

N. ZERVA 16

LUXURY GLYFADA RESIDENCES

A PROPERTY DEVELOPED BY

Edelos

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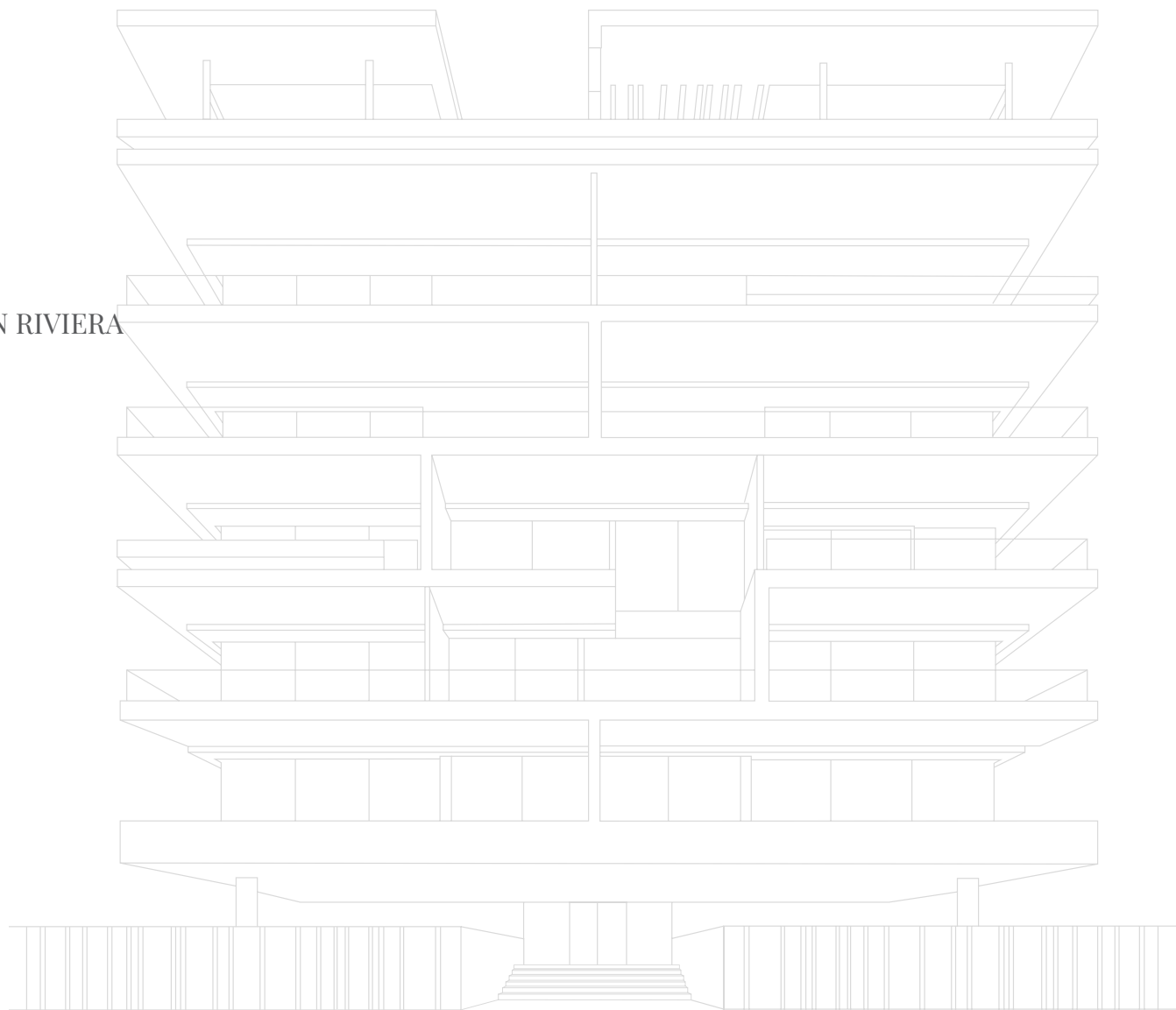
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1. THE BUILDING

The first building by **Edelos** on the **Athenian Riviera** will meet and surpass your highest standards

The residences sit within walking distance of some of the best beaches on the Athenian Riviera and close to the heart of the bustling center of Glyfada. The location offers residents the opportunity to live in a relaxing environment while enjoying convenient access to everything that makes this prestigious Athenian suburb one of the most sought after neighborhoods on the Mediterranean.

The building enjoys wonderful views out to sea and across the hills and offers modern, meticulously designed spaces that make it easy to switch off and relax.

N. Zerva 16 is rated KENAK A+(Greek Energy Regulation). Every electromechanical and architectural installation has been designed and implemented with sustainability in mind.

1. THE BUILDING





2. GLYFADA

Glyfada & The Athenian Riviera

Home to some of Attica's finest restaurants, nightlife venues and boutiques, Glyfada is undeniably one of the most esteemed suburbs of the Greek capital.

Stretching from the foot of the Hymettus mountains to the Saronic Gulf, Glyfada offers a wonderful natural landscape with several beaches and seaside locations where some of the most famous beach clubs and nightclubs are to be found.

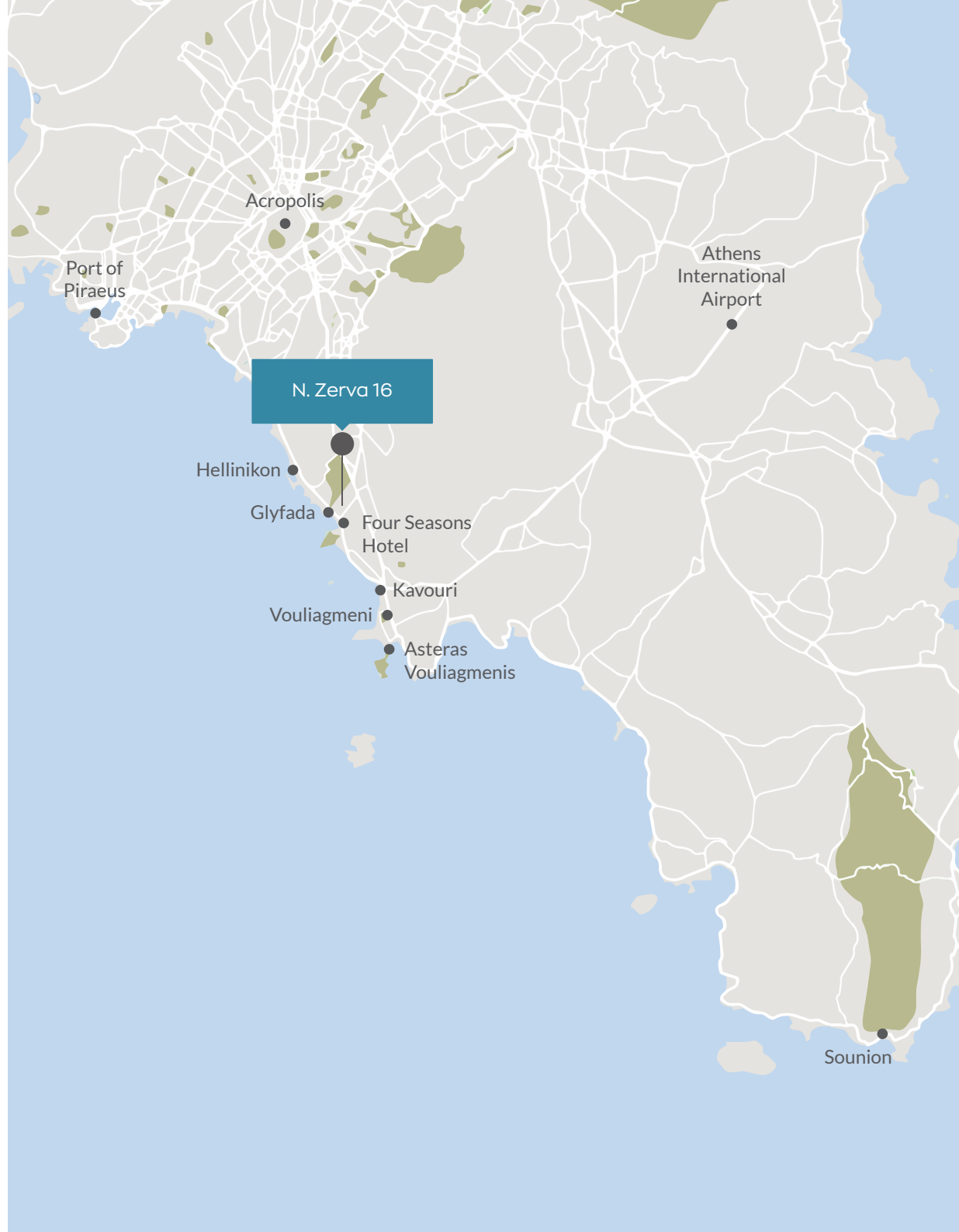
Glyfada is the heart of Athens' southern suburbs because of its rich commercial center, modern character, convenient commutes. It is connected to central Athens via two major avenues (Poseidonos and Vouliagmenis), as well as the tram which runs to the foot of the Acropolis.

Last but not least, golf lovers will find a new favorite destination at the Glyfada Golf Course. Created by the renowned golf architect Donald Harradine and set in a landscape of low hills, large trees and low Mediterranean vegetation, this 18-hole, par-72 course often hosts important golf events and personalities of the golfing world.

Distances

- Sounion: **47.3 km**
- Athens International Airport: **24.9 km**
- Port of Piraeus: **16.4 km**
- Acropolis: **13.6 km**
- Vouliagmeni: **7 km**
- Hellinikon: **3.7 km**

2. GLYFADA



Points of Interest

1. Hellinikon
2. Glyfada Beach
3. Asteria Beach Club
4. One & Only Resort
5. Glyfada Golf Club of Athens
6. Balux Glyfada
7. Town Hall



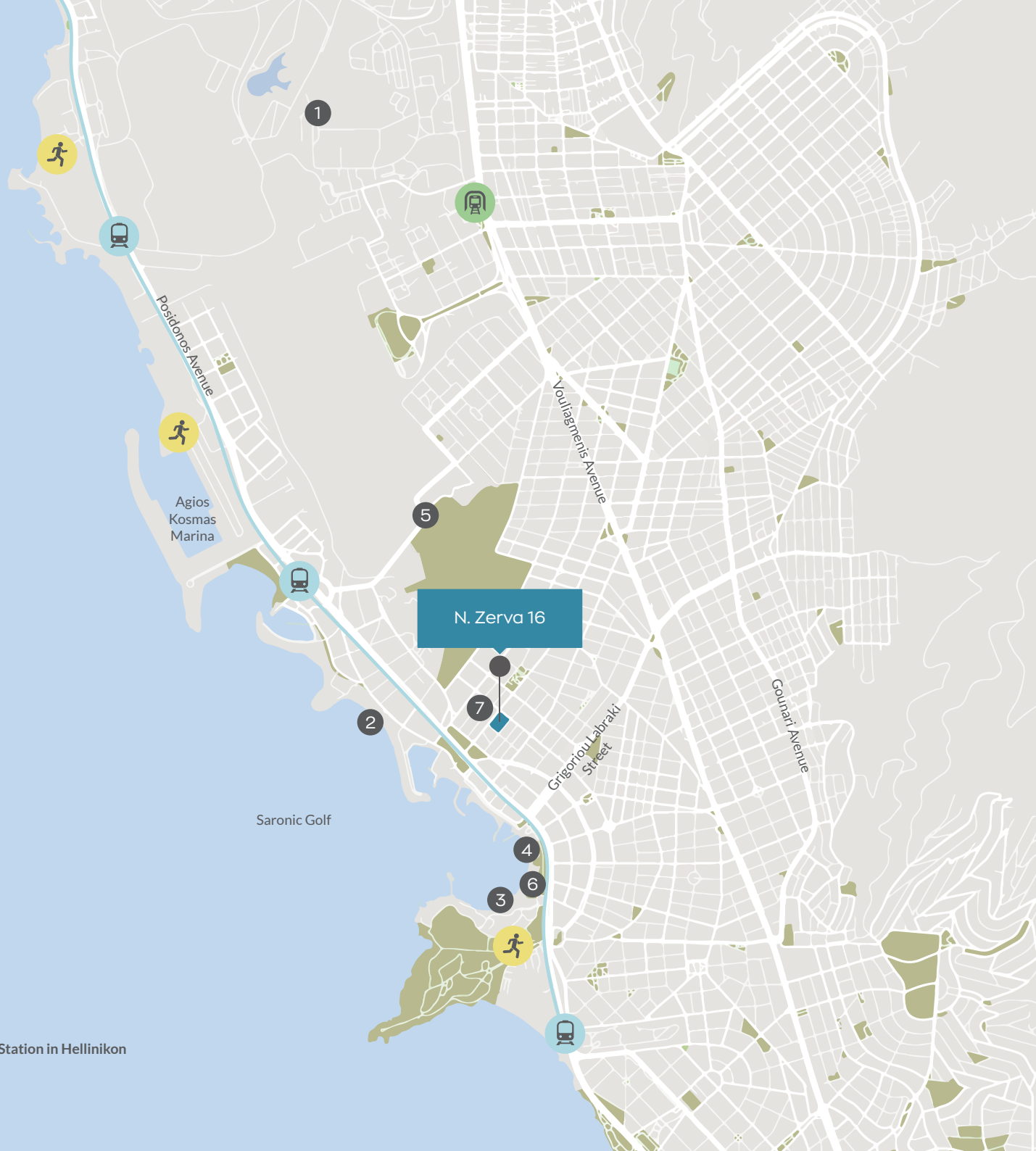
Tram Network



Jogging and Cycling track



Metro Station in Hellinikon





3. THE DEVELOPER



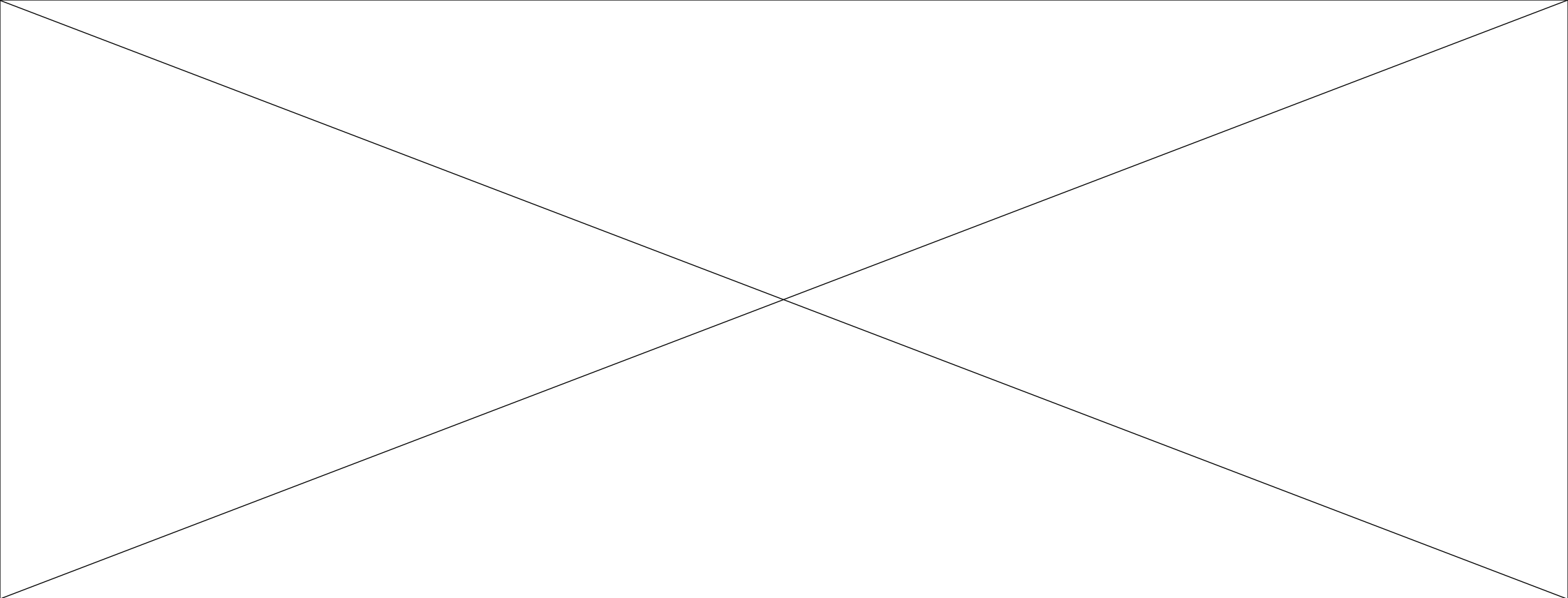
The Developer

Edelos is boutique real estate development firm committed to beautiful and vibrant locations in Greece and Italy. Whether in the casually urban Athens Riviera, Italy's gastronomic capital of Bologna, or the breathtaking islands of Antiparos, Santorini and Corfu, our properties are tailored to enhance quality of life while respecting our environment.

Combining the best of the city and the countryside, modern amenities and natural beauty, individual and community living, Edelos properties are designed and curated to be living, solid assets that enhance - and are enhanced by - their locations over time.

3. THE DEVELOPER

4. THE ARCHITECT



The Architect

ISV Architects is widely known for its simple and restrained design language, transcribing a modern architectural vocabulary into the ever-changing scene of the 21st century.

ISV has a multidisciplinary approach to architecture, with a proven ability to deal with the core architectural issues from three complementary perspectives: architectural design, construction and development.

4. THE ARCHITECT

5. THE AMENITIES

The Amenities

MANAGER / DOORPERSON

Residents will enjoy first-class concierge services that go the extra mile. The concierge, supported by an on-site management office, will be able to handle everything within the building, providing a variety of services that make residents' lives more convenient.

PRIVATE POOLS

Some of Attica's finest beaches may lie just a breath away — but who can say no to swimming in the comfort of their home? Four of the residences feature their own private swimming pool that is perfect for cooling off and relaxing after a busy day.

PRIVATE GARDENS

Four of the residences — two maisonettes and two penthouses— boast their own private gardens that transform each property's exterior to a peaceful oasis, where tenants can enjoy a glass of wine whilst taking in the spectacular view.

UNDERGROUND PARKING / EV CHARGING

Forget the stress of parking. The underground parking garage not only provides all residents with enough space to park their vehicles and bicycles, but also features a lightwell to render the underground space more airy and inviting. Provision has been made for electric vehicle chargers in every space.

SECURITY

Advanced Occupants are protected at all times thanks to the advanced surveillance and security systems and technologies that are installed in all public areas of the building.

PROPERTY MANAGEMENT

Edelos is committed to effective, transparent property management and will ensure that residents receive efficient and reliable property management services in accordance with approved annual budgets to enhance their quality of life and preserve the value of their home.

STORAGE

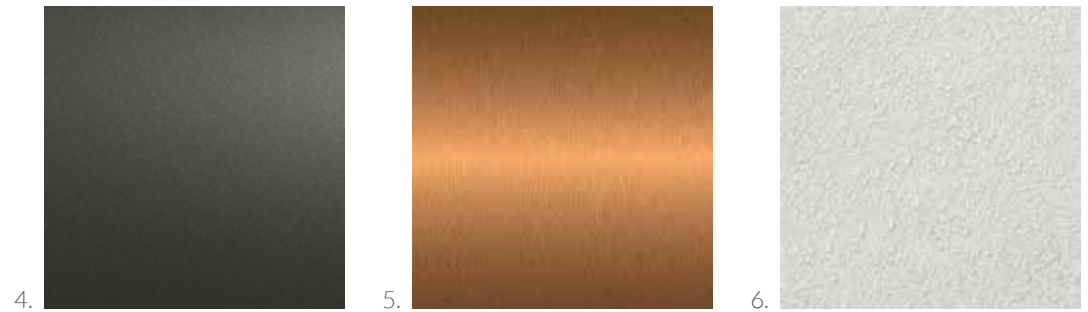
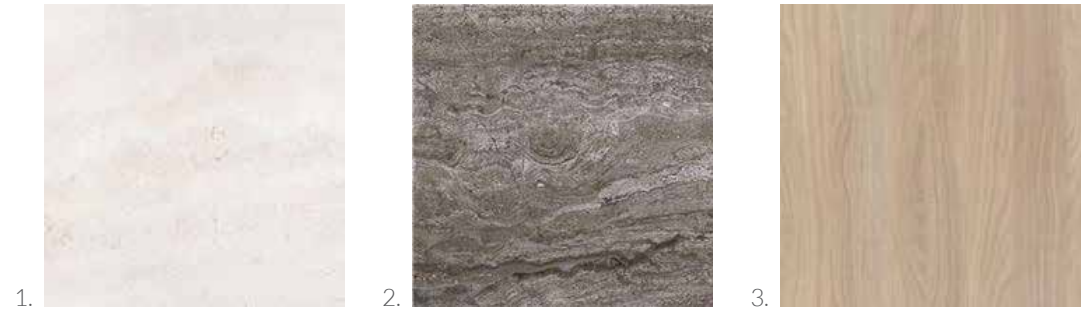
Starting on the Lorem ipsum dolor sit amet, consectetur adipiscing elit. Maecenas finibus, ipsum egestas dictum sagittis, felis mauris viverra risus, nec euismod ipsum felis tempor lacus.



6. THE INTERIORS

Palette 1 - Pure Nature

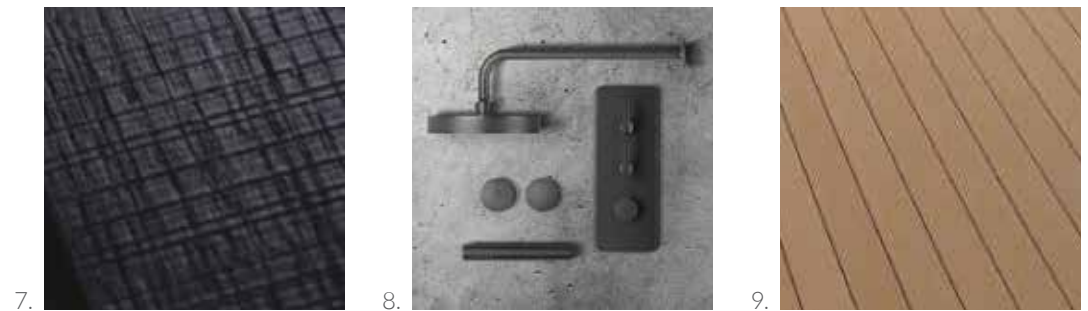
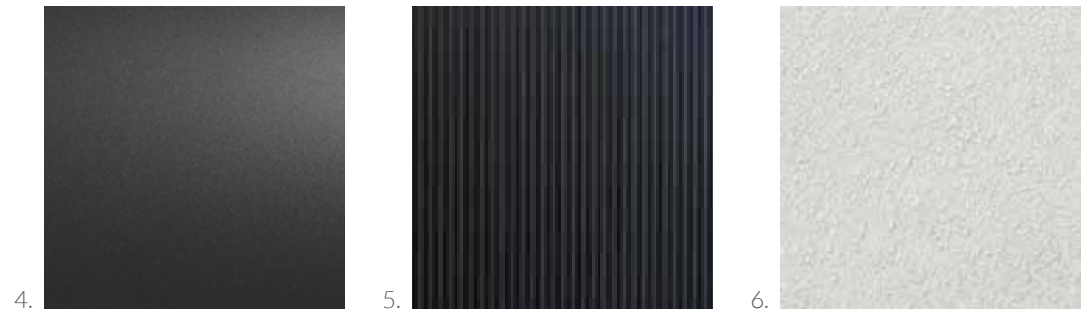
1. Lygourio Greek marble
2. Didima Dark Greek marble
3. Light Oak Wood Flooring
4. Dark grey aluminum windows
5. Brushed Copper Metal
6. White Plaster
7. Walnut Veneer
8. Copper PVD Details
9. Thermo-Treated "Green" Ash Decking
10. Brushed Inox Switches
11. Brushed Inox Handles
12. Internal Wood Paneling



6. THE INTERIORS

Palette 2 - New Age Touch

1. Ariostea Pietra Piasentina tile
2. Inalco Storm Negro cermic tile
3. Natural Oak Wood Flooring
4. Black aluminum windows
5. Black Metal Ribs
6. White Plaster
7. Black Segato Veneer
8. Black Metal PVD Details
9. Resysta decking
10. Black Switches
11. Black Matt Handles
12. Inalco Geo tile cladding

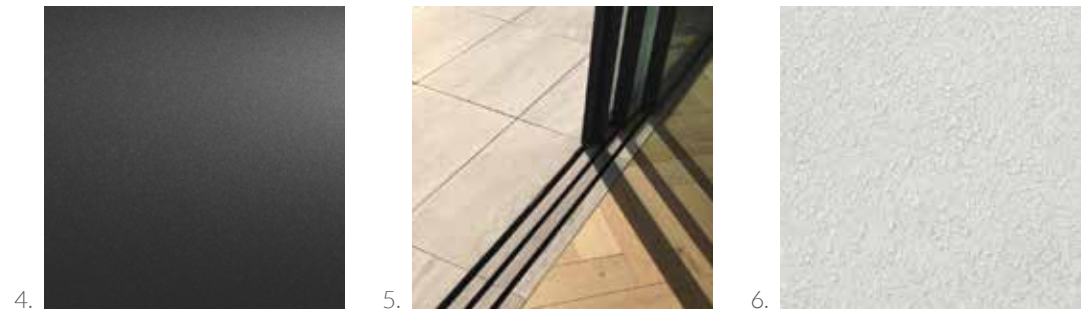


6. THE INTERIORS

Palette 3 - Sustainability

Choice of "Green" Materials, sustainable and eco-friendly

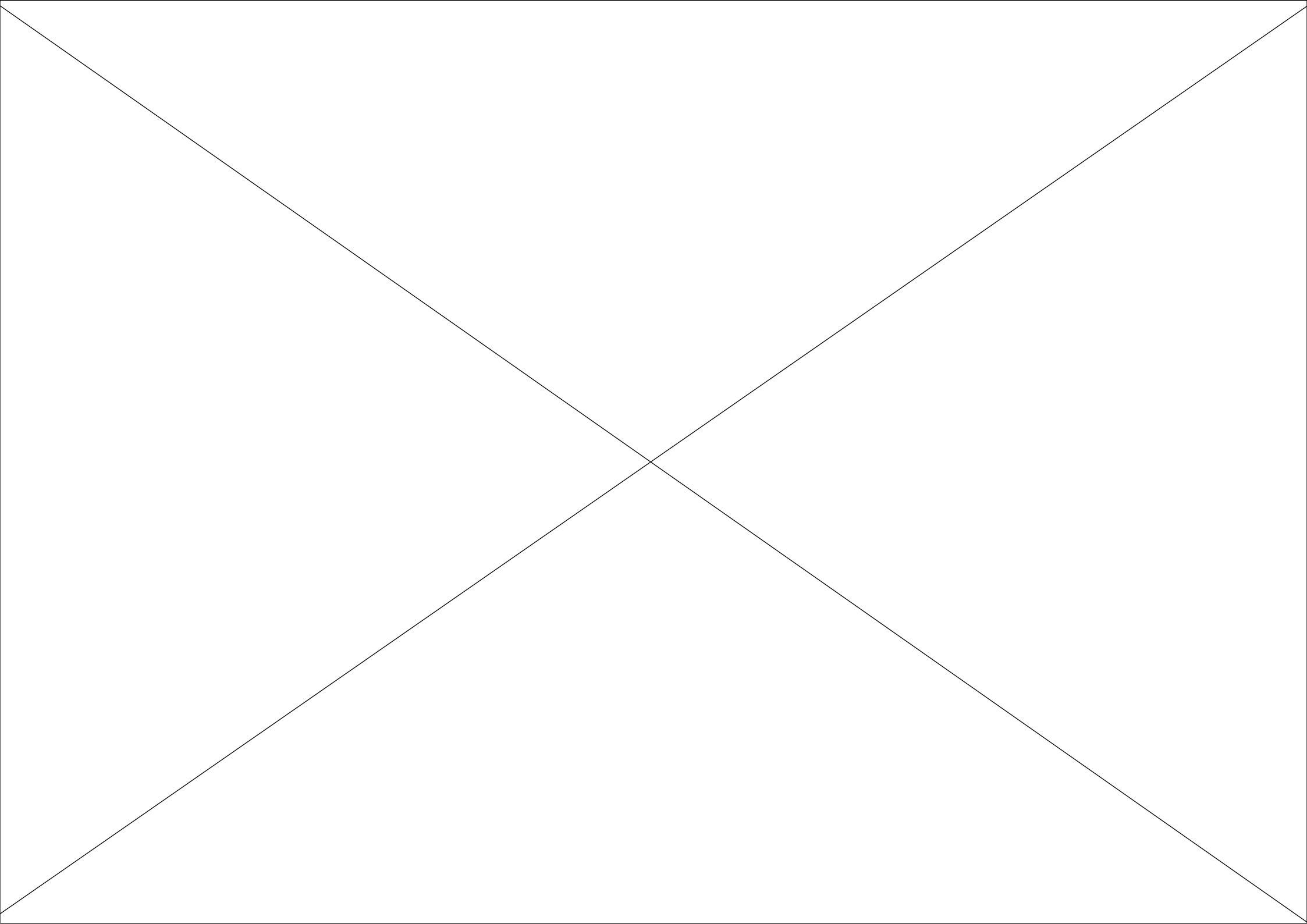
1. Inalco Petra tile *LEED CREDITS*
2. Inalco Geo tile *LEED CREDITS*
3. Hain Wood Flooring *PEFC CERTIF.*
4. Dark grey aluminum windows
5. SPD Smart Glass technology *LEED CR.*
6. PPG Sustainable Paint *LEED CREDITS*
7. Walnut Veneer *FSC CERTIF.*
8. Copper PVD Details
9. Resysta decking *LEED CREDITS*
10. Recycled Material Furniture (Vondom)
11. Wooden Insulating Panels *LEED CR.*
12. Internal Wood Paneling *FSC CERTIF.*

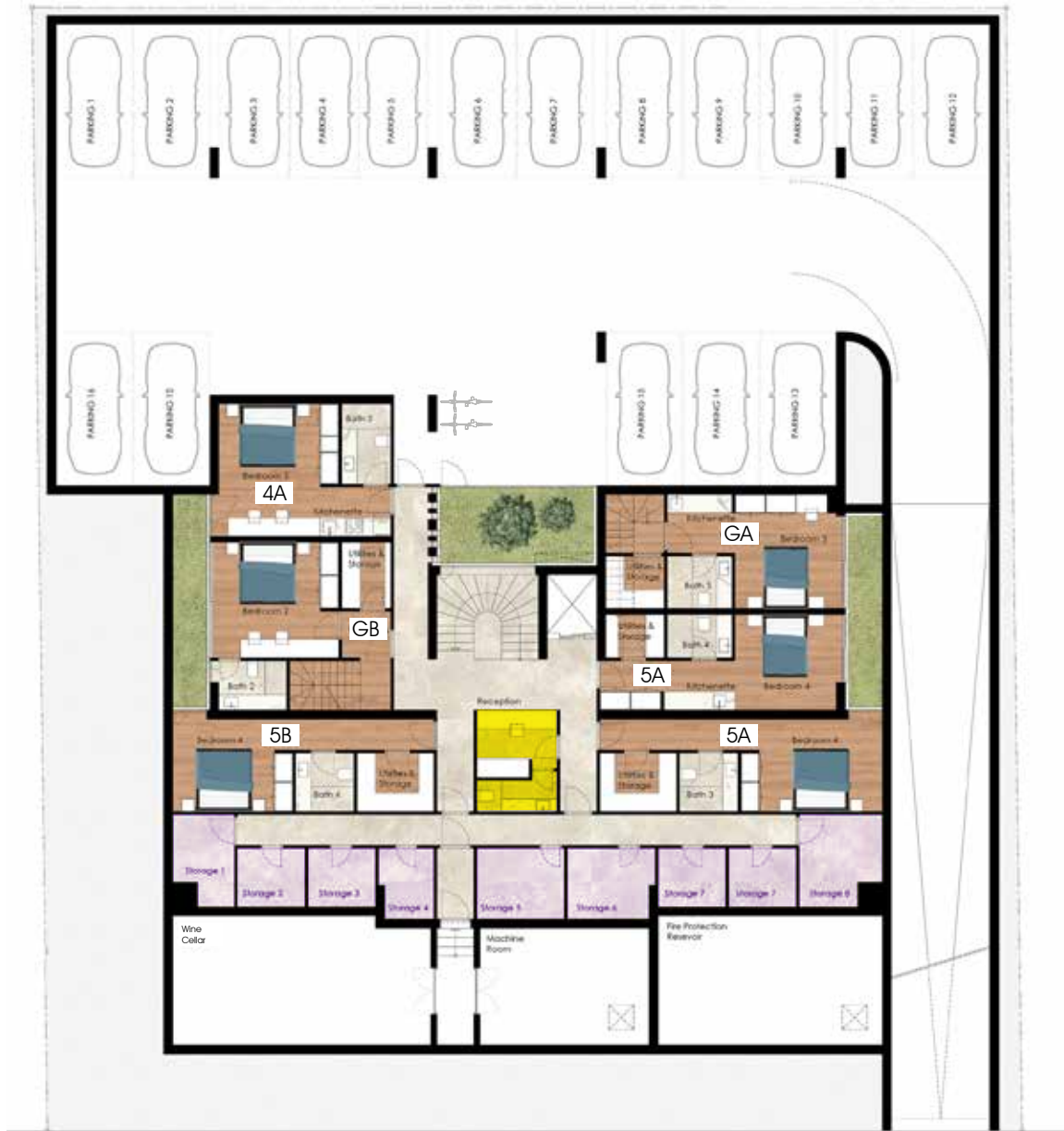


6. THE INTERIORS

7. THE RESIDENCES







A BASEMENT





GROUND FLOOR

A

MAISONETTE

UNIT AREA
180.66
 sq. m

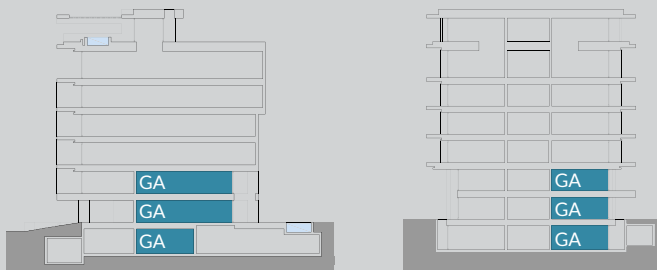
BASEMENT SUITE
33.21
 sq. m

GROUND FLOOR
86.54
 sq. m

MEZZANINE
60.91
 sq. m

2 PARKING SPACES

Living Area.....	6.30m x 3.35m
Kitchen.....	4.30m x 1.90m
Dining Area.....	4.30m x 2.60m
Bedroom 3.....	3.40m x 3.10m
Bath 3.....	2.10m x 1.40m



A

MAISONETTE

UNIT AREA
180.66
 sq. m

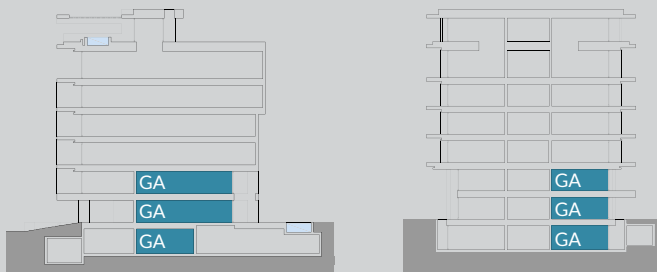
BASEMENT SUITE
33.21
 sq. m

GROUND FLOOR
86.54
 sq. m

MEZZANINE
60.91
 sq. m

2 PARKING SPACES

Bedroom 3 (Service).....	3.40m x 3.10m
Bath 3 (Service).....	2.10m x 1.40m
Utilities/Storage.....	2.10m x 1.40m



A

MAISONETTE

UNIT AREA
180.66
 sq. m

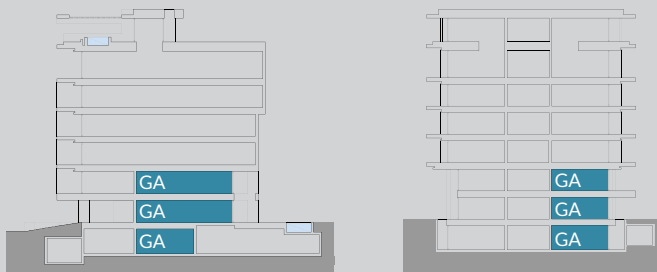
BASEMENT SUITE
33.21
 sq. m

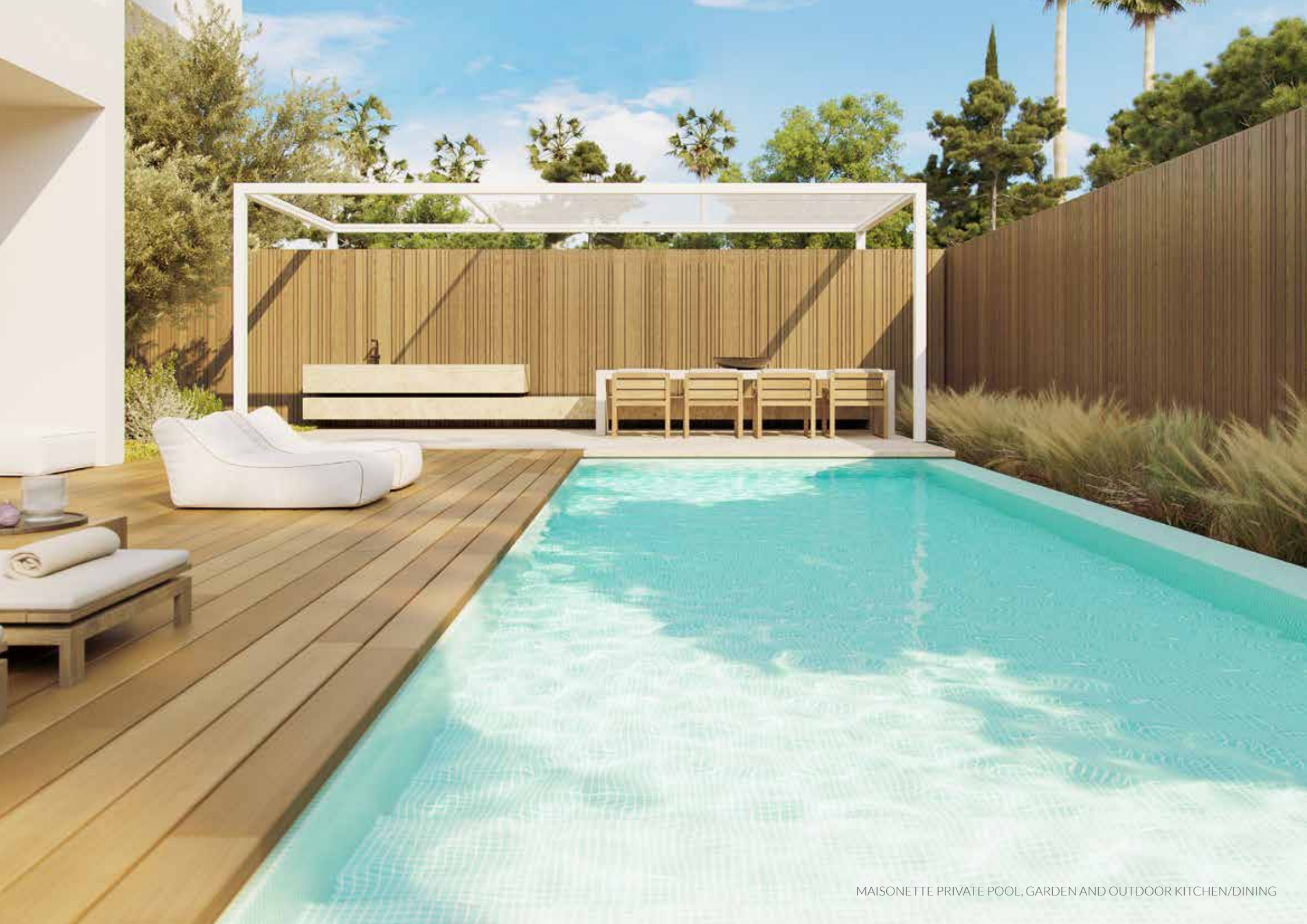
GROUND FLOOR
86.54
 sq. m

MEZZANINE
60.91
 sq. m

2 PARKING SPACES

Bedroom 1 - Master Bedroom.....	3.60m x 4.60m
Walk-in-Closet.....	1.25m x 3.90m
Bedroom 2.....	3.70m x 3.10m
Bath 1 (En-Suite).....	1.60m x 2.85m
Bath 2 (En-Suite).....	2.80m x 1.60m





MAISONETTE PRIVATE POOL, GARDEN AND OUTDOOR KITCHEN/DINING

B

MAISONETTE

UNIT AREA
142.86
 sq. m

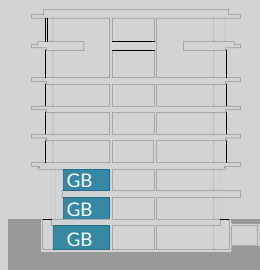
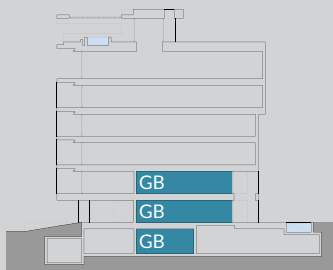
BASEMENT SUITE
35.10
 sq. m

GROUND FLOOR
63.80
 sq. m

MEZZANINE
43.96
 sq. m

2 PARKING SPACES

Living Area.....	2.80m x 4.75m
Dining Area.....	2.90m x 3.20m
Kitchen.....	3.75m x 2.65m
Bath 2.....	2.45m x 1.55m



B

MAISONETTE

UNIT AREA
142.86
sq. m

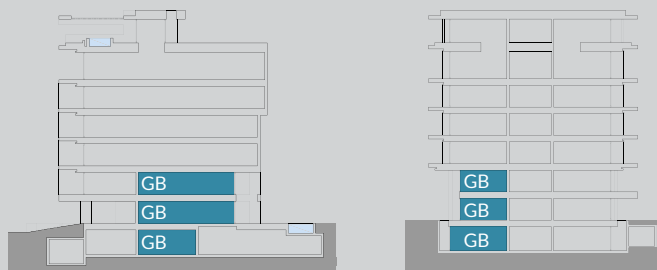
BASEMENT SUITE
35.10
sq. m

GROUND FLOOR
63.80
sq. m

MEZZANINE
43.96
sq. m

2 PARKING SPACES

Bedroom 2 (Service).....	3.50m x 3.75m
Bath 2 (Service).....	2.20m x 1.60m
Utilities / Storage.....	1.60m x 2.15m



B

MAISONETTE

UNIT AREA

142.86
sq. m

BASEMENT SUITE

35.10
sq. m

GROUND FLOOR

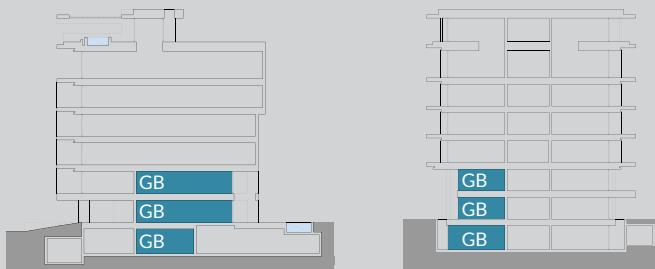
63.80
sq. m

MEZZANINE

43.96
sq. m

2 PARKING SPACES

Bedroom 1 (Master Bedroom).....	5.65m x 4.75m
Walk-in-Closet.....	2.10m x 0.90m
Bath 2 (En-Suite).....	2.55m x 1.80m





1st FLOOR

1A

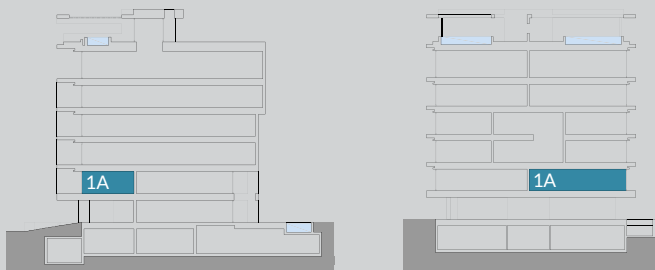
APARTMENT

UNIT AREA
82.37
sq. m

BALCONIES
45.04
sq. m

PARKING SPACE
& STORAGE

Living Area & Dining Area.....	7.45m x 6.40m
Kitchen.....	3.20m x 2.10m
Bedroom 1 - Master Bedroom.....	4.20m x 3.90m
Bath 1.....	1.40m x 2.70m



1B

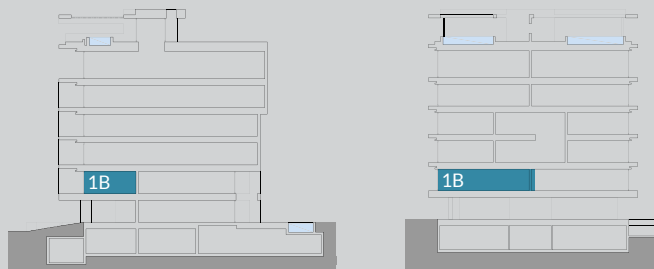
APARTMENT

UNIT AREA
77.78
sq. m

BALCONIES
45.20
sq. m

PARKING SPACE
& STORAGE

Living Area.....	6.75m x 6.50m
Kitchen.....	3.20m x 2.10m
Bedroom.....	5.40m x 3.90m
Bath.....	1.40m x 2.70m







2nd FLOOR

2A

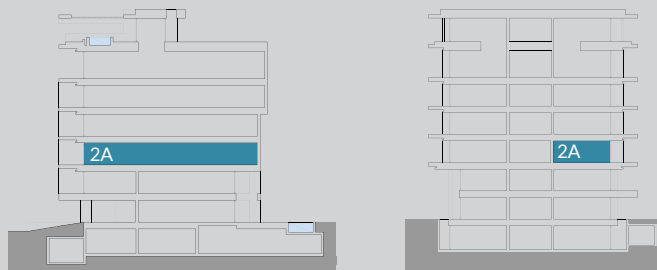
APARTMENT

UNIT AREA
177.44
sq. m

BALCONIES
50.87
sq. m

PARKING SPACE & STORAGE

Living Area.....	7.45m x 6.45m
Kitchen.....	3.75m x 3.30m
Bedroom 1 - Master Bedroom.....	5.40m x 3.20m
Walk-in-Closet.....	1.00m x 2.50m
Bedroom 2.....	4.55m x 3.10m
Bedroom 3.....	3.70m x 3.20m
Office.....	3.25m x 3.80m
Bath 1 (En-Suite).....	2.10m x 2.35m
Bath 2 (En-Suite).....	2.70m x 1.30m
Bath 3 (En-Suite).....	2.25m x 1.50m
W.C.....	2.20m x 1.45m
Utilities.....	2.20m x 2.50m



2B

APARTMENT

UNIT AREA
116.21
sq. m

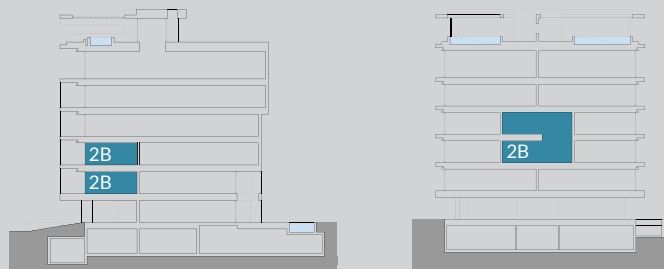
2nd FLOOR
65.32
sq. m

MEZZANINE
50.89
sq. m

BALCONIES
22.42
sq. m

PARKING SPACE & STORAGE

Living Area & Dining Area.....	4.70m x 4.50m
Bedroom 2.....	3.80m x 3.80m
Bath 2.....	2.20m x 2.20m



2B

APARTMENT

UNIT AREA
116.21
sq. m

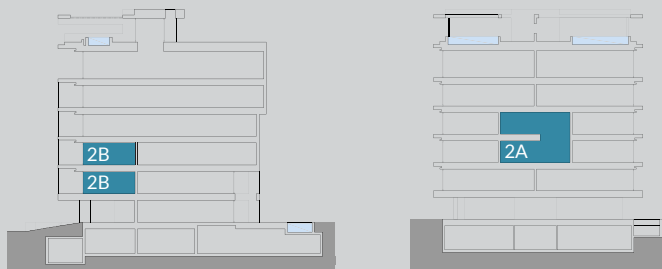
2nd FLOOR
65.32
sq. m

MEZZANINE
50.89
sq. m

BALCONIES
22.42
sq. m

PARKING SPACE & STORAGE

Bedroom 1 - Master Bedroom.....	3.80m x 3.80m
Walk-in-Closet.....	3.00m x 1.60m
Bath 1 (En-Suite).....	1.60m x 2.80m





2C

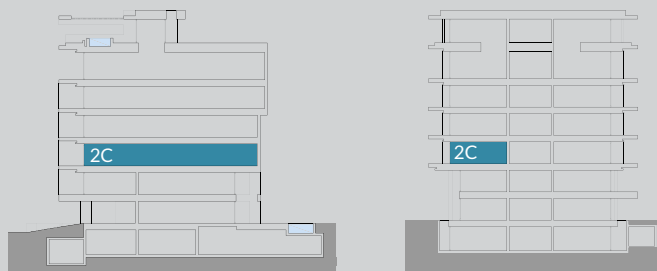
APARTMENT

UNIT AREA
132.27
sq. m

BALCONIES
51.74
sq. m

PARKING SPACE & STORAGE

Living Area & Dining Area.....	6.75m x 6.50m
Kitchen.....	3.50m x 3.20m
Bedroom 1 - Master Bedroom.....	4.00m x 3.30m
Bedroom 2.....	2.70m x 3.75m
Bedroom 3.....	3.45m x 3.00m
Bath 1 (En-Suite).....	2.65m x 1.35m
Office.....	3.25m x 3.80m
Bath 1 (En-Suite).....	2.10m x 2.35m
Bath 2.....	1.60m x 2.40m
W.C.....	1.60m x 1.45m





3rd FLOOR

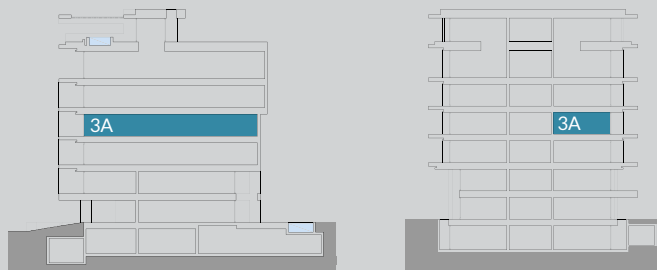
3A APARTMENT

UNIT AREA
177.44
sq. m

BALCONIES
50.87
sq. m

2 PARKING SPACE & STORAGE

Living Area & Dining Area.....	7.45m x 6.45m
Kitchen.....	3.75m x 3.30m
Bedroom 1 - Master Bedroom.....	5.40m x 3.20m
Walk-in-Closet.....	1.00m x 2.50m
Bedroom 2.....	4.55m x 3.10m
Bedroom 3.....	3.70m x 3.20m
Bath 1 (En-Suite).....	2.10m x 2.35m
Bath 2 (En-Suite).....	2.70m x 1.30m
Bath 3 (En-Suite).....	2.25m x 1.50m
W.C.....	2.20m x 1.45m
Office.....	3.25m x 3.00m
Utilities.....	2.20m x 2.50m









TYPICAL MASTER BATHROOM 3A



TYPICAL W.C. 3A

3B

APARTMENT

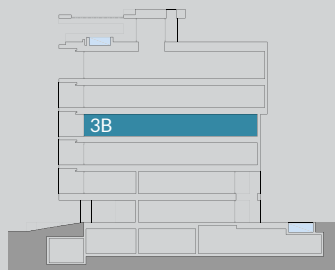
UNIT AREA
125.63
sq. m

BALCONIES
50.72
sq. m

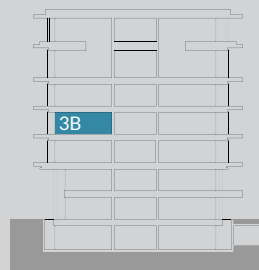
2 PARKING SPACE & STORAGE

Living Area.....	6.75m x 6.50m
Kitchen.....	3.50m x 3.20m
Bedroom 1 - Master Bedroom.....	3.50m x 4.05m
Bedroom 2.....	3.20m x 3.75m
Bath 1 (En-Suite).....	2.85m x 1.50m
Bath 2 (En-Suite).....	2.10m x 2.30m
W.C.....	2.10m x 0.95m
Utilities.....	2.85m x 1.40m

Section



Facade







4th FLOOR

4A

APARTMENT

UNIT AREA
242.94
sq. m

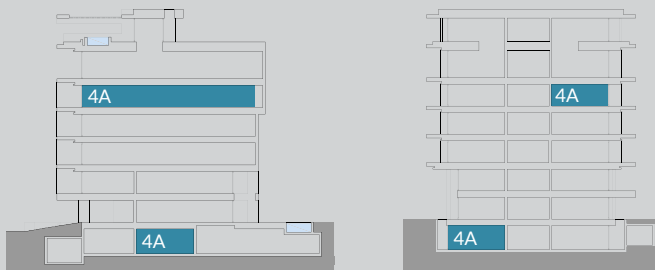
4TH FLOOR
214.74
sq. m

BASEMENT SUITE
28.20
sq. m

BALCONIES
63.17
sq. m

2 PARKING SPACES & STORAGE

Living Area.....	5.85m x 6.25m
Home Office.....	4.10m x 3.30m
Kitchen.....	3.05m x 5.70m
Dining Area.....	3.20m x 5.40m
Bedroom 1 - Master Bedroom.....	5.40m x 4.00m
Walk-in-Closet.....	2.30m x 1.00m
Bedroom 2.....	4.55m x 3.10m
Bedroom 3.....	3.70m x 3.20m
Bedroom 4.....	3.25m x 3.00m
Bath 1 (En-Suite).....	2.10m x 3.45m
Bath 2 (En-Suite).....	2.70m x 1.30m
Bath 3 (En-Suite).....	2.25m x 1.50m
Bath 4.....	2.20m x 1.65m
Utility Room.....	2.20m x 1.90m



4A

APARTMENT

UNIT AREA
242.94
sq. m

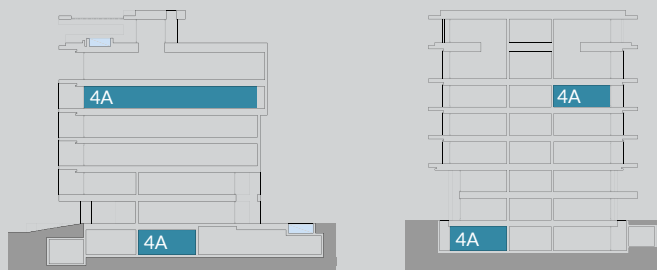
BASEMENT SUITE
28.20
sq. m

4th FLOOR
214.74
sq. m

BALCONIES
63.17
sq. m

2 PARKING SPACES & STORAGE

Bedroom 5 (Service).....	3.30m x 4.30m
Bath 5 (Service).....	1.60m x 2.60m







TYPICAL MASTER BATHROOM 4A

4B

APARTMENT

UNIT AREA
213.15
sq. m

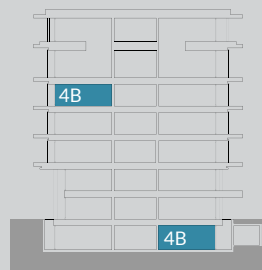
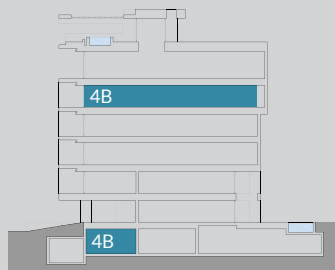
4TH FLOOR
184.80
sq. m

BASEMENT SUITE
28.35
sq. m

BALCONIES
63.73
sq. m

2 PARKING SPACES & STORAGE

Living Area.....	6.75m x 6.50m
Kitchen.....	3.05m x 5.70m
Dining Area.....	2.90m x 5.40m
Bedroom 1 - Master Bedroom.....	3.50m x 4.05m
Bedroom 2.....	3.20m x 3.75m
Bedroom 3.....	2.90m x 3.10m
Bath 1 (En-Suite).....	2.85m x 1.45m
Bath 2 (En-Suite).....	2.10m x 1.95m
Bath 3 (En-Suite).....	2.85m x 1.45m
W.C.....	1.20m x 1.90m



4B

APARTMENT

UNIT AREA
213.15
sq. m

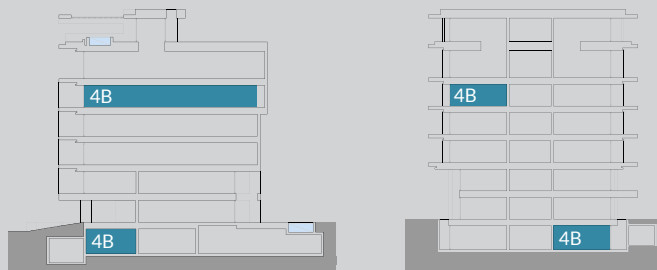
BASEMENT SUITE
28.35
sq. m

4th FLOOR
184.80
sq. m

BALCONIES
63.73
sq. m

2 PARKING SPACES & STORAGE

Bedroom 4 (Service).....	3.30m x 3.10m
Bath 5 (Service).....	2.10m x 1.40m
Utilities / Storage.....	1.90m x 1.40m





5A APARTMENT

UNIT AREA
298.79
sq. m

ROOF GARDEN
35.38
sq. m

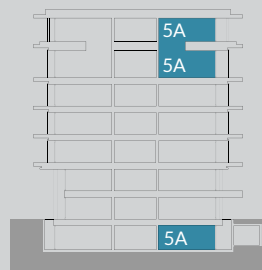
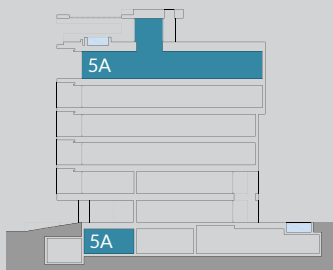
BALCONIES
59.96
sq. m

5TH FLOOR
233.20
sq. m

BASEMENT SUITE
30.21
sq. m

2 PARKING SPACES

Living Area.....	5.85m x 6.25m
Dining Area.....	3.00m x 5.40m
Kitchen.....	3.05m x 5.70m
Home Office.....	2.40m x 1.30m
Office.....	3.20m x 3.00m
Bedroom 1 - Master Bedroom.....	5.40m x 4.10m
Walk-in-Closet.....	2.30m x 1.00m
Bedroom 2.....	4.55m x 3.10m
Bedroom 3.....	3.70m x 3.20m
Bath 1.....	2.10m x 3.45m
Bath 2.....	3.35m x 1.45m
W.C.....	2.20m x 1.30m
Utilities.....	2.20m x 1.70m



?
include room
on roof



5A

APARTMENT

UNIT AREA
298.79
sq. m

5TH FLOOR
233.20
sq. m

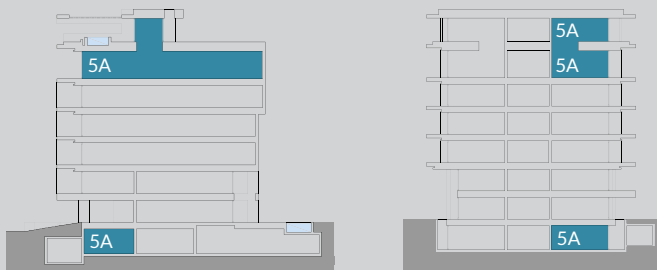
ROOF GARDEN
35.38
sq. m

BASEMENT SUITE
30.21
sq. m

BALCONIES
59.96
sq. m

2 PARKING SPACES

Bedroom 4 (Service).....4.55m x 3.10m
Bath 3 (Service).....3.35m x 1.45m
Utilities / Storage.....2.20m x 1.70m











TYPICAL MASTER BATHROOM 5A

5B

APARTMENT

UNIT AREA
233.02
sq. m

ROOF GARDEN
30.01
sq. m

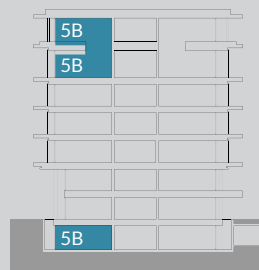
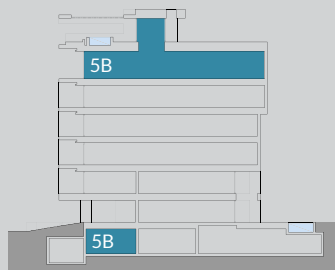
BALCONIES
59.96
sq. m

5TH FLOOR
174.56
sq. m

BASEMENT SUITE
28.46
sq. m

2 PARKING SPACES

Living Area.....	5.25m x 6.25m
Dining Area.....	2.90m x 5.40m
Kitchen.....	3.05m x 5.70m
Bedroom 1 - Master Bedroom.....	3.70m x 3.35m
Bedroom 2.....	3.20m x 3.60m
Bedroom 3.....	2.90m x 3.10m
Bath 1.....	2.85m x 1.45m
Bath 2.....	2.10m x 1.65m
Bath 3.....	2.85m x 1.45m
W.C.....	1.30m x 1.60m



5B

APARTMENT

UNIT AREA
233.02
sq. m

5TH FLOOR
174.56
sq. m

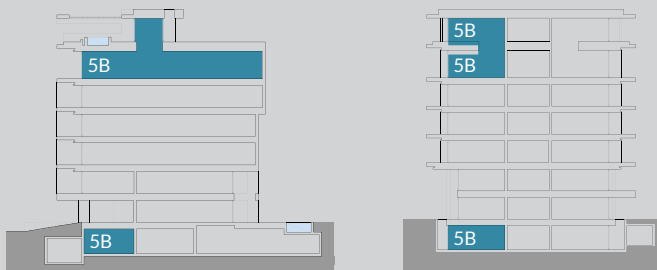
ROOF GARDEN
30.01
sq. m

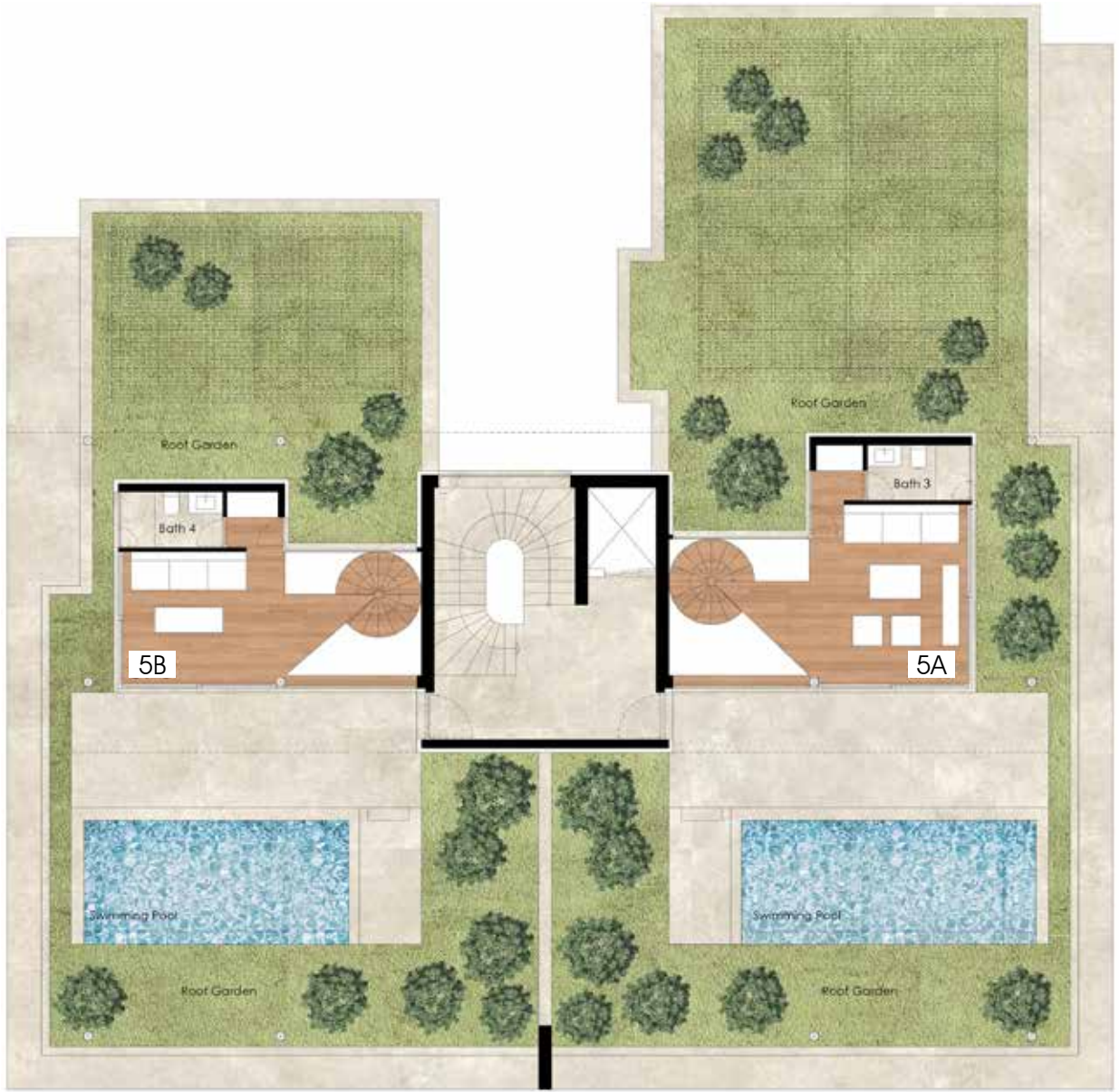
BASEMENT SUITE
28.46
sq. m

BALCONIES
59.96
sq. m

2 PARKING SPACES

Bedroom 4 (Service).....3.30m x 3.00m
Bath 4 (Service).....1.90m x 1.90m
Utilities / Storage.....2.50m x 1.90m





ROOF GARDEN

5A

APARTMENT

UNIT AREA
298.79
 sq. m

5TH FLOOR
233.20
 sq. m

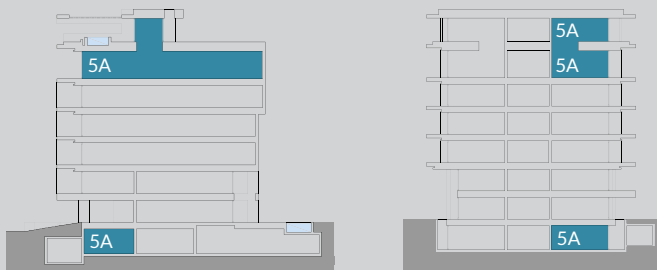
ROOF GARDEN
35.38
 sq. m

BASEMENT SUITE
30.21
 sq. m

BALCONIES
59.96
 sq. m

2 PARKING SPACES

Roof Garden Living Area.....3.50m x 4.20m
 Bath 3.....2.40m x 1.30m



?
 need to find
 a way to show
 pergola area:
 where is it?



5B

APARTMENT

UNIT AREA
233.02
sq. m

5TH FLOOR
174.56
sq. m

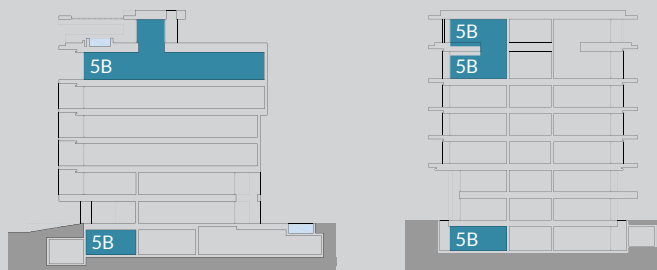
ROOF GARDEN
30.01
sq. m

BASEMENT SUITE
28.46
sq. m

BALCONIES
59.96
sq. m

2 PARKING SPACES

Roof Garden Living Area.....3.60m x 3.10m
Bath 4.....2.40m x 1.30m







N. ZERVA 16

L U X U R Y R E S I D E N C E S

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