

EXECUTIVE SUMMARY

- A company is currently developing a unit of Smartflats, a unique development, positioned in the center of Athens, off Syngrou Avenue, consisted of 31 high end apartments and serviced by special amenities and communal areas.
- The unit has reached 90% of completion.
- Through this presentation we are aiming to present project and its value and to explore the underlying investment opportunities.
- Our proposed strategy is the operation of the unit as serviced high end residences for short or long term rent.

THE DEVELOPMENT COMPANY

Overview

The company is one of the leading development firms in Greece. They specialize in high-end residences. The broad portfolio, designed by its Architects, includes luxury private villas for our unique clientele, as well as hotels, restaurants, casinos, property developments and commercial spaces .

The competitive advantages of this development company lay on the 25 years experience of shareholders and executives in designing and constructing high quality buildings in Greece and abroad, on the widely recognizable brand, the recognition of the signature projects, the significant and extensive clientele and the profound knowledge of the real estate market.

Their properties combine unique location, distinctive design, the finest materials and exclusive services to create unique living environments that set new benchmarks for quality, comfort, luxury living, security, service and environmental sustainability.



THE UNIT

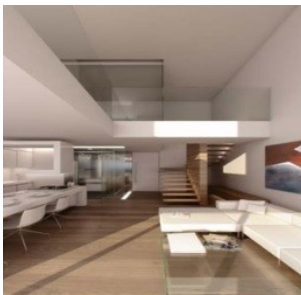


Sophisticated apartment living:

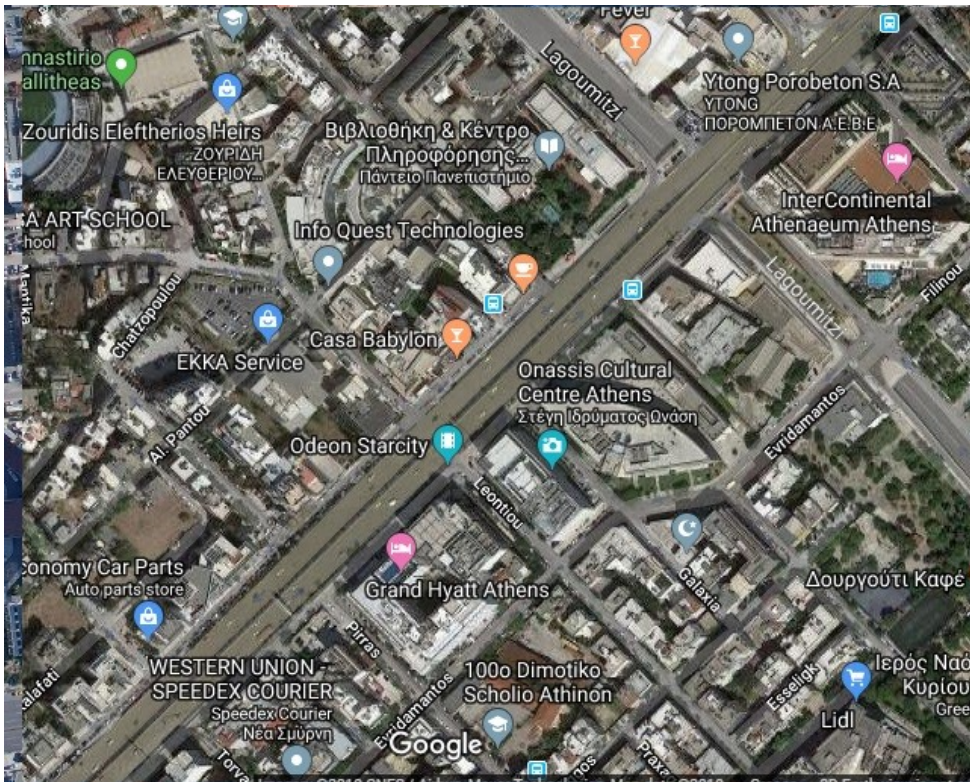
This Smartflats Project is a boutique development in the heart of Athens that consists of a collection of 28 smartflats and 3 penthouses, with high end technical specifications at a central location, with 24/7 security, concierge and exclusive amenities

Inviting communal areas to socialise, relax, work and play:

- a contemporary lounge gallery
- a private dining/ meeting room with business and entertainment events' facilities
- a fully equipped private gym
- an indoor heated pool and
- 3 levels underground car parking.



THE LOCATION



01 Intercontinental



02 Ethniki Insurance Building



03 Onassis Cultural Center



04 Odeon Starcity



TRANSPORTATION

The unit is uniquely positioned just off Syngrou Avenue, moments away from the vibrancy of central Athens or the seafront which both offer the very best in shopping, entertainment, dining and socializing.

The building is strategically placed just off Syngrou, the axis of entrepreneurial and corporate development in Athens, whilst maintaining the quality of the classical Athenian neighborhood and the green of the municipality park. Opposite on Syngrou Avenue and connected with a pedestrian subway is the campus of Panteio University of Athens.

It is positioned among other buildings of architectural value such as the Ethniki Insurance building, the Onassis Cultural Center. In addition, the new National Opera and National Library and the new Modern Art Museum (FIX) which are to be built soon, are projects of very high standards that create a new urban environment.

It has easy access to the National Highway and the Athens Airport via Attiki Odos or the Ymittos peripheral road and is very easily accessible by all the public transportation means: Metro, Tram, Bus, Trolley.



Property characteristics

Highlights:

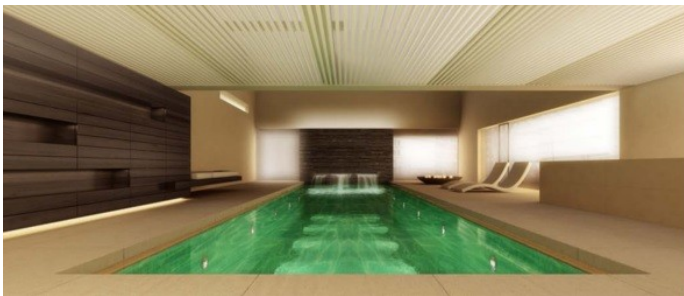
- Landscaped terraces (japanese gardens) on all levels & roof garden.
- SCHUCO aluminum frames and triplex glazing.
- Autonomous under floor heating in communal areas and units.
- Central autonomous air conditioning system in communal areas and units.
- Led lighting spots in communal areas and facades of the building.
- Full data voice cabling installed.

Pools:

- Indoor heated pool 3.30x12.50 m.
- Pool at 8th floor 2.30x8.50 m.
- Pool at 9th floor 2.30x7.50 m.
- Mini pools at 2nd- 6th floors 4.50x1,70 m.
- Reflection pool at ground floor.

Views:

- Acropolis
- Lycabettus hill
- Filopappou hill
- Ymittos mountains
- Saronic gulf
- Municipality Park



INVESTMENT OPPORTUNITY

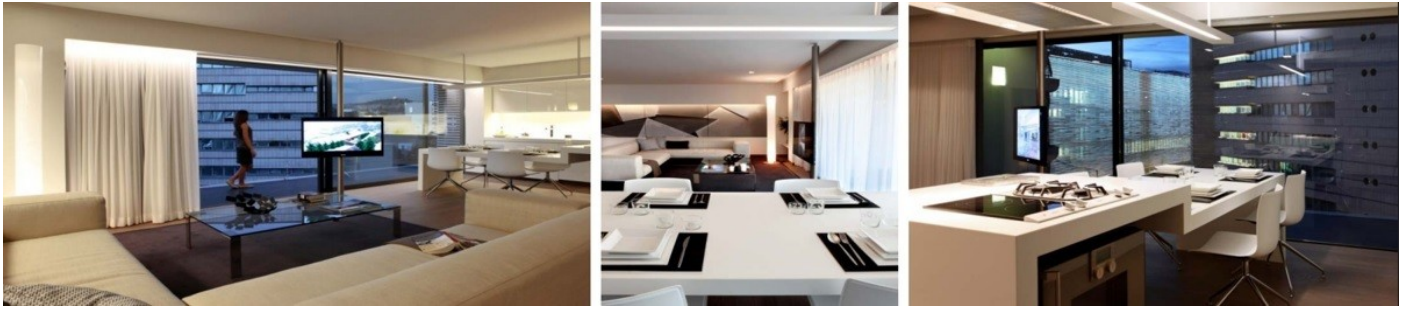
The Unit as Executive Serviced Residences

The company's strategy is the operation of the unit as a unique for Greece serviced high end residences building for short or long term rental.

The communal areas will provide the suitable environment for an urban private club, with a relaxing ambience, while the inspiring flats will be available for short or long term rent and effortless living.

It will make the difference through key details:

- High end design and lifestyle experience.
- Spacious flats for executives and city habitants who enjoy to work and live in the heart of the city, whilst having the life quality of the suburbs.
- In suite dining services in fully equipped and uniquely designed cooking and dining areas.
- Breath taking views of Acropolis, Lycabettus, Philopappou and the rest of the city from the roof garden.
- 1 common and 2 private swimming pools available for the residents.



BUILDING INFORMATION

3rd basement: 24 parking spaces, storage & auxiliary spaces-----	Total area: 919 sq.m.
2nd basement: 23 parking spaces, storage & auxiliary spaces-----	Total area: 919 sq.m.
1st basement: 3 parking spaces, storage & auxiliary spaces-----	Total area: 919 sq.m.
ground floor: Lounges, swimming pool-----	Total area: 300 sq.m.
1st floor: Gym, meeting room-----	Total area: 222 sq.m.
2nd floor: 8 apartments-----	Total area: 565 sq.m.
3rd floor: 5 apartments-----	Total area: 512 sq.m.
4th floor: 5 apartments-----	Total area: 509 sq.m.
5th floor: 7 apartments-----	Total area: 554 sq.m.
6th floor: 3 apartments-----	Total area: 500 sq.m.
7th floor: 2 apartments-----	Total area: 364 sq.m.
8th floor: 1 apartment-----	Total area: 157 sq.m.
1st - 8th floor: landscaped terraces, balconies, barbeques, roof gardens -----	Total area: 1.145 sq.m.
9th floor: roof garden, swimming pool, barbeque, open fire place-----	Total area: 471 sq.m.
Total area ground-8th floor (terraces excluded)-----	Total area: 3.683 sq.m
Total area basements-----	Total area: 2.757 sq.m

DESCRIPTION OF FLATS

The collection of the unit consists of 28 smartflats and 3 penthouses:

- 5 Studios 50 sq.m.: Living area & open plan kitchen/ dining, 1 bedroom, 1 bathroom, landscaped terrace.
- 11 Flats 72-85 sq.m.: Living area & open plan kitchen/ dining, 1 bedroom, 1 bathroom, landscaped terrace, mini pool*.
- 11 Duplexes 85-125 sq.m.:
Level A- Living area & open plan kitchen/ dining, 1 bedroom/office*, 1 wc, landscaped terrace.
Level B- 1 master bedroom, laundry*.
- 1 Premium flat 168 sq.m.: Living and dining area, semi open kitchen, 1 master bedroom, 1 bedroom with en-suite bathroom, 1 wc, landscaped terrace, mini pool.
- 1 Penthouse A 152 sq.m.: Living and dining area, semi open kitchen, 1 master bedroom, 1 bedroom with en-suite bathroom, 1 wc, landscaped terrace, open air dining/BBQ, open air fireplace.
- 1 Penthouse B 197 sq.m.:
Level A- Entrance gallery, living and dining area, kitchen, 1 master bedroom, 1 bedroom with en-suite bathroom, 1 wc.
Level B- 1 leisure suite, 1 kitchenette, landscaped terraces, private swimming pool (heated).

•1 Penthouse Top Floor 132 sq.m.: Level A- Living area & open plan kitchen/ dining, 1 master bedroom, 1 bedroom with en-suite bathroom, patio.
 Level B- 1 open air living & dining area, landscaped terraces, private swimming pool (heated), open air fireplace.

*where applicable

LAYOUTS & DETAILS



no	type	terraces (sq.m.)
Oyster amenities (ground floor, 1 st , basement a)		
a	LAUNDRY-POWDER ROOM	40
b	POOL	147
c	LOBBY	123
d	GYM-MEETING	181

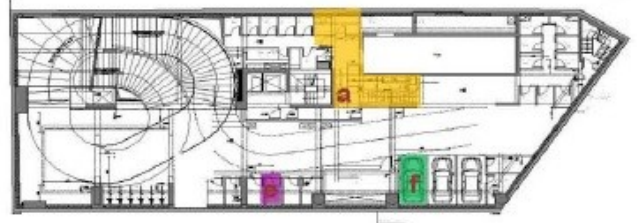
communal spaces



parking and storage

no	type	units
basements -1,-2,-3		
c	STORAGE SPACE	1/smartflat
f	PARKING SPACE	50

-1st basement



-2nd basement



-3rd basement

