



AURORA RESIDENCE II 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.

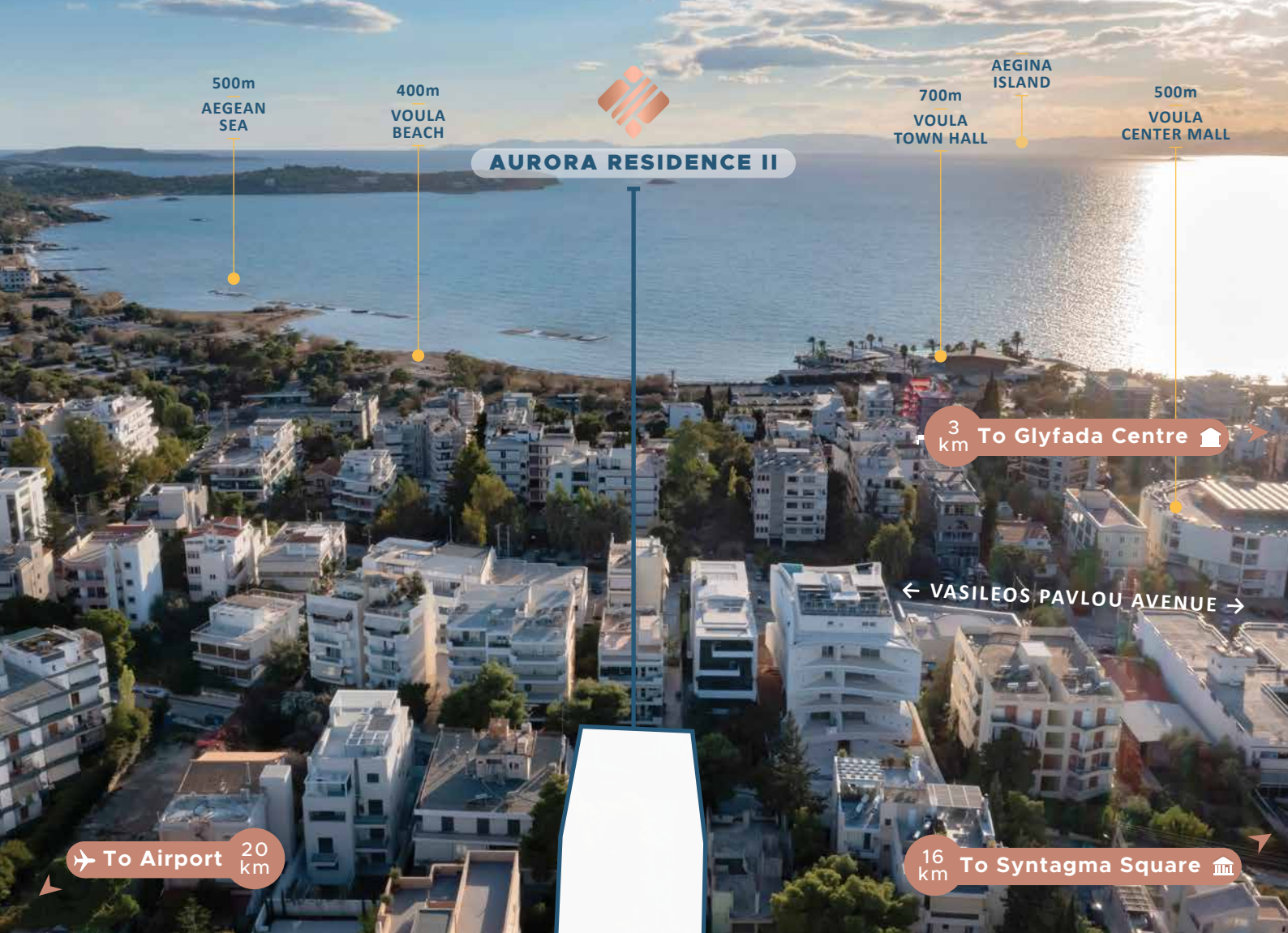


## AURORA RESIDENCE II

Aurora Residence II offers a unique blend of sophistication and tranquility. With its stunning architectural design and meticulous attention to detail, Aurora Residence II sets a new standard in contemporary living.

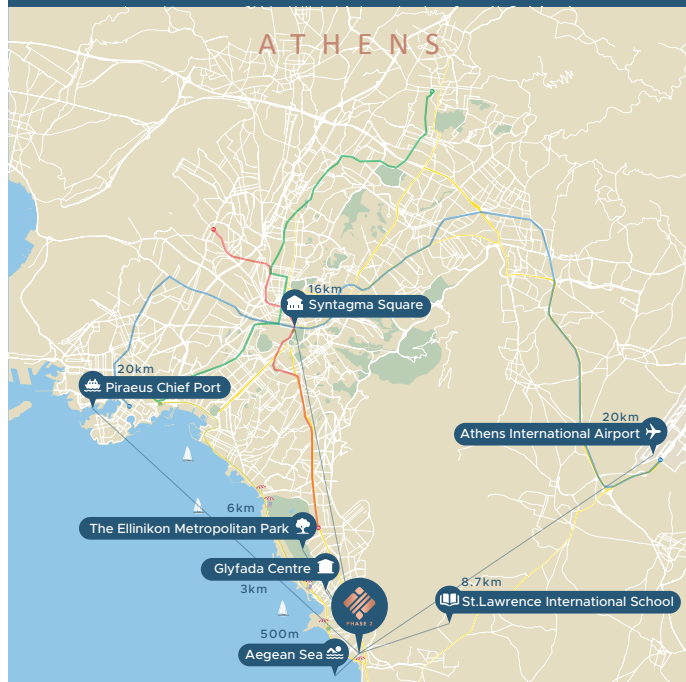
The five-storey building is comprised of 9 units of 3 different typologies: 1-bedroom apartments, 2-bedroom duplexes and 3-bedroom duplex penthouses. All units are thoughtfully crafted to provide the perfect balance of comfort and style, and as part of our commitment to creating exceptional homes, Aurora II boasts an array of premium amenities. From spacious layouts and high-end finishes to stunning swimming pool and panoramic views of the azure sea, every detail is curated to elevate your living experience. Also, the top floor penthouse comes with a private hot tub.

In addition, as part of our commitment to create properties fully harmonized with environmental standards, Aurora Residence II has an A+ energy efficiency with a thermal facade and energy-efficient glazing that guarantee a low energy footprint.

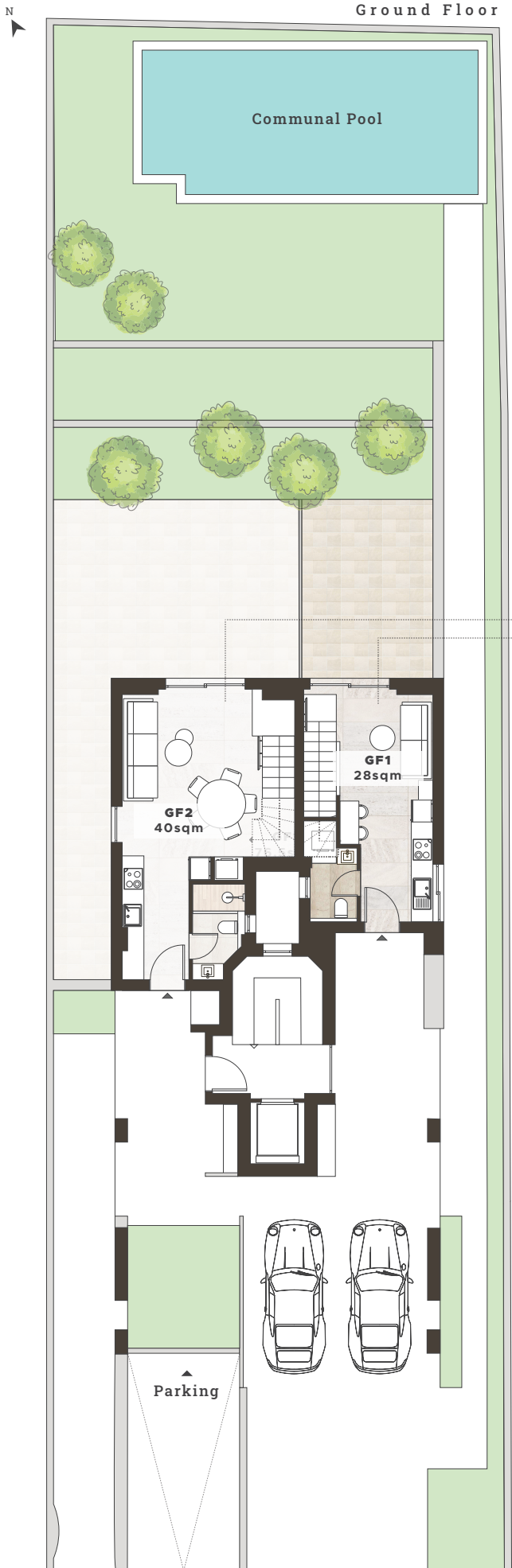


# PRIME LOCATION

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.



# Ground Floor & 1st Floor



**GF1**

## 1 Bed Garden Duplex

Bedroom	1
Bathroom	2 (1WC)
Covered Area	53 sqm
Balcony	1 sqm
Garden	20 sqm
<b>Total Area</b>	<b>74 sqm</b>

**GF2**

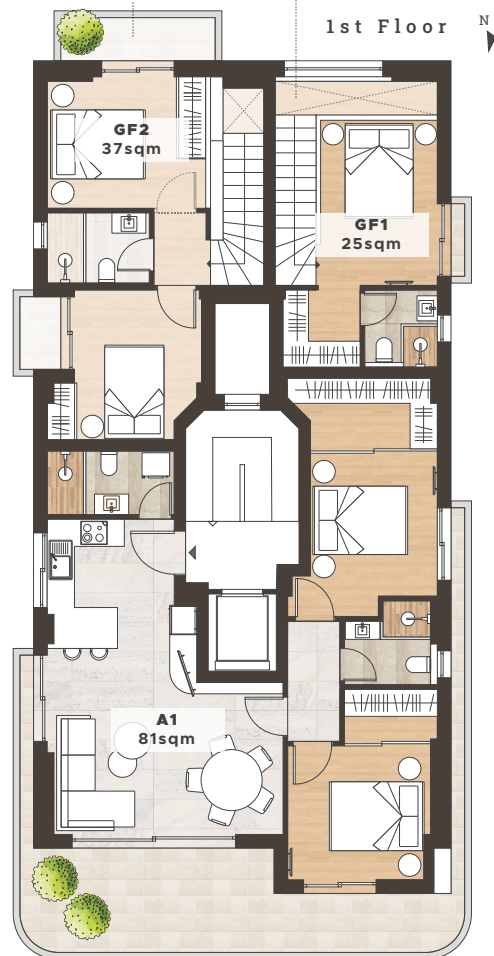
## 2 Bed Garden Duplex

Bedroom	2
Bathroom	2
Covered Area	77 sqm
Balcony	5 sqm
Garden	48 sqm
<b>Total Area</b>	<b>130 sqm</b>

**A1**

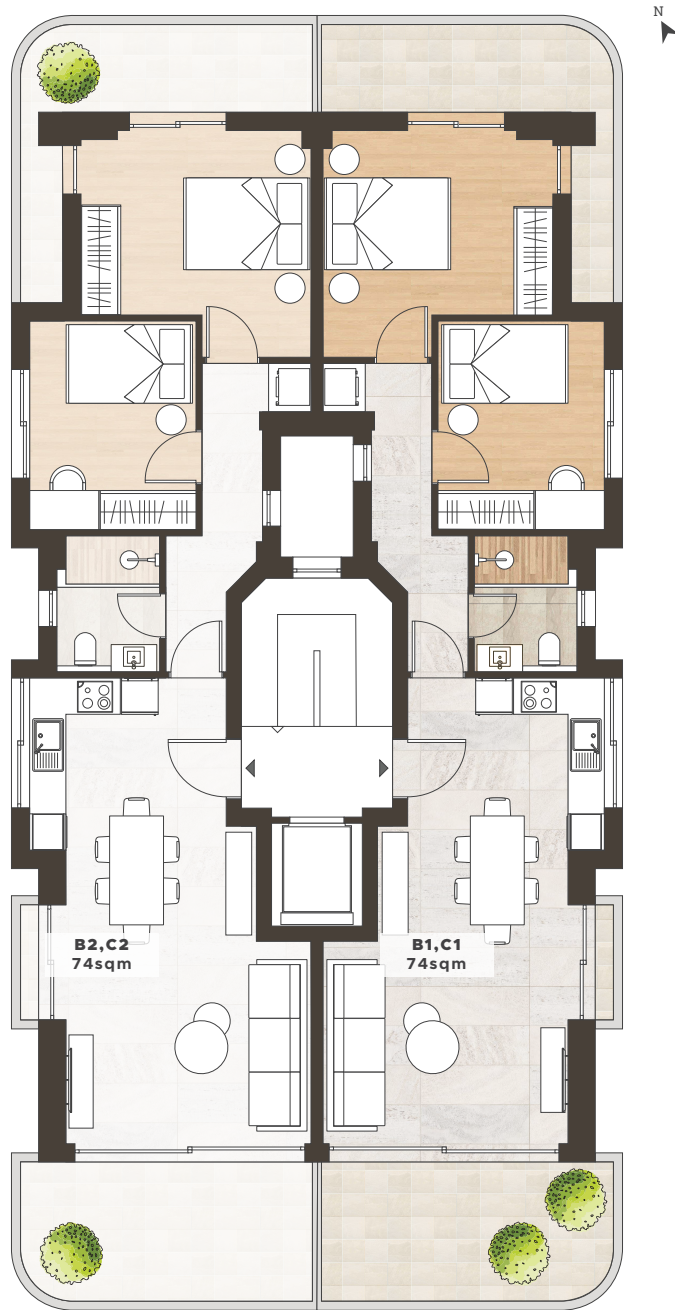
## 2 Bedroom Apartment

Bedroom	2
Bathroom	2
Covered Area	81 sqm
Balcony	26 sqm
<b>Total Area</b>	<b>107 sqm</b>



Plastira Str.

# 2nd Floor & 3rd Floor



Plastira Str.

**B2** **C2**

## 2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	74 sqm
Balcony	11 sqm
<b>Total Area</b>	<b>85 sqm</b>

**B1** **C1**

## 2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	74 sqm
Balcony	11 sqm
<b>Total Area</b>	<b>85 sqm</b>

# 4th Floor & 5th Floor

DE2

## 3 Bedroom Duplex

Bedroom	3
Bathroom	3
Covered Area	142 sqm
Balcony	29 sqm
Total Area	171 sqm

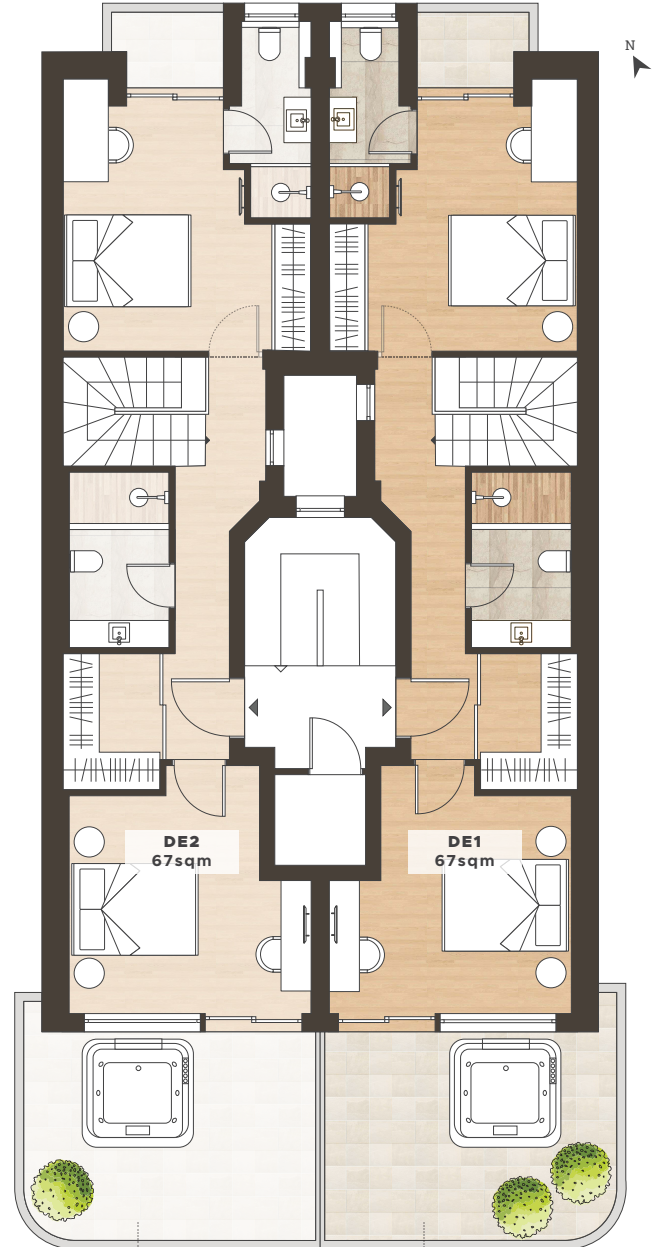
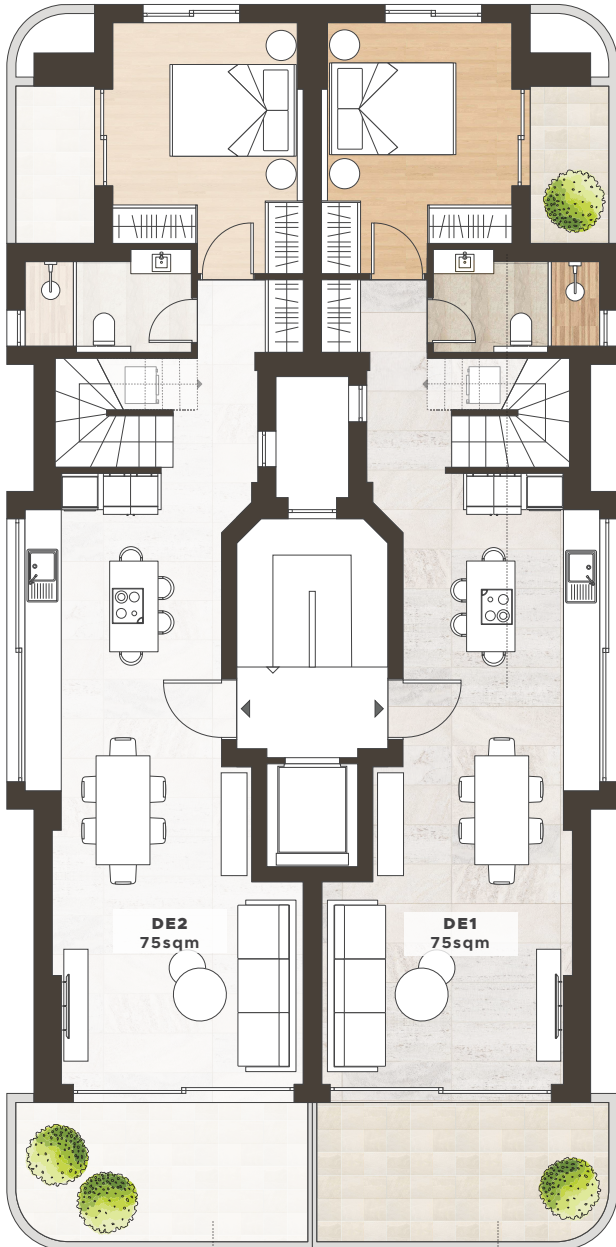
DE1

## 3 Bedroom Duplex

Bedroom	3
Bathroom	3
Covered Area	142 sqm
Balcony	29 sqm
Total Area	171 sqm

4th Floor

5th Floor



Plastira Str.



## UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Garden (sqm)	Parking/Storage	Swimming Pool	Price
GF1	G/F - 1st	Duplex	1	2 (1WC)	74	53 (28+25)	1	20	Additional Charge	Yes (Communal)	€ 395,000
GF2	G/F - 1st	Duplex	2	2	130	77 (40+37)	5	48	Additional Charge	Yes (Communal)	RESERVED
A1	1st	Apartment	2	2	107	81	26	Communal	Additional Charge	Yes (Communal)	€ 670,000
B1	2nd	Apartment	2	1	85	74	11	Communal	Additional Charge	Yes (Communal)	RESERVED
B2	2nd	Apartment	2	1	85	74	11	Communal	Additional Charge	Yes (Communal)	RESERVED
C1	3rd	Apartment	2	1	85	74	11	Communal	Additional Charge	Yes (Communal)	RESERVED
C2	3rd	Apartment	2	1	85	74	11	Communal	Additional Charge	Yes (Communal)	RESERVED
DE1	4th - 5th	Duplex	3	3	171	142 (75+67)	29	Communal	Additional Charge	Yes (Communal)	RESERVED
DE2	4th - 5th	Duplex	3	3	171	142 (75+67)	29	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 -

