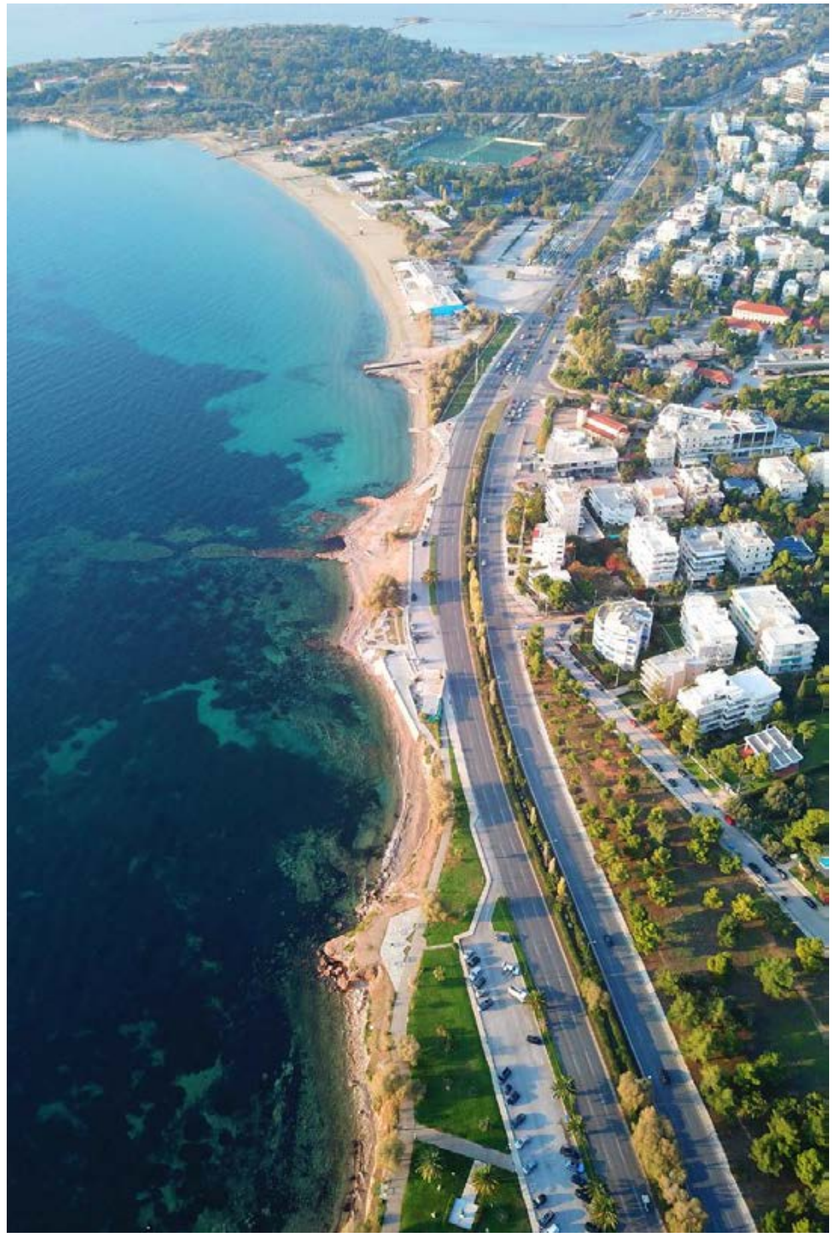
LIV

HOMES

NINE

LIVING

Luxury Apartments



Living On Cloud Nine

Seagulls soar along the glittering coast south of the Greek capital. Beneath their wings stretches a vision of a land blessed by the Gods: pristine beaches as far as the eye can see, natural wonders sculpted by the hand of time, secret lakes and other hidden gems, not to mention timeless ruins that whisper of the past.

It's a place of vibrant charm and endless excitement; a place that feels like the perfect holiday destination, and yet more and more people are calling it home. A mere thirty minutes' ride from the city center, the Athenian riviera is teeming with residents and visitors alike, all busy enjoying a lifestyle straight out of a postcard.

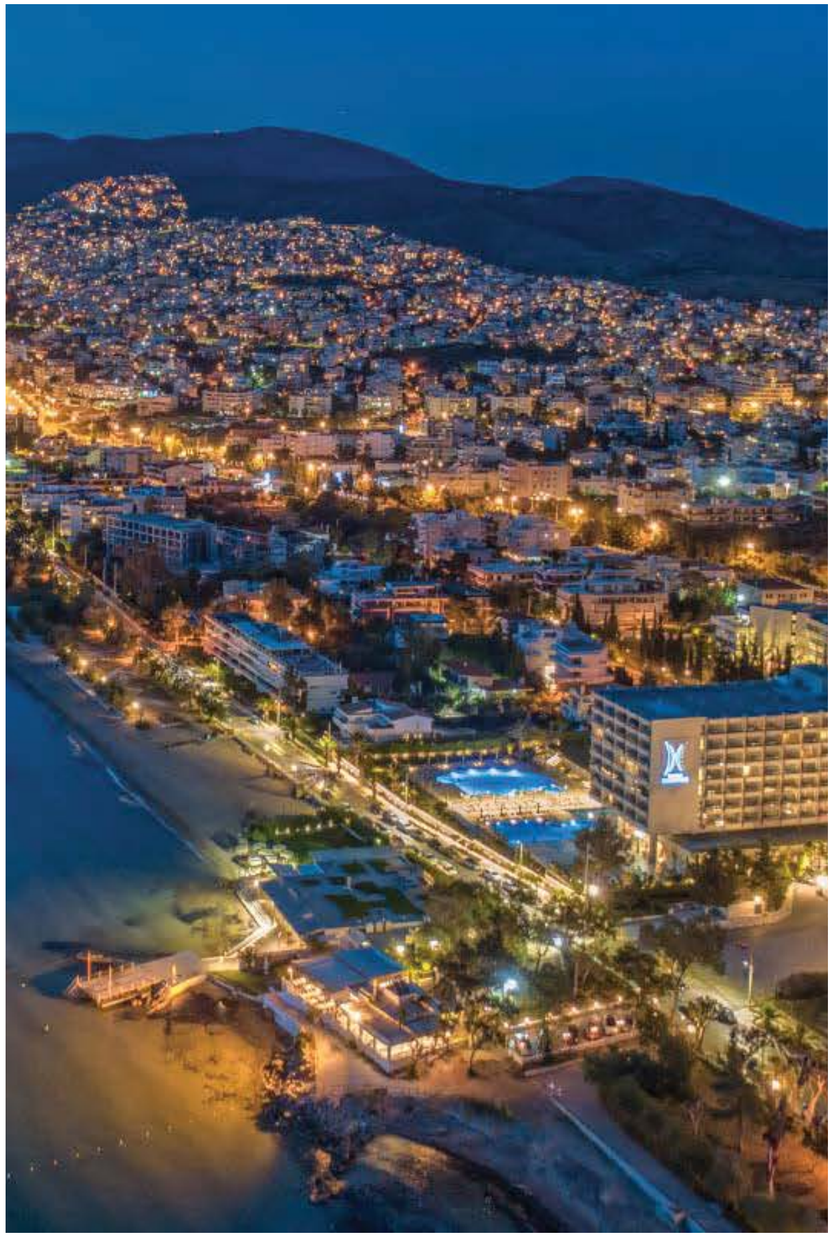
At the heart of this exceptional area, overlooking Kavouri beach, Nine Living offers the best of both worlds: natural beauty and urban convenience; daily comfort and exciting activities; sheltered privacy and a cosmopolitan lifestyle. It's a year-round vacation home that makes you feel like it's always summer, and, in Greece, that's not an overstatement.

Voilà Voula

The first three rules of real estate are location, location and location. Nine Living stands as a landmark in the exclusive neighborhood of Voula, an area that has become synonymous with first-class tourism and luxurious lifestyles.

Among the lineup of prestigious destinations within easy driving distance of Voula are some of the foremost tourist hotspots in the country: Astir Beach with its clear-blue waters; the historic Cape Sounion; the upcoming Ellinikon district; the Stavros Niarchos Foundation Cultural Center; the spectacular Lake Vouliagmeni; the exclusive golf course in Glyfada; the old port of Piraeus; and of course, the legendary Acropolis. Voula has it all!

If that wasn't enough, Voula is also five minutes away from the nightlife and shopping hub of Glyfada, as well as thirty minutes away from the airport, offering its residents a great deal of convenience. The entire area is undergoing an incredible rate of development and is fast becoming a thriving suburb.



Airport
21km 25'
Glyfada
Golf Club
7km 10'
NINE
LIVING
Luxury Apartments
Sounion
45km 50'
City Center
16km 25'
The Ellinikon
7.5km 10'
Glyfada
4.5km 8'
Four Seasons
Astir Palace Hotel
2.7km 4'
SNFCC
17km 20'
Piraeus
20 km 30'

Everyday Is A Holiday

Nine Living lives up to its name. With the dizzying array of destinations and amenities offered by the Athenian Riviera, the project caters to a wide variety of lifestyles. From family activities to select hobbies, from relaxing locations to a wild nightlife scene, there's something there for everyone.

Whether for leisure, tourism or culture, the pursuit of happiness has never been smoother. Sandy beaches and summer seas await those looking for a place in the sun, while luxurious venues provide the kind of lifestyle that belongs on a magazine cover: sailboats racing on the Aegean wind, wide-eyed sightseers exploring the national treasures of Greece, partygoers dancing the night away in Glyfada, or even hikers wandering the verdant wilderness. It's a renowned hotspot buzzing with the effervescent bustle of people from all around the world. Meanwhile, the project itself is a haven of nestled bliss surrounded by wide gardens and a hedge of trees that offer both shade and privacy from the outside world.

No matter how high the expectations, Nine Living answers every aspiration with the Greek version of "la dolce vita". It brings everything a homeowner could possibly dream of to the table; the whole nine yards.

Nine Villas In One

Displaying the traditional white of traditional Greek homes, Nine living nevertheless stands as a uniquely designed building. Its mishmash of geometric shapes in asymmetrical arrangements blends order and chaos into a harmonious visual symphony that feels at once new and yet familiar.

The façade features a plethora of openings that together offer 360-degree views of the surrounding landscape; so much so that it seems like there are more apertures than walls, making for an exceptionally airy and open interior. The spacious units come in threes, with the three ground floor apartments each boasting a private garden with a pool. The three middle and three top floor apartments meanwhile have balconies that extend in dynamic and interconnected ways, all arranged at just the right angles to ensure absolute privacy.

Nine units, nine homes, one groundbreaking project to intertwine them in unique and organic ways. Nine Living redefines community life in one of the most glamorous up-and-coming suburbs of Greece.

The white, breezy façade immediately evokes a Mediterranean mood, with the high-end materials and modern design reflecting the premium lifestyle that residents enjoy within Nine Living's walls. A deliberate sense of flow is built into the open layout, creating a consistently roomy feeling.

The exterior seamlessly extends the effective living space, blending indoors and outdoors as though they were one continuous zone. It's the perfect design for such a sunny place, especially one that is so lovingly cultivated.

Patches of greenery adorn each level, making sure every corner of the project feels lush. This natural touch extends to the surrounding landscaped yard that rings the premises, with trees serving as a natural fence.

The plant species have been carefully handpicked to offer a variety of exotic and vibrant flora. Completing each of the three private gardens is a traditional Greek olive tree, the symbol of the nearby city of Athens; a constant reminder of Nine Living's privileged location.

Inner Beauty

Nine living is more than just a pretty façade. Superb interiors and expertly sculpted rooms offer a first-class experience to both residents and visitors alike.

From the living room to the bedroom, the spaciousness blurs the line between indoors and outdoors. The strategically placed openings allow for both light and air to circulate freely, which blends with the bespoke lighting to create contrasted areas and dynamic spaces. The interior flow is streamlined to optimize each area as well as the connections in between.

High-end materials adorn each room in earthy tones of rich wood, imposing marble and vibrant metals, offering just enough contrast to bring out the ubiquitous, lighthearted white. The overall impression is a warm, welcoming, tastefully modern yet quaint interior that feels like it's just waiting for someone to move in.

The ground floor apartment features a spacious living room with a whimsical view on its own private swimming pool.

Stairs and bookcases find clever spots to wind around or embed themselves in, while whole areas serve several purposes.

Form and function blend seamlessly to create spaces that are as enjoyable to look at as they are to navigate.

The open kitchens and dining rooms embrace the freedom of movement and airy quality built into the architecture.

The open, roomy layout holds true throughout; every room is connected to the outside, even the bathrooms.

The interiors reflect the white, breezy mood of the façade, making sure every room feels like a summer day in Greece.

Specifications

Nine Living has an A++ energy rating, showing its commitment to sustainable design and energy-efficient technologies.

Kitchens
Full height kitchens tailored for built-in appliances • First-class ceramic kitchen sinks • High-finished integrated quartz worktops • User-friendly handleless units • Smooth soft close drawers • Designated areas for built-in laundry rooms

Bathrooms
Freestanding showers • Premium ceramic vanity units • Premium sanitary ware and mixers • Integrated toilet flushing system • Independent bidet shower in every bathroom

Interior Finishes
Fully insulated thermal break sliding windows with aluminum profile, double glazing and mosquito screens • High-finished lacquered closets • High-end ceramic tiles in reception floors • High-quality modern flooring in bedrooms

Terraces
Private balconies for each apartment • Private landscaped gardens and swimming pool for ground-level maisonettes

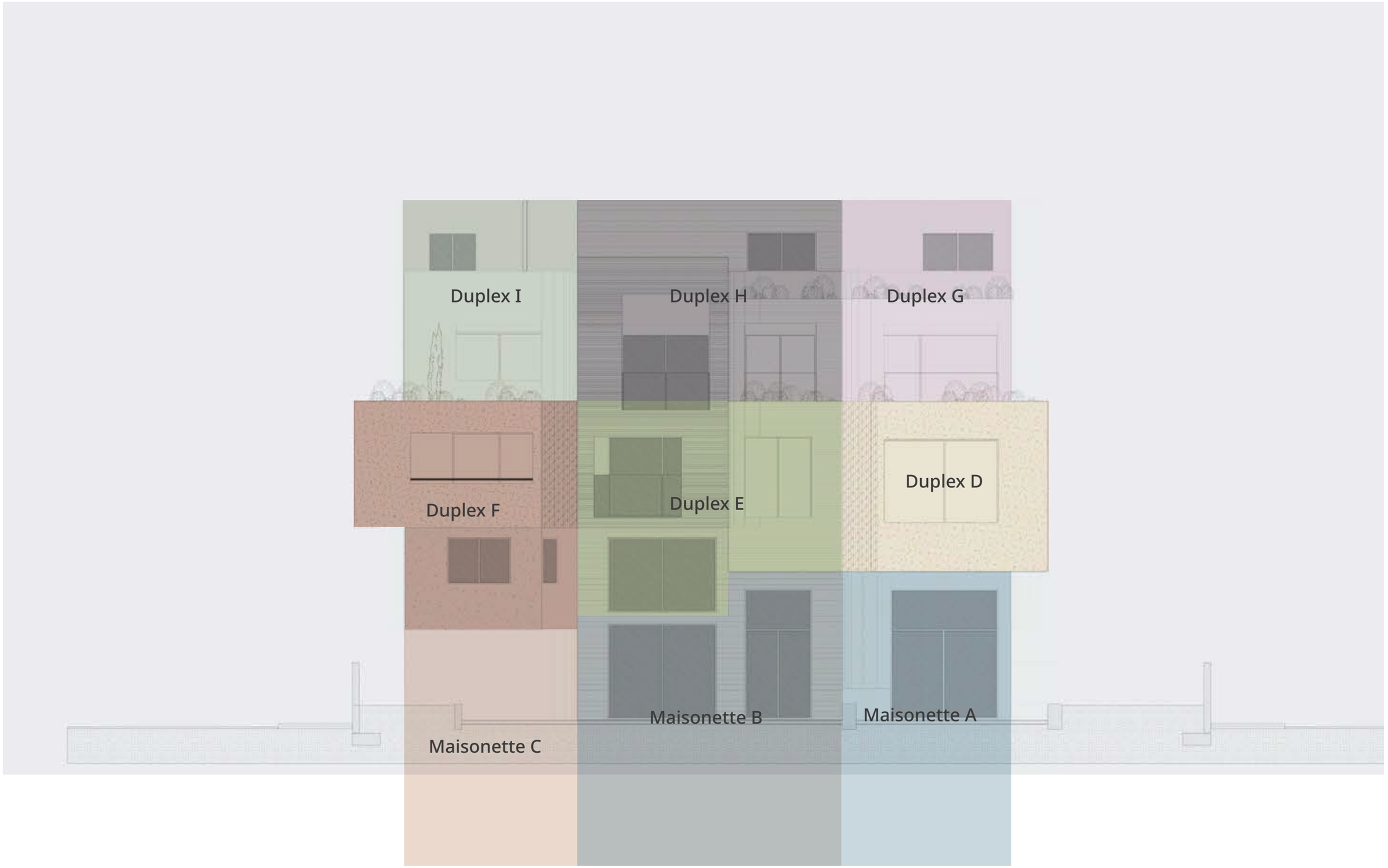
Cooling & Heating
A+ energy rating • Individual VRV air-conditioning system • Air Conditionning provision on balconies • Energy-efficient underfloor heating • Integrated heat pump and solar water heating • Lush green roofs and insulating thermal facades

Common Areas
Secure underground parking for mid and upper units • Private access and parking for ground-level maisonettes • Private underground storage

Security
Fully-fledged home alarm system • 24/7 video entry system • Extensive CCTV network along the perimeter wall, as well as in the garage and the communal areas • High security locks • Smoke and heat detectors

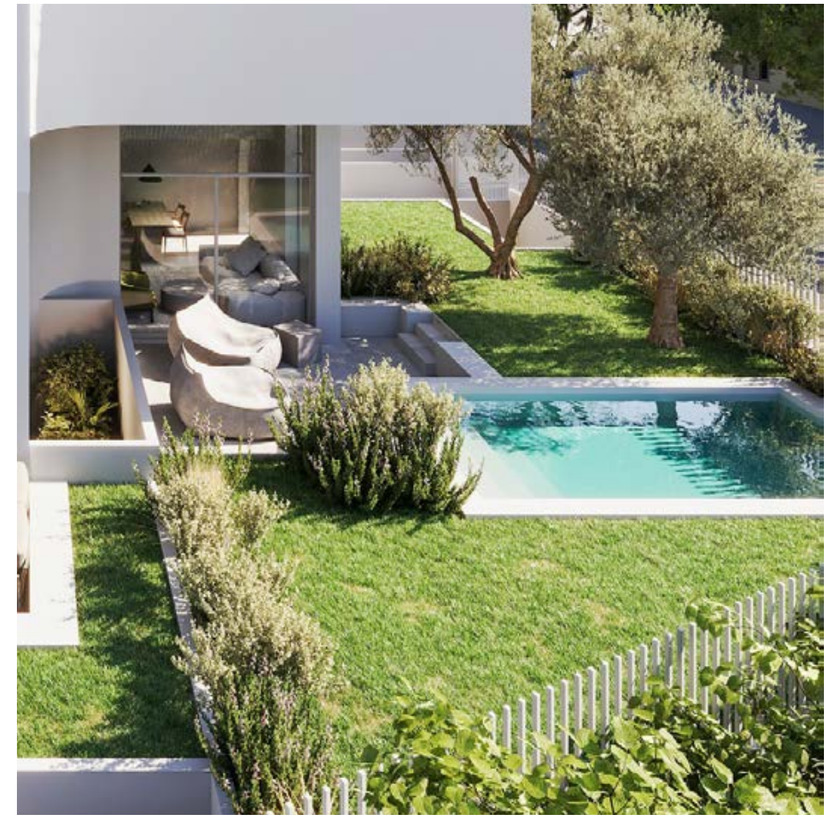
Electrical & Lighting
Electrically operated shutters • Individual Electric Vehicle charging connection for every unit powered by the relevant apartment's grid • State-of-the-art architectural lighting • Leading-edge distribution board complete with earthing system

NINE LIVING | FRONT ELEVATION



Maisonette A | Ground Floor

1. Private Staircase		8. Living & Dining Room	5.72 x 3.07
2. Entrance Hall		9. Outdoor Tiled Area	
3. Bedroom-3	3.84 x 3.00	10. Swimming Pool	5.00 x 2.75
4. Bathroom-3	2.55 x 1.52	11. Outdoor Green Area	
5. Guest WC	1.52 x 1.34	12. Void To B1	
6. Main Core		13. Parking	
7. Kitchen	2.16 x 2.96		



Basement Floor	Ground Floor	Total Area
137m²	53m²	190m²

Pool Size	Garden Area
13.75m²	141.25m²

Maisonette A | Basement Floor

1. Private Staircase		8. Maid's Bathroom	2.49 x 1.22
2. Entrance Hall		9. Living Room	5.68 x 5.00
3. Bedroom-1	3.84 x 3.00	10. English Courtyard	
4. Bathroom-1	2.49 x 1.72	11. Swimming Pool	5.00 x 2.75
5. Bedroom-2	4.30 x 3.95	12. Main Core	
6. Bathroom-2	2.52 x 2.80	13. Laundry room	2.80 x 2.50
7. Maid's Bedroom	2.98 x 2.49		

Maisonette B | Ground Floor

1. Private Staircase
2. Entrance hall
3. Bedroom-3 4.15 x 2.57
4. Bathroom-3 1.49 x 2.08
5. Guest WC 1.90 x 1.13
6. Main Core
7. Kitchen & Dining Room 4.79 x 3.20
8. Living Room 3.96 x 3.60
9. Outdoor Tiled Area
10. Swimming Pool 7.00 x 3.00
11. Outdoor Green Area
12. Parking
13. Void To B1

Basement Floor	Ground Floor	Total Area
122m²	56m²	178m²

Pool Size	Garden Area
21m²	194m²

Maisonette B | Basement Floor

1. Private Staircase		8. Maid's Bathroom	2.99 x 1.20
2. Entrance Hall		9. Living Room	3.60 x 4.70
3. Bedroom-1	3.01 x 4.69	10. English Courtyard	
4. Bathroom-1	2.50 x 3.06	11. Swimming Pool	3.00 x 7.00
5. Bedroom-2	4.56 x 3.06	12. Main Core	
6. Bathroom-2	2.30 x 3.06	13. Dining room	3.20 x 4.70
7. Maid's Bedroom	2.29 x 3.20	14. Kitchenette	

Side Section

Front Section

Maisonette C | Ground Floor

1. Private Staircase		8. Living Room	4.67 x 2.90
2. Entrance hall		9. Outdoor Tiled Area	
3. Bedroom-3	3.02 x 3.87	10. Swimming Pool	3.00 x 6.00
4. Bathroom-3	2.70 x 1.55	11. Outdoor Green Area	
5. Guest WC	1.55 x 1.20	12. Void To B1	
6. Parking			
7. Kitchen & Dining Room	4.67 x 4.20		

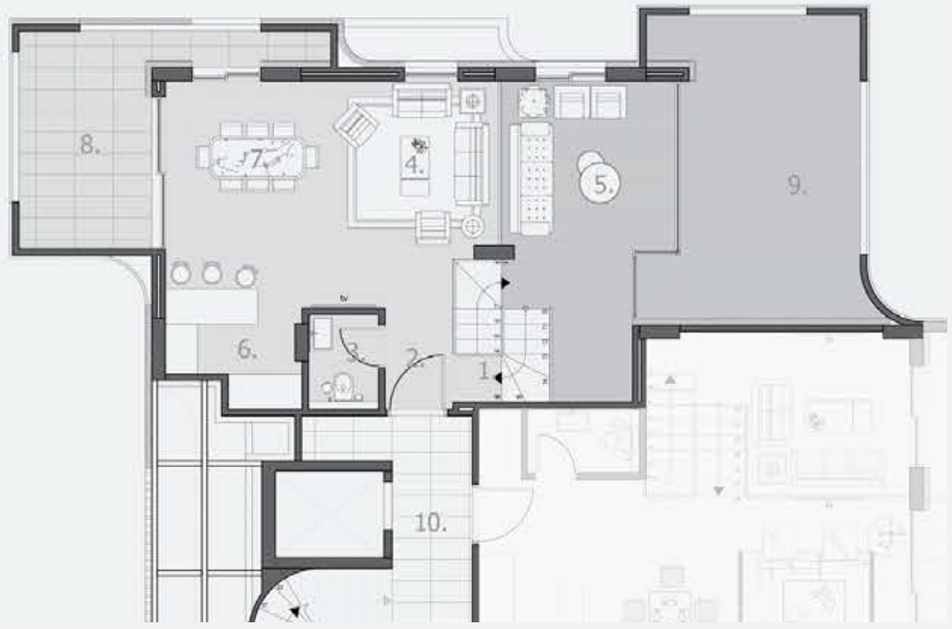
Basement Floor	Ground Floor	Total Area
105m²	58m²	163m²

Pool Size	Garden Area
21m²	183m²

Maisonette C | Basement Floor

1. Private Staircase		8. Maid's Bathroom	2.10 x 1.20
2. Entrance hall		9. Living Room	4.67 x 3.97
3. Bedroom-1	4.13 x 3.99	10. English Courtyard	
4. Bathroom-1	3.99 x 1.80	11. Laundry Room	2.90 x 1.05
5. Bedroom-2	4.67 x 3.10	12. Main Core	
6. Bathroom-2	2.90 x 1.45	13. Dining room	3.20 x 4.70
7. Maid's Bedroom	2.23 x 2.73		

Duplex D | Second Floor

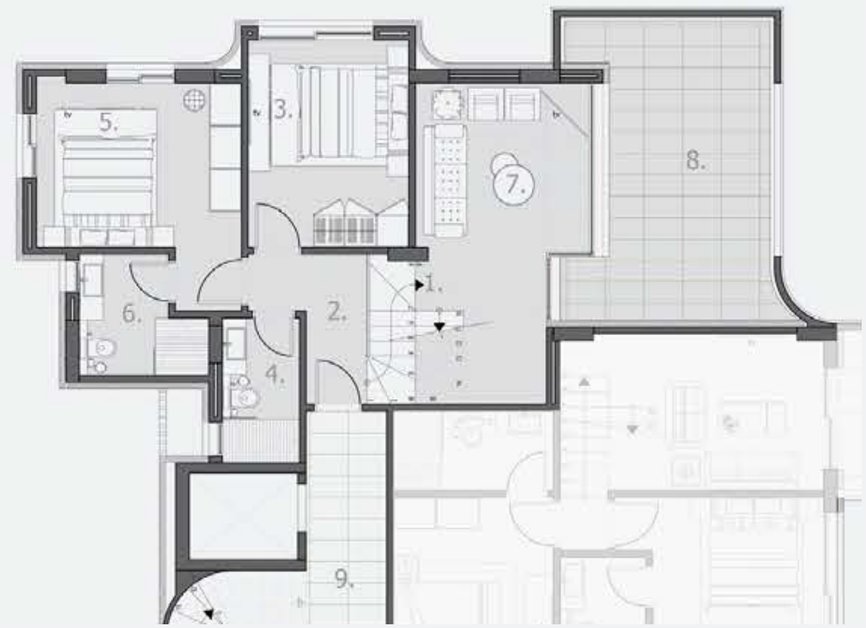


1. Private Staircase
2. Entrance Hall
3. Guest WC 1.77 x 1.31
4. Upper Living Area 3.20 x 4.24
5. Void to Lower living Area
6. Kitchen 2.55 x 3.00
7. Dining Room 3.14 x 3.00
8. Outdoor Area
9. Main Core

First Floor	Second Floor	Total Area
67m²	43m²	110m²

Balconies
37m²

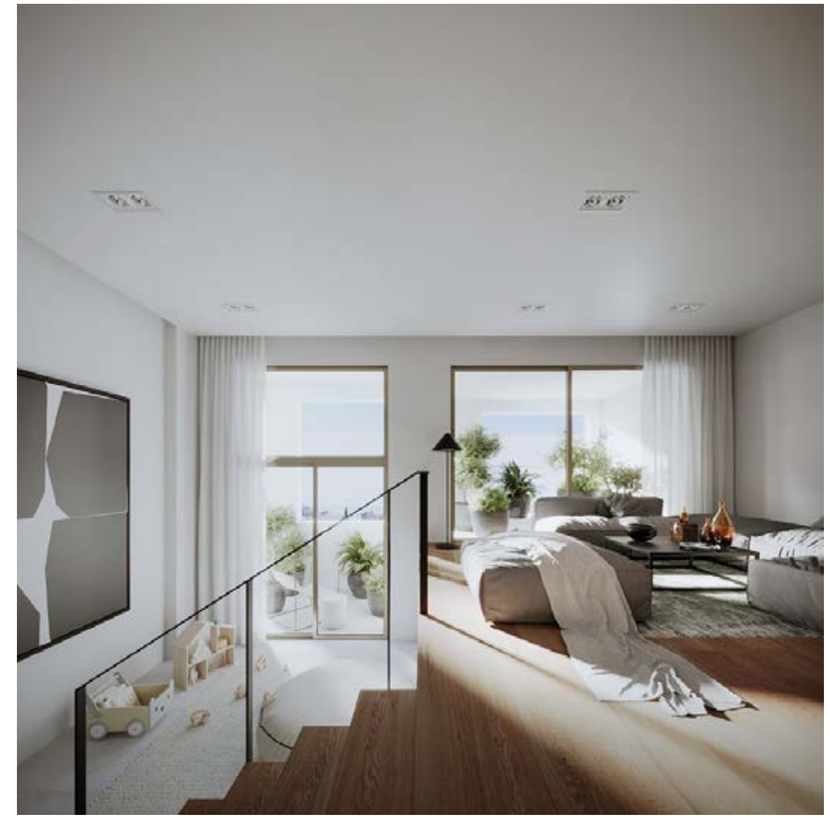
Duplex D | First Floor



1. Private Staircase
2. Entrance Hall
3. Bedroom-1 3.87 x 3.00
4. Bathroom-1 1.44 x 2.70
5. Bedroom-2 3.07 x 3.83
6. Bathroom-2 2.27 x 2.42
7. Living Room 3.25 x 3.16
8. Outdoor Area
9. Main Core

Duplex E | Second Floor

1. Private Staircase
2. Entrance Hall
3. Guest WC 2.10 x 1.20
4. Upper Living Area 3.85 x 3.10
5. Void to Lower living Area
6. Kitchen 1.95 x 4.17
7. Dining Room 3.02 x 3.85
8. Laundry Room
9. Outdoor Area
10. Main Core



First Floor	Second Floor	Total Area
57m²	42m²	99m²

Balconies
22m²

Duplex E | First Floor

1. Private Staircase
2. Entrance Hall
3. Bedroom-1 3.87 x 3.20
4. Bathroom-1 1.60 x 2.75
5. Bedroom-2 3.00 x 3.87
6. Bathroom-2 2.99 x 1.50
7. Living Room 5.02 x 2.93
8. Outdoor Area
9. Main Core

Side Section

Front Section

Duplex F | Second Floor

1. Private Staircase
2. Entrance hall
3. Main Core
4. Upper Living Area 4.67 x 3.01
5. Void to Lower living Area
6. Kitchen 2.30 x 4.10
7. Dining Room 4.00 x 3.02
8. Outdoor Area
9. Void To FF

First Floor	Second Floor	Total Area
70m²	46m²	116m²

Balconies
43m²

Duplex F | First Floor

1.	Private Stair Case		8. Guest WC	1.25 x 1.52
2.	Entrance hall		9. Outdoor Area	
3.	Bedroom-1	3.52 x 3.30	10. Void To GF	
4.	Bathroom-1	1.98 x 1.79	11. Main Core	
5.	Bedroom-2	4.22 x 3.00		
6.	Bathroom-2	1.98 x 2.31		
7.	Living Room	4.67 x 3.50		

Duplex G | Third Floor

1. Private Staircase
2. entrance hall
3. Guest WC 1.46 x 2.89
4. Living Area 1 3.07 x 4.43
5. Living Area 2 2.67 x 4.58
6. Kitchen 3.00 x 2.50
7. Dining Room 3.60 x 3.05
8. Outdoor Area
9. Main Core

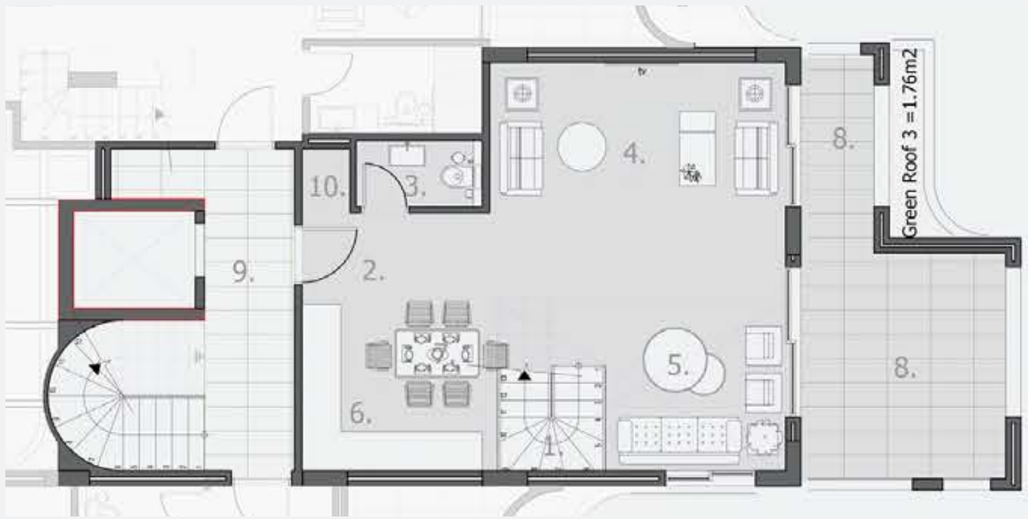
Third Floor	Attic Floor	Total Area
70m²	46m²	116m²

Balconies
43m²

Duplex G | Attic Floor

1. Private Staircase
2. Bedroom-1 3.87 x 3.00
3. Bathroom-1 1.92 x 1.88
4. Bedroom-2 4.19 x 2.93
5. Bathroom-2 2.70 x 1.68
6. Void to 3rd floor
7. Main Core
8. Balcony

Duplex H | Third Floor

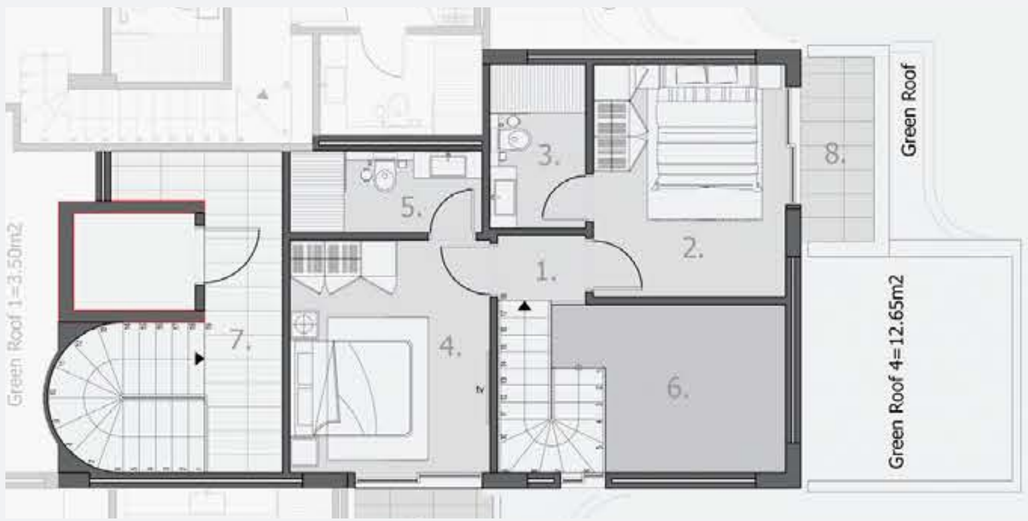


1. Private Staircase
2. entrance hall
3. Guest WC 2.10 x 1.10
4. Living Area 1 4.92 x 3.40
5. Living Area 2 3.40 x 3.00
6. Kitchen 3.30 x 3.10
7. Dining Room 3.64 x 2.35
8. Outdoor Area
9. Main Core
10. Laundry Room

Third Floor	Attic Floor	Total Area
57m²	47m²	104m²

Balconies
40m²

Duplex H | Attic Floor



1. Private Staircase
2. Bedroom-1 3.87 x 3.20
3. Bathroom-1 2.72 x 1.60
4. Bedroom-2 3.87 x 3.33
5. Bathroom-2 3.20 x 1.36
6. Void to 3rd floor
7. Main Core
8. Balcony

Side Section

Front Section

Duplex I | Third Floor

1. Private Staircase
2. entrance hall
3. Guest WC 1.00 x 2.10
4. Living Area 1 4.34 x 3.57
5. Living Area 2 3.77 x 3.17
6. Kitchen 3.00 x 2.05
7. Dining Room 3.30 x 3.30
8. Outdoor Area
9. Main Core

Third Floor	Attic Floor	Total Area
61m²	50m²	111m²

Balconies
43m²

Duplex I | Attic Floor

1. Private Staircase
2. Bedroom-1 3.85 x 3.05
3. Bathroom-1 3.60 x 1.50
4. Bedroom-2 4.32 x 3.00
5. Bathroom-2 2.70 x 1.70
6. Void to 3rd floor
7. Main Core
8. Balcony