



*Crystal Waters*  
*Celestine II*

— Athens —

LOMVARDOU & NEOFITOU, GERAkas 153 44, ATHENS

# EIGHT REASONS TO INVEST IN GERAKAS

**1/ Well Connected to All Parts of the City** - 4 mins drive to Pallini Metro Station, 15 mins drive to Athens International Airport, 20 mins drive to Syntagma Square and 35 mins drive to Piraeus Port

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**2/ The Most Valued Area in the Northeast** - Part of the Municipality of Pallini, Gerakas Maintains the Minimum Real Estate Investment Amount of €250,000

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**3/ Internationally Recognised Educational Institutions** - 9 mins drive to Campion School, 12 mins drive to ACS Athens and 15 mins drive to St. Catherine's British School, Along with Many Private Schools Nearby

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**4/ Shortest Distance to Prime Business Districts** - 15 mins drive to Agia Paraskevi, Chalandri, Maroussi and Kifissia

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**5/ Upcoming Commercial and Regeneration Projects** - The Creation of the Largest Municipal Park of the Country in Panorama Pallini, and the Development of the Campas Project

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**6/ A Family-Living Community** - Well-Equipped Stadiums, Greeneries and Parks Ideal for Athletic Activities

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**7/ Prosperous Mature Neighbourhood** - A Wide Range of Amenities, Supermarkets, Banks, Parks, and Well-Known Globally Hospitals at Shortest Distance. A 16-minute drive to Athens' Most Luxury Shopping Centers

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**8/ An Elegant Urban Lifestyle** - Premium Homes with High-Quality Standards, Designed in London, Developed and Managed in Greece by Crystal Waters

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*Crystal Waters  
Celestine II*

Athens









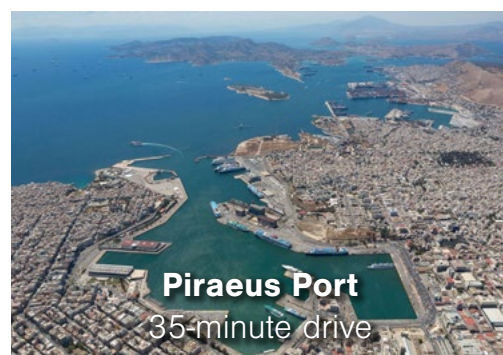
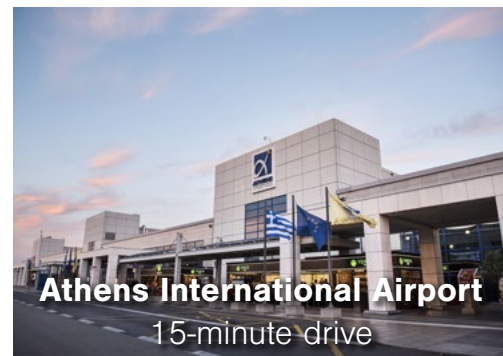


# 1 WELL CONNECTED TO ALL PARTS OF THE CITY

4 mins drive to Pallini Metro Station, 15 mins drive to Athens International Airport, 20 mins drive to Syntagma Square and 35 mins drive to Piraeus Port.

Celestine II is located in the prime area of the eastern core of Athens, enjoying a fast and efficient transportation network. With an urban population of over 4 million, central Athens is the fourth most

populous capital city in the European Union. It has a complete and rich modern public transportation system to meet the travel needs of residents and tourists.





# ENJOY THE CONVENIENCE OF COMMUTING

Celestine II is located near the newly-extended Athens metro line 3 and also close to several stations of the Athens suburban railway, providing convenient transportation to all parts of Athens. Hassle-free travels are easily reached

to the center of Athens and famous tourist attractions, shopping areas and commercial centers, to Piraeus port and Athens International Airport, avoiding the trouble of transportation transfer.



The sources: Google Maps



15

WIDE RANGE  
OF TRANSPORT OPTIONS  
FOR HASSLE-FREE  
TRAVEL

Located in a Prime District, Enjoy Convenient Transportation Network,  
Easy to Travel Across Athens.

| Bus Stop  | Walk    | Drive  | Distance |
|---|---------|--------|----------|
| <ul style="list-style-type: none"><li>• Psycharē</li><li>• Third Kazantzakis</li><li>• Basilopoulos</li><li>• Solōmou</li><li>• Milēsē</li><li>• Tepma 306</li><li>• Rekor</li><li>• Kazantzakē</li></ul> | 4 mins  | 1 min  | 290 m    |
|   | 5 mins  | 1 min  | 350 m    |
|   | 5 mins  | 2 mins | 400 m    |
|   | 5 mins  | 2 mins | 400 m    |
|   | 8 mins  | 1 min  | 600 m    |
|   | 9 mins  | 3 mins | 650 m    |
|   | 11 mins | 2 mins | 900 m    |
|   | 11 mins | 2 mins | 750 m    |

| Train Station   | Walk | Drive  | Distance |
|---|------|--------|----------|
| <ul style="list-style-type: none"><li>• Plakentias</li><li>• Pentelis</li></ul> | -    | 8 mins | 4.7 km   |
|   | -    | 9 mins | 6.3 km   |

| Metro Station   | Walk    | Drive   | Distance |
|---|---------|---------|----------|
| <ul style="list-style-type: none"><li>• Pallini</li><li>• Paiania-Kantza</li><li>• Doukissis Plakentias</li><li>• Chalandri</li></ul> | 22 mins | 4 mins  | 1.7 km   |
|   | 29 mins | 5 mins  | 2.4 km   |
|   | -       | 9 mins  | 4.3 km   |
|   | -       | 10 mins | 5.3 km   |
|   |         |         |          |



The sources: Google Maps

SUPERB  
ACCESSIBILITY

Celestine II is surrounded by several metro and suburban stations providing efficient transportation throughout the city. Pallini metro station, Paiania-Kantzta

suburban station, Doukissis Plakentias and Chalandri metro stations are located only a few minutes away from our project, connecting all parts of Athens.

| Metro Line M3 1.7km 5-minute drive (from Pallini Station)               |  |   |  |   |   |
|---|--|---|--|---|---|
| <b>Cholargos Station</b><br>13 mins                                     | <b>Athens Int. Airport Station</b><br>17 mins                                | <b>Monastiraki Station</b><br>26 mins                                     | <b>Kerameikos Station</b><br>28 mins   | <b>Eleonas Station</b><br>31 mins   | <b>Piraeus Port Station</b><br>51 mins  |
| - Metropolitan Hospital<br>- General Hospital of Athens "G. Gennimatas" | - IKEA<br>- Athens International Airport<br>- Archaeological Site of Brauron | - National Archaeological Museum<br>- Ancient Agora<br>- National Theatre | - Kerameikos Archaeological Site<br>- Technopolis<br>- Gazarte Music Hall<br>- Agricultural University of Athens | - Plato's Academy<br>- Ancient Gymnasium Ruins<br>- IKEA<br>- Ice 'n' Skate | - Port of Piraeus<br>- Pasalimani<br>- Municipal Theatre<br>- Themistokleous Square |



The sources: Google Maps

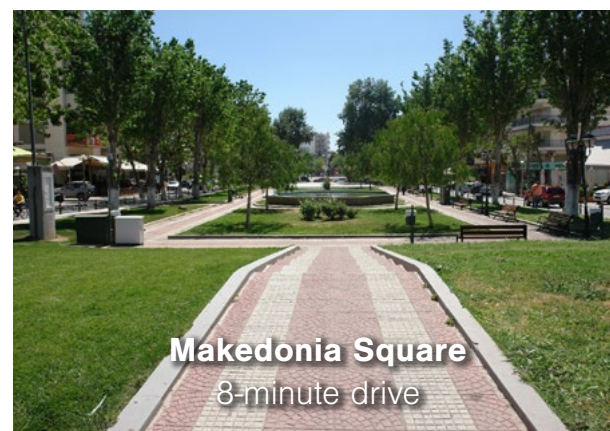
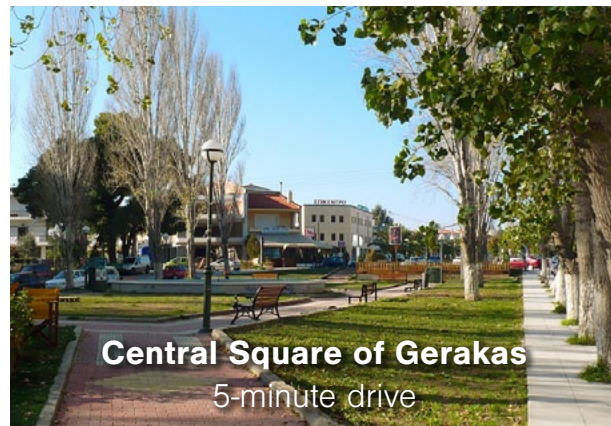


# 2 THE MOST VALUED AREA IN THE NORTHEAST

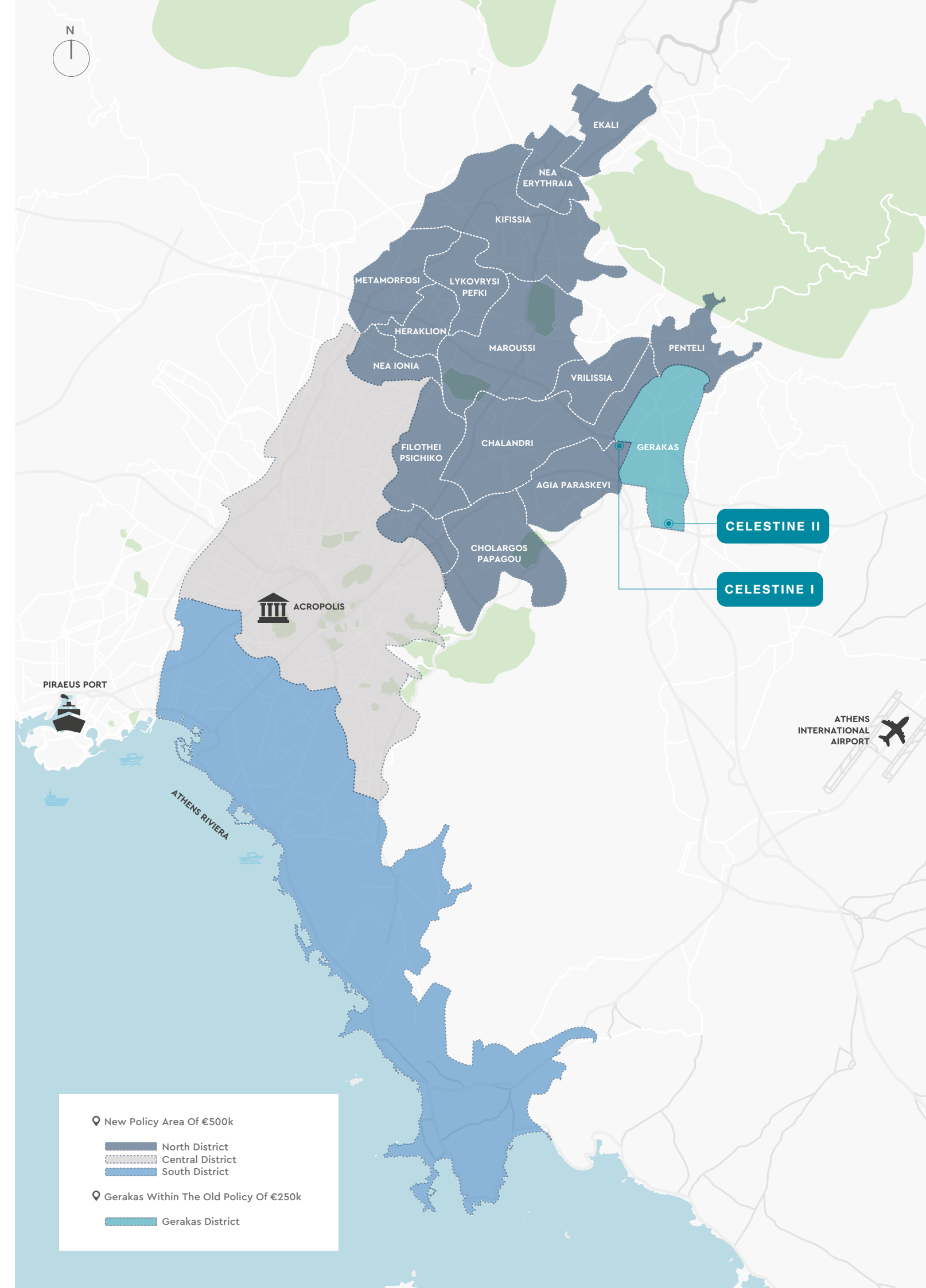
Part of the Municipality of Pallini, Gerakas Maintains the Minimum Real Estate Investment Amount of €250,000.

The Greek Golden Visa program's minimum investment threshold moved from €250,000 to €500,000 in the northern areas of Athens. Although Celestine II is located only minutes away from Agia Paraskevi, Kifissia, Maroussi and Chalandri prime districts that are among the municipalities, which have increased the minimum amount of investment to

€500,000, Gerakas has maintained the limit of €250,000, highlighting a variety of options for the prospective Golden Visa investors who have the opportunity to obtain a residence permit with the investment of €250,000. Thus, the demand for the property acquisition is moving upwards in Gerakas.



The sources: Google Maps









3

# INTERNATIONALLY RECOGNISED INSTITUTIONS

9 mins drive to Campion School, 12 mins drive to ACS Athens and 15 mins drive to St. Catherine's British School, Along with Many Private Schools Nearby.



Celestine II is located where the educational resources are extremely rich. Within walking distance, there are many primary and secondary schools - all of them well-

known globally. In addition, there are many high-quality private schools in the surrounding area, which is truly one of the few high-quality school district.





Ευγένιος Ντελακρουά  
Lycée Franco-Hellénique

## 6-MINUTE DRIVE TO LYCÉE FRANCO-HELLÉNIQUE EUGÈNE DELACROIX

Eugene Delacroix French-Greek secondary school is a private french international school located in Agia Paraskevi. It is a high-level education institution with international reputation and students from 47 different countries.

The sources: Google Maps

## 6-MINUTE DRIVE TO ATHENS COLLEGE ELEMENTARY SCHOOL

Athens College was founded in 1925 by enlightened Greeks, led by Emmanuel Benakis and Stephanos Delta, with the support of American philhellenes. It belongs to the Hellenic-American Educational Foundation (HAEF), a not-for-profit organization. For almost

a century, it stands as a beacon of primary and secondary educational excellence, incorporating best global educational practices of Greece and beyond. The premier education provided is enriched with a program of diverse extracurricular and social outreach activities.



The sources: Google Maps





## 9-MINUTE DRIVE TO BYRON COLLEGE

Byron College UK provides services for students aged 3-18, supported by the UK Department for Education (DfE). Founded in 1986, it provides high-quality British education to both international and Greek communities in Athens.

The sources: Google Maps

## 9-MINUTE DRIVE TO CAMPION SCHOOL

Campion School is a leading English-language private international school in Athens, which provides an adapted British educational curriculum to approximately 650 children of foreign residents. Campion School is well-known for its excellent facilities, the consistently high results in IGCSE,

IB examinations, the highly successful university placements in the UK, EU and North America, the well-qualified teaching staff from a wide range of respected universities, the ongoing staff in-service training as well as the friendly atmosphere.



The sources: Google Maps





## 12-MINUTE DRIVE TO ACS ATHENS

American Community Schools of Athens (ACS Athens) is an outstanding public school offering an internationally recognised K-12 system of education to local, national and international students in Athens. ACS Athens embraces the philosophy, principles and values of American education. It also aspires

to inspire students through excellence in teaching and diverse educational experiences so that they can realise their unique academic, intellectual, social and moral potential and become responsible global citizens.

The sources: Google Maps

## 14-MINUTE DRIVE TO METROPOLITAN COLLEGE

Metropolitan College was found in 1982, remaining the biggest college of Greece so far. Furthermore, it is always the first choice for long-term private higher education, and it cooperates with prestigious foreign universities and provides the most extensive job market demand contemporary curriculum.



The sources: Google Maps





## 15-MINUTE DRIVE TO ST. CATHERINE'S BRITISH SCHOOL

St. Catherine's British School is one of the most famous international schools in Athens, Greece. The school was established in 1956 with students coming from all over the world. There are more than 1100 students as well as 120 teachers and related personnel.

The sources: Google Maps

## 17-MINUTE DRIVE TO UNIVERSITY OF ATHENS

The University of Athens is the oldest and most influential university in Greece. It was not only the first university in the then newly established Greek state, but also the first university in the entire Balkans and the Mediterranean region. There are currently 92,000 students and 2,000 teachers. There

are 6 colleges including politics, medicine, philosophy, law, science, and theology. The disciplines cover 30 disciplines and 75 doctoral degrees. Philosophy, law, medicine, economics, archeology, and art history are strong disciplines of the University of Athens.



The sources: Google Maps



# 4 SHORTEST DISTANCE TO PRIME BUSINESS DISTRICTS

15 mins drive to Agia Paraskevi, Chalandri, Maroussi and Kifissia.

As part of the municipality of Pallini, Gerakas is a fast-growing city of Eastern Attica - reputed to be the birthplace of the famous philosopher Epicurus. Only 15 minutes away from our project are located some of the wealthiest prime districts of Athens. Agia Paraskevi - a gathering place for the high-net

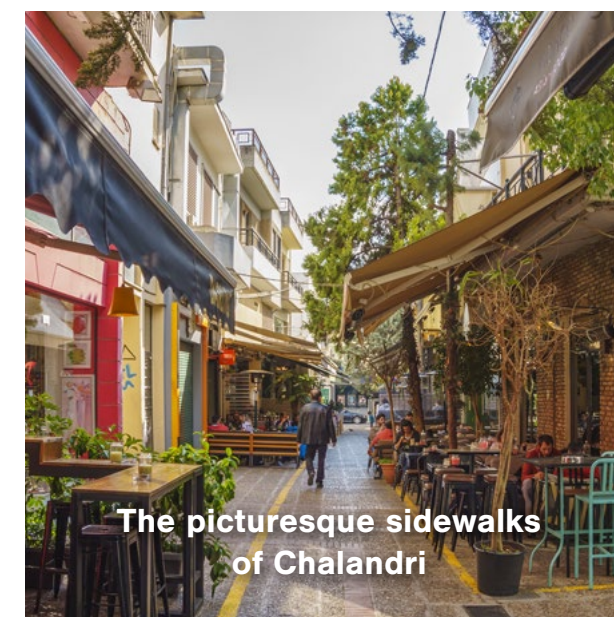
worth elite, Kifissia - an upscale residential area with rich mansions, Chalandri - known for the luxurious sidewalks in its well-known shopping streets and Maroussi - a gathering place for the upper-class celebrities are only a heartbeat away from Celestine II.



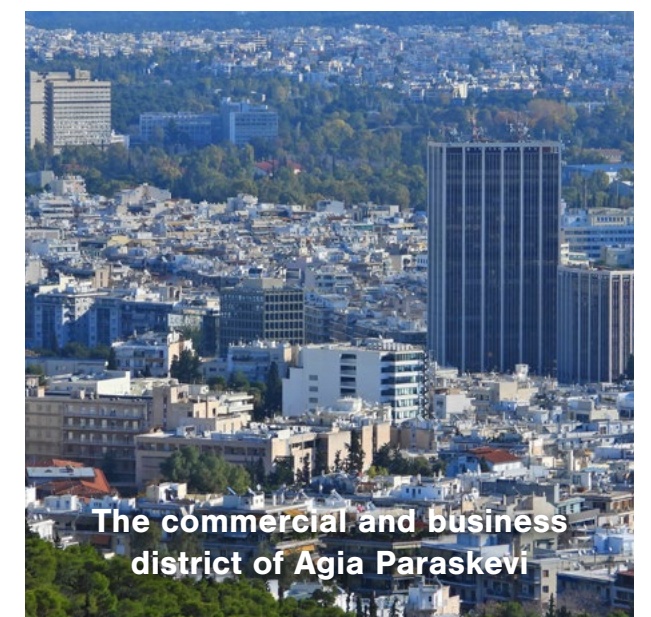
Luxury residences in Kifissia



Kaizen Campus: The state-of-the-art facilities in Maroussi



The picturesque sidewalks of Chalandri



The commercial and business district of Agia Paraskevi



# NEIGHBOURING THE NORTHERN CENTRAL BUSINESS DISTRICT

Celestine II is close to the wealthiest core areas of Athens.

Celestine II is located a few minutes away from the central business districts and the richest core areas of Athens, transforming Gerakas as the ideal destination for investment with great potential and the largest increases in residential real estate prices.





## MAROUSSI, A GATHERING PLACE FOR THE UPPER CLASS CELEBRITIES

The financial center of Maroussi district is located only 15 mins away from Celestine II. As one of the prime commercial and business districts, Maroussi has a strong economic

growth due to its multiple multinational corporations, the largest redevelopments, the globally-renowned international schools and the most luxurious shopping centers.



## KIFISSIA, AN UPSCALE RESIDENTIAL AND SHOPPING DISTRICT

As part of the "northern suburbs", Kifissia is one of the ancient luxury residential areas of Athens. Neoclassical buildings and mansions, newly-built villas as well as multiple foreign embassies and consulates

are located nearby. In the main square of Kifissia but also in Kefalari square, you can find luxurious restaurants awarded with Michelin stars and high-end brands in the commercial streets of the area.



# A GATHERING PLACE FOR THE HIGH NET WORTH ELITE

Celestine II is located in the flourishing and safe area of Gerakas, with many foreign embassies in the vicinity, including the Chinese Embassy, the Vatican Embassy, the Moroccan Embassy, the Philippine Embassy, and the Indonesian Embassy. The embassy area has the advantage of gathering foreign-

related political resources. The political, business, cultural and social elites of various countries, who have a broad international outlook, give power and attract capital.





# THE CORE AREA FAVORED BY MULTINATIONAL COMPANIES

Close to Many World-Renowned Enterprises, such as Coca Cola Greek Bottling Company, Blue Line Ship Management Co. Ltd, Hellenic Cable Headquarters, Blue Seas Shipping Company.

Gerakas, where Celestine II is located, is a favorite living area for employees of multinational corporations, it is close to many well-known corporate offices, making daily commuting to work very convenient, The working atmosphere is strong.

Surrounding people have high net worth, and most of them are politicians, businessmen, celebrities or high-ranking white-collar workers. You can have a clean and comfortable living environment and enjoy the quality of life in Athens.



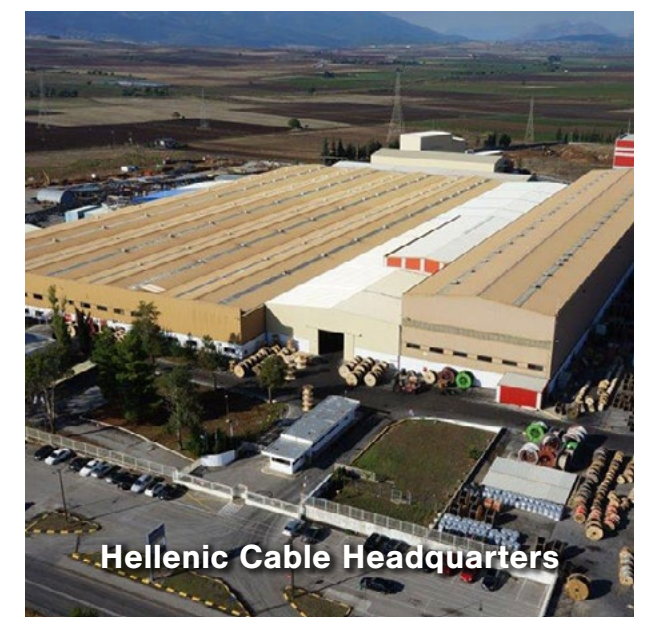
**Blue Seas Shipping Company**



**Blue Line Ship Management Co. Ltd**



**Coca Cola Greek Bottling Company**



**Hellenic Cable Headquarters**



# UPCOMING COMMERCIAL AND REGENERATION PROJECTS

The Creation of the Largest Municipal Park of the Country in Panorama Pallini, and the Development of the Campas Project.

The development of the "Urban Grove of Panorama Pallini" is approved by the Greek Municipality as the largest park in the Mediterranean

The mayor of the city of Pallini met the Governor of Attica to sign the financing agreement for the "Urban Grove of Panorama Pallini". The total budget for the upcoming project is 1 million euros, of which the Attica region provides 750,000 euros. According to the Greek municipality, the park will be the largest

and most modern municipal park in the region and the wider Mediterranean region. It will cover about 60 acres (242,811 square meters) and feature kiosks, benches, fountains and an outdoor gym.



Computer Generated Imagery is indicative only.



# KANTZA UNIVERSITY PROJECT - THE PERFECT COMBINATION OF NEOCLASSICISM AND MODERN INFRASTRUCTURE

Two university campuses just a few kilometers from Gerakas are going to be built via the upcoming Campas Project in the area of Kantza. In addition, offices, shopping malls, cultural spaces and hotels are planned to be organized.



Computer Generated Imagery is indicative only.



## METICULOUSLY DESIGNED AND REMODELED CENTRAL SQUARE OF GERAOKAS, AMAZINGLY BEAUTIFUL

The remodeled central square of Gerakas will be the ideal destination for family and sports activities. Public events, open-air exhibitions, theatrical performances and public lectures will be organized for all ages.

Computer Generated Imagery is indicative only.



# 16-MINUTE DRIVE TO THE EXPANDED PROJECT OF GOLDEN HALL

A Strong Alliance Between Elemka and the High End Shopping Center.

The contract involves the supply and construction of all building bodies and electromechanical works for the extension of Golden Hall shopping center with a total area of 20,700 square meters.

The goals of the expansion include adding new dining areas, commercial stores, children's play areas, gyms, aquariums and the Athens Olympic Museum, among others.



The sources: Google Maps



Computer Generated Imagery is indicative only.

# 19 MINUTE DRIVE TO VORIA PROJECT

A Large-Scale Comprehensive New Tourism and Entertainment Venue in the Northern Suburbs of Athens.

Located at the junction of Kifissia Avenue and Spyrou Loui in Marussi, the new tourist and entertainment complex "Voria" will house the famous Mont Parnes Casino and include a 5-star hotel, restaurants and

entertainment venues. The investment is expected to amount to 200 million euros and will not only develop the area, but also the vitality of Attica as a whole.

The sources: Google Maps



# 6 A FAMILY- LIVING COMMUNITY

Well-Equipped Stadiums, Greeneries and Parks ideal for Athletic Activities.

## 3-MINUTE DRIVE TO ST. NICHOLAS SPORTS CLUB

Originally established in 1982, St. Nicholas sports club is a very successful sports club. It has established a good reputation for its high-quality membership services,

diverse and rich sports types, and high-quality professional coach training, and has many members in surrounding cities.



The sources: Google Maps



## 4-MINUTE DRIVE TO KIPOUPOLI PARK

Kipoupoli Park serves as a great city park nearby. Very popular with nearby residents and frequent guests. People can spend time exercising and relaxing in this exquisite

park; or they can take a walk after dinner or walk their children on weekends.

The sources: Google Maps



# NEXT TO GERAKAS PLAYGROUND

A well equipped kids and family area is located only a few steps away from the project.



*Crystal Waters*  
*Celestine II*  
Athens

International Company

BLOCK 1

NOT RELEASED



Playground

The sources: Google Maps

Computer Generated Imagery is indicative only.





## 5-MINUTE DRIVE TO KANTZA PARK

Kantza Park is a popular park ideal for family activities, walking tours and relaxation. Big TV screens are also available for sports fans, and it's also a dog-friendly park, perfect for taking your pets out for a walk.

The sources: [Google Maps](#)

## 6-MINUTE DRIVE TO PALLINI MUNICIPAL STADIUM

The Pallini Municipal Stadium is located near Pallini in the Attica region of Greece, with a 0.3-mile runway. This route has an elevation gain of about 0 feet and is rated easy. It is one of the most suitable fitness venues for beginners.



The sources: [Google Maps](#)



## 7-MINUTE DRIVE TO GRIGORIS LAMPRAKIS PALLINI STADIUM

Pallini is a suburban town and municipality in East Attica. The Grigoris Lamprakis Pallini stadium is a nearby multi-purpose stadium that often hosts various sporting events and is one of the favorite exercise venues for surrounding residents.



The sources: Google Maps



## 12-MINUTE DRIVE TO ATTICA ZOOLOGICAL PARK

Attica Zoological Park(AZP) is a private zoo - the only one in Greece - located on the outskirts of Sparta, about 20 kilometers east of Athens. The 20-hectare zoo is home to more than 1,500 animals from 220 species.

Opened all year round, the zoo is also a member of the European Association of Zoos and Aquariums (EAZA) and the European Association of Aquatic Mammals (EAAM).

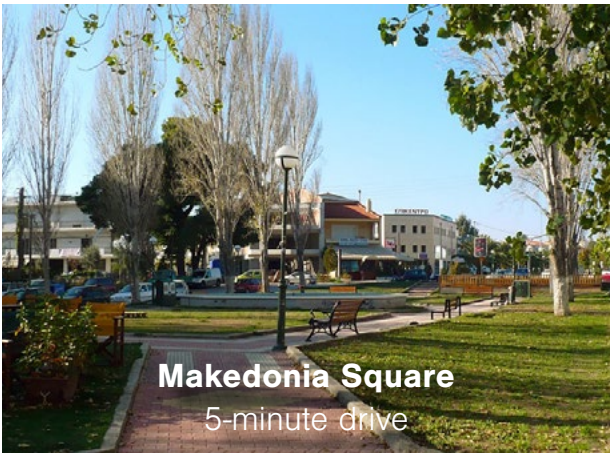
The sources: Google Maps





# PROSPEROUS MATURE NEIGHBOURHOOD

A Wide Range of Amenities, Supermarkets, Banks, Parks,  
and Well-Known Globally Hospitals at Shortest Distance.  
A 16-minute drive to Athens' Most Luxury Shopping Centers.



Makedonia Square  
5-minute drive



Holy Monastery of Agios Nektarios  
10-minute drive



The sources: Google Maps

## WALKING DISTANCE

### 1-6 mins

- Gerakas Playground
- Psychari 2 Bus Stop
- Psycharè Bus Stop
- ELTpaths School
- Eko Gas Station
- Cohete Surfboards
- Solomou Bus Stop
- Third Kazantzakis Bus Stop
- Basilopoulos Bus Stop
- Ligo Ap Óla Gérakas
- Large Baladna Park
- Arena Football Club 7x7 - Arena Jr Farm
- Studio Max Hairdresser

### 7-13 mins

- Kakkava Natali & Co E.e. Shop
- Leontario Entertainment Centre
- Pediki Chara Park
- 6<sup>th</sup> Gerakas Primary School
- Tespou 306 Bus Stop
- North Padel Club
- Salóna Bus Stop
- Samelis Konstantinos Pharmacy
- My Grey Coffee & Snacks
- Il Maestro Caffè
- Closed Agios Nikolaos Pallini - Track-and-Field Ground
- I.M. Panagiotopoulos School
- Mini-Market "Hatzikonstantis"

### 14-23 mins

- Xanthakou Evangelia & Co O.e.
- 7<sup>th</sup> Primary School Of Pallini
- VLN Computing
- Venetis Oven
- Triantafyllidis Beach Arena
- Lidl
- Sklavenitis
- Oak Cava (Liquor Store)
- Garazaki
- Joy Cafe
- Public Géraka
- K1 Gym
- Pallini Train Station
- Souvlakia & Pitakia
- Booksite Book Store
- Metro Cash & Carry
- Fairytale (Children's Recreation Center)
- Hi Tea

## DRIVING DISTANCE

### 1-4 mins

- Cohete Surfboards
- Psycharè Bus Stop
- 3n Kazantzakis Bus Stop
- Gerakas Playground
- ELTpaths School
- Studio Max Hairdresser
- Solomou Bus Stop
- Ligo ap Óla Géraka
- Samelis Konstantinos Pharmacy
- Arena Football Club 7x7 - Arena Jr Farm
- Leontario Entertainment Centre
- Pediki Chara Park
- 6<sup>th</sup> Gerakas Primary School
- I.M. Panagiotopoulos School
- Mini-Market "Hatzikonstantis"
- My Grey Coffee & Snacks
- North Padel Club
- Closed Agios Nikolaos Pallini - (track-and-field ground)
- 7<sup>th</sup> Primary School of Pallini
- Cherry Nursery School
- China Shop

### 5-8 mins

- Hi Tea
- OK Markets
- Sampson's Tavern
- Pallini Train Station
- Lidl
- Oak Cava (Liquor Store)
- Il Maestro Caffè
- Kanzas Indoor Gym
- Fairytale - Children's Recreation Center
- VLN Computing
- Villa Levidis
- Levidi Hill
- Souvlakia & Pitakia
- Taverna Turkantoni
- Attica Health Care SA
- Seraphino Patisserie
- Cine Pallini - Open Cinema
- Municipal Stadium of Sweet Waters
- 1<sup>st</sup> Freshwater Primary School
- Lycée Franco-hellénique Eugène Delacroix (Private School)
- Xanthakou Evangelia & Co O.e.
- Garazaki
- Public Athletic Center of Agia Paraskevi
- The Wall (Climbing Gym)
- Zagorianakou Schools (Private School)
- Ekpedeftiria O Platon Private School
- Mediterranean Exhibition Centre

### 9-18 mins

- Cool Service (Appliance Repair Company)
- Campion School (Private School)
- Makedonia Square
- Attica Zoological Park
- Chalandri Municipal Gymnasium
- Pierce - The American College of Greece, East Campus
- Jumbo
- Pierce College
- Freshwater Observatory
- ACS Athens
- Vorres Museum
- The Mall Athens
- Athens International Airport
- Penteli Children's Hospital
- Metropolitan General Hospital
- Sotiria Thoracic Diseases Hospital
- General Hospital of Athens "G. Gennimatas"
- IASO Maternity Hospital
- To Vraso
- VLN Computing
- Golden Hall
- Kozi's

The sources: Google Maps







## 11-MINUTE DRIVE TO KAISARIANI HIKING AREA

Kaisariani hiking area has a beautiful scenery and is one of the favorite hiking places for Athenians. The hill-sides are criss-crossed by trails and forest paths. They link ancient monasteries and stone-built churches, with

panoramic viewing platforms and shady hideaways. Recently, new signposts have been added, and there are some wooden signs with maps scattered throughout the forest.



The sources: Google Maps



## 12-MINUTE DRIVE TO GOUDI MUNICIPAL POOL

Goudi Municipal Pool is the most popular outdoor pool in the neighborhood and the perfect place to cool off on hot summer days. The surrounding residents

can come here to enjoy and relax. In the open-air swimming pool, you can relax and enjoy the sun while exercising.

The sources: Google Maps





## 16-MINUTE DRIVE TO THE MALL ATHENS

The Mall Athens is a well-known local shopping centre. It was the first centre of its kind to be built in Greece and is one of the largest shopping and leisure centres in Southeast Europe. It opened to

the public on November 25, 2005 and it has approximately 200 commercial and entertainment spaces spread over four floors.

The sources: Google Maps

## 16-MINUTE DRIVE TO THE GOLDEN HALL

The Golden Hall Shopping Centre is one of the area's most upscale and luxury malls, with a collection of international and Greek fashion brands. There are more than 130 stores and 400 luxury brands, including

the clothing store of Celia Kritharioti and the designer concept store Free Shop. The Golden Hall is the most exclusive shopping mall in northern Athens.



The sources: Google Maps



# 16-MINUTE DRIVE TO HENRY DUNANT HOSPITAL

Henry Dunant Hospital is one of the best hospitals in the public healthcare system of Greece. The hospital was built in 2000 and has 478 beds, 25 operating theatres,

38 intensive care and antihypertensive beds. Its facilities are among the largest and best equipped hospitals in Greece.



The sources: Google Maps



# 17-MINUTE DRIVE TO ERYTHROS STAVROS HOSPITAL (RED CROSS)

"Red Cross", is a community in Athens with a long history. It is named after the Erythros Stavros hospital located in the centre. It is also considered part of the Ampelokipoi community. In addition to the

hospital, the area is home to the police academy and the ministry of justice, transparency and human rights.

The sources: Google Maps





## 20-MINUTE DRIVE TO IASO MATERNITY HOSPITAL

Iaso Maternity Hospital belongs to IASO Group, which receives the top distinction "best hospital" and is the only one to win 16 awards at the Healthcare Business

Awards 2022. IASO Maternity - gynecology clinic in Europe, the largest private hospital in Greece, the largest Neonatal Intensive Care Unit (NICU) in Europe.

The sources: Google Maps

## 21-MINUTE DRIVE TO HYGEIA PRIVATE HOSPITAL

Hygeia Hospital, is one of the largest and most famous private hospitals of Greece, since 1974. It is committed to providing high quality medical services and developing a comprehensive medical

service network. Hygeia has a reputation for being the first hospital in Greece to perform heart transplants, to treat AIDS patients and to successfully implant radioactive particles in prostate cancer patients.



The sources: Google Maps



## 21-MINUTE DRIVE TO KOUTOUKI NATURAL CAVE

Koutouki natural cave is formed by metamorphic limestone and crustal changes. It has beautiful scenery and attracts many tourists globally.

The rich rock decoration of stalactites and stalagmites and the unusual colors of the various caves, thanks to the action of certain oxides, create magical landscapes.



The sources: Google Maps



## 21-MINUTE DRIVE TO PENTELI HILL

Penteli hill is located northeast of Athens and southwest of Marathon. Its highest point is Pyrgari peak at 1,109 meters above sea level. The mountain is mostly forested (about 60% or 70%) and can be seen from the south of Athens, and the southern part of

the northern suburbs of Athens. The marble from Mmount Penteli was of extremely high quality and was used to construct most of the buildings on the Acropolis.

The sources: Google Maps



Meticulously Designed in London  
Curated from the Best of Europe  
Crafted with Love in Greece

CELESTINE II IS OFFERING CONTEMPORARY APARTMENTS  
WITH SPACIOUS BALCONIES AND LUXURY DESIGNS.  
THE CONTEMPORARY INTERIOR IS CRAFTED  
WITH CAREFULLY CONSIDERED AND THE FINEST  
MATERIALS TO CREATE TIMELESS LIVING SPACES  
BY OUR LONDON TEAM.

8

## AN ELEGANT URBAN LIFESTYLE

Premium Homes with High-Quality Standards, Designed in London,  
Developed and Managed in Greece by Crystal Waters.







# HIGH RENTAL DEMAND, STABLE RENTAL INCOME

Celestine II offers residents high-end apartments with luxurious design and spacious balconies. The modern interiors are crafted by a top London team, using the finest methods to create timeless living spaces. All apartments include spacious bedroom and

this community has a huge demand for the housing. Many scholars and high-net worth elite live nearby. Walking distance to many schools, restaurants, medical services etc, providing a convenient and high quality life.





# CRYSTAL WATERS BRANDED RESIDENCES



Crystal Waters is a leading successful example of branded residency. With our ambitious yet humble lifestyle philosophy, we have created a unique concept of living. Our other projects in southern Athens,

including Acacia, Lilis, and Marigold, have been highly sought after. In Lefkada, we have developed Crystal Waters series. A total of 152 hotel style villas have all been delivered.

## Lefkada, Greece



Enjoy High-End Luxury Living Experience at Crystal Waters













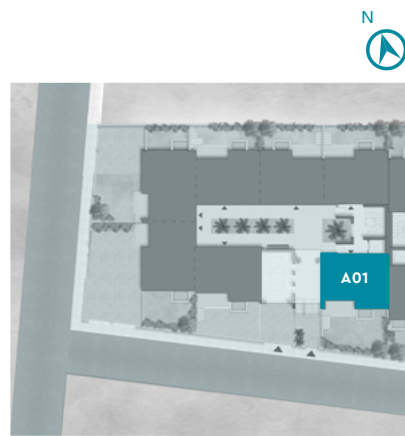
80

# A01



Lower Garden Floor

Ground Floor



| Maisonette                                | A01            |
|---|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 93             |
| Covered Area (Sq.m.)                      | 55             |
| Private Garden / Terrace / Balcony (Sq.m) | 38             |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



81

# A02



Lower Garden Floor

Ground Floor



| Maisonette                                | A02            |
|---|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 72             |
| Covered Area (Sq.m.)                      | 55             |
| Private Garden / Terrace / Balcony (Sq.m) | 17             |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





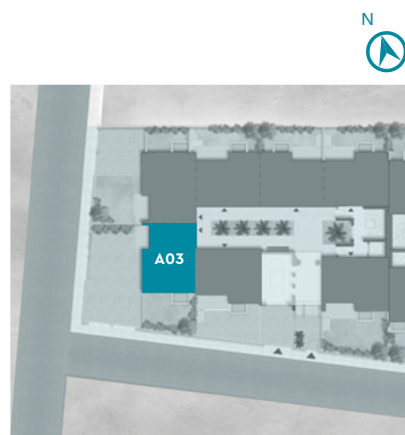
82

# A03



Lower Garden Floor

Ground Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## A03

2 Bed / 2 Bath

91

62

29

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



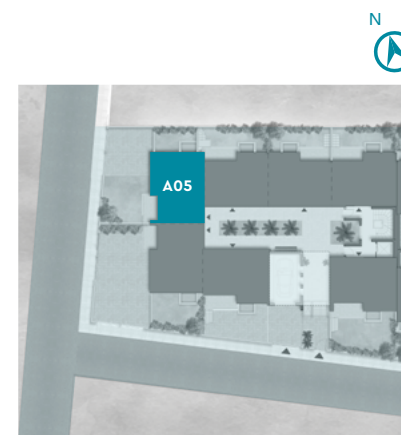
83

# A05



Lower Garden Floor

Ground Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## A05

2 Bed / 2 Bath

82

62

20

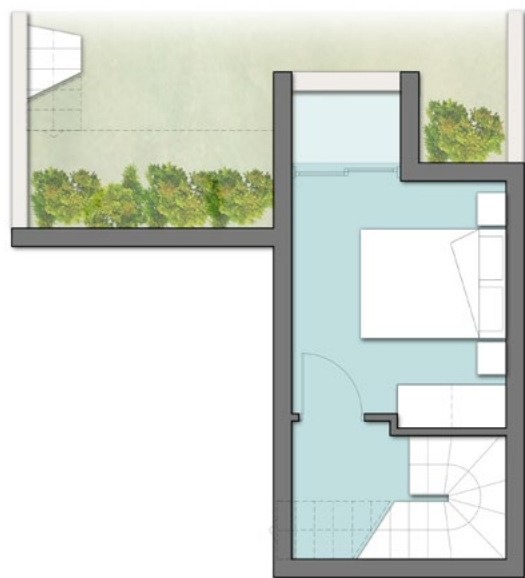
Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





84

# A06



Lower Garden Floor



Ground Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## A06

2 Bed / 1 Bath

78

53

25

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



85

# A07



Lower Garden Floor



Ground Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## A07

2 Bed / 1 Bath

75

52

23

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





86

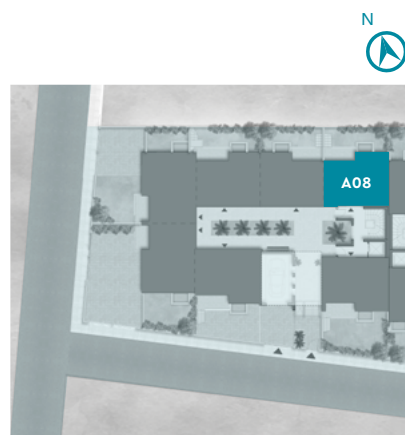
# A08



Lower Garden Floor



Ground Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## A08

2 Bed / 1 Bath

77

54

23

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



87

# A10



First Floor



Second Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## A10

2 Bed / 1 Bath

65

59

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





88

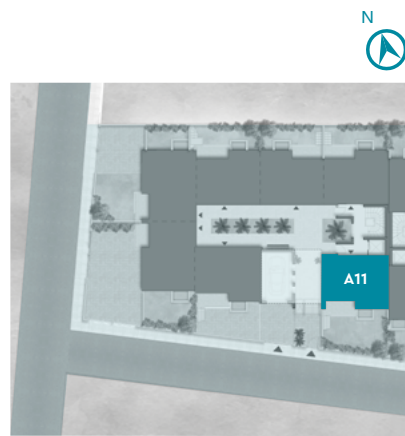
# A11



First Floor



Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)  
Covered Area (Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**A11**

2 Bed / 1 Bath

64  
59

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



89

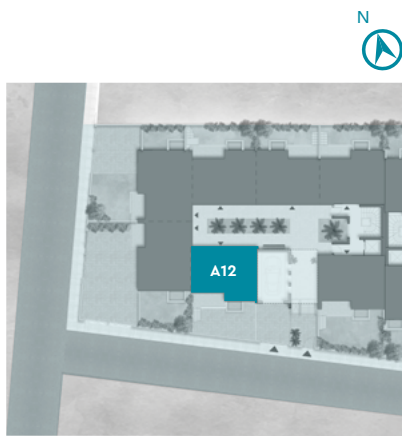
# A12



First Floor



Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)  
Covered Area (Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**A12**

2 Bed / 1 Bath

65  
59

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



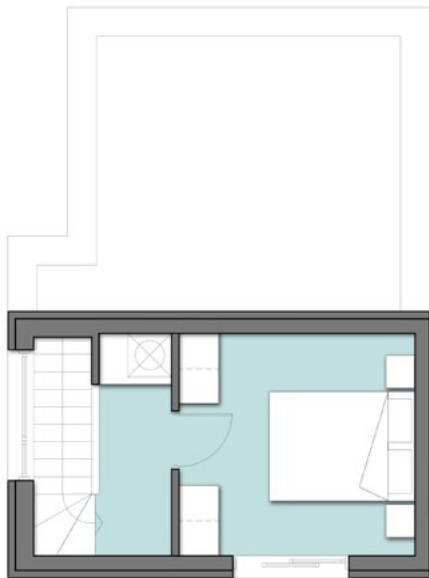


90

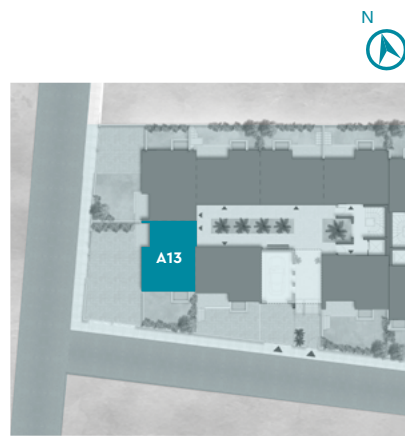
# A13



First Floor



Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**A13**

2 Bed / 1 Bath

68

63

5

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

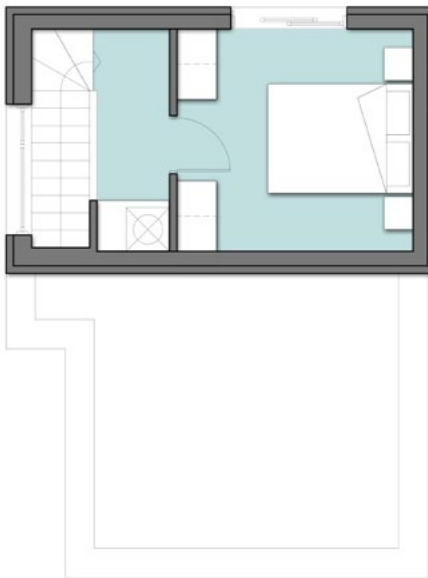


91

# A15



First Floor



Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**A15**

2 Bed / 1 Bath

69

63

5

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





92

# A16



First Floor



Second Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## A16

2 Bed / 1 Bath

63

58

5

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

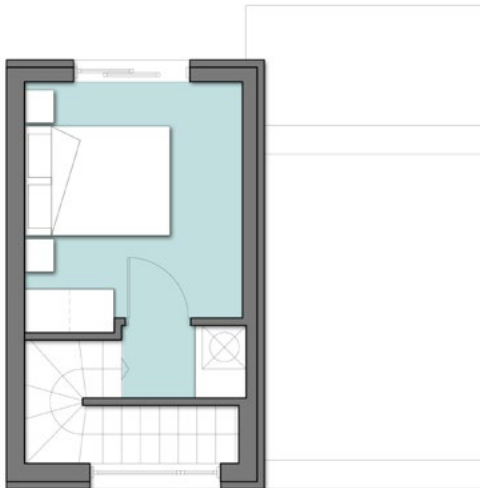


93

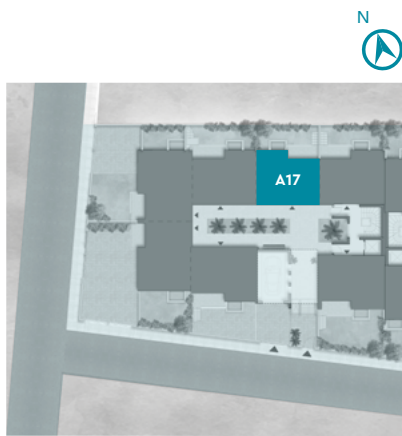
# A17



First Floor



Second Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## A17

2 Bed / 1 Bath

63

57

5

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

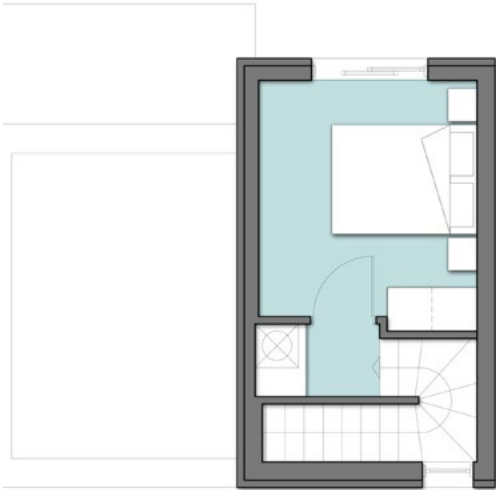




# A18



First Floor



Second Floor



| Maisonette                                | A18            |
|---|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 64             |
| Covered Area (Sq.m.)                      | 59             |
| Private Garden / Terrace / Balcony (Sq.m) | 5              |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

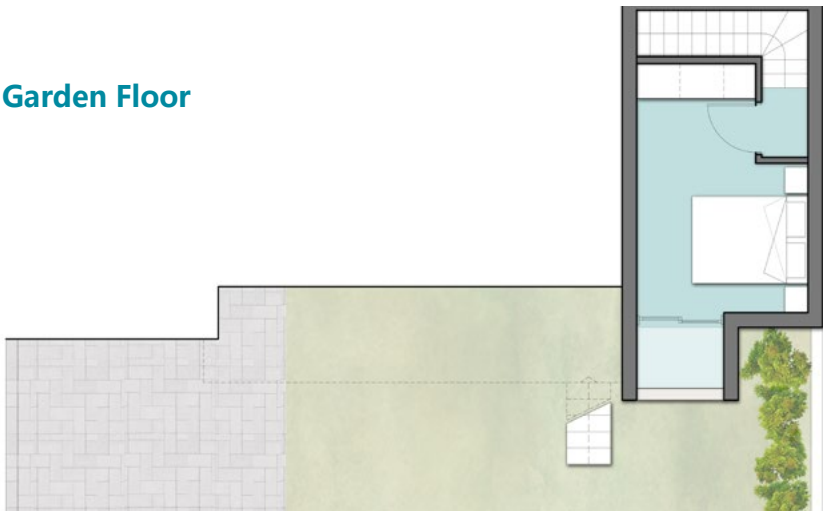




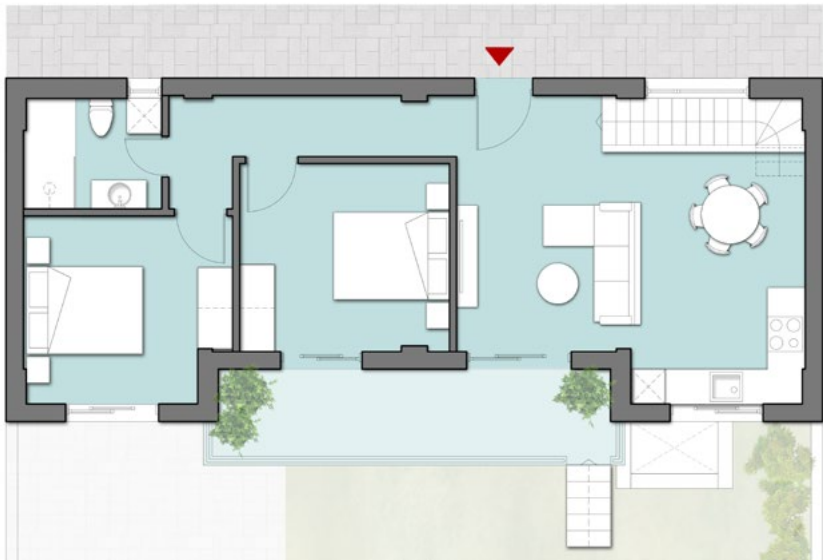
96

# B01

Lower Garden Floor



Ground Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)  
Covered Area (Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**B01**

3 Bed / 1 Bath

149  
93

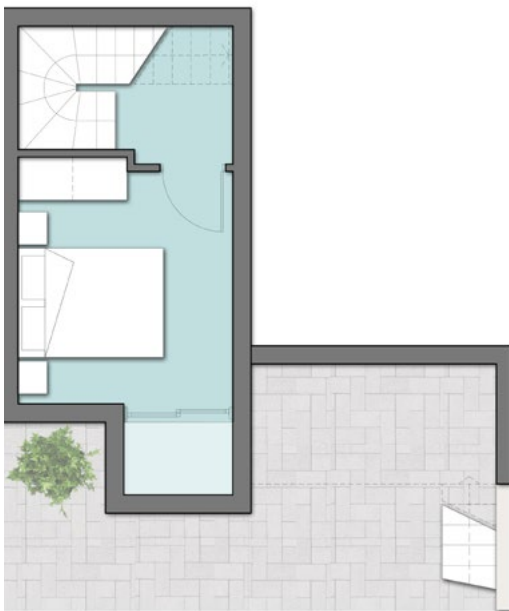
56

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



97

# B02



Lower Garden Floor



Ground Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)  
Covered Area (Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**B02**

2 Bed / 1 Bath

78  
55

23

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





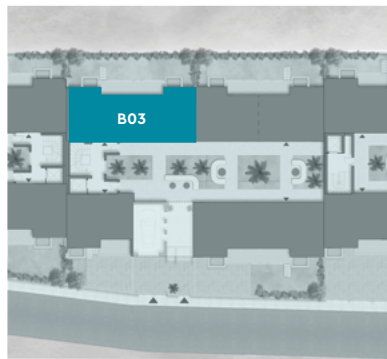
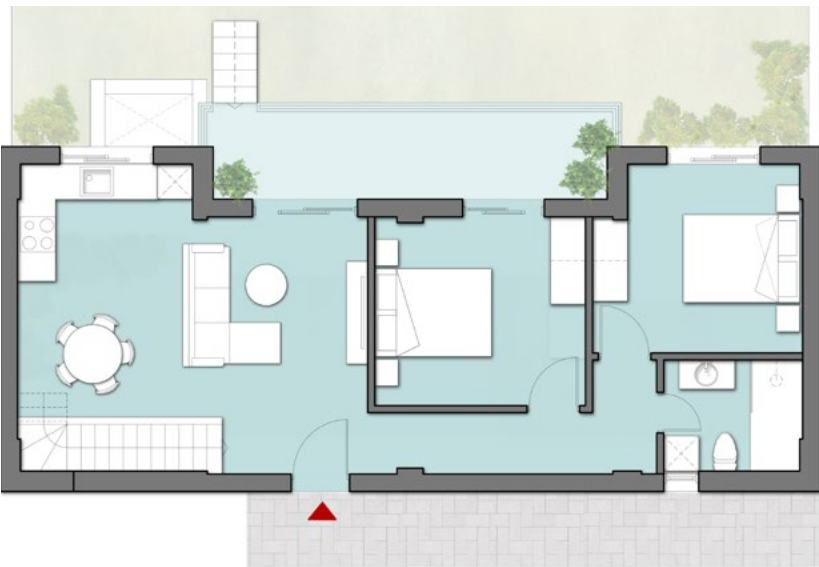
98

# B03

Lower Garden Floor



Ground Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)  
Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## B03

3 Bed / 1 Bath

149  
91

58

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



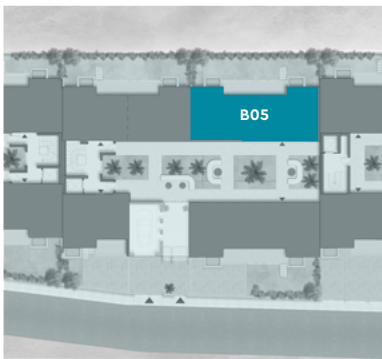
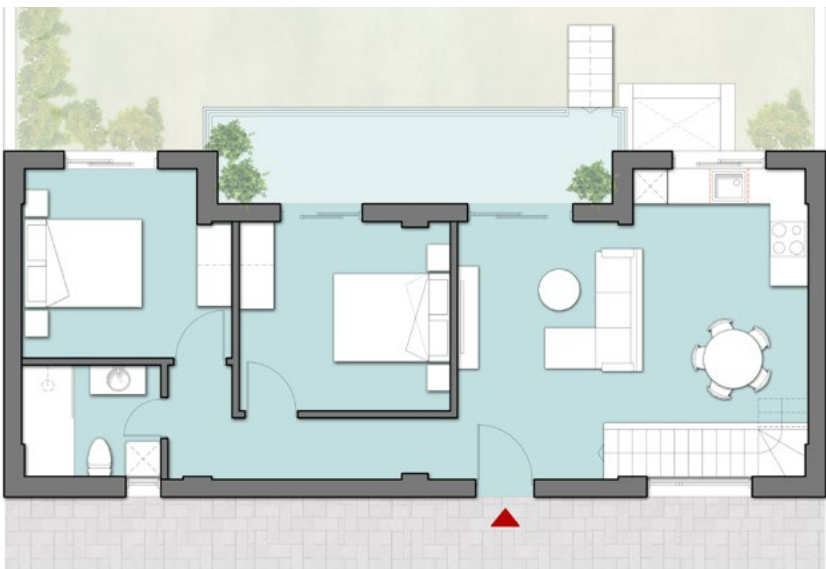
99

# B05

Lower Garden Floor



Ground Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)  
Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## B05

3 Bed / 1 Bath

149  
91

58

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





100

# B10



First Floor

Second Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)  
Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## B10

2 Bed / 1 Bath

63  
57

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



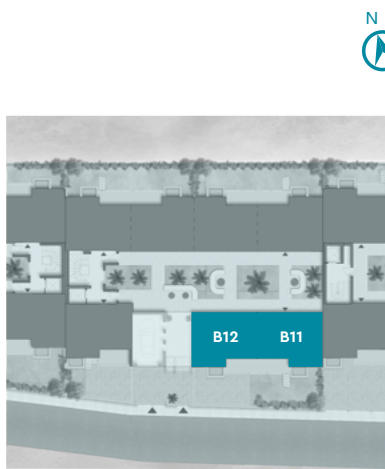
101

# B11 - B12



First Floor

Second Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)  
Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## B11

2 Bed / 1 Bath

65  
59

6

## B12

2 Bed / 1 Bath

65  
58

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



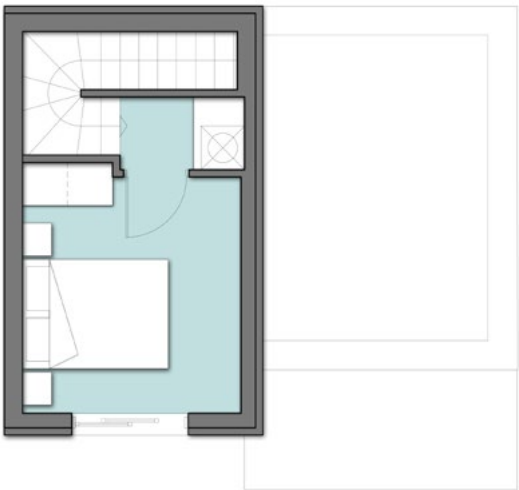


102

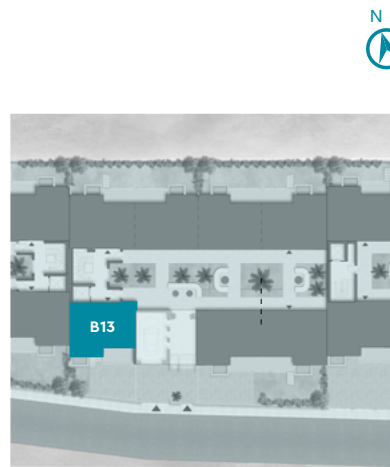
# B13



First Floor



Second Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## B13

2 Bed / 1 Bath

65

59

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



103

# B15



First Floor



Second Floor



## Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

## B15

2 Bed / 1 Bath

64

59

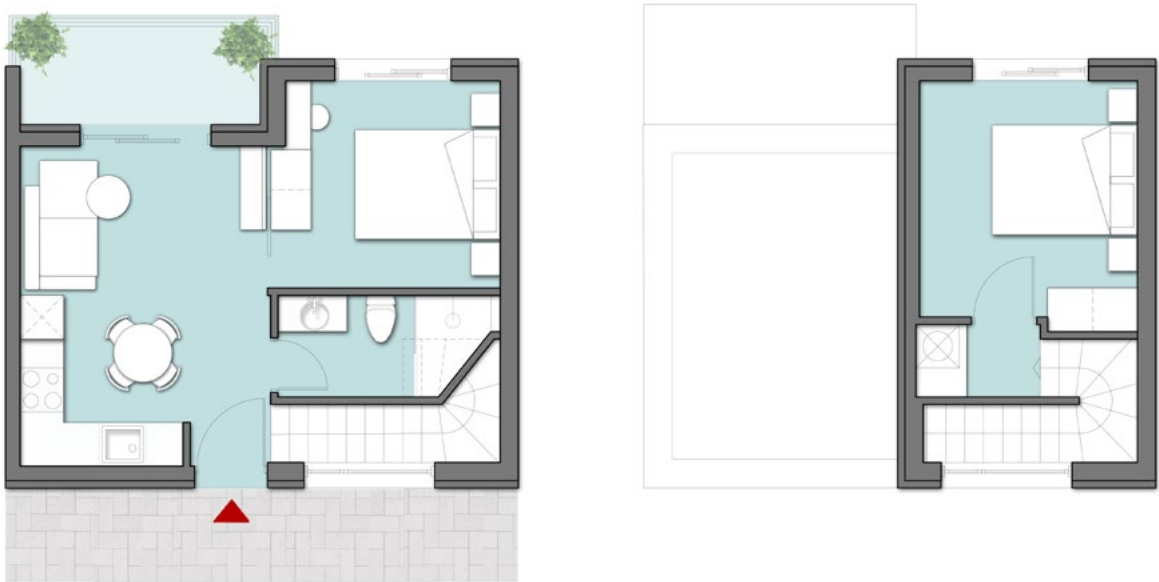
6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





# B16 - B18



First Floor

Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**B16**

2 Bed / 1 Bath

63

57

6

**B18**

2 Bed / 1 Bath

65

59

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



# B17



First Floor

Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**B17**

2 Bed / 1 Bath

63

57

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

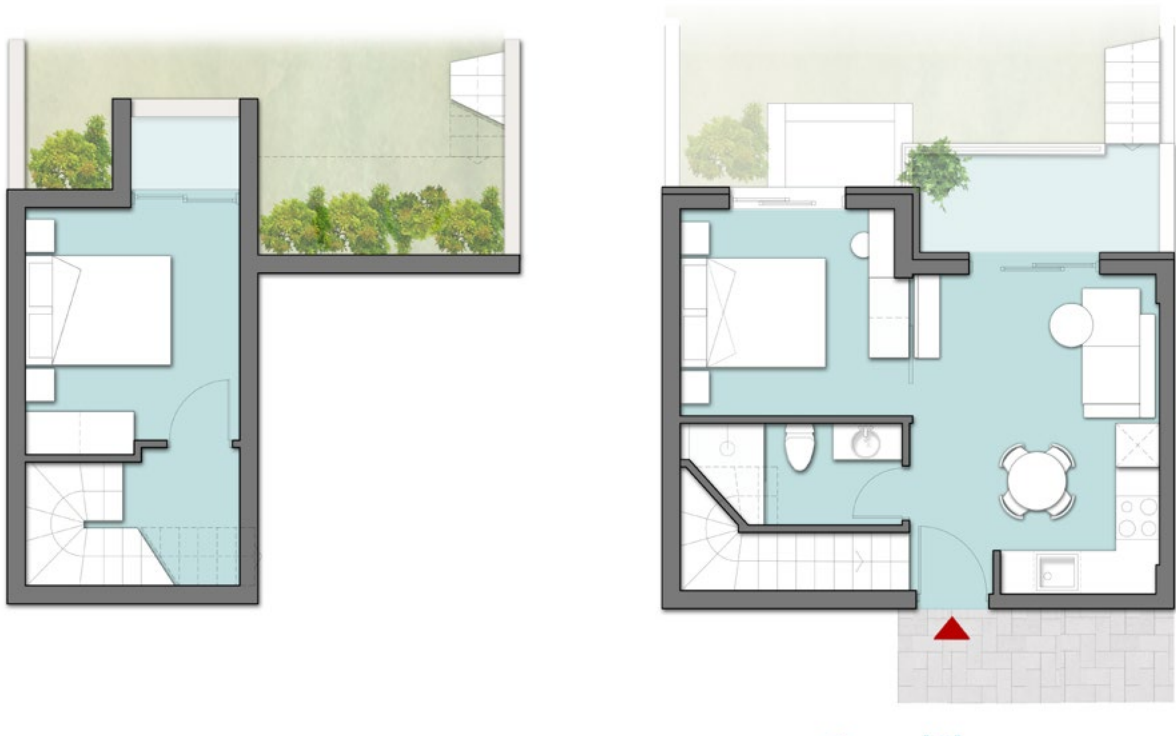








# C01



Lower Garden Floor

Ground Floor



| Maisonette                                | C01            |
|---|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 77             |
| Covered Area (Sq.m.)                      | 54             |
| Private Garden / Terrace / Balcony (Sq.m) | 23             |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

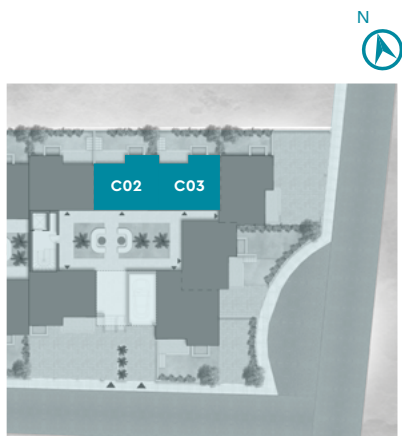


# C02 - C03



Lower Garden Floor

Ground Floor



| Maisonette                                | C02            | C03            |
|---|----------------|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 76             | 74             |
| Covered Area (Sq.m.)                      | 53             | 52             |
| Private Garden / Terrace / Balcony (Sq.m) | 23             | 22             |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





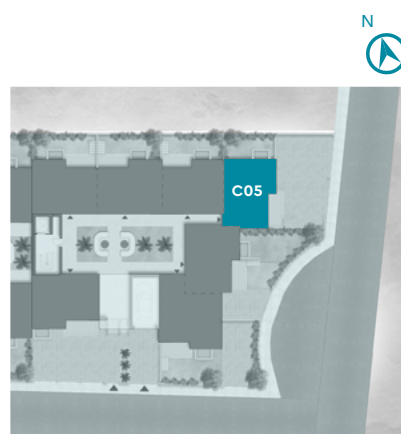
110

C05



Lower Garden Floor

Ground Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**C05**

2 Bed / 1 Bath

77

55

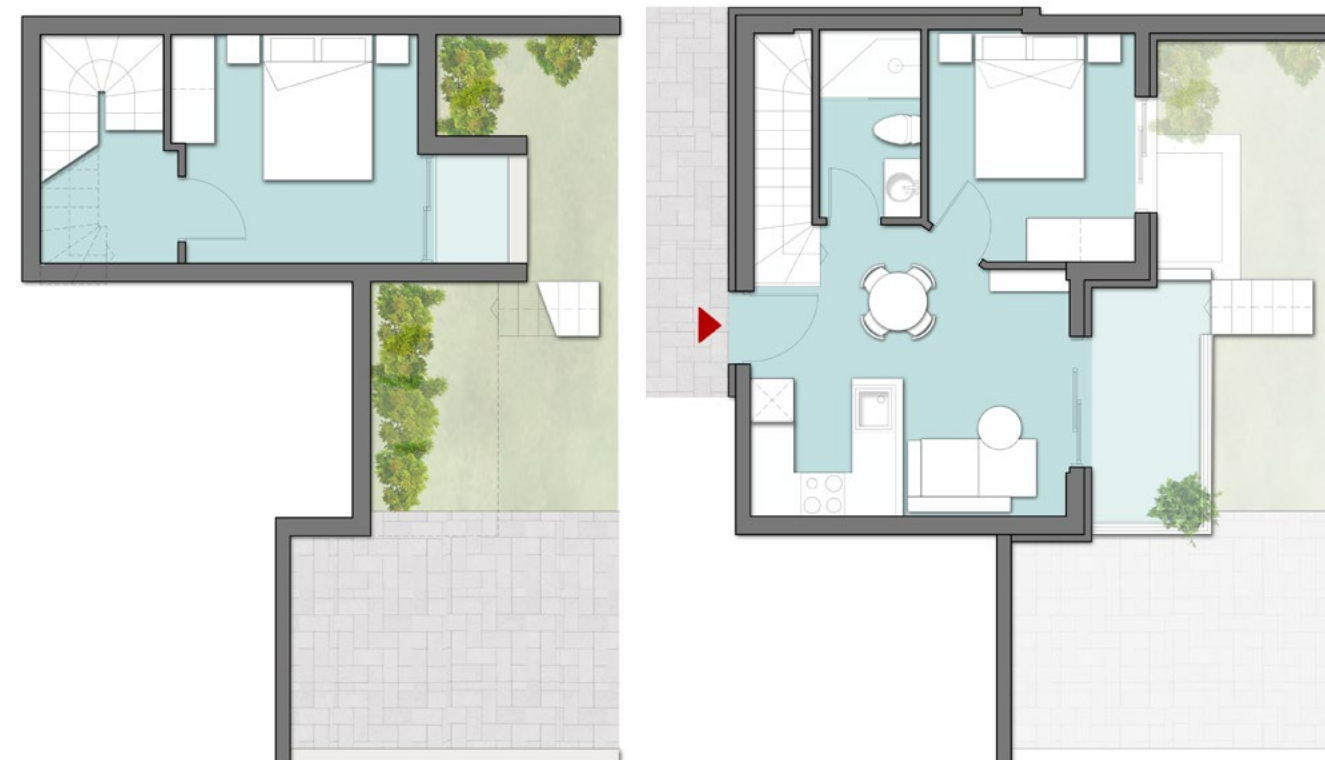
22

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



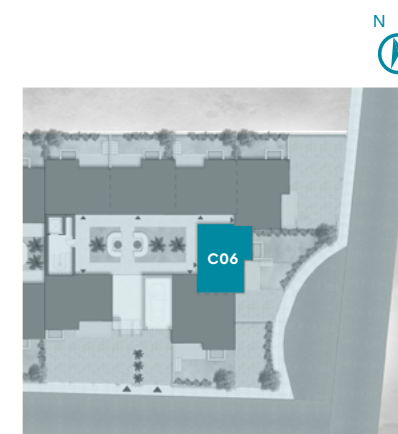
111

C06



Lower Garden Floor

Ground Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**C06**

2 Bed / 1 Bath

100

55

45

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





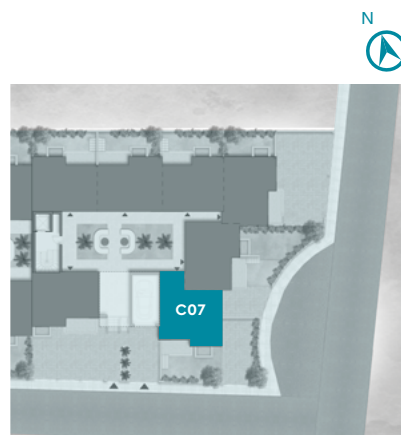
112

# C07



Lower Garden Floor

Ground Floor



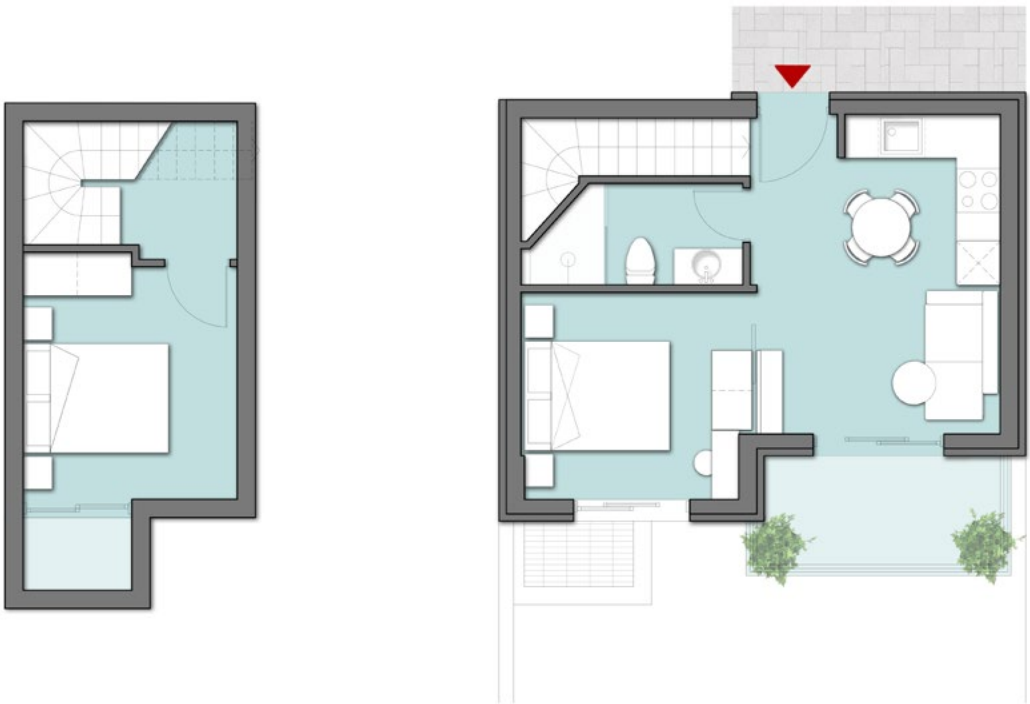
| Maisonette                                | C07            |
|---|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 121            |
| Covered Area (Sq.m.)                      | 62             |
| Private Garden / Terrace / Balcony (Sq.m) | 59             |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



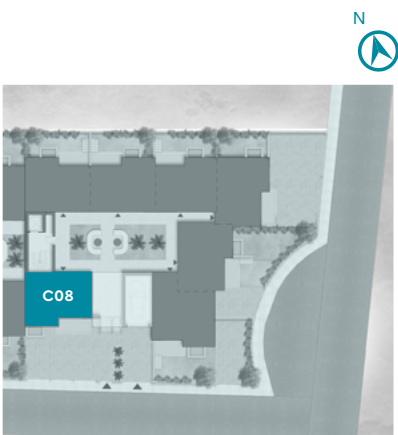
113

# C08



Lower Garden Floor

Ground Floor



| Maisonette                                | C08            |
|---|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 61             |
| Covered Area (Sq.m.)                      | 55             |
| Private Garden / Terrace / Balcony (Sq.m) | 6              |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





114

# C10



First Floor



Second Floor



Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

C10

2 Bed / 1 Bath

64

59

6

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

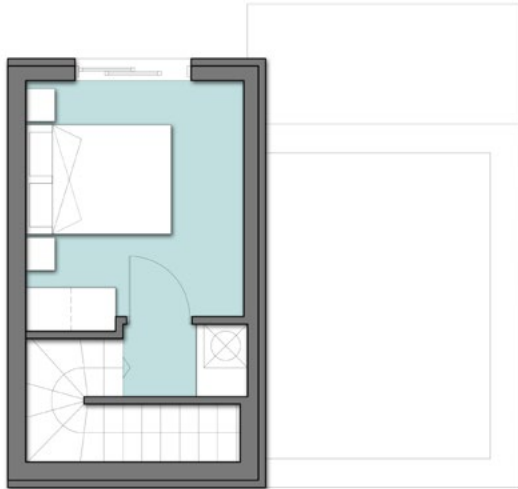


115

# C11



First Floor



Second Floor



Maisonette

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

C11

2 Bed / 1 Bath

64

58

5

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.





116

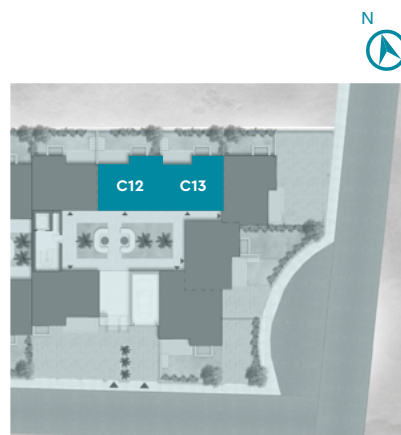
# C12 - C13



First Floor



Second Floor



| Maisonette                                | C12            | C13            |
|---|----------------|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 64             | 63             |
| Covered Area (Sq.m.)                      | 59             | 58             |
| Private Garden / Terrace / Balcony (Sq.m) | 5              | 5              |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.

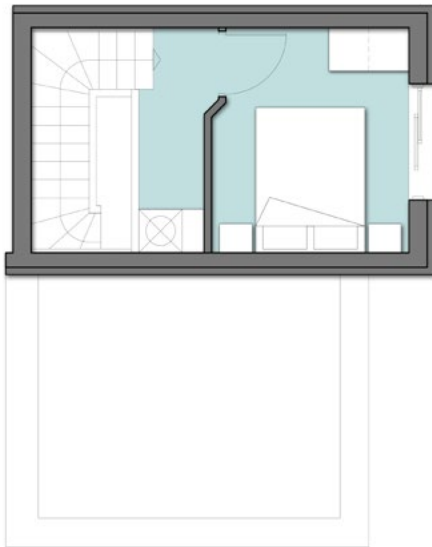


117

# C15



First Floor



Second Floor



| Maisonette                                | C15            |
|---|----------------|
| Bed / Bath                                | 2 Bed / 1 Bath |
| Total Area (Sq.m.)                        | 66             |
| Covered Area (Sq.m.)                      | 60             |
| Private Garden / Terrace / Balcony (Sq.m) | 6              |

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.



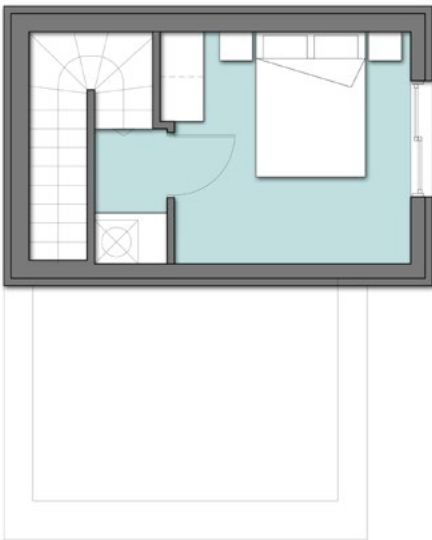


118

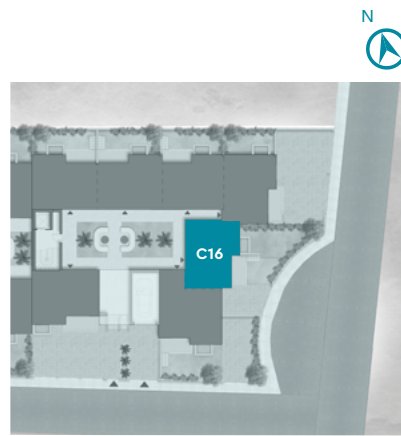
# C16



First Floor



Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**C16**

2 Bed / 1 Bath

68

62

6

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119

# C17



First Floor



Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**C17**

2 Bed / 1 Bath

71

66

6

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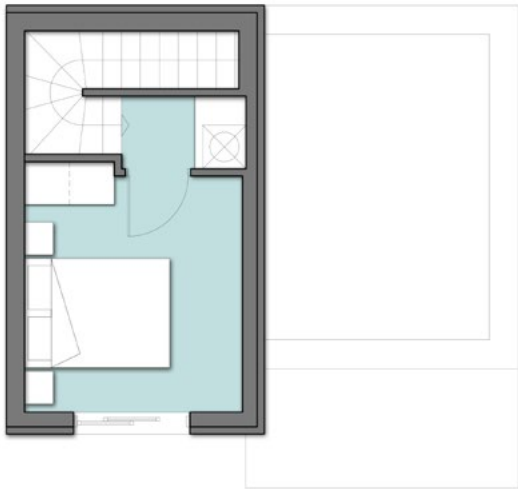




# C18



First Floor



Second Floor



**Maisonette**

Bed / Bath

Total Area (Sq.m.)

Covered Area  
(Sq.m.)

Private Garden /  
Terrace /  
Balcony (Sq.m)

**C18**

2 Bed / 1 Bath

65

59

6

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# BLOCK 1





# SPECIFICATIONS

GENERAL SPECIFICATIONS

- Exterior windows and doors - High quality European aluminum frames with double glazing
- Professional central aluminum entrance door, with thermostatic lacquer finish
- Exterior walls with energy-law compliant insulation
- Polished plaster walls
- All use environmentally friendly paint

— LIVING ROOM & HALL

- European porcelain tiles to floors
- Pre-wired for A/C, TV

APARTMENTS

— BEDROOM

- European porcelain tiles to floors
- Low level bedside lighting switches
- Pre-wired for A/C, TV

— BATHROOM

- European porcelain tiles to walls and floors
- White fixtures and sanitary ware
- Polished chrome high quality accessories
- Mixer tap and shower head
- Ventilation system (where applicable)
- Mirror cabinet and vanity unit (where applicable)

— KITCHEN

- Bespoke fitted European design kitchen with fitted wall and base units
- Electrical appliances: multifunction electric oven, ceramic hob, fridge/freezer, integrated extractor hood
- High quality European mixer chrome tap and stainless-steel sink
- Hygienic, anti-bacterial finish worktop
- European porcelain tiles

— ELECTRICS

- White light switches to kitchen / living / dining areas
- White switch plates to bedrooms
- White power sockets to hallways / kitchen / living / dining area
- Wiring for digital TV and telecoms to living area and bedrooms

— COMMUNAL AREAS

- High speed passenger lift, panelled wood cladding with inox details and mirror in the interior
- Elevator access to floors
- Resident lounge

— SECURITY & SAFETY

- Doors equipped with locking systems
- CCTV security system

## BLOCK A

| Unit | Floor                             | Type       | Bed / Bath     | Total Area (Sq.m) | Covered Area (Sq.m) | Private Garden / Terrace / Balcony (Sq.m) |
|------|-----------------------------------|------------|----------------|-------------------|---------------------|---|
| A01  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 93                | 55                  | 38  |
| A02  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 72                | 55                  | 17  |
| A03  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 2 bath | 91                | 62                  | 29  |
| A05  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 2 bath | 82                | 62                  | 20  |
| A06  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 78                | 53                  | 25  |
| A07  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 75                | 52                  | 23  |
| A08  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 77                | 54                  | 23  |
| A10  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 65                | 59                  | 6   |
| A11  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 64                | 59                  | 6   |
| A12  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 65                | 59                  | 6   |
| A13  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 68                | 63                  | 5   |
| A15  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 69                | 63                  | 5   |
| A16  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 63                | 58                  | 5   |
| A17  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 63                | 57                  | 5   |
| A18  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 64                | 59                  | 5   |

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BLOCK B

| Unit | Floor                             | Type       | Bed / Bath     | Total Area (Sq.m) | Covered Area (Sq.m) | Private Garden / Terrace / Balcony (Sq.m) |
|------|-----------------------------------|------------|----------------|-------------------|---------------------|---|
| B01  | Lower Garden Floor + Ground Floor | Maisonette | 3 bed / 1 bath | 149               | 93                  | 56  |
| B02  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 78                | 55                  | 23  |
| B03  | Lower Garden Floor + Ground Floor | Maisonette | 3 bed / 1 bath | 149               | 91                  | 58  |
| B05  | Lower Garden Floor + Ground Floor | Maisonette | 3 bed / 1 bath | 149               | 91                  | 58  |
| B10  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 63                | 57                  | 6   |
| B11  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 65                | 59                  | 6   |
| B12  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 65                | 58                  | 6   |
| B13  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 65                | 59                  | 6   |
| B15  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 64                | 59                  | 6   |
| B16  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 63                | 57                  | 6   |
| B17  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 63                | 57                  | 6   |
| B18  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 65                | 59                  | 6   |

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BLOCK C

| Unit | Floor                             | Type       | Bed / Bath     | Total Area (Sq.m) | Covered Area (Sq.m) | Private Garden / Terrace / Balcony (Sq.m) |
|------|-----------------------------------|------------|----------------|-------------------|---------------------|---|
| C01  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 77                | 54                  | 23  |
| C02  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 76                | 53                  | 23  |
| C03  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 74                | 52                  | 22  |
| C05  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 77                | 55                  | 22  |
| C06  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 100               | 55                  | 45  |
| C07  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 121               | 62                  | 59  |
| C08  | Lower Garden Floor + Ground Floor | Maisonette | 2 bed / 1 bath | 61                | 55                  | 6   |
| C10  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 64                | 59                  | 6   |
| C11  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 64                | 58                  | 5   |
| C12  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 64                | 59                  | 5   |
| C13  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 63                | 58                  | 5   |
| C15  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 66                | 60                  | 6   |
| C16  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 68                | 62                  | 6   |
| C17  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 71                | 66                  | 6   |
| C18  | First Floor + Second Floor        | Maisonette | 2 bed / 1 bath | 65                | 59                  | 6   |

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