Underfloor heating

Individual heat pump per unit

Premium VRV system-DAIKIN

Solar water heater

Photovoltaic System (central)

Smart home installation

Full architectural lighting study -BRIGHT

Alarm pre-installation

EV charger in the Garage



Full installation of REHAU VARIONOVA underfloor heating system, ensuring comfort and performance.



Semi-centralized VRV heat pump system by DAIKIN, with wall-mounted and wired controllers, plus silent-type bathroom ventilation.

Each apartment is equipped with a smart automation system that allows remote or local control via smartphone or tablet of:  
Lighting, Heating/Cooling, Hot water supply, Garage door



The building is designed to meet A++ energy standards, equipped with an advanced photovoltaic system for energy efficiency and cost savings.



Full architectural lighting study and installation of spots and rails, in the external as well as the internal of the building by BRIGHT SPECIAL LIGHTING SA

