

Exclusive Luxury Homes in the Athens Riviera

Your Gateway to Luxury
Living near the Sea

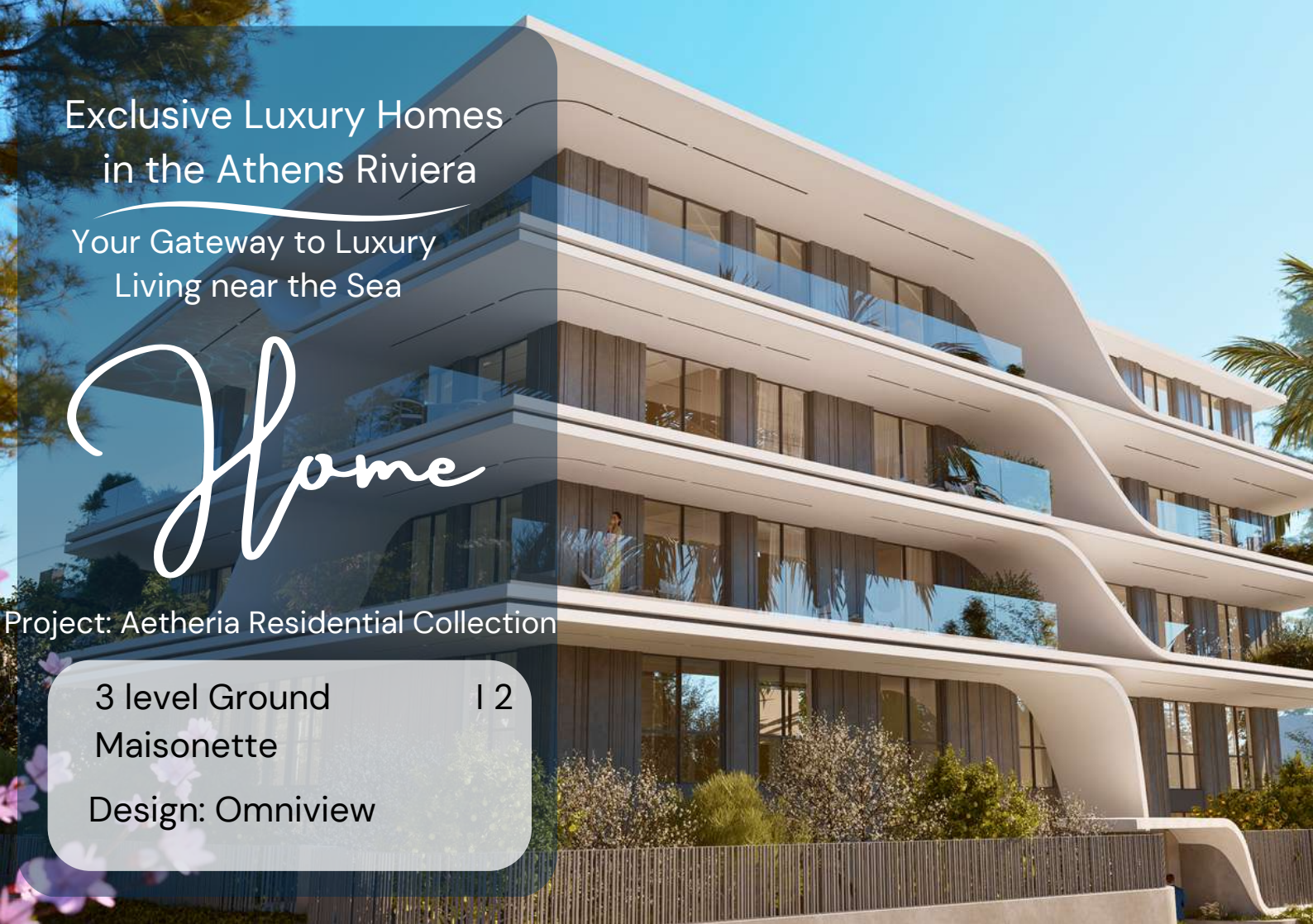
Home

Project: Aetheria Residential Collection

3 level Ground
Maisonette

| 2

Design: Omniview



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



I 2



Omniview architecture in a boutique building of eight.

Ground-level maisonette in a freestanding, corner plot composition.

Private garden 158 m² with pool and separate entrance — nothing shared.

272.74 m² of interiors—the most generous among ground homes.

Three levels for autonomy: living, sleep, auxiliary use.

High ceiling in the basement –3.00 m with cour anglaise for natural air-light

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

Calm material language: oak floors, slim doors, architectural clarity



// The Property

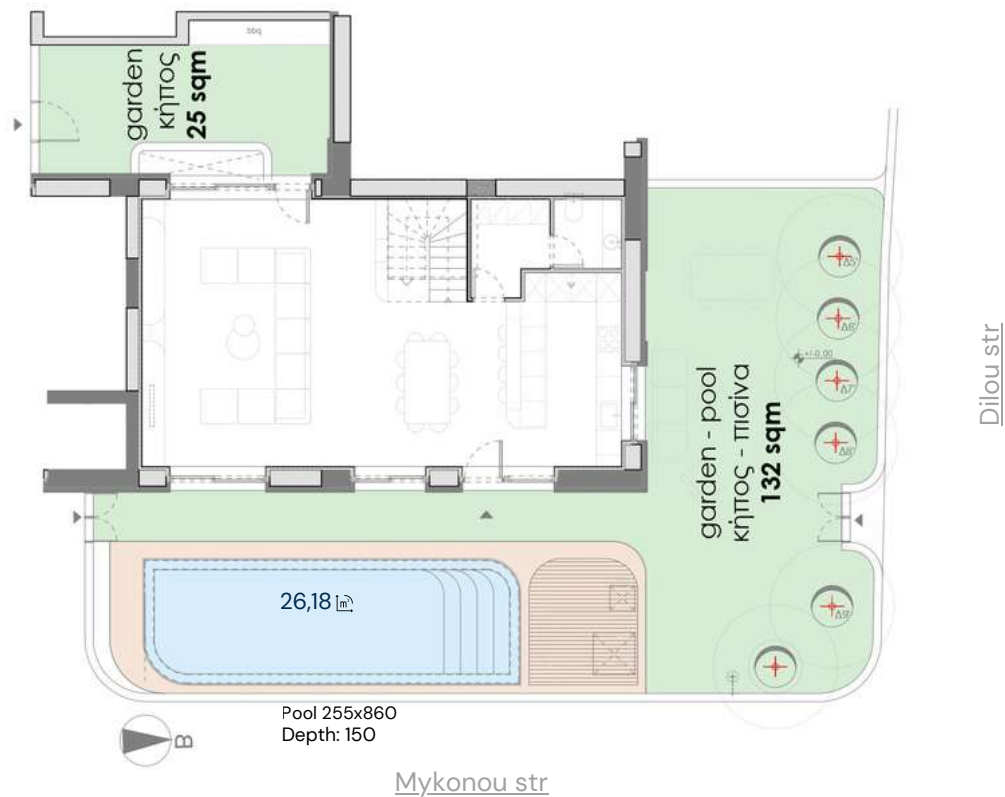
Maisonette I2 – 272,74 m²

	Living Room	Dining Room	Kitchen	Bedroom/s	Walk in Closet	Bathroom/	WC	Office	Auxiliary Space	Laundry	Storage in house	Fireplace bioethanol	Wardrobe	Swimming	Garden	Parking Spot/s
272,74 m ²																
MEZZANINE 77,85 m ²				2	1	2		1								
FLOOR 91,67 m ²	1	1	1				1				✓	✓		✓	✓	
UNDER 89,21 m ²				1	1	1			1	1	1					1
	14,01 m ²															

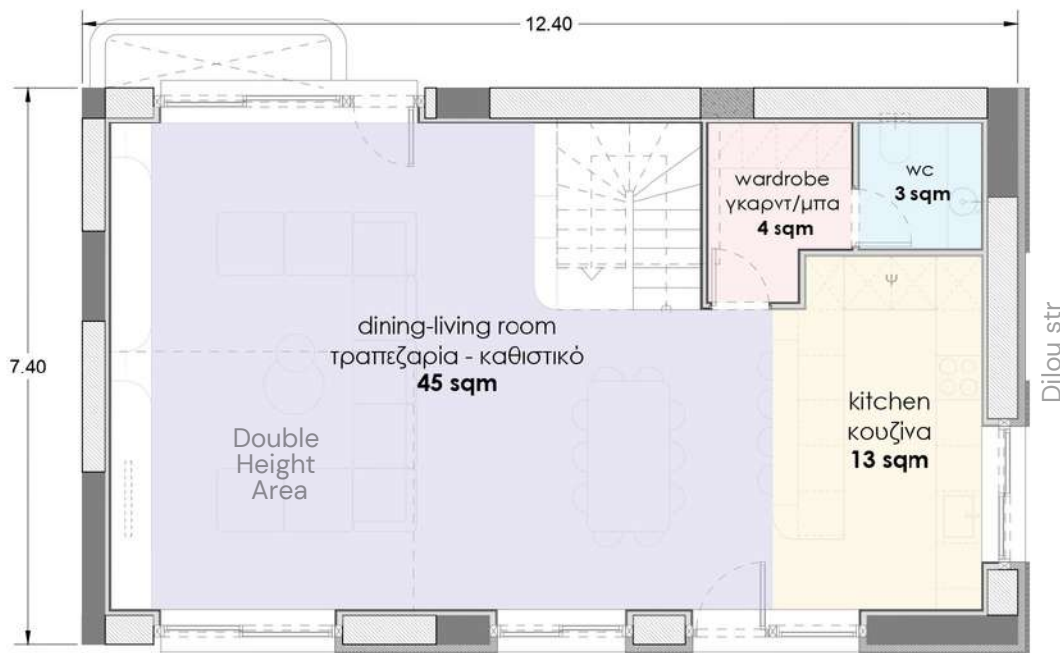
| 3 Levels
| Groundfloor, Mezzanine,
Basement
| Private Pool & Garden 132 sqm
| 3 beds 1 office 4 baths



Three-level maisonette, 272.74 m², located in Voula. Includes living room, dining area, two kitchens, three bedrooms, one office, walk-in closet, three bathrooms, one WC, auxiliary spaces, basement storage, and laundry. Outdoor areas include a 158 m² private garden, and swimming pool. Includes underground parking. Located in a quiet, residential neighborhood.

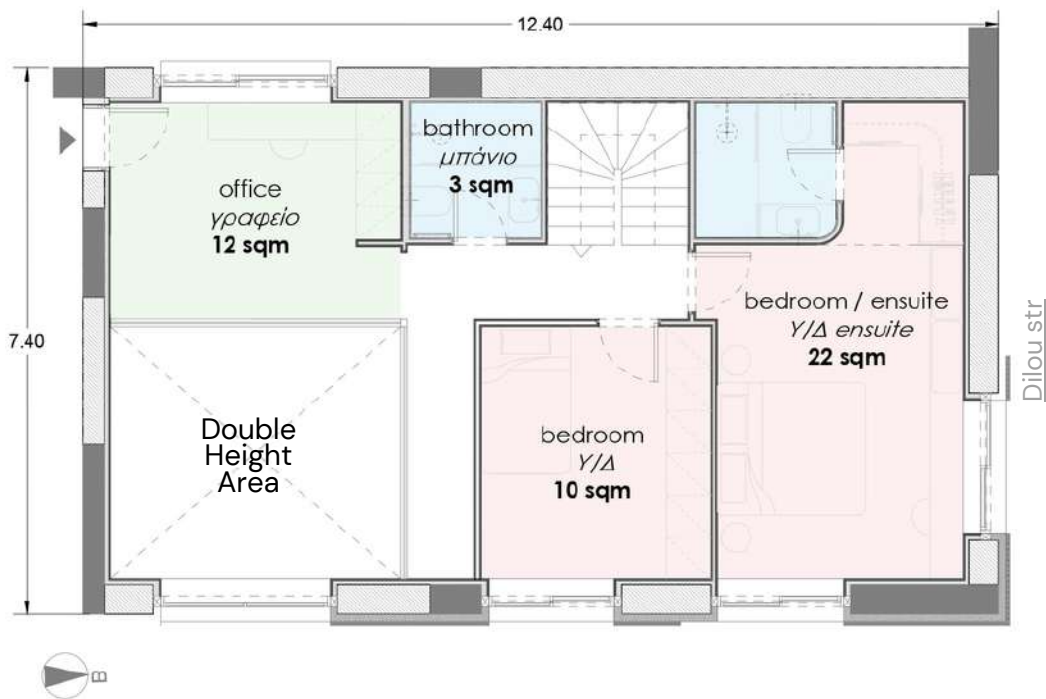


Square meters in this plan are approximate and refer to the **functional** square meters of the indicated colored spaces



Mykonou str

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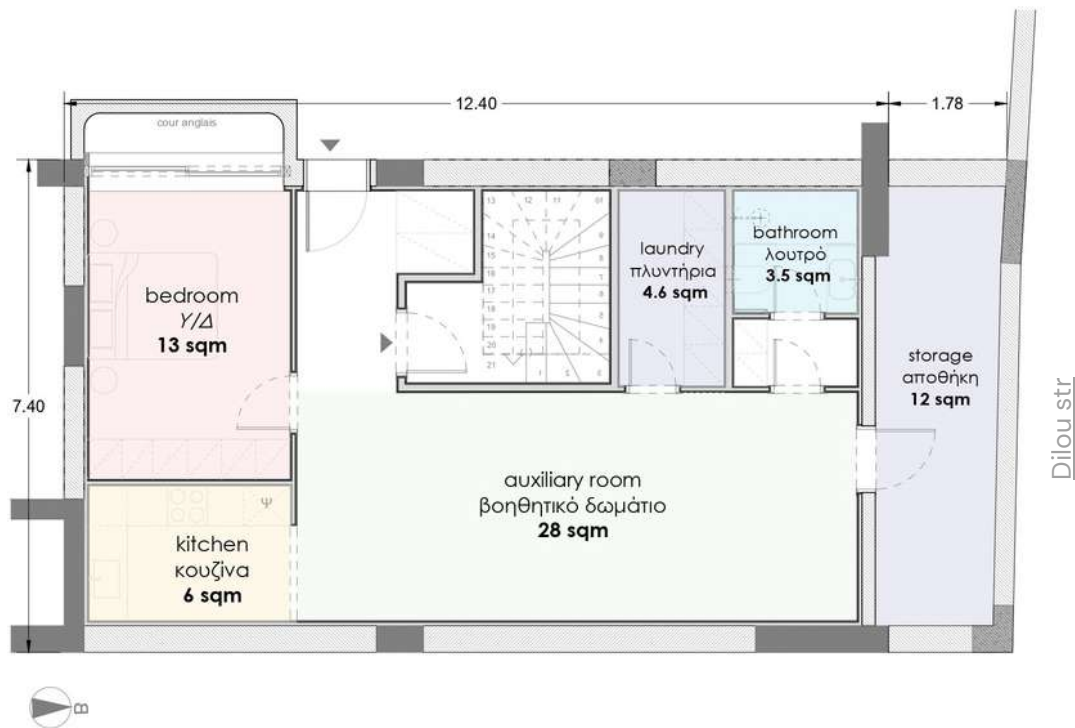
Mykonou str

Basement with cour
anglaise for natural
air/ light and 3.00 m
final height

CoeLux Natural Skylight
Technology

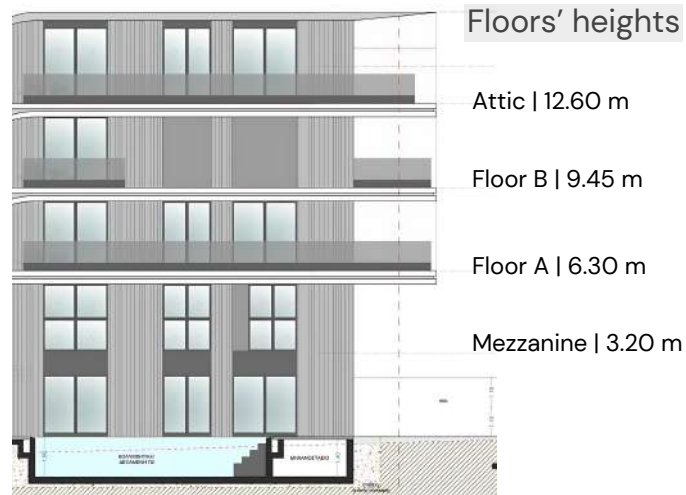


Advanced skylight
technology that recreates the
experience of natural sky and
sunlight in underground
spaces, making interiors feel
brighter, more open and more
connected to nature.
Research shows significantly
improved perceptions of
spaciousness, comfort,
calmness and overall room
quality.



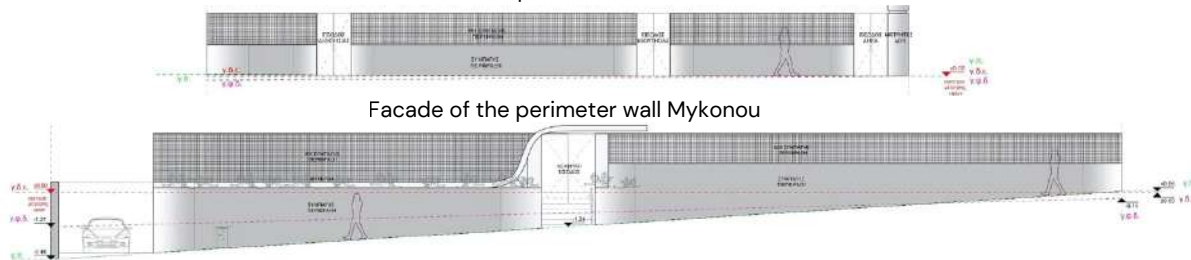
Mykonou str

Square meters in this plan
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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

applies to all units of the Aetheria Project



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.



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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

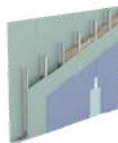
Security entrance door



// 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.



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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