



Exclusive Luxury Homes  
in the Athens Riviera

Your Gateway to Luxury  
Living near the Sea

*Home*

Project: Sunny Living  
Ground Floor Maisonette

Design: 314 Studio

### Design Vision by 314 studio

Sunny Living, by 314 Architecture Studio, is defined by flowing horizontal lines and sculpted balconies that soften the building's geometry. A perforated canopy crowns the form, shaping light and shadow. Four homes in dialogue with space, light, and the Riviera setting.



**Penthouse Maisonette** — 329,31 m<sup>2</sup>  
**B Floor** — 148,08 m<sup>2</sup>  
**A Floor** — 148,08 m<sup>2</sup>  
**Ground Maisonette** — 338,99 m<sup>2</sup>

## Why Sunny Living

Ground Maisonette

A project of only four residences by 314 Architecture Studio.

The signature home of the project — three levels built around an iconic atrium

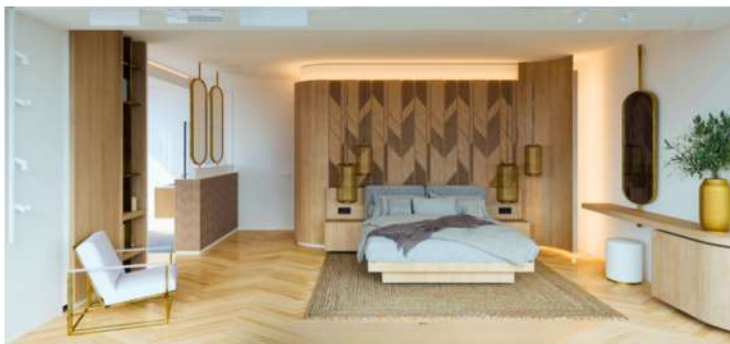
338.99 m<sup>2</sup> with full villa-like autonomy.

298 m<sup>2</sup> private garden with a 44 m<sup>2</sup> pool for outdoor living.

Three family suites above; guest and staff quarters with bathrooms below

A+ energy class with smart home KNX, DAIKIN VRV, underfloor heating, photovoltaics

A privileged plot in Voula, across a park, 80 m from the sea, 200 m from central Voula market



# The Property

## Maisonette Ground Floor – 338,99 m

338,99

MEZZANINE  
125,6

GROUND  
144,86

UNDER  
68,53

	Living Room	Dining Room	Kitchen	Bedroom/s	Walk in Closet	Bathroom/s	Guest Toilet	Maid's Room	Auxiliary Space	Laundry	Storage in house	Extra Storage *	Private Elevator	Utility Room	Swimming Pool	Garden	Parking Spot/s
MEZZANINE				3	2	3				1	1	✓					
GROUND	2	1	1				1			1		✓		✓	✓		2
UNDER				1		2		1	1		1		1				
											10,85	17,54					

- | 3 Levels
- | Groundfloor, Mezzanine, Basement
- | Atrium
- | Private Pool & Garden 298 sqm

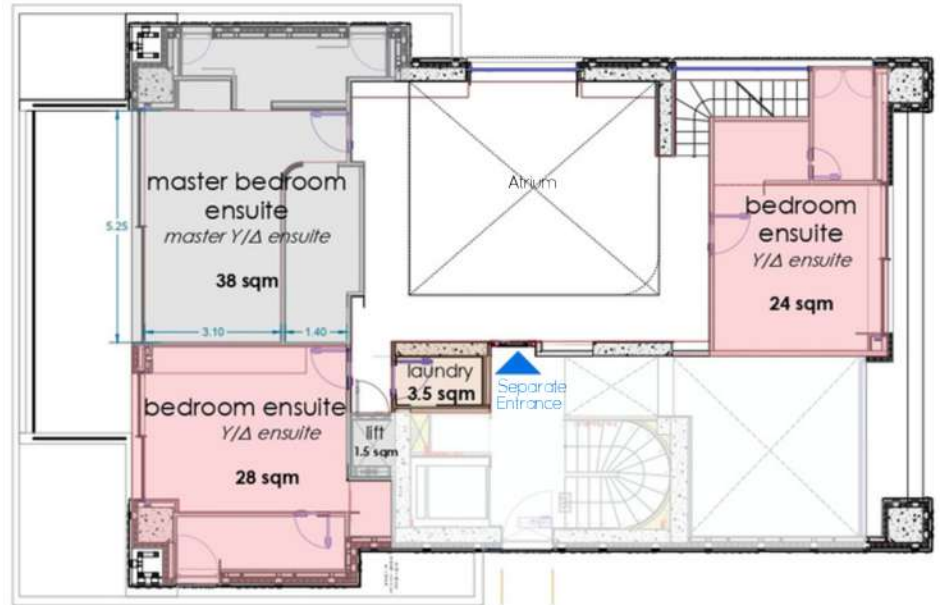
Three-level maisonette, 338,99 m<sup>2</sup>, with an iconic atrium, located in Voula 80 meters from the sea. Includes living room, dining area, kitchen, four bedrooms, auxiliary space, walk-in closet, five bathrooms, one WC, basement storage, and laundry. Outdoor areas include a 298 m<sup>2</sup> private garden, swimming pool and 2 parking spots.





Garden: 298 included  
Pool: 44 included

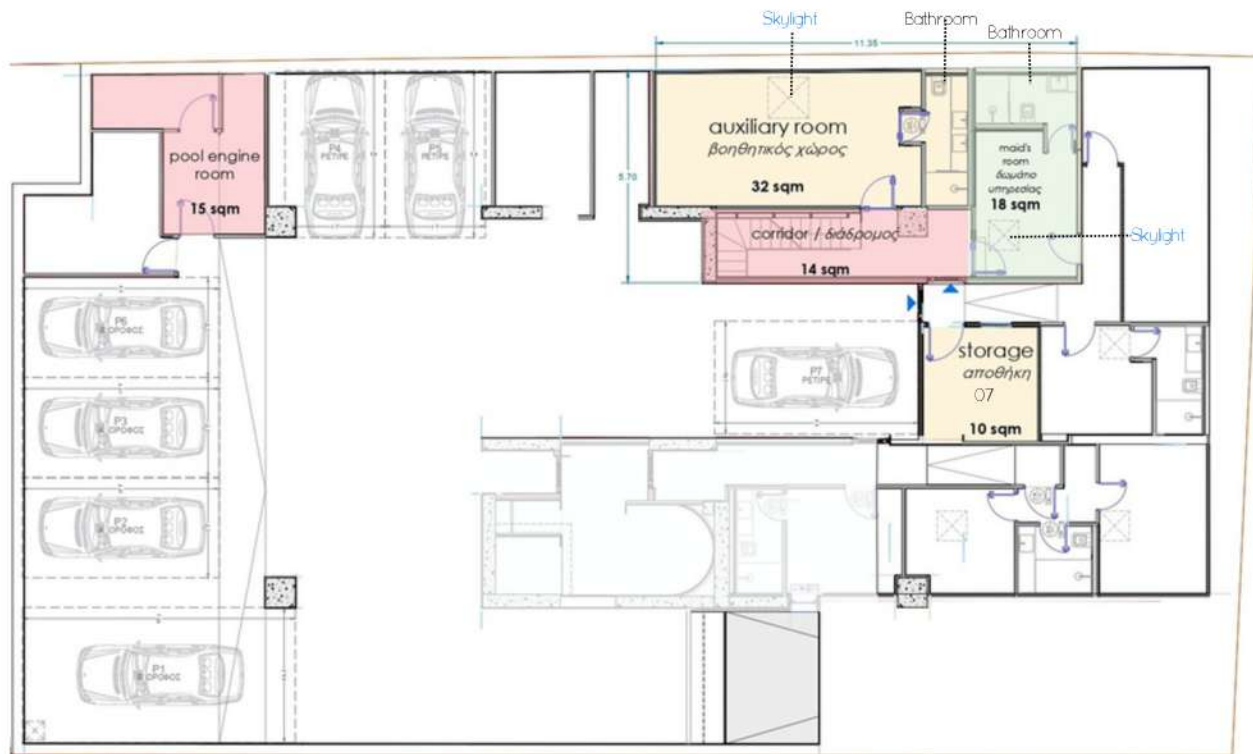
Square meters in this plan are approximate and refer to the functional square meters of the indicated colored spaces



Ag. Ioannou str.

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





Natural oak wood floors

Built-in bioethanol fireplace

Full-height wardrobes

Large-format anti-slip tiles

Custom-made kitchen



Custom-made kitchen cabinetry, carcass in colored melamine, premium series by Alfa Wood (with curves according to the drawings). Doors in MDF oak veneer with slatted motif, and ergonomic design. Hinges: Blum soft close in Onyx (black).



Full-height wardrobes, carcass in colored melamine "Silk 0074," drawers with metal fascia, black rail with rubber insert, super matt (PET) doors from the Alfa Wood premium series, smudge proof, vertical LED lighting on the side with sensors. Hinges: Blum soft close in Onyx (black).



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



Eco-friendly solid oak floors, A-B grade quality, treated with non-toxic, formaldehyde-free varnishes.



A+ energy class

High-Quality Wall Construction

Exterior thermal façade STO system

Premium Quality DAIKIN Heat Pumps

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

Energy-efficient aluminium frames (ALUMIL) with CENTOR shading system

Double glazing

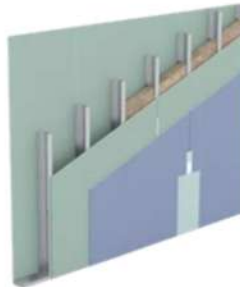
Security entrance door



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



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



External-internal KNAUF type dry-wall system, including all necessary substructures and finishing works



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

Underfloor heating

Individual heat pump per unit

Premium VRV system-DAIKIN

Solar water heater

Photovoltaic System (central)

Smart home KNX installation

Full architectural lighting study -BRIGHT

Alarm pre-installation

EV charger in the Garage



Full installation of REHAU 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 KNX automation system that allows remote or local control via smartphone or tablet of:  
Lighting, Heating/Cooling, Hot water supply,  
Garage door/ Curtains



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