

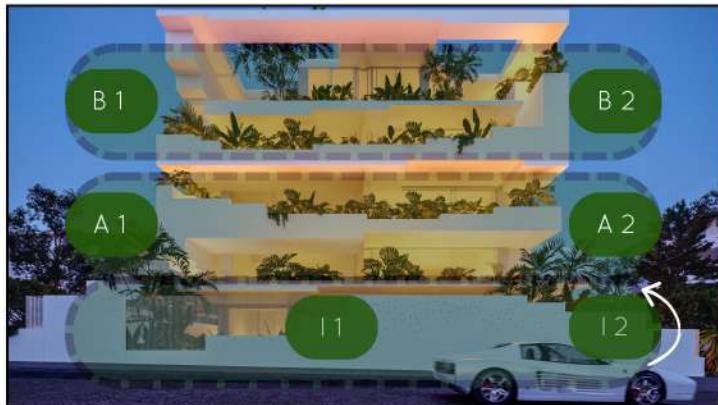
Exclusive Luxury Homes in the Athens Riviera

Your Gateway to Luxury
Living near the Sea

Home

Project: Green Ray
Design: 314



**Ground Maisonettes**I1 — 149,39 m²I2 — 142,85 m²**1st -2nd Floor Maisonettes**A1 — 168,40 m²A2 — 168,40 m²**Penthouse Maisonettes**B1 — 168,15 m²B2 — 168,15 m²



Why Green Ray

314 Architecture geometry: clean slabs, selected planted balconies, facing the calm side of Hymettus mountain.

A quiet wide residential street inside Glyfada's center — calm and, 5 min walk to the center.

Six maisonettes only, ensuring clarity, scale, and a private residential atmosphere.

Double-height living rooms that define volume, light, and spatial clarity.

A+ shell with Orthoblock, external insulation and high-performance frames for silence and stable climate.

Underfloor heating, Daikin, VRV, heat pumps, photovoltaics and smart home control for low running costs and precise comfort.

Duplex layout that separates living, sleeping and working

Gardens, Roof gardens and pools



Location



Glyfada Beach 4'
Voula Beach 8"
Kavouri Beach 10'
Vouliagmeni lake/beach 12'
Varkiza Beach 15'
Nearest bank 3'
Tennis Club 8'
Asklepion Hospital 9'



A quiet, wide residential street in the heart of Glyfada — just 5' walk from the center, the beaches, and everyday services. Urban convenience without the noise.



Golf area 4'
Nearest Pharmacy 4'
Track & Field 5'
Glyfada Center 5'
Holmes Gym 9'
Restaurants, Coffee Shops, Bars, Bakeries, Banks, Gas Stations, Hotels, Night Life



Solonos 16,
Glyfada



The Property

Maisonette A1 - 168,40 m²

	Living Room	Dining Room	Kitchen	Bedroom/s	Office	Bathrooms	Bathrooms ensuite	Guest Toilet (WC)	Pantry	Extra Storage •	Laundry	Double Height	Balconies	Parking Spots/s
168,40 m ²				1	1		2					✓		
MEZZANINE 71,28 m ²												✓	✓	
FLOOR 97,12 m ²	1	1	1	1		1	1	1	1	1				
BASE									1					1

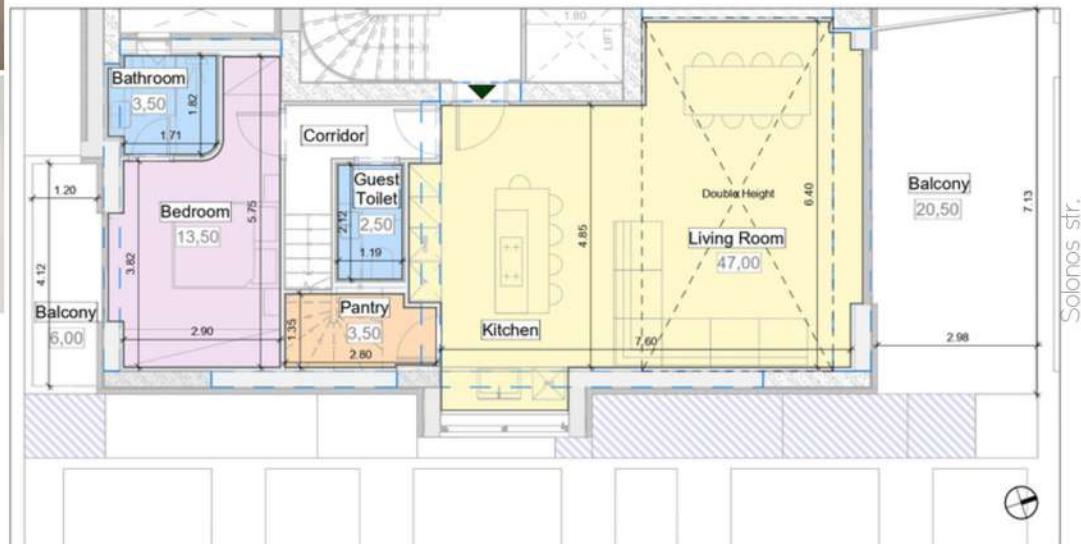
AΠ2- 625 m²

P3

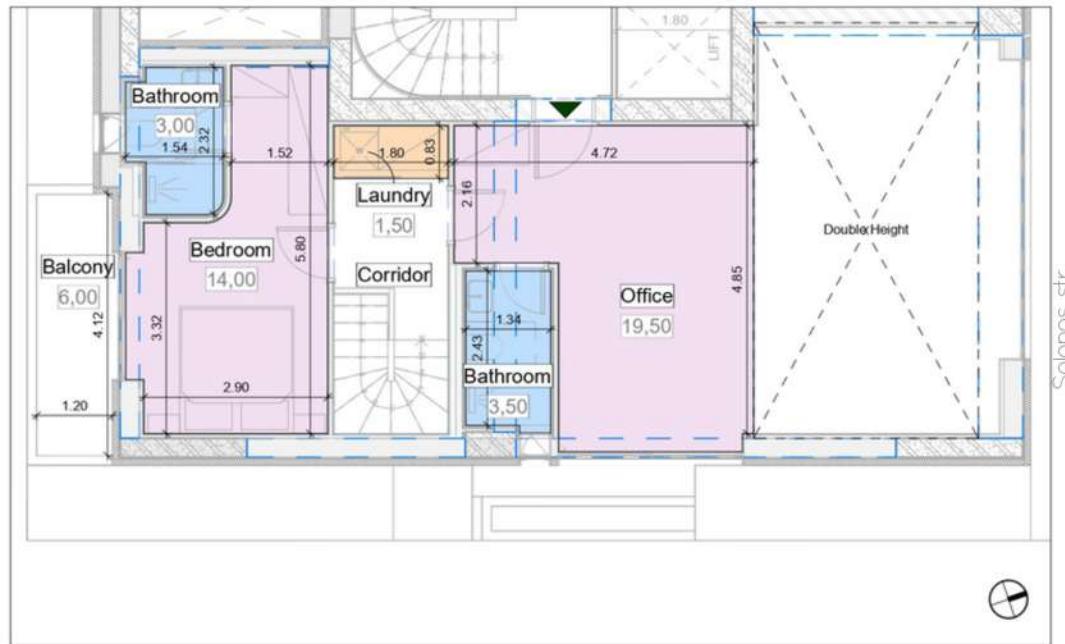


- | 2 Levels
- | 1st and 2nd Floor
- | 2 beds, 1 Office, 3 baths ensuite, 1 guest toilet
- | Storage, pantry, laundry, underground parking

Two-level maisonette, 168,40 m², located in Glyfada. Includes open space living room-dining area with double height, kitchen, two bedrooms, one office, three bathrooms, one WC, basement storage, and laundry. Includes underground parking. Located in a quiet, residential neighborhood in the heart of Glyfada center. Facing Mount Hymettus, it captures the calm energy and refined atmosphere of Glyfada's most tranquil side with 5 minutes walk to the center's vibrancy.



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



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

The Property | renders



Front left



Front right



Front side



Back side



Right side



The following video presents photographs from completed Sunnyland apartments, prior to their delivery, from the projects The Swell and Palm Tree Project.

The quality of design, materials, and finishes of the apartments delivered by Sunnyland is shown through real images rather than renders.





Materials | Technicals



Interior Materials & Design

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

Natural oak wood floors (bedrooms)

Large-format rectified porcelain tiles (Living room, corridor, and kitchen flooring)

Full-height wardrobes

Large-format anti-slip tiles

Custom-made kitchen

Blackout system



Kitchens: Custom-made kitchens with melamine carcass, lacquered cabinet fronts, Blum hardware, Corian countertop and backsplash, and provision for built-in fridge/freezer, built-in dishwasher, and built-in oven and microwave.

Installation of an electric blackout system in the bedrooms and living room plus wiring provision for curtain tracks.



applies to all units of Green Ray

Full-height wardrobes with melamine carcass, lacquered finish fronts, integrated LED strip lighting, and either hinged or sliding doors depending on the space.

Bathrooms: Custom bathroom countertops with porcelain overcounter basins, mixers, wall-hung rimless toilets with soft-close seats, concealed cisterns with matching plates, and shower system components (Dual-outlet shower columns | internal installation). Heated towel rails are installed in all bathrooms except WCs.

Living room, corridor, and kitchen flooring: Large-format rectified porcelain tiles, of Spanish or Italian origin.

Bedroom flooring: Prefinished oak flooring, 14x150 mm or 180x1800/1900 mm, high-durability, UV-treated in various tones.





Materials | Technicals



Construction & Openings

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

A+ energy class

High-Quality Wall Construction

Exterior thermal façade STO

Orthoblock masonry system

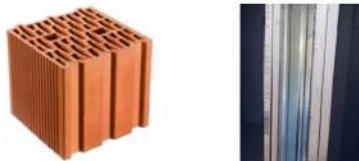
Premium Quality DAIKIN Heat Pumps

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

Energy-efficient aluminium frames (ALUMIL)

Four-season triple glazing with high thermal and acoustic performance

Security entrance door



■ Exterior walls constructed with KEBE or HALKIS Orthoblock finished internally with double Knauf or Rigips gypsum board, Knauf glass wool insulation NaturBoard FIT PLUS 4 cm (40 kg/m³) and externally with a 12 cm STO thermal façade



■ Certified High Strength ready mix concrete C30/37 by Lafarge



■ Reinforcing steel bars by Sideror



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



■ Security entrance door Golden Door with white matte lacquer finish and matte nickel hardware.

Interior doors by Golden Door with white matte lacquered wooden leaf, particleboard core for improved acoustic performance, and Mili-type silver hinges.

applies to all units of Green Ray

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



Underfloor heating with the REHAU Varionova system powered by Daikin heat pumps, and domestic hot water production through a Daikin heat pump with integrated boiler.

Semi-centralized VRV heat pump system by DAIKIN, with wall-mounted and wired controllers, plus silent-type bathroom ventilation together with REHAU water supply and REHAU sound-insulated drainage.



Each apartment is equipped with a smart automation system that allows remote or local control via smartphone or tablet of: Lighting, Heating/Cooling, Garage door, electrical devices and more.



SHARP NU-JC440 photovoltaic panels with a Huawei SUN2000-10KTL-M1 hybrid three-phase inverter, or a superior system if technology has advanced by the time of installation.

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



Landscape of the communal outdoor areas: Planting will extend to the property boundaries with a mix of tall and lower vegetation selected by the architect, integrated lighting, an automatic irrigation system, and rainwater drainage arrangements wherever required.

Design: 314 Studio

Sunny Living



Design: 314 Studio

Green Ray



Design: 314 Studio

The Swell



Design: Omnidview

Aetheria



We are the authentic creators
of
State-of-the-Art Buildings

On the Athens Riviera-Greece

IN PROGRESS

COMPLETED

Design: Concept Studio

Palm Tree





BOOK YOUR VIEWING



+30 6947 88 55 88



+30 210 33 14 030

We are a
permanent and
timeless partner
to every new
homeowner.



 **SUNNYLAND S.A.**
Integrated Real Estate Development



Marathonomachon 2
16452, Argiroupoli
Athens-Greece



www.sunnyland.gr



info@sunnyland.gr

State-of-the-Art Buildings



On the
Athens
Riviera-
Greece

IN PROGRESS

COMPLETED

All information, including marketing, sales, advertising, prices, building design, architectural renderings, plans, amenities, features, and specifications regarding the properties, is subject to change or cancellation without notice. We do not warrant the accuracy or completeness of such information. Prospective buyers are advised to independently verify all details and consult legal professionals for advice. The presentation does not constitute a binding agreement, and the seller reserves the right to make modifications.

We are
known as
been
consistent in
words and
actions

We know
how to deliver
exceptional
quality, build
trust through
transparency,
and create
residences
that stand the
test of time