



AURORA RESIDENCE PLATINUM

ATHENS SEASIDE

# THE AREA

Live in Voula, a neighborhood whose unique geography, public spaces, and revitalized natural beauty inspire fresh thinking, real engagement, and deep relaxation. Located in the luxurious southern suburbs of Athens, Voula is only about a half-hour drive from the city center. With lovely beaches, Michelin stars restaurants and many high-end stores, this is where many dream of moving in order to combine the best of city-living with all that the coast has to offer.



## AURORA RESIDENCE

Aurora Residence Platinum enjoys a privileged position in the Athenian Riviera, located only 1.3km away from the Voula beach and just 550m from Voula Tennis club. Voula is considered the most upscale suburb in the Athenian Riviera, a pole of attraction for investments from countries all over the world. Only 14.5km away from Syntagma square, Voula manages to maintain proximity to the center while guaranteeing a quiet and at the same time affluent environment to its residents.

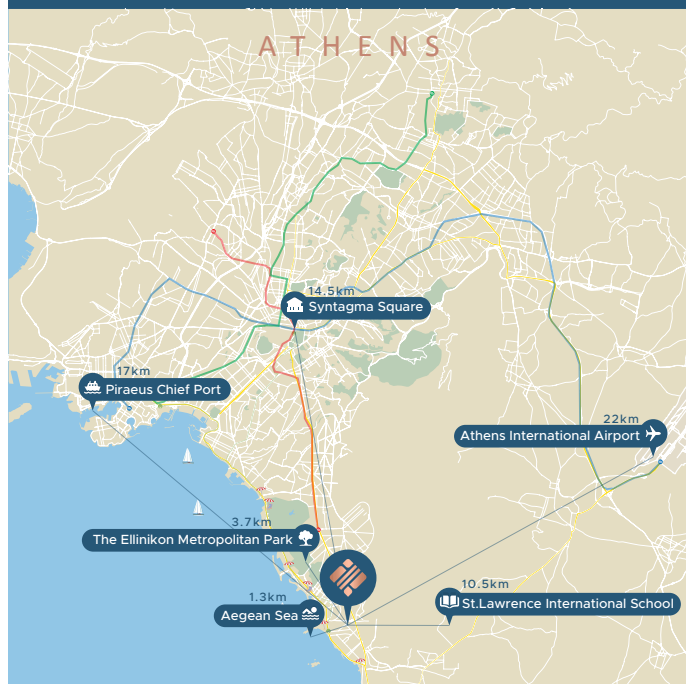
Aurora Residence Platinum boasts a contemporary and luxurious design. This 5-floor building consists of 9 units, and provides its residents with a landscaped communal garden, modern communal spaces, private & communal swimming pool, storage rooms, and parking spaces.

The project is just a few meters away from all main facilities (public schools, supermarket, sports facilities, shopping malls, public transportation etc.). Furthermore, it is just 3km away from Glyfada Golf Club and only 3.7km away from The Ellinikon Metropolitan Park, a 9 billion investment which is expected to dramatically increase the property values of the surrounding areas.



## PRIME LOCATION

Located in the luxurious southern suburbs of Athens, Voula is only about a half-hour drive from the city center. With lovely beaches, Michelin stars restaurants and many high-end stores, this is where many dream of moving in order to combine the best of city-living with all that the coast has to offer.



# Lower Ground, Ground Floor & 1st Floor

**GF1**

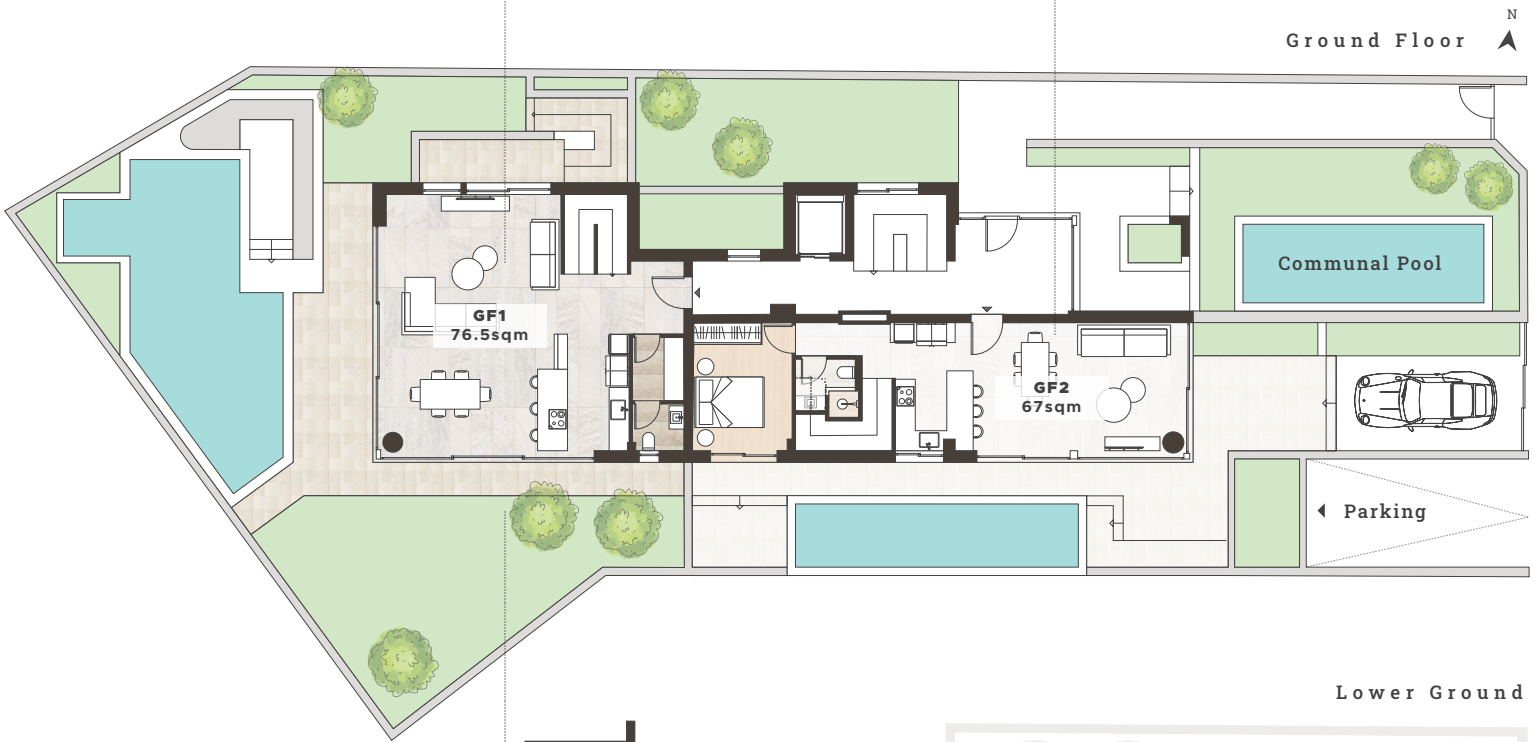
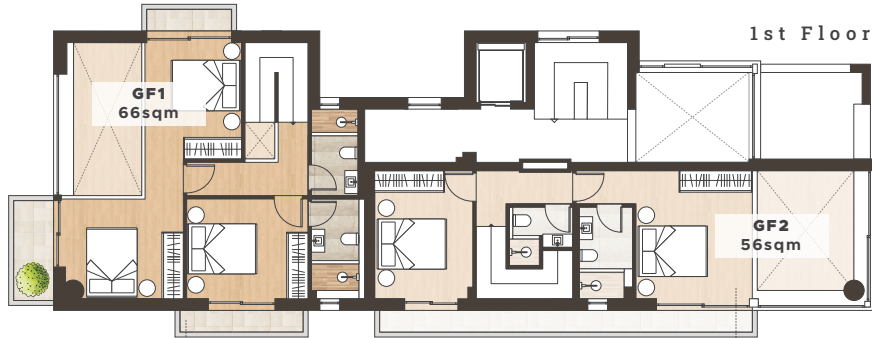
## 4 Bed Garden Duplex

Bedroom	4
Bathroom	4 (1WC)
Covered Area	181.5 sqm
Balcony	10 sqm
Garden	193.5 sqm
<b>Total Area</b>	<b>385 sqm</b>

**GF2**

## 3 Bed Garden Duplex

Bedroom	3
Bathroom	3
Covered Area	123 sqm
Balcony	9 sqm
Garden	108 sqm
<b>Total Area</b>	<b>240 sqm</b>



Ypsilantou Str.

# 2nd Floor

**B1**

## 1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	45 sqm
Balcony	17 sqm
<b>Total Area</b>	<b>62 sqm</b>

**B3**

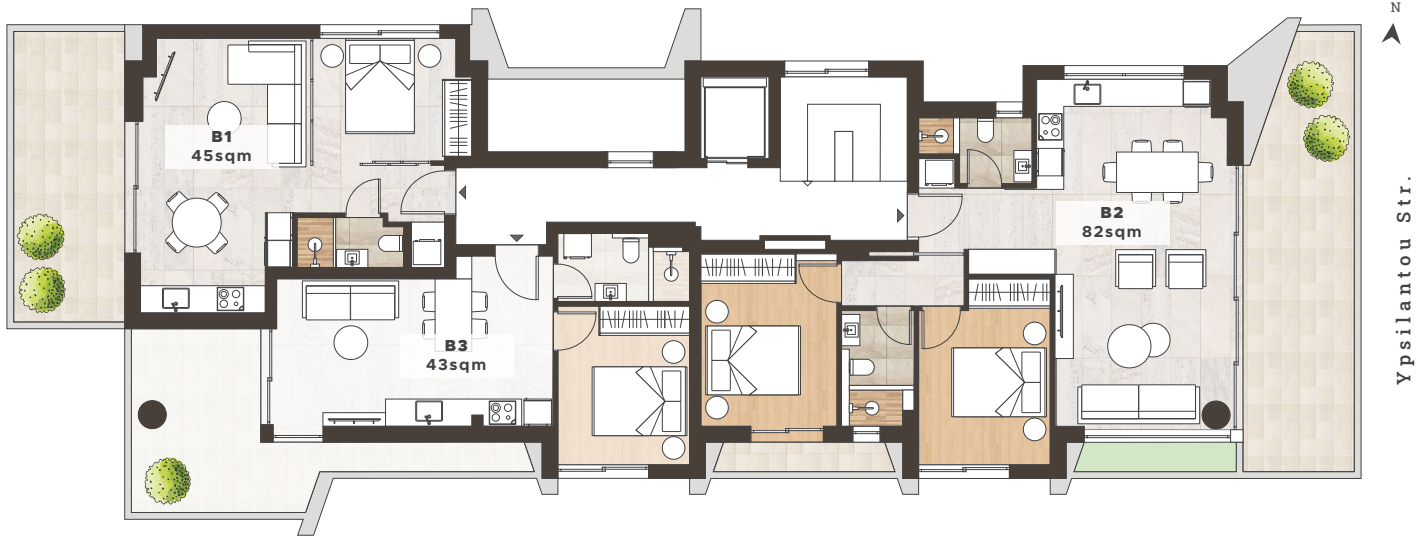
## 1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	43 sqm
Balcony	18 sqm
<b>Total Area</b>	<b>61 sqm</b>

**B2**

## 2 Bedroom Apartment

Bedroom	2
Bathroom	2
Covered Area	82 sqm
Balcony	26.5 sqm
<b>Total Area</b>	<b>108.5 sqm</b>



# 3rd Floor

**C1**

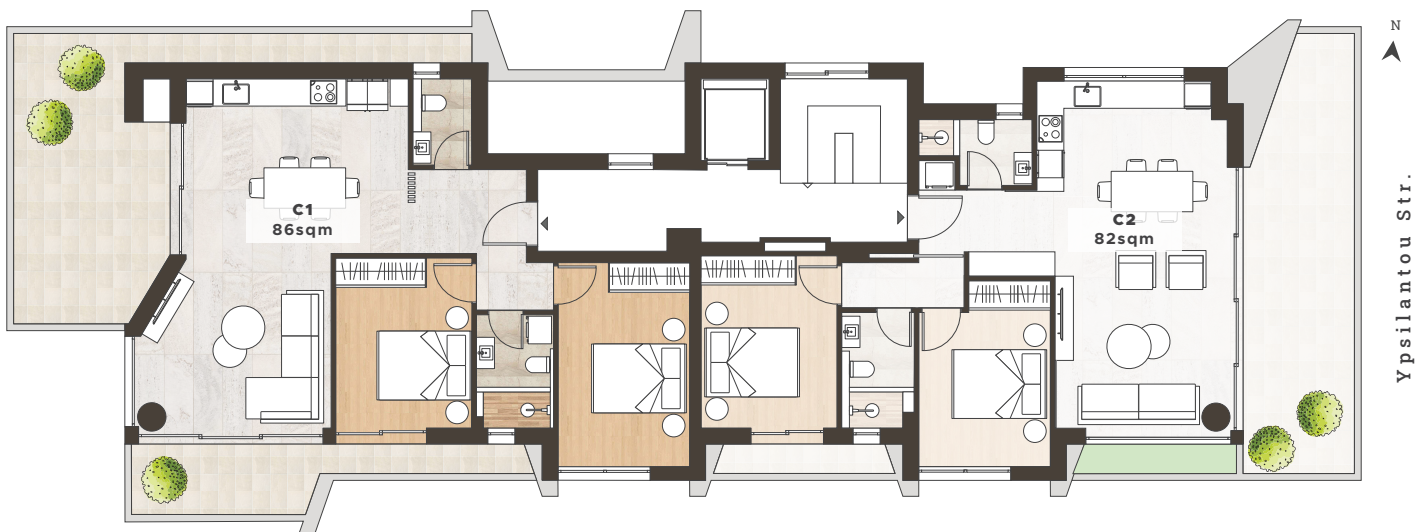
## 2 Bedroom Apartment

Bedroom	2
Bathroom	2 (1WC)
Covered Area	86 sqm
Balcony	37.5 sqm
<b>Total Area</b>	<b>123.5 sqm</b>

**C2**

## 2 Bedroom Apartment

Bedroom	2
Bathroom	2
Covered Area	82 sqm
Balcony	26.5 sqm
<b>Total Area</b>	<b>108.5 sqm</b>

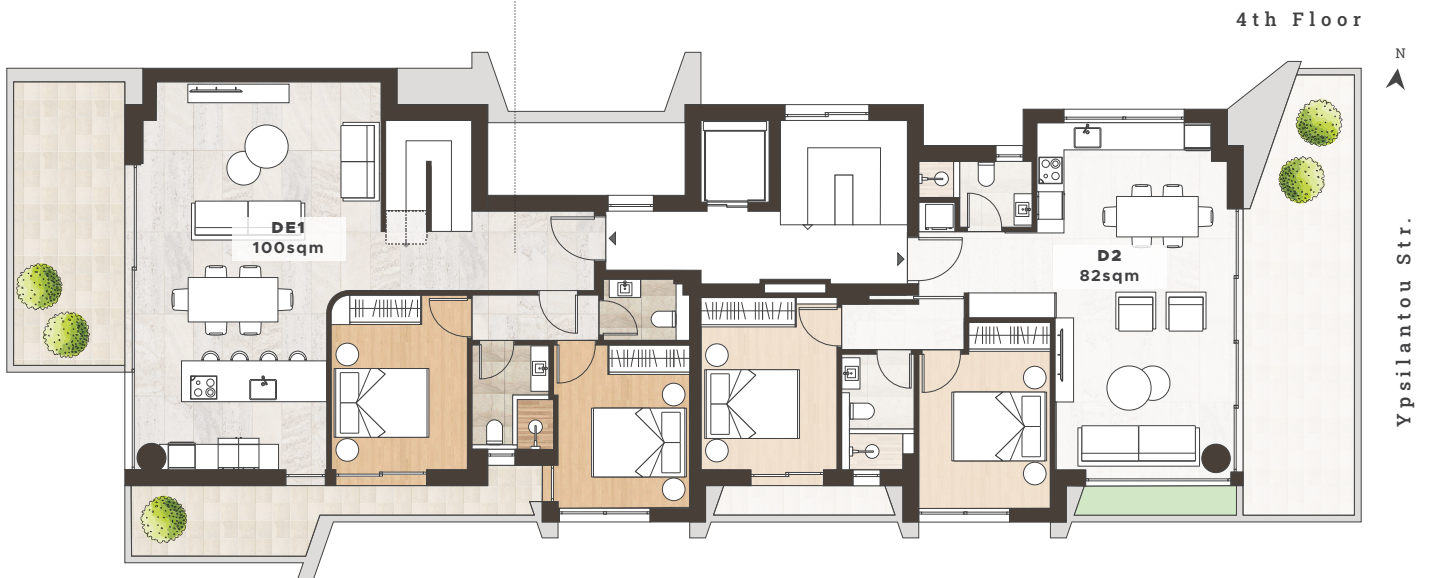
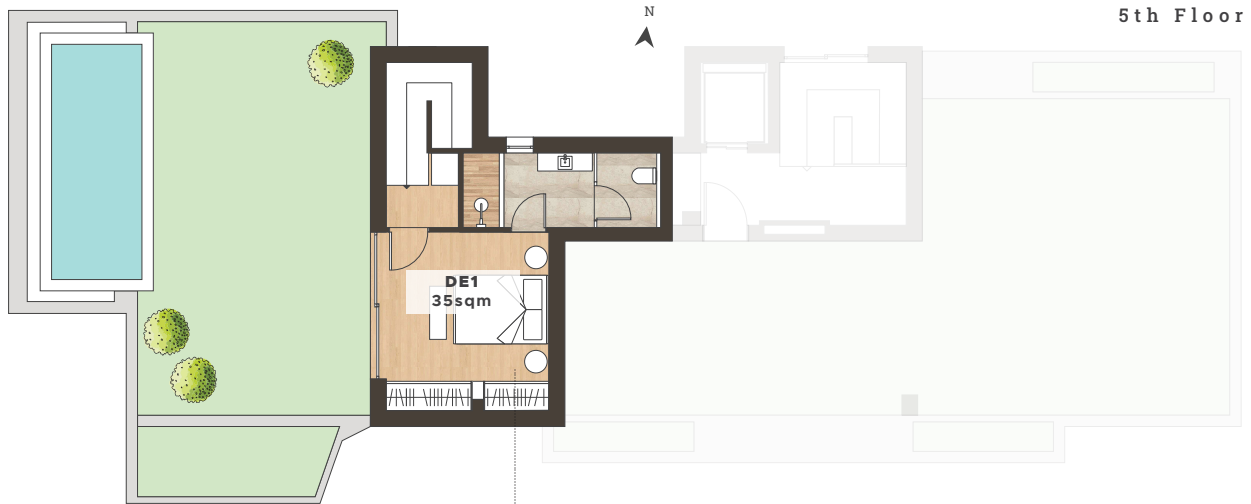


# 4th Floor & 5th Floor

DE1

## 3 Bedroom Duplex

Bedroom	3
Bathroom	3 (1WC)
Covered Area	135 sqm
Balcony	28 qm
Terrace	72.5 sqm
<b>Total Area</b>	<b>235.5 sqm</b>



D2

## 2 Bedroom Apartment

Bedroom	2
Bathroom	2
Covered Area	82 sqm
Balcony	26.5 sqm
<b>Total Area</b>	<b>108.5 sqm</b>



## UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Garden/Terrace (sqm)	Parking/Storage	Swimming Pool	Price
GF1	LG - 1st	Duplex	4	4 (1WC)	385	181.5 (39+76.5+66)	10	193.5	Additional Charge	Yes (Private)	€ 1,400,000
GF2	G/F - 1st	Duplex	3	3	240	123 (67+56)	9	108	Additional Charge	Yes (Private)	€ 980,000
B1	2nd	Apartment	1	1	62	45	17	Communal	Additional Charge	Yes (Communal)	RESERVED
B2	2nd	Apartment	2	2	108.5	82	26.5	Communal	Additional Charge	Yes (Communal)	RESERVED
B3	2nd	Apartment	1	1	61	43	18	Communal	Additional Charge	Yes (Communal)	RESERVED
C1	3rd	Apartment	2	2 (1WC)	123.5	86	37.5	Communal	Additional Charge	Yes (Communal)	RESERVED
C2	3rd	Apartment	2	2	108.5	82	26.5	Communal	Additional Charge	Yes (Communal)	RESERVED
DE1	4th - 5th	Duplex	3	3 (1WC)	235.5	135 (100+35)	28	72.5	Additional Charge	Yes (Private)	RESERVED
D2	4th	Apartment	2	2	108.5	82	26.5	Communal	Additional Charge	Yes (Communal)	RESERVED

\*Transfer Tax 3.09%

\* All the above floor areas are subject to verification following completion.  
Purchasers must therefore rely on their own inspection to verify any information provided.  
All dimensions are within + or -

