

Exclusive Luxury Homes
in the Athens Riviera

Your Gateway to Luxury
Living near the Sea

Home

Project: Green Ray
Design: 314



Design Vision by 314 Studio



Ground Maisonettes

I1 – 149,39 m²

I2 – 142,85 m²

1st -2nd Floor Maisonettes

A1 – 168,40 m²

A2 – 168,40 m²

Penthouse Maisonettes

B1 – 168,15 m²

B2 – 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



The Property

Maisonette A1 – 168,40 m²

168,40



Living Room
Dining Room
Kitchen
Bedroom's
Office
Bathrooms
Bathrooms ensuite
Guest Toilet (W/C)
Pantry
Extra Storage
Laundry
Double Height
Balconies
Parking Spot/s

MEZZANINE
71,28 m²

FLOOR
97,12 m²

BASE

			1	1	2							✓	
1	1	1	1		1	1	1	1		✓	✓		
								1					1

ART2- 625 m²

P3

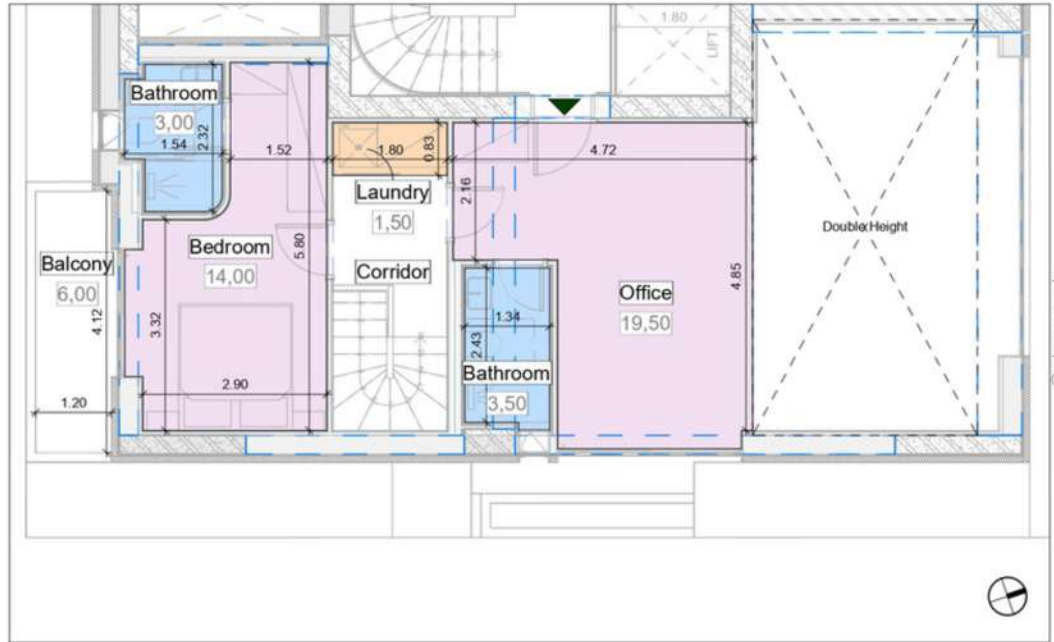
2 Levels
1st and 2nd Floor
2 beds, 1 Office, 3 baths ensuite,
1 guest toilet
Storage, pantry, laundry,
underground parking



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



Materials | Technicals

Interior Materials & Design

applies to all units of Green Ray

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.



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

Bedroom flooring: Prefinished oak flooring, 14×150 mm or 180×1800/1900 mm, high-durability, UV-treated in various tones.



/// 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.

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 La Farge



Reinforcing steel bars by Sidenor



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 Milli-type silver hinges.

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.

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.

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.



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



Landscaping 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.