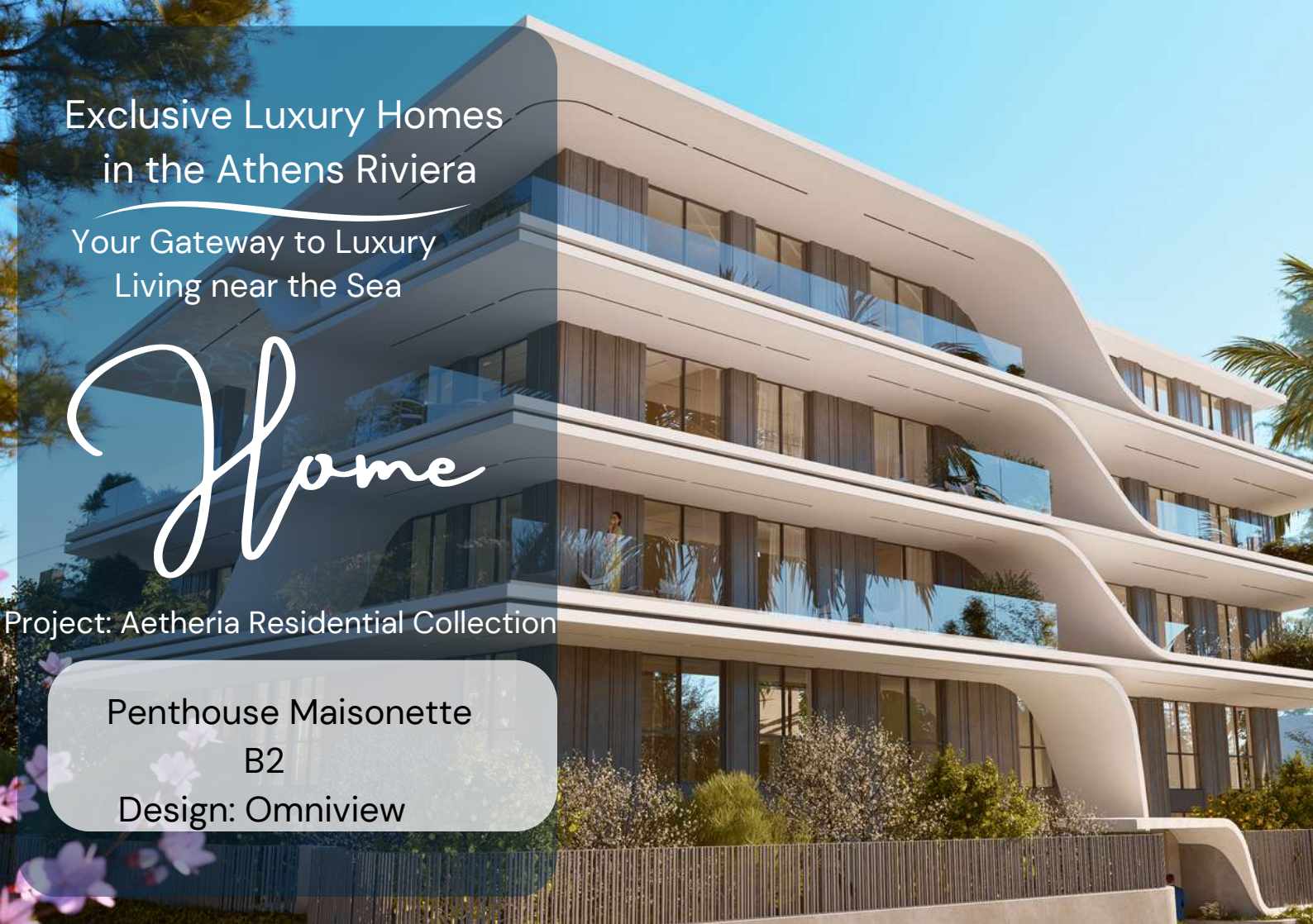




Exclusive Luxury Homes in the Athens Riviera

Your Gateway to Luxury
Living near the Sea

Home

Project: Aetheria Residential Collection

Penthouse Maisonette
B2

Design: Omniview



Design Vision

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 m²

I2 — 272.74 m²

I3 — 210.07 m²

Apartments

A1 — 102.48 m²

A2 — 84.97 m²

A3 — 67.70 m²

Penthouse Maisonettes

B1 — 158.49 m²

B2 — 227.44 m²



B 2



Omniview architecture.
Boutique scale. Only eight homes.

Two-level penthouse
maisonette with private
elevator — privacy from door
to door

227.44 m² interior with 112 m² of
terraces and a private pool.

Four bedrooms plus office;
walk-in closet; balanced
family/guest zoning

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

Two underground parking
spaces; storage in-house and
extra storage

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

Aetheria is not for everyone.
B2 is for few.



227,44 m²

Living Room	Dining Room	Kitchen	Bedroom/s	Walk in Closet	Bathroom/s	WC	Office	Laundry	Storage in house	Extra Storage *	Private Elevator	Balconies	Swimming Pool	Parking Spot/s
-------------	-------------	---------	-----------	----------------	------------	----	--------	---------	------------------	-----------------	------------------	-----------	---------------	----------------

ATTIC
100,58 m²

FLOOR
126,86 m²

BASE

			3	1	2		1				✓	✓		
1	1	1	1		1	1		1	1		✓	✓	✓	
									1				2	

7,21 m

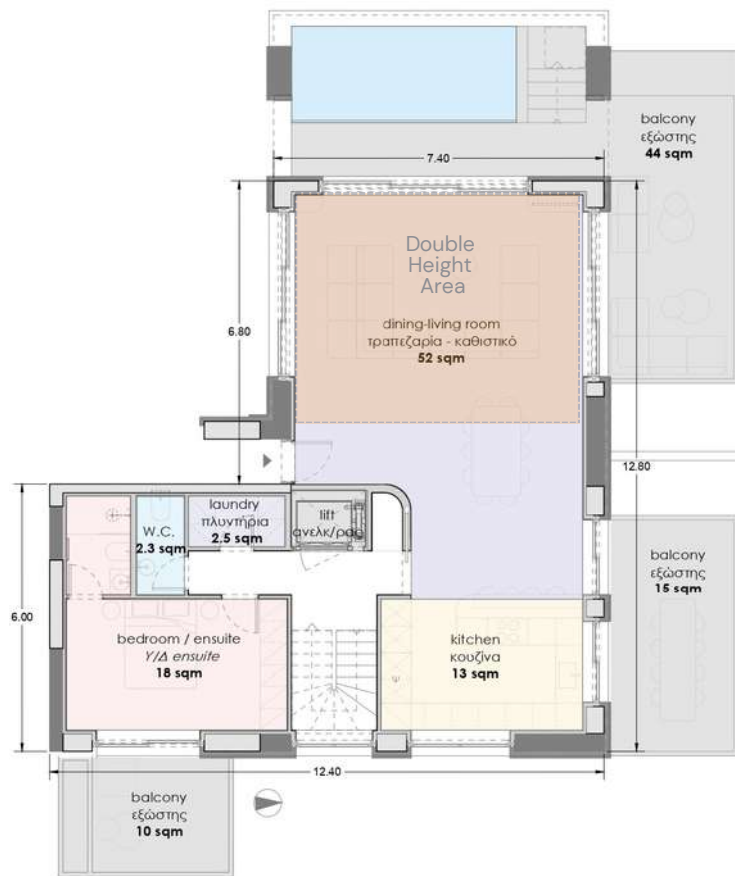
- | 2 Levels
- | Floor B (3rd) Floor C (4th),
- | Private Pool & Elevator
- | 4 Beds, 1 Office, 4 Baths



Two-level penthouse maisonette, 227.44 m², located in Voula. Includes living room, dining area, kitchen, four bedrooms, one office, three bathrooms, one WC, walk-in closet, storage in house and extra storage, plus a private elevator. Outdoor areas include 112 m² of terraces and a private swimming pool. Includes two underground parking spots. Positioned in a quiet, residential neighborhood.



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



Dilou str

Mykonou str

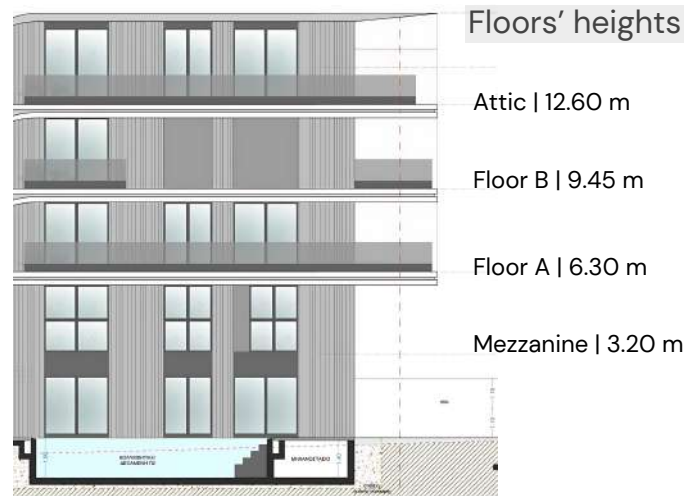


Square meters in this plan are approximate and refer to the **functional** square meters of the indicated colored spaces



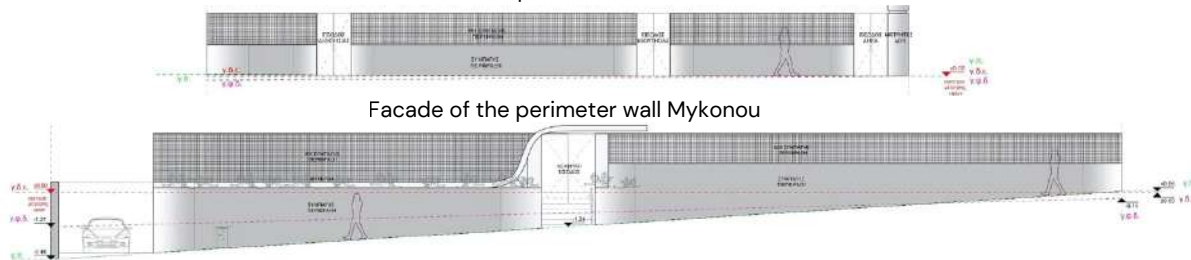






Facade of the perimeter wall Dilou

Facades of perimeter walls





Materials | Technicals

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

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

applies to all units of the Aetheria Project



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

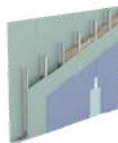
Security entrance door



// Certified High Strength ready mix concrete C30/37 by La Farge



// Reinforcing steel bars by Sidenor



// Exterior walls built with KEBE Orthoblock insulating bricks and a 12-15 cm STO thermal façade system.

// Interior partitions constructed with KNAUF W112 or Rigips dry-wall system, using water-resistant double 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

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

applies to all units of the Aetheria Project



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