



PL

MARCH 2023

# Founder & Enterprise



## Details of the founder

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## Company details

	Ochthos Project One-Person S.A
Date of foundation	14.05.2020
Company headquarters	Sapfours 24, 16671 Vougliagmeni Greece
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## PL Project

Prasinou Lofou 111 & Araxthou

Type of property: residential building

Property description: residential building of 8 apartments with large balconies, private garden, jacuzzi & sauna pre-installations, private parking & storage rooms

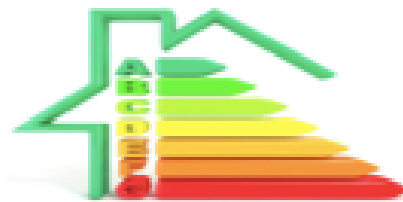
# CHARACTERISTICS OF CONSTRUCTION



Modern  
minimal design



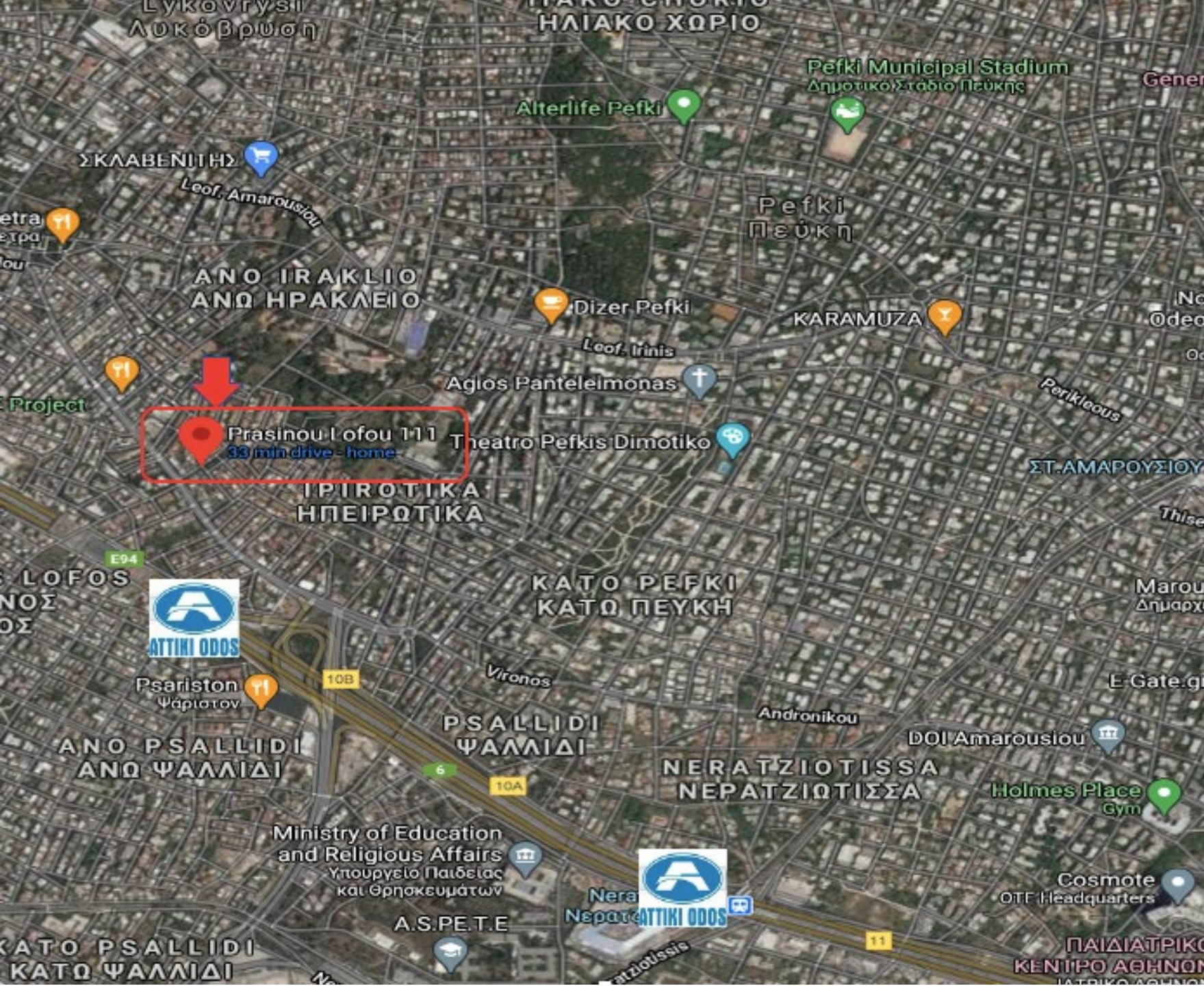
High energy  
class



Green concept







## LOCATION

<https://goo.gl/maps/QqVeM4hoyydxLbyQ7>





# CRITICAL FACTORS



## Proximity to:

- ✓ **3 Major Highways of Athens**
  - ✓ ATTIKI Highway – National Road - KIFISIAS Avenue
- ✓ **HOSPITALS**
- ✓ **POSH AREA OF Southern Athens (Kifisia)**
- ✓ **Largest Shopping Mall in Greece – “The Mall” & “Golden Hall”**
- ✓ **Olympic Stadium**
- ✓ **Leading Business Area with most Multinational companies operating in Athens (Kifisias Avenue)**





Future  
PARK  
AREA

Small PARK across the  
street

Tertivanidi Anastasia  
ke Ioannis OE

Ampári  
Αμπάρι  
Coffee store

EKO

Map

Google





# PROPERTY

# Property Description



LUXURIOUS APARTMENTS for sale under construction apartments- maisonettes in 2 levels, in the location of Ipirotika, in the Municipality of Heraklion. Ground & basement levels have access to the garden, with a great panorama view to the garden. The property is located in a modern building complex of high standards and minimal – timeless aesthetics with easy access to Attiki Odos and public transportation. Green- environment construction in a quiet neighborhood with Height Safety Installations.

The energy classification of the building A+ is achieved with photovoltaic systems, energy frames, thermal façade and heat pumps for cooling/heating.

The first & ground floor levels consists of an open plan living-dining room-kitchen, a WC, a small storage room and a bedroom with bathroom. The ground floor level offers access to the garden of exclusive use and a balcony that communicates with the garden.

The basement levels consist of two bedrooms, a WC, an open-air bathroom, a bathroom with shower and a terrace. In the basement level there is a pre-installation of a jacuzzi. The apartments have private parking space of 15 m<sup>2</sup> and storage rooms of 6.7 m<sup>2</sup>.



# Apartment surfaces (PL 1 – PL 8)



## BASEMENT & GROUND FLOOR

- PL 1 (maisonette) = 126m<sup>2</sup>
- PL 2 (maisonette) = 136m<sup>2</sup>

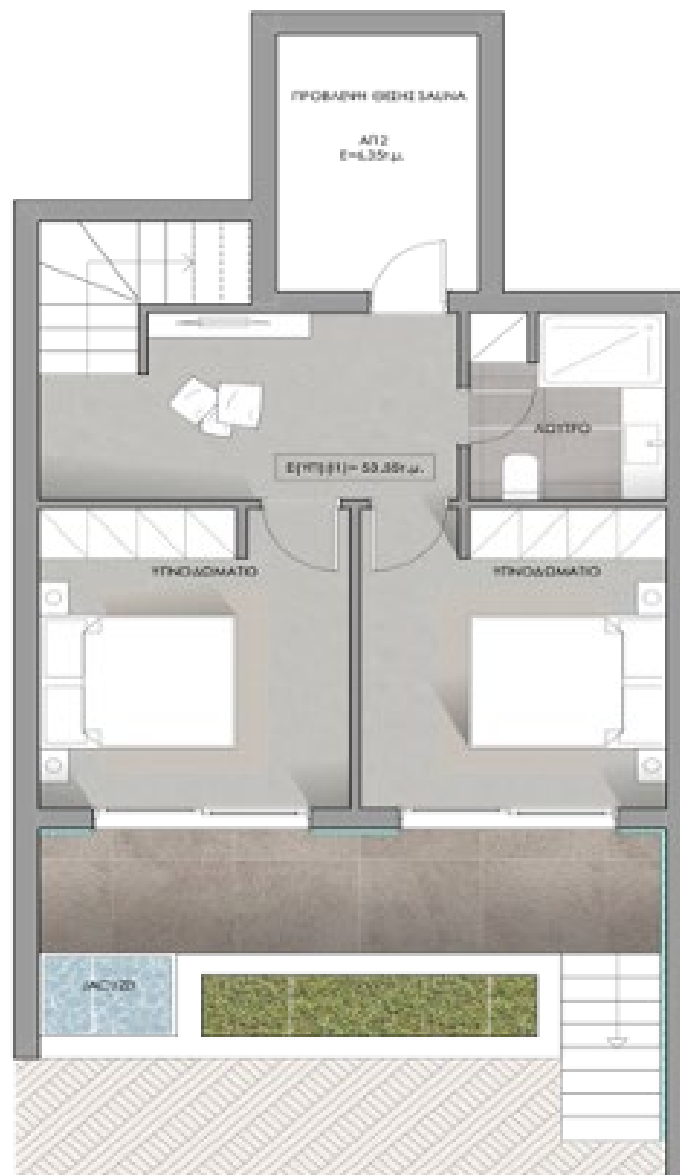
## GROUND FLOOR

- PL 3 (apartment) = 94m<sup>2</sup>
- PL 4 (apartment) = 87m<sup>2</sup>

## FIRST FLOOR & ATTIC

- PL 5 (maisonette) = 114m<sup>2</sup>
- PL 6 (maisonette) = 115m<sup>2</sup>

- PL 7 (maisonette) = 110m<sup>2</sup>
- PL 8 (maisonette) = 129m<sup>2</sup>



PL 1

Maisonette  
(basement &  
ground floor),  
size: 126m<sup>2</sup>,  
3BD, 2BTH, 1 WC,  
Jacuzzi, Green  
area: 102m<sup>2</sup>



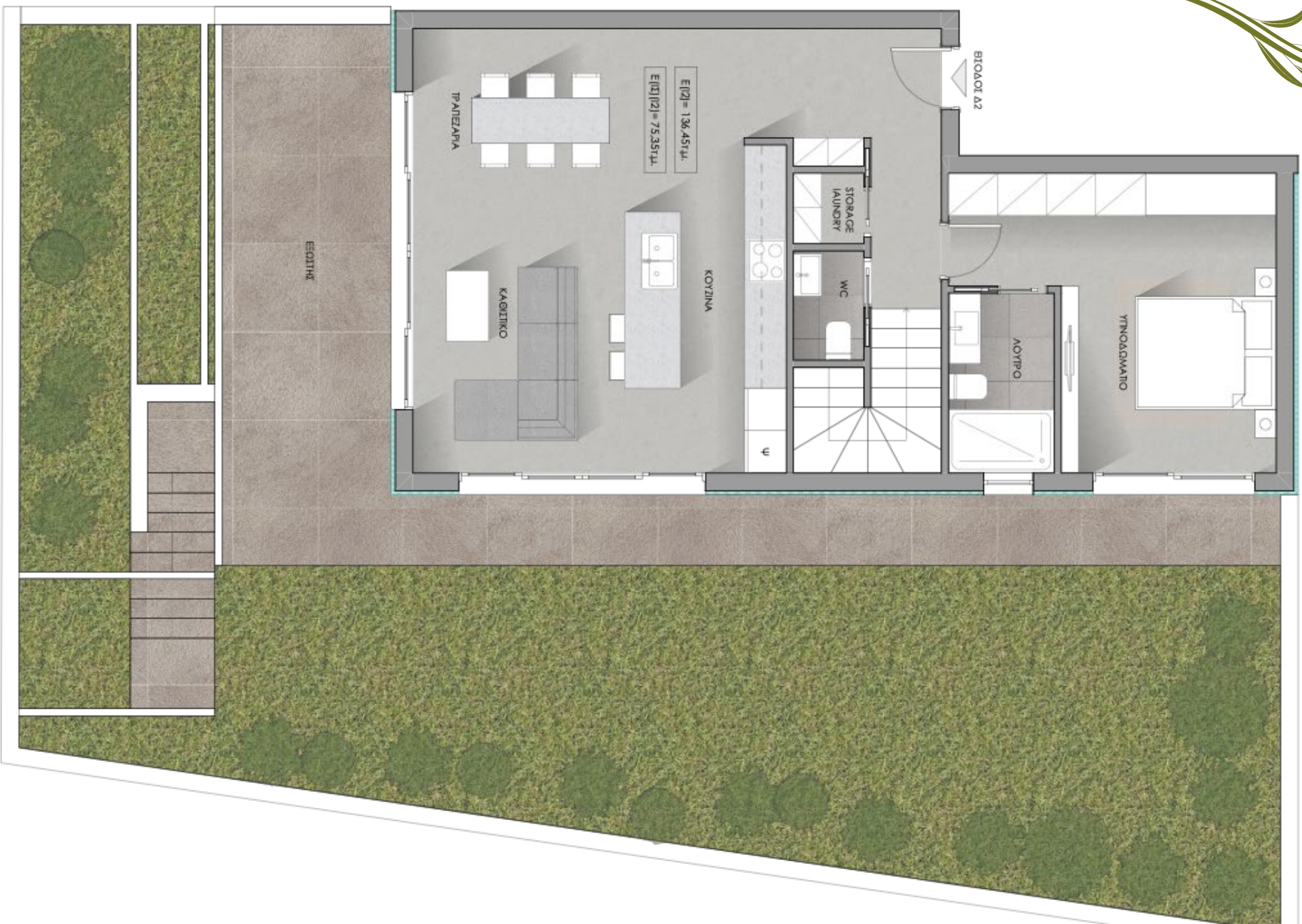


PL 2

Maisonette (basement & ground floor), size: 136m<sup>2</sup>,

1MBD, 2BD, 2BTH, 1 WC, Jacuzzi,

Green area: 123m<sup>2</sup>



ΔΙΑΜΕΡΙΣΜΑ 12  
ΙΟΤΕΙΟ







PL 3

Apartment  
(ground floor),  
size: 94m<sup>2</sup>,  
2MBD,  
2BTH, Green  
area: 84m<sup>2</sup>





ΔΙΑΜΕΡΙΣΜΑ Ι4  
ΙΣΟΓΕΙΟ

## PL 4

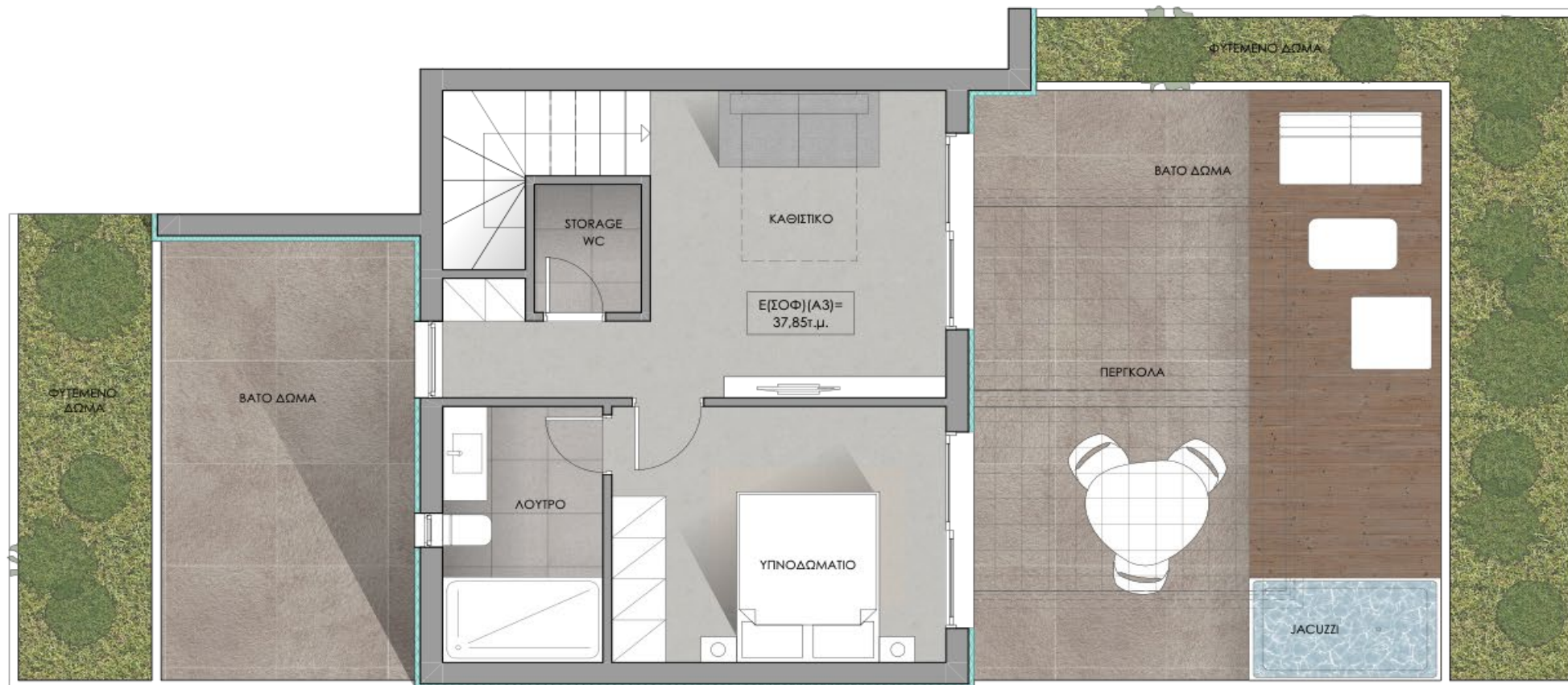
Apartment  
(ground floor),  
size: 87m<sup>2</sup>,  
2MBD,  
2BTH, 1 WC,  
Green area:  
158m<sup>2</sup>



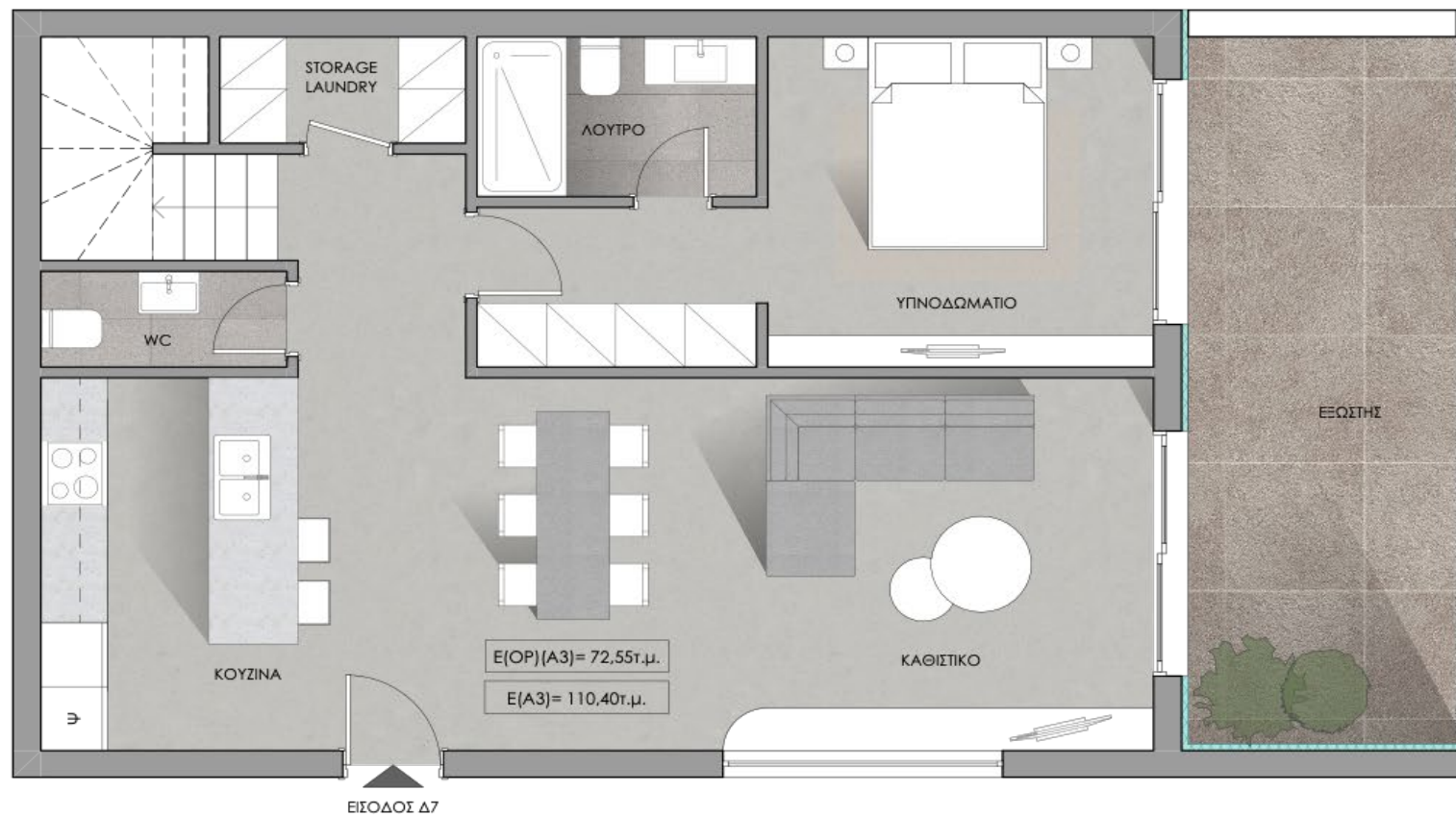
PL 5

Maisonette (1st floor & attic),  
size: 110m<sup>2</sup>, 2MBD,  
2BTH, 1 WC, Jacuzzi, with large  
balconies & green area





ΔΙΑΜΕΡΙΣΜΑ Α3  
ΣΟΦΙΤΑ



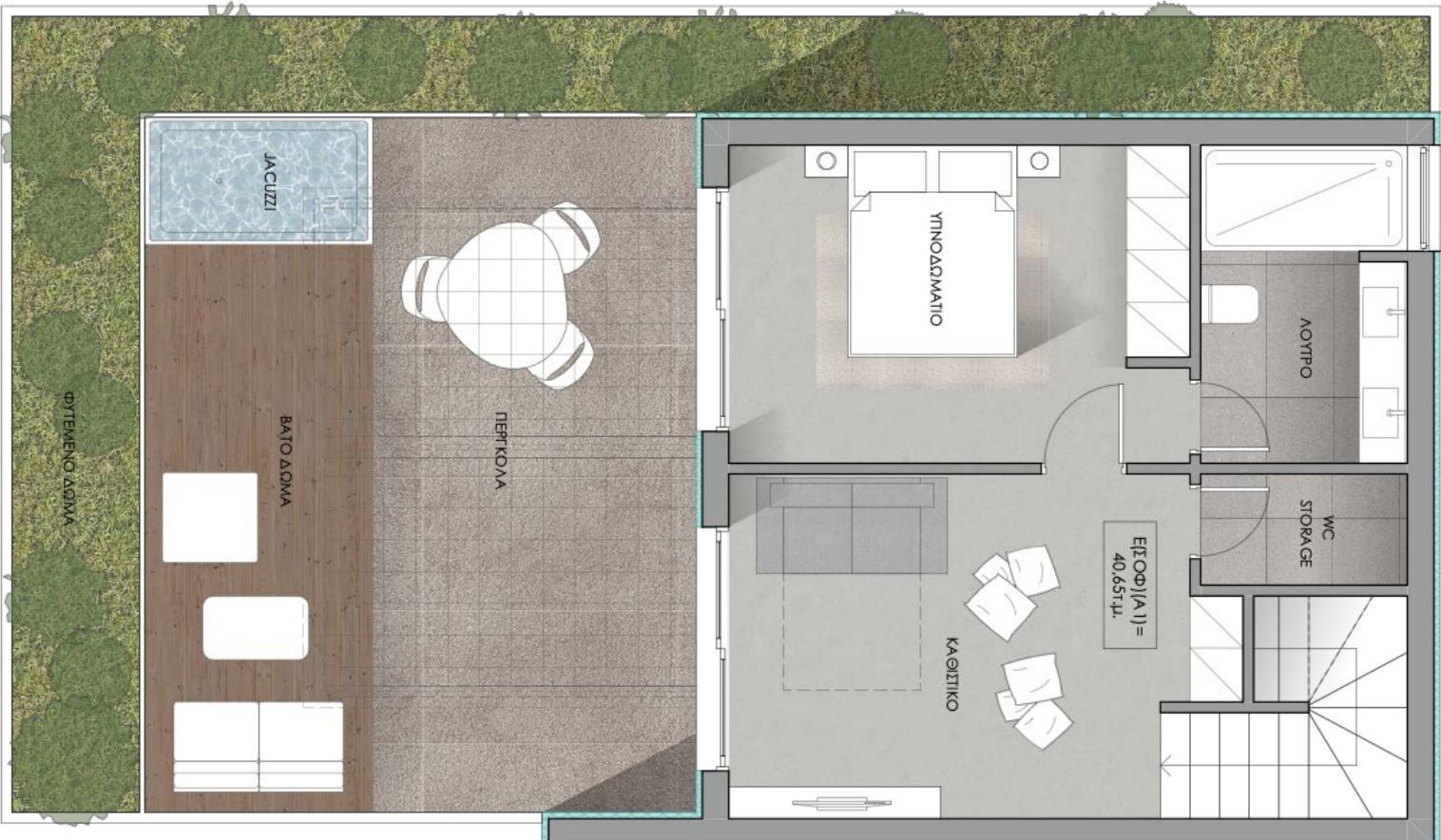
ΔΙΑΜΕΡΙΣΜΑ Α3  
ΟΡΟΦΟΣ





PL 6

Maisonette (1st floor & attic),  
size: 113m<sup>2</sup>, 2MBD, 1 BD  
2BTH, 1 WC, Jacuzzi, with large  
balconies & green area



ΔΙΑΜΕΡΙΣΜΑ Α1  
ΣΟΦΙΤΑ

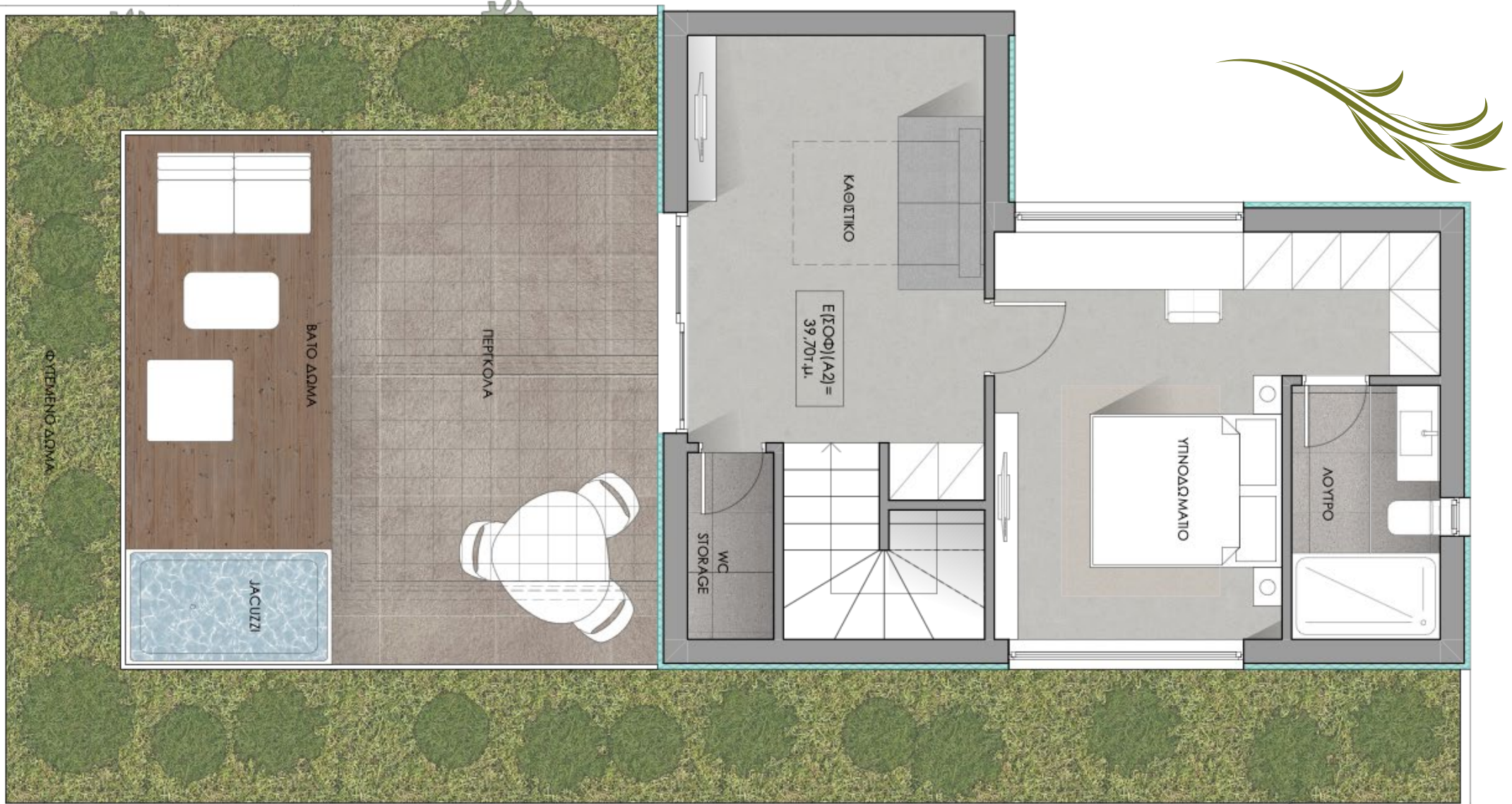






PL 7

Maisonette (1st floor & attic),  
size: 115m<sup>2</sup>, 2MBD,  
2BTH, 1 WC, jacuzzi, with large  
balconies & green area



ΔΙΑΜΕΡΙΣΜΑ Α2  
ΣΟΦΙΤΑ



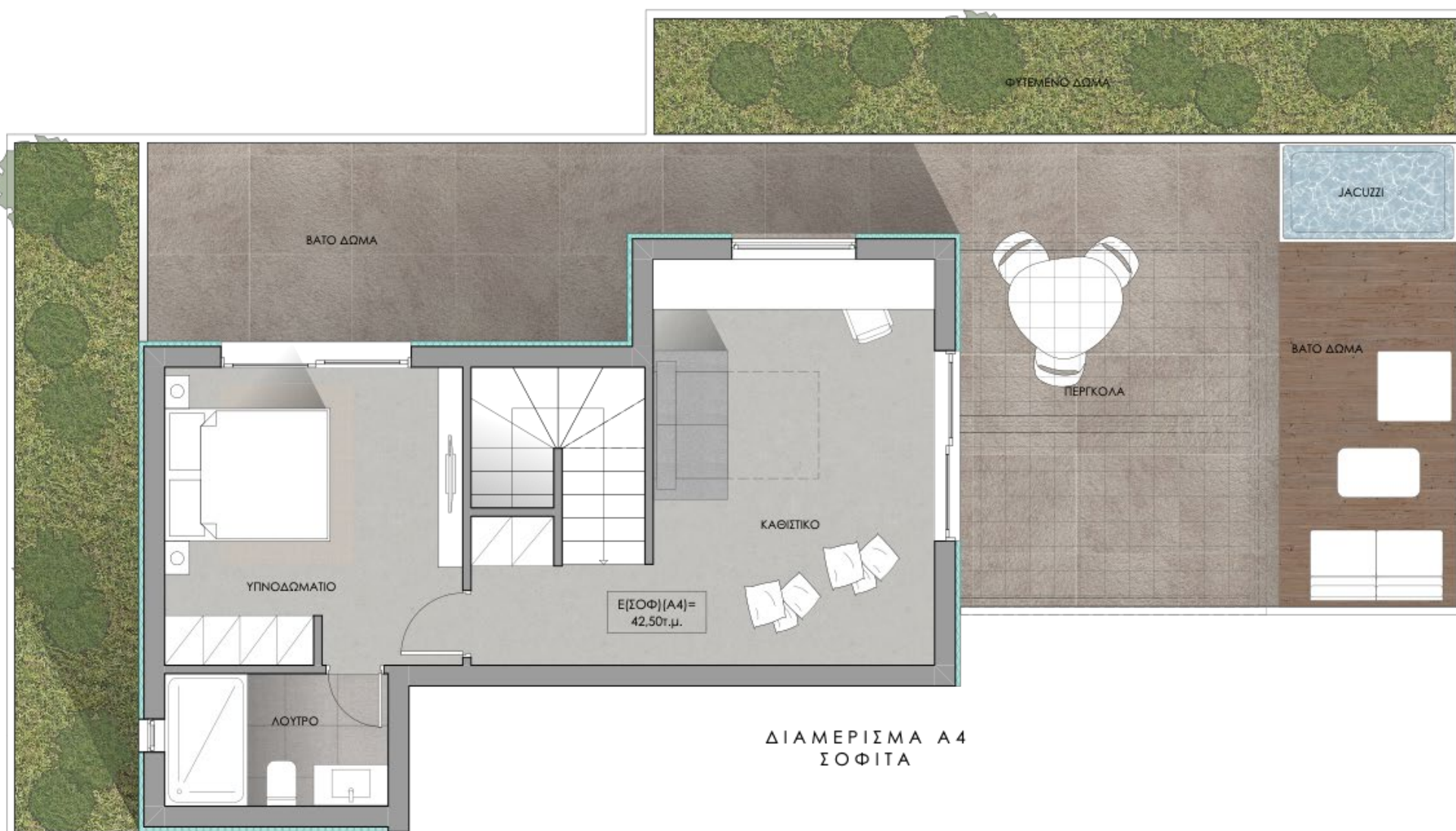


ΔΙΑΜΕΡΙΣΜΑ Α2  
ΟΡΟΦΟΣ

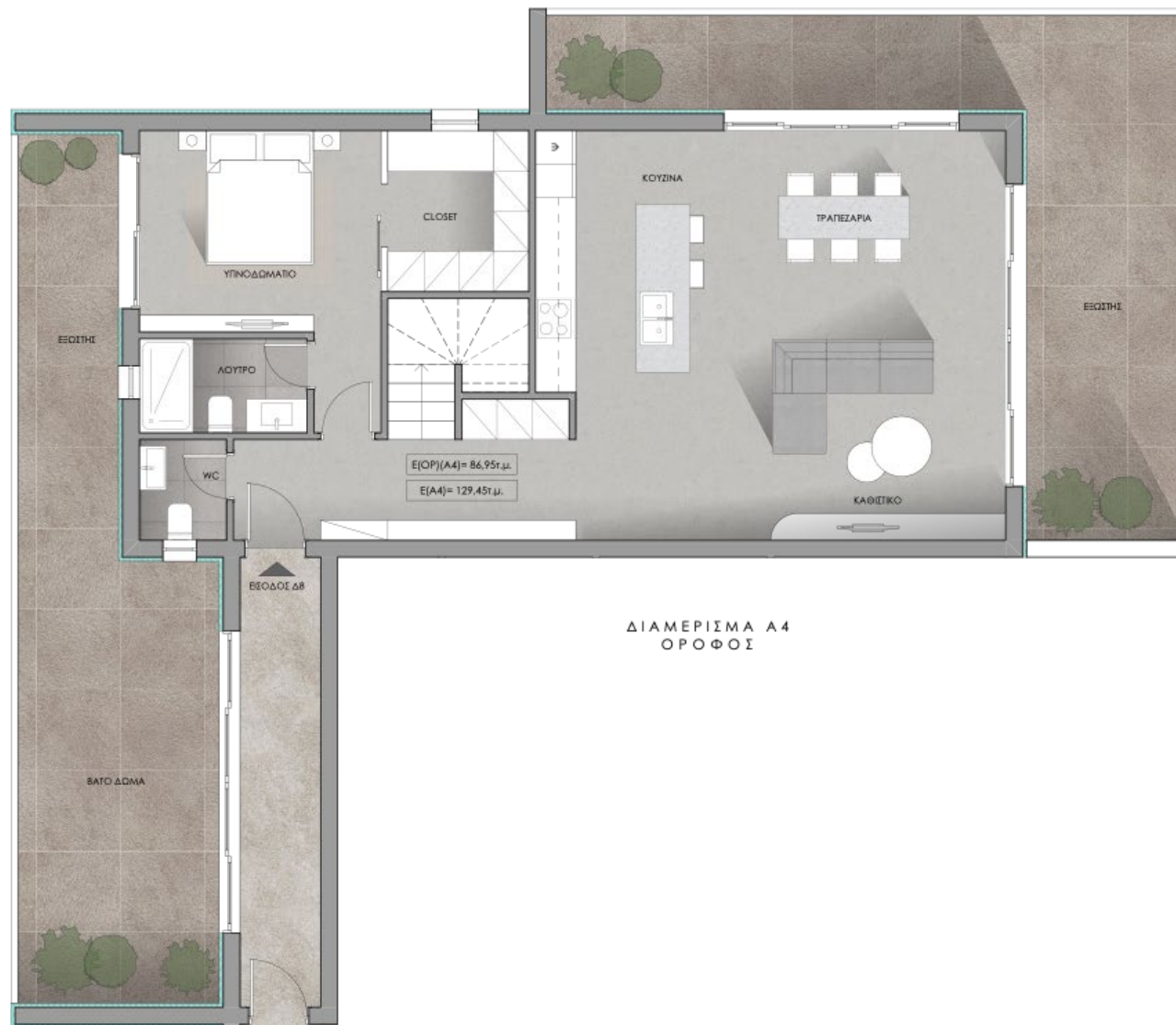


PL 8

Maisonette (1st floor & attic), size:  
130m<sup>2</sup>, 2MBD,  
2BTH, 1 WC, jacuzzi, 150m<sup>2</sup>  
balconies & green area







ΔΙΑΜΕΡΙΣΜΑ Α4  
ΟΡΟΦΟΣ

# Property advantages



- Modern buildings of minimal aesthetics
- Large openings to maximize the view
- Green area or large balconies
- Solar heat
- Photovoltaic system
- Autonomous cooling-heating pump
- Energy building A +
- Modern kitchen - bathroom design
- Pre-installations for jacuzzi & sauna
- Armored / Fireproof door



### **CALCULATION OF BUILT SURFACE as defined by building ragulations**

Bonus surface provided by maximum energy class level of building structure		+5(%)	
Plot Surface SQ. M.	990.00		
Plot Ratio %	0.60	0.65	(ΦΕΚ 701Δ/8-8-1997)
Building Coverage Ratio %	0.40		(ΦΕΚ 604Δ/16-7-1986)
Permitted Construction	594.00	643.50	
Permitted Coverage	396.00		
Free Space of the Plot SQ.M.	594.00		NOK (4067/12)
Minimum Green Area Coverage SQ.M.	396.00		NOK (4067/12)
Balcony Surfaces + Semi-sheltered Space SQ.M.	237.60		NOK (4067/12)





BUILT SURFACE					
			TOTAL SQ. M.	GREEN AREA	BALCONY
1st BASEMENT	STORAGES & PARKING		415.83		
APARTMENT Δ1	BASEMENT	53.02	126.22	101.67	16.50
	GROUND FLOOR	73.20			
APARTMENT Δ2	BASEMENT	60.92	136.24	122.62	16.68
	GROUND FLOOR	75.32			
APARTMENT Δ3	BASEMENT	0.00	94.33	84.39	0.00
	GROUND FLOOR	94.33			
APARTMENT Δ4	BASEMENT	0.00	86.97	157.96	0.00
	GROUND FLOOR	86.97			
APARTMENT Δ5	1st FLOOR	73.20	120.18	0.00	29.71
	ATTIC	46.98		19.95	34.65



APARTMENT Δ6	1st FLOOR	75.34	122.13	0.00	38.87
	ATTIC	46.79		36.14	31.47
APARTMENT Δ7	1st FLOOR	72.54	115.84	0.00	16.60
	ATTIC	43.30		14.09	37.85
APARTMENT Δ8	1st FLOOR	97.88	147.62	0.00	61.07
	ATTIC	49.74		33.73	54.34
STAIRWAY	GROUND FLOOR	37.53	75.06		
	1st FLOOR	37.53			
TOTAL SURFACE (exluding basement)			1,391.14		
TOTAL COVERAGE SQ.M.			367.33		
GREEN AREA SQ.M.			412.59		
BALCONIES SQ.M			337.74		

















