



Pinēa Living I I

by

**TEN
BRINKE.**

**TEN
TEC.** residences

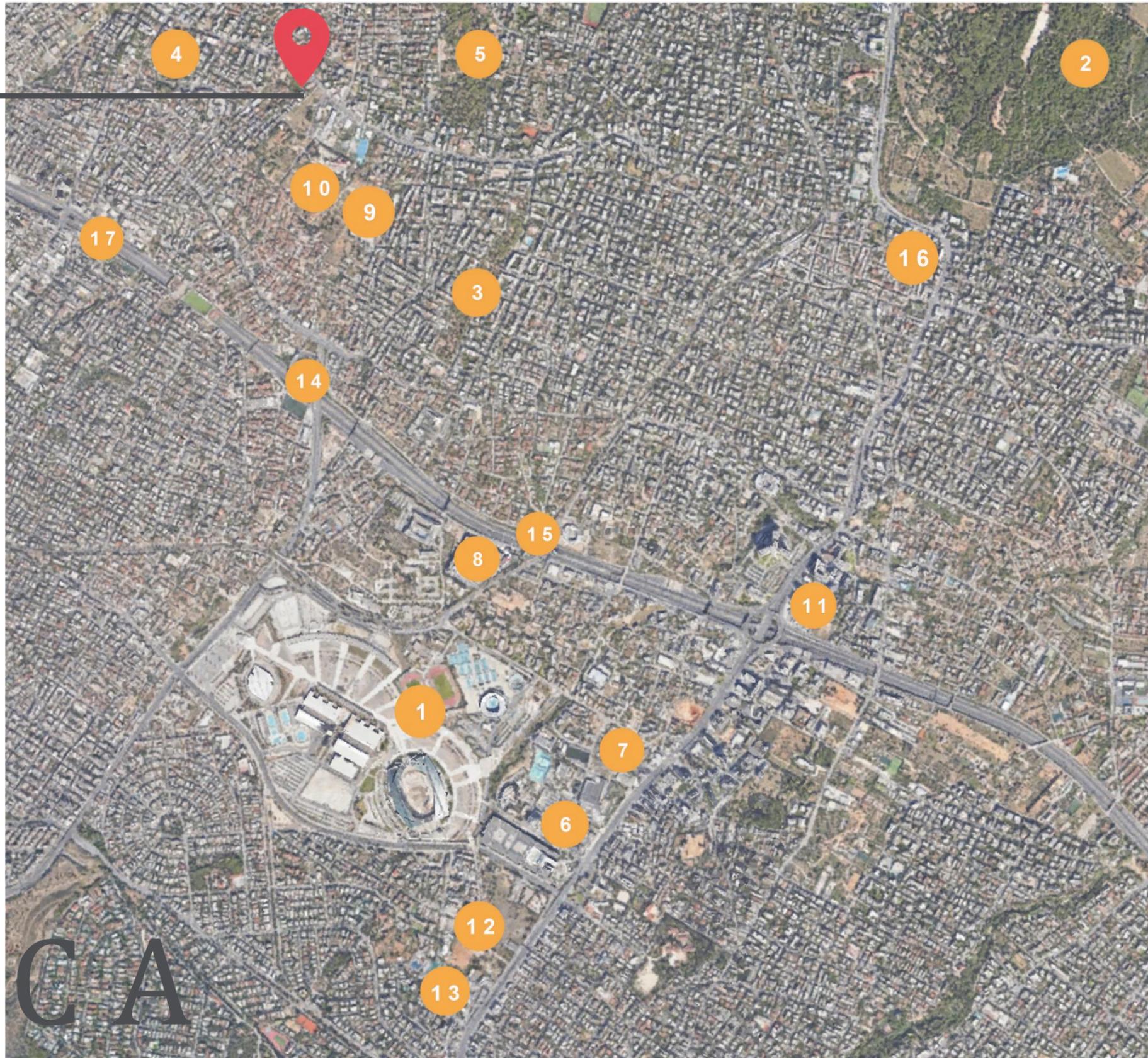


A G
S T E F
A N O U

Pinea Living II

Agiou
Stefanou

Irakleio



Parks & Sports Areas

- 1 OAKA (Olympic Athletic Center of Athens)
- 2 Syngrou Grove
- 3 Kifisia Moreeo Grove
- 4 Fix Estate
- 5 Kefalari Grove

Leisure

- 6 Golden Hall
- 7 Avenue Mall
- 8 The Mall

Schools

- 9 French-Hellenic School Saint Joseph
- 10 Hellenic Paideia

Hospitals

- 11 Athens Medical Center
- 12 Hygeia Hospital
- 13 Mitera Hospital

Transportation

- 14 Attiki Odos (Attca Tollway)
- 15 Nerantziotissa Station
- 16 Marousi ISAP Station
- 17 Irakleio Suburban Railway Station

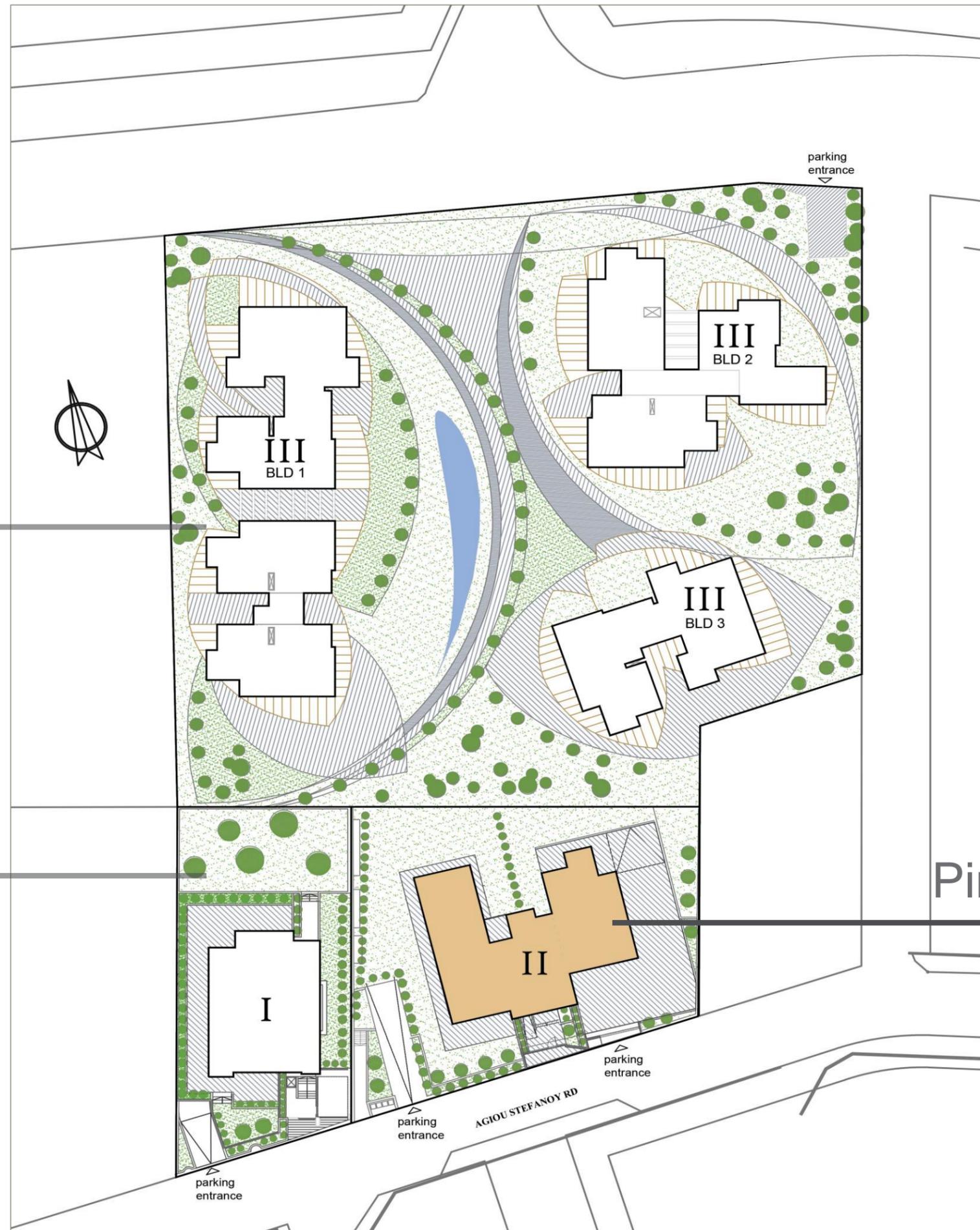
LOCATION
T I O N

MASTER PLAN

Pinea Living III

Pinea Living I

Pinea Living II

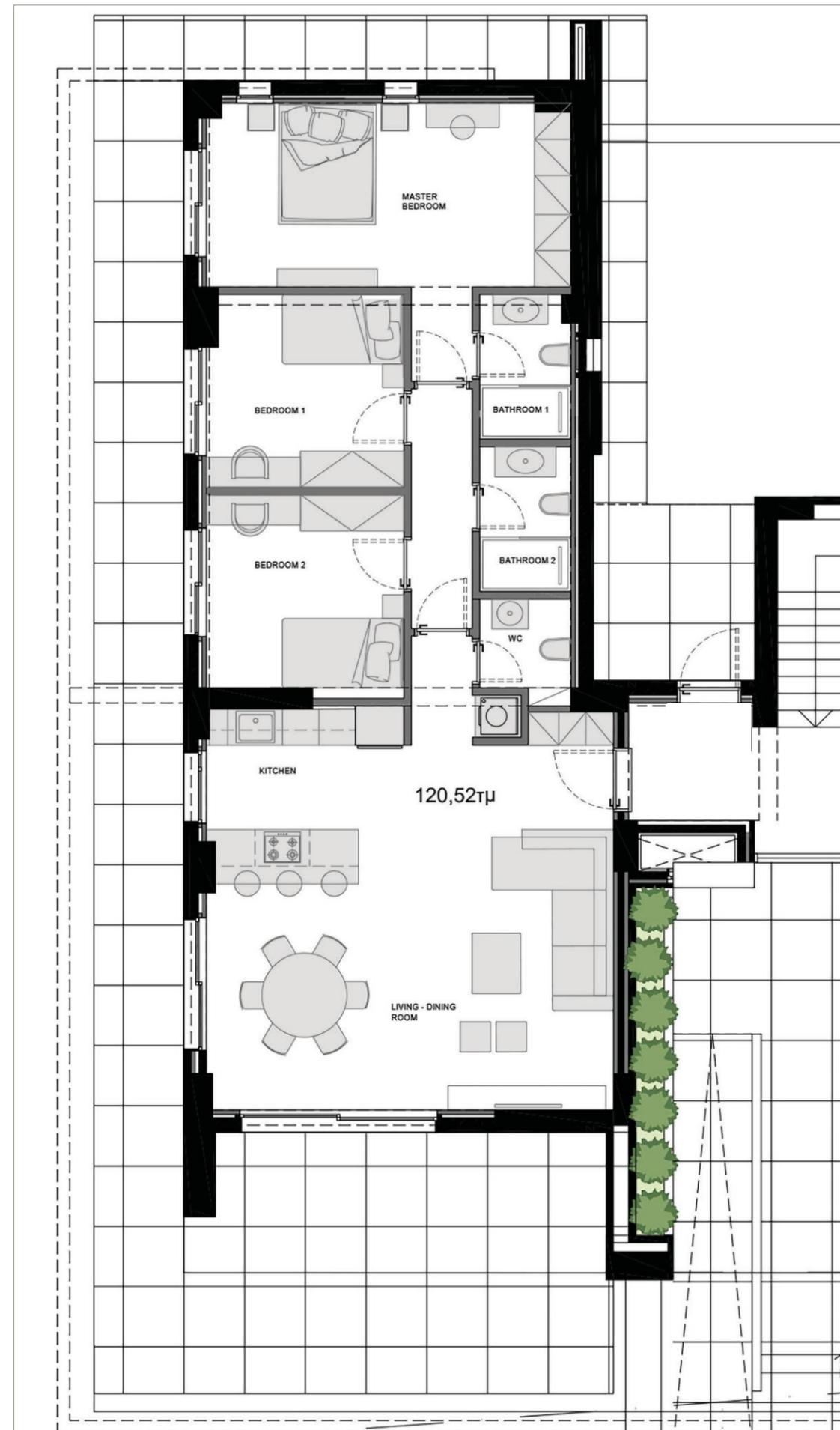


APARTMENTS

A/A	APARTMENT NO	Floor	M ²	STORAGE	PARKING	BEDROOMS	BATHROOMS	WC
1	IS1	1	120.52	1 SPOT	BASEMENT 1 SPOT	3	2	1
2	A1	1	120.52	1 SPOT	BASEMENT 1 SPOT	3	2	1
3	B1	2	120.52	1 SPOT	BASEMENT 1 SPOT	3	2	1
4	C1	3	120.52	1 SPOT	BASEMENT 1 SPOT	3	2	1
5	D1	4	120.52	1 SPOT	BASEMENT 1 SPOT	3	2	1
6	E1	5	120.52	1 SPOT	BASEMENT 1 SPOT	3	2	1
7	A2	1	123.00	1 SPOT	BASEMENT 1 SPOT	3	2	1
8	B2	2	123.00	1 SPOT	BASEMENT	3	2	1
9	C2	3	123.00	1 SPOT	BASEMENT	3	2	1
10	D2	4	123.00	1 SPOT	BASEMENT 1 SPOT	3	2	1
11	E2	5	123.00	1 SPOT	BASEMENT 1 SPOT	3	2	1
12	B3-C3	2 & 3	120.20	1 SPOT	BASEMENT 1 SPOT	2	2	1
13	D3-E3	4 & 5	120.20	1 SPOT	BASEMENT 1 SPOT	2	2	1

DELIVERY DATE : JUNE 2027

APARTMENT IS1



Type: **Residence for sale**

Total Area: **120.52 sq.m**

Floor: **Ground Floor**

Amenities

Security Door

Fan coil Systems

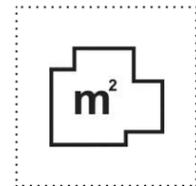
Aluminum Frames

Low E-window

Fire Safety

Fully Furnished

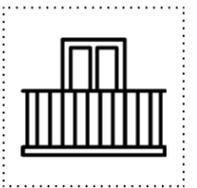
Equipped with kitchen appliances



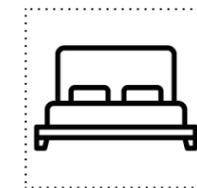
120,52 m2



310,00 m2
garden



79,40 m2
outdoor area



3 bedroom



2 bathrooms
1WC



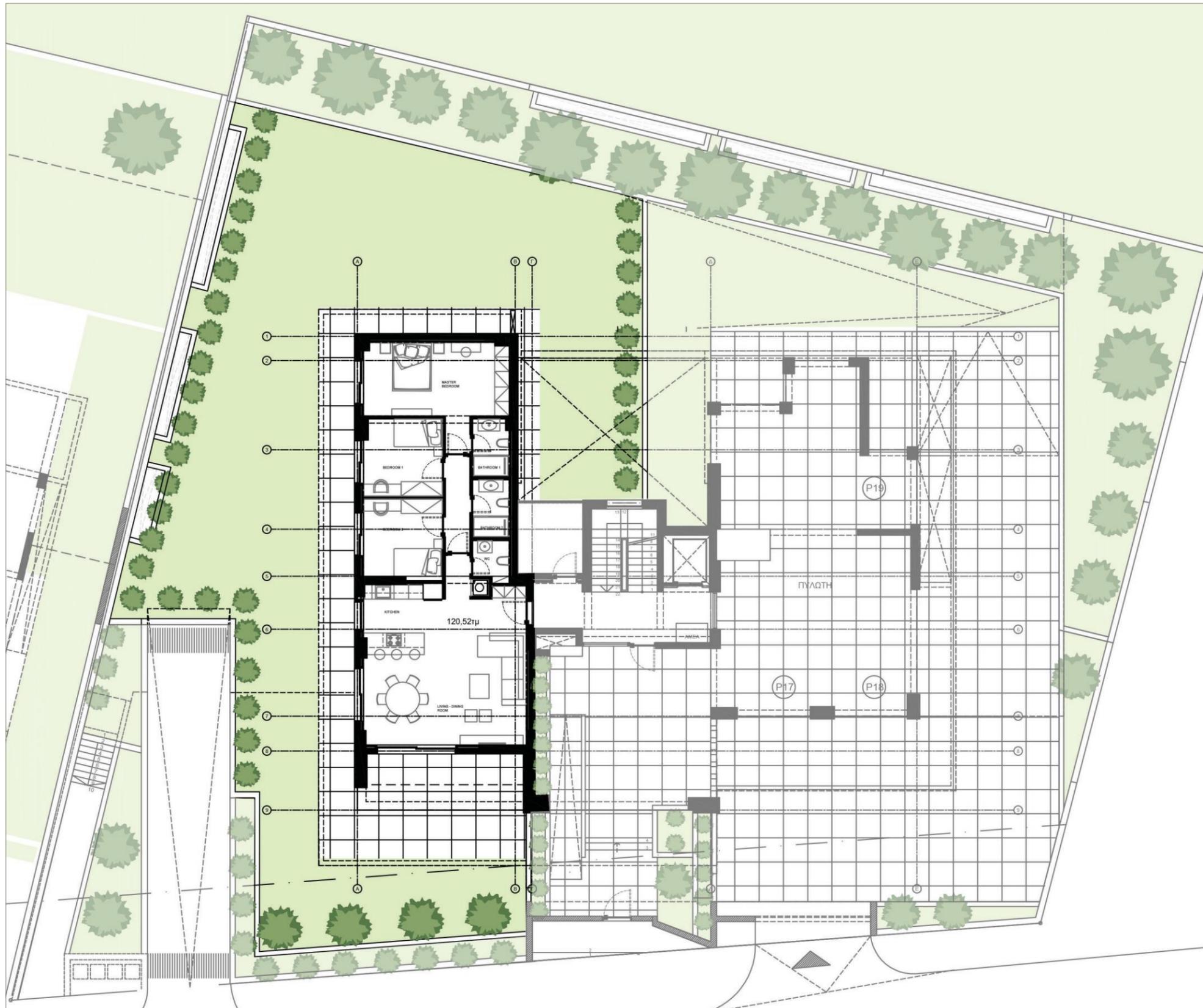
1 Parking
spot



Basement-
Storage

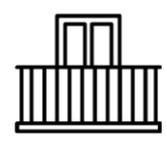
APARTMENT

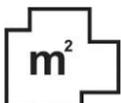
IS1



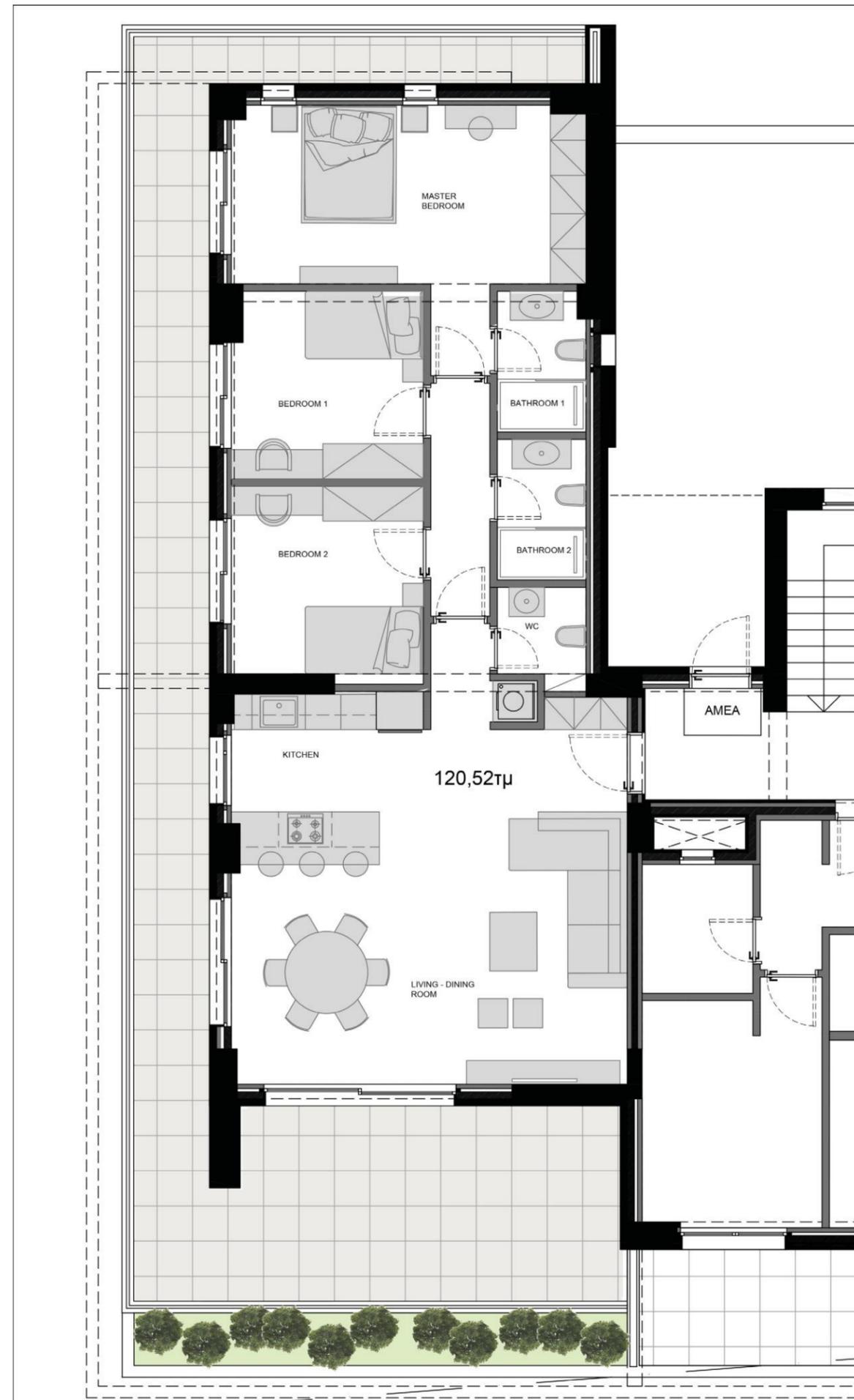

120,52 m2


310,00 m2
garden


79.40 m2
outdoor area


389,40 m2
private use
of land

APARTMENT A1



Type: **Residence for sale**

Total Area: **120.52 sq.m**

Floor: **1ST floor**

Amenities

Security Door

Fan coil Systems

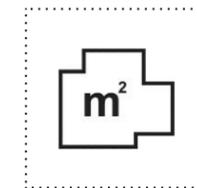
Aluminum Frames

Low E-window

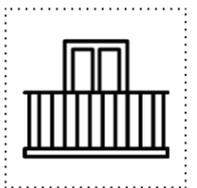
Fire Safety

Fully Furnished

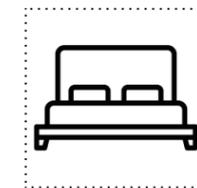
Equipped with kitchen appliances



120,52 m2



66,50 m2
balconies



3 bedroom



2 bathrooms
1WC

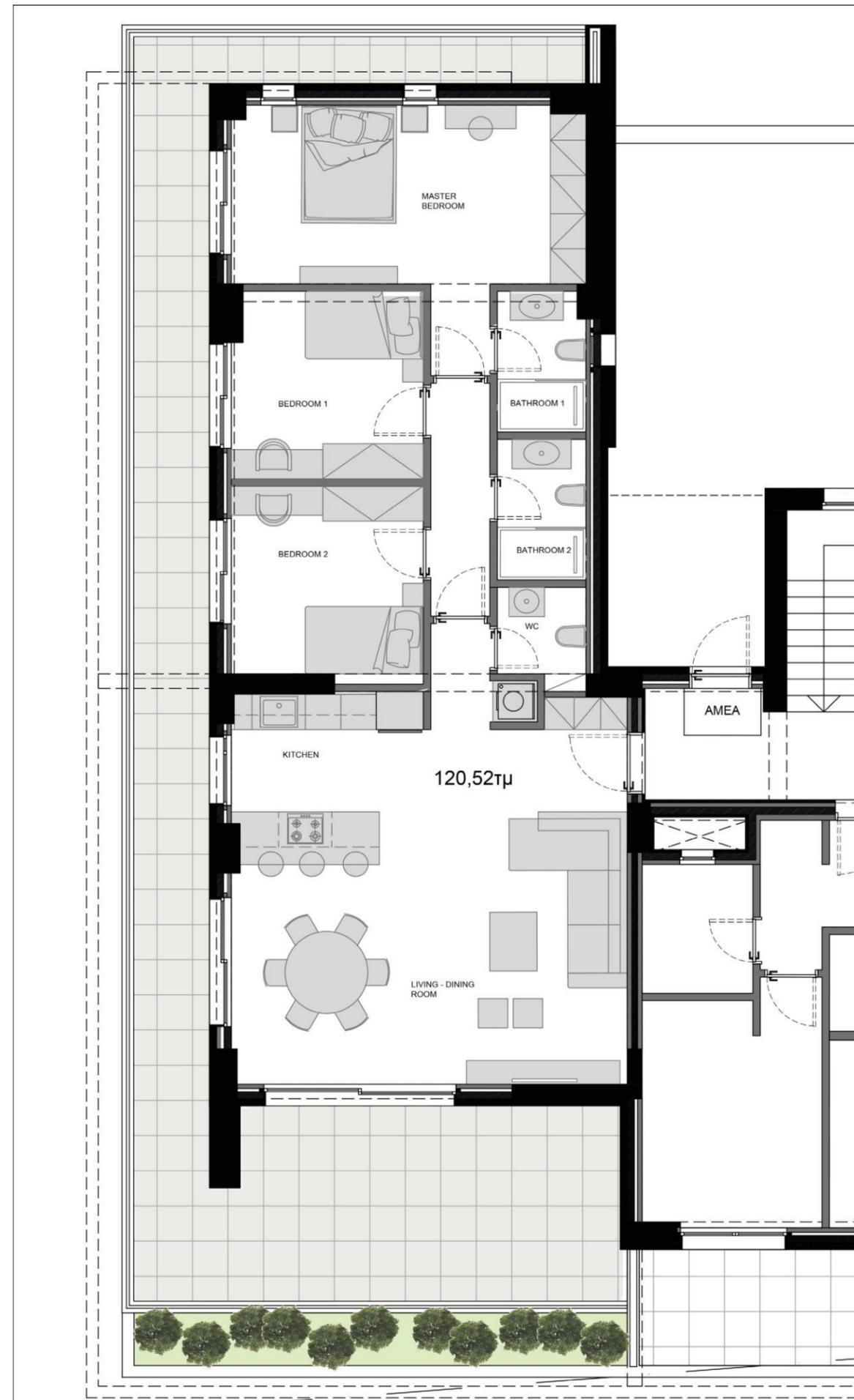


1 Parking
spot



Basement-
Storage

APARTMENT B1



Type: **Residence for sale**

Total Area: **120.52 sq.m**

Floor: **2ND floor**

Amenities

Security Door

Fan coil Systems

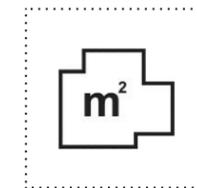
Aluminum Frames

Low E-window

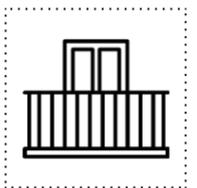
Fire Safety

Fully Furnished

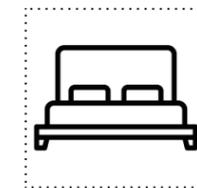
Equipped with kitchen appliances



120,52 m2



56,50 m2
balconies



3 bedroom



2 bathrooms
1WC



1 Parking
spot



Basement-
Storage

APARTMENT C1



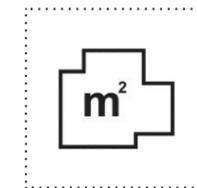
Type: **Residence for sale**

Total Area: **120.52 sq.m**

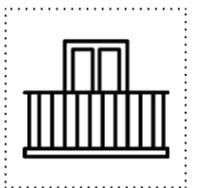
Floor: **3RD floor**

Amenities

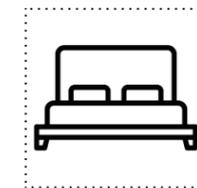
Security Door
Fan coil Systems
Aluminum Frames
Low E-window
Fire Safety
Fully Furnished
Equiped with kitchen appliances



120,52 m2



56,50 m2
balconies



3 bedroom



2 bathrooms
1WC

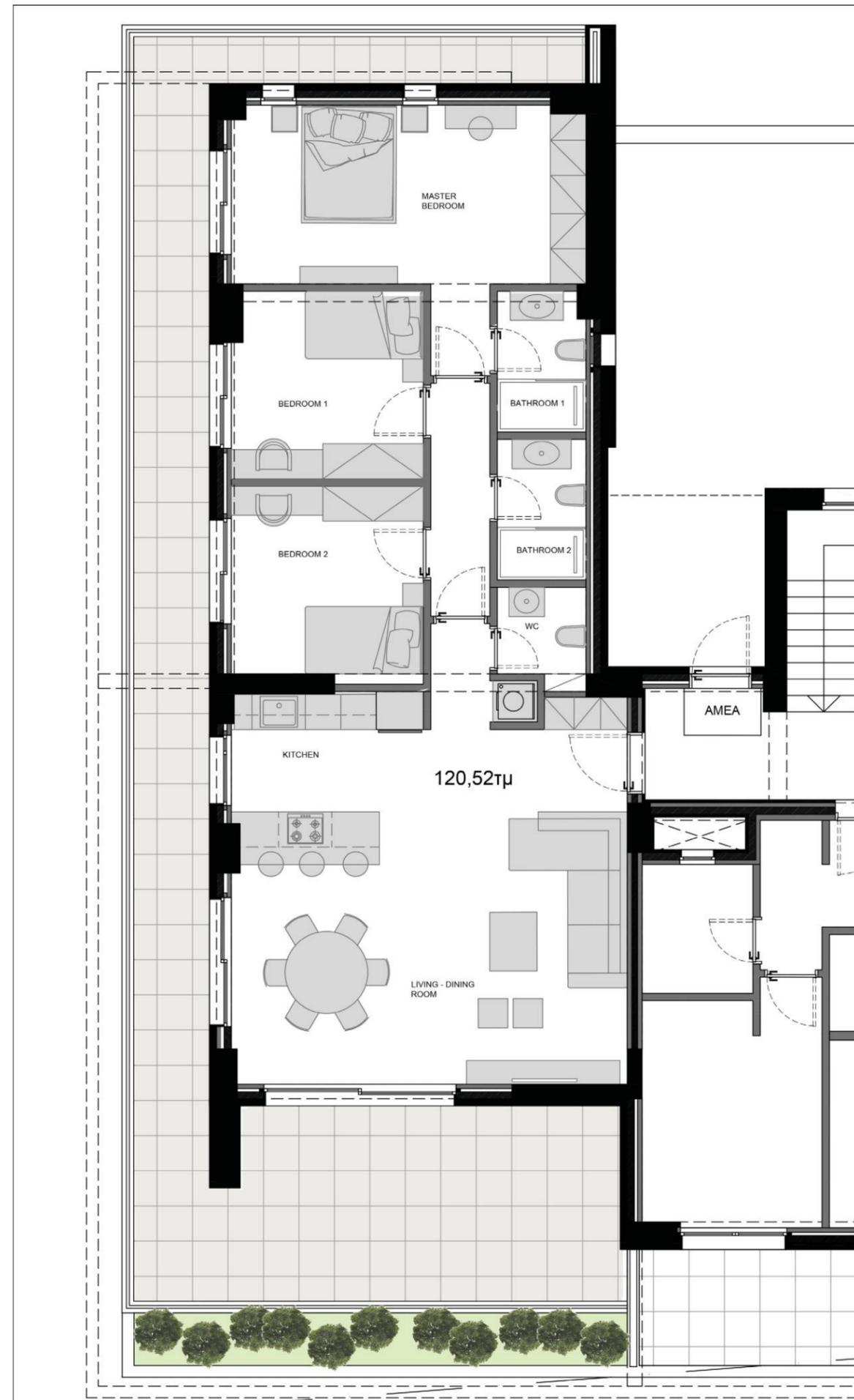


1 Parking
spot



Basement-
Storage

APARTMENT D1



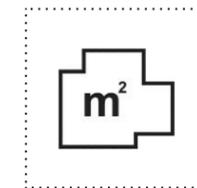
Type: **Residence for sale**

Total Area: **120.52 sq.m**

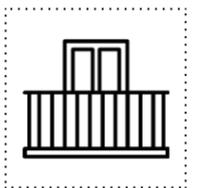
Floor: **4RTH floor**

Amenities

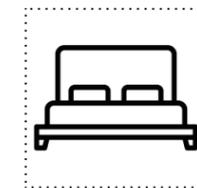
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



120,52 m2



56,50 m2
balconies



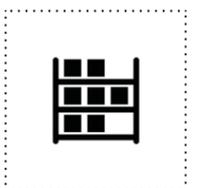
3 bedroom



2 bathrooms
1WC

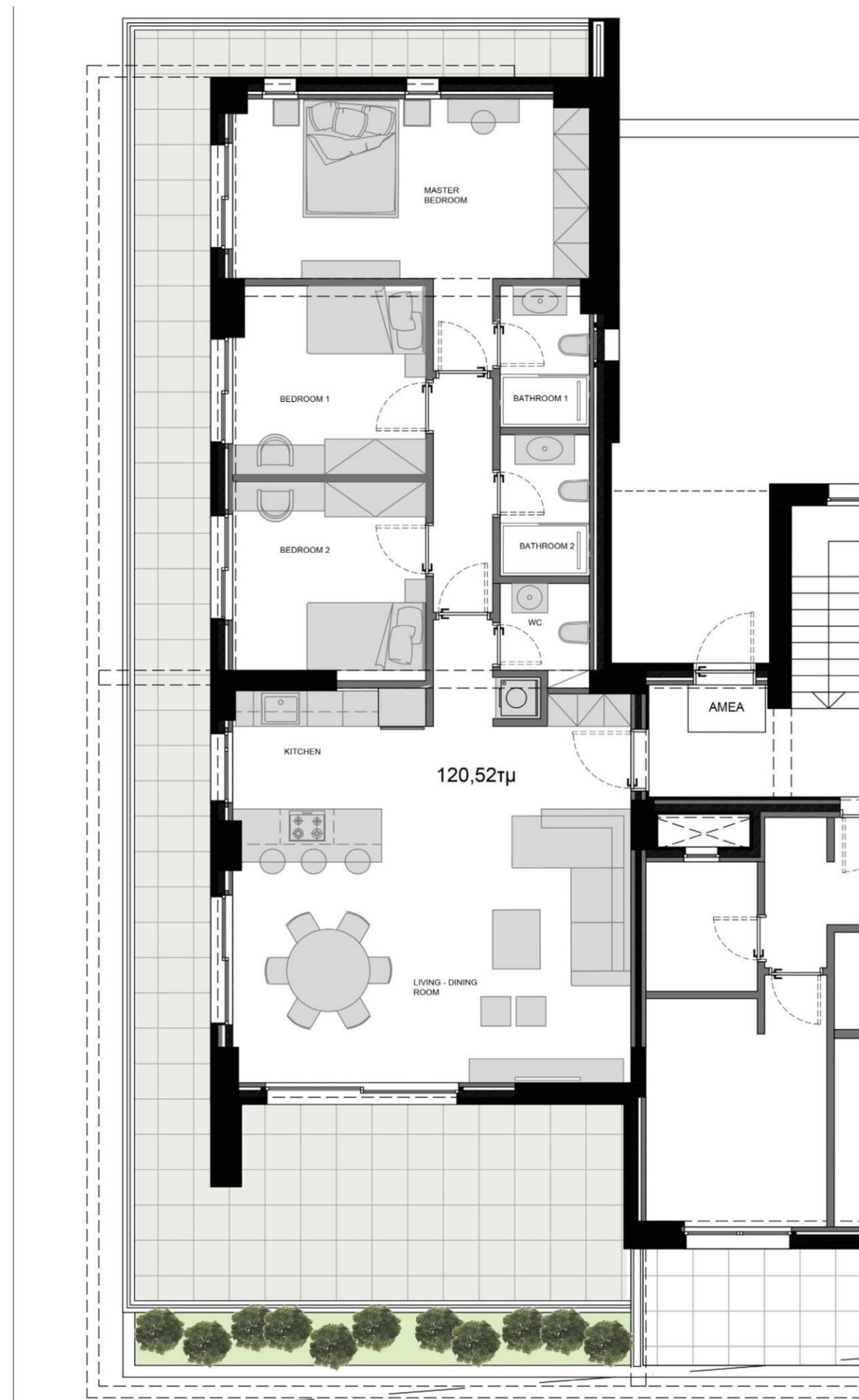


1 Parking
spot



Basement-
Storage

APARTMENT E1



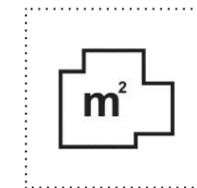
Type: **Residence for sale**

Total Area: **120.52 sq.m**

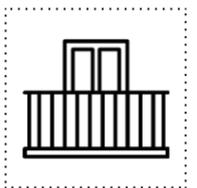
Floor: **5TH floor**

Amenities

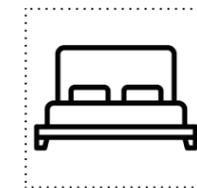
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



120,52 m2



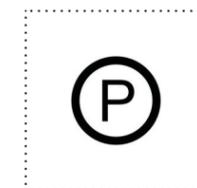
56,50 m2
balconies



3 bedroom



2 bathrooms
1WC

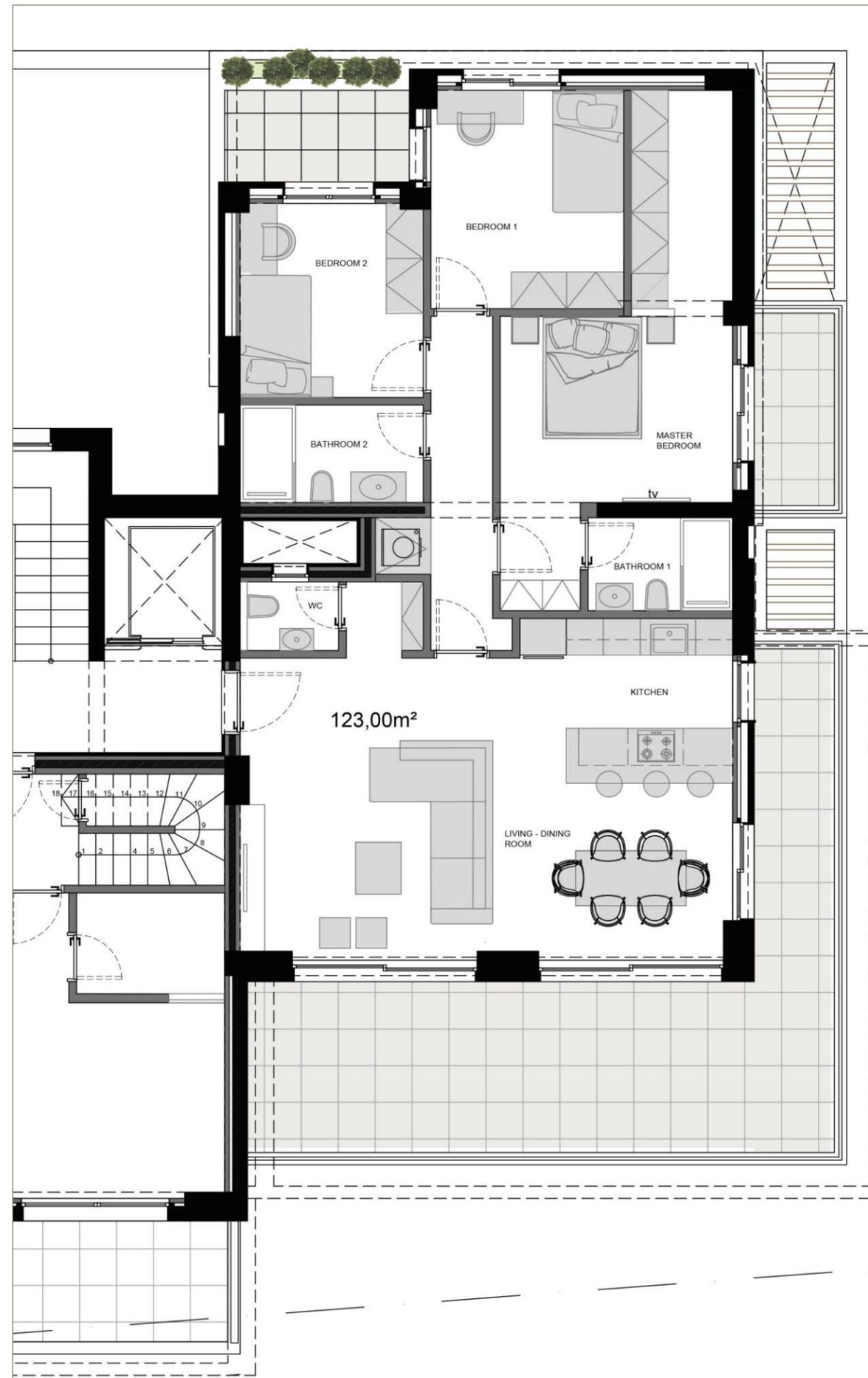


1 Parking
spot



Basement-
Storage

APARTMENT A2



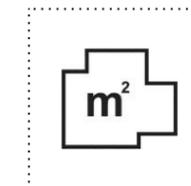
Type: **Residence for sale**

Total Area: **123.00 sq.m**

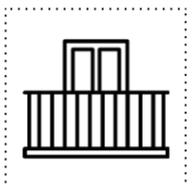
Floor: **1ST floor**

Amenities

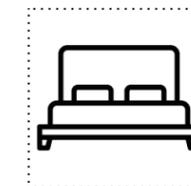
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



123,00 m2



52,20 m2
balconies



3 bedroom



2 bathrooms
1WC

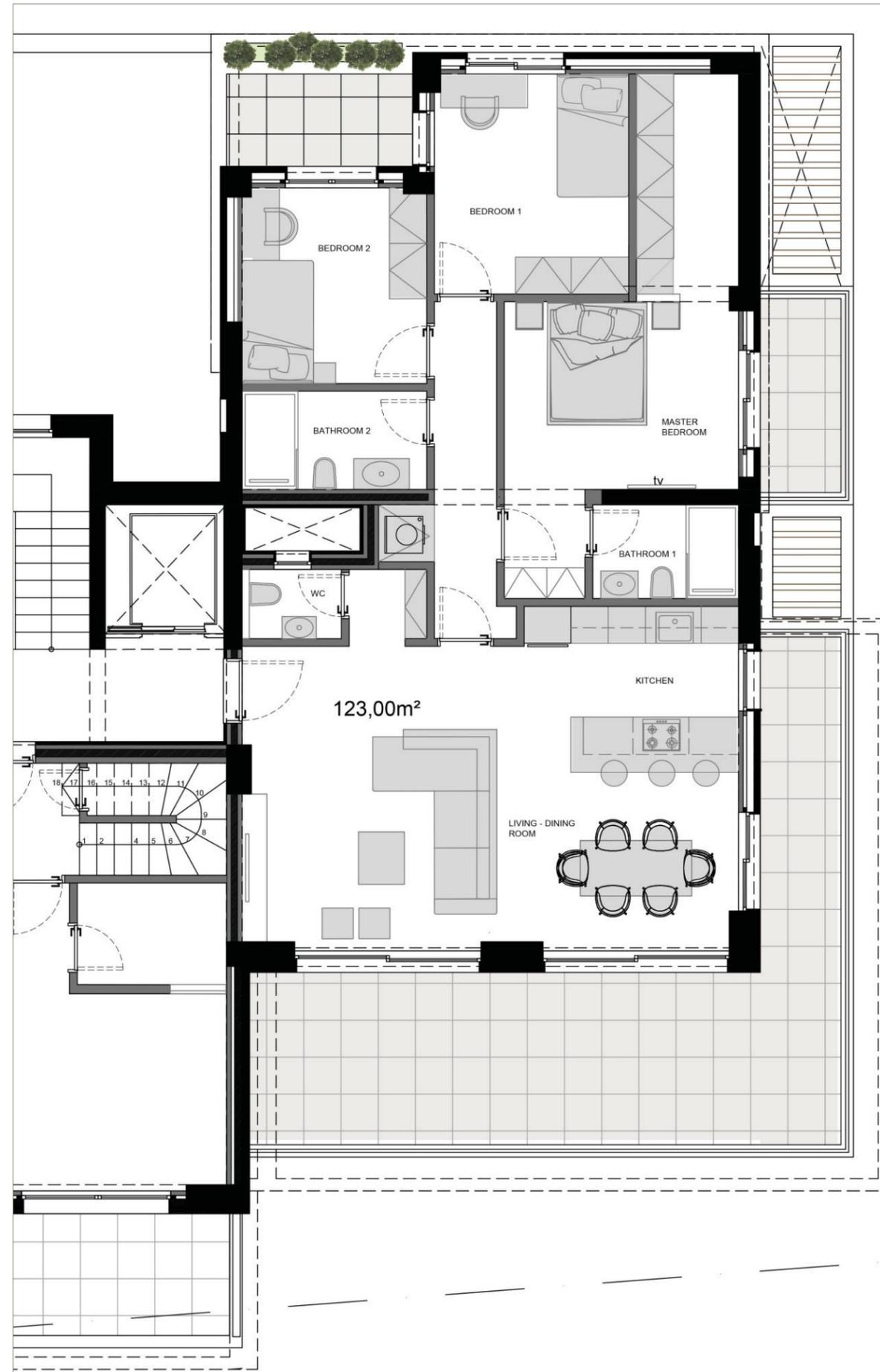


1 Parking
spot



Basement-
Storage

APARTMENT B2



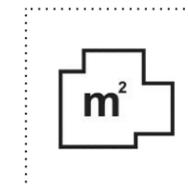
Type: **Residence for sale**

Total Area: **123.00 sq.m**

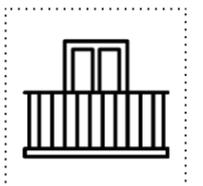
Floor: **2ND floor**

Amenities

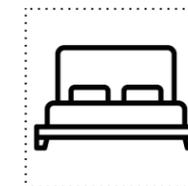
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



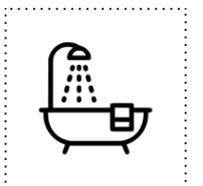
123,00 m2



52,20 m2
balconies



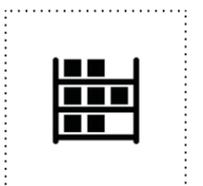
3 bedroom



2 bathrooms
1WC

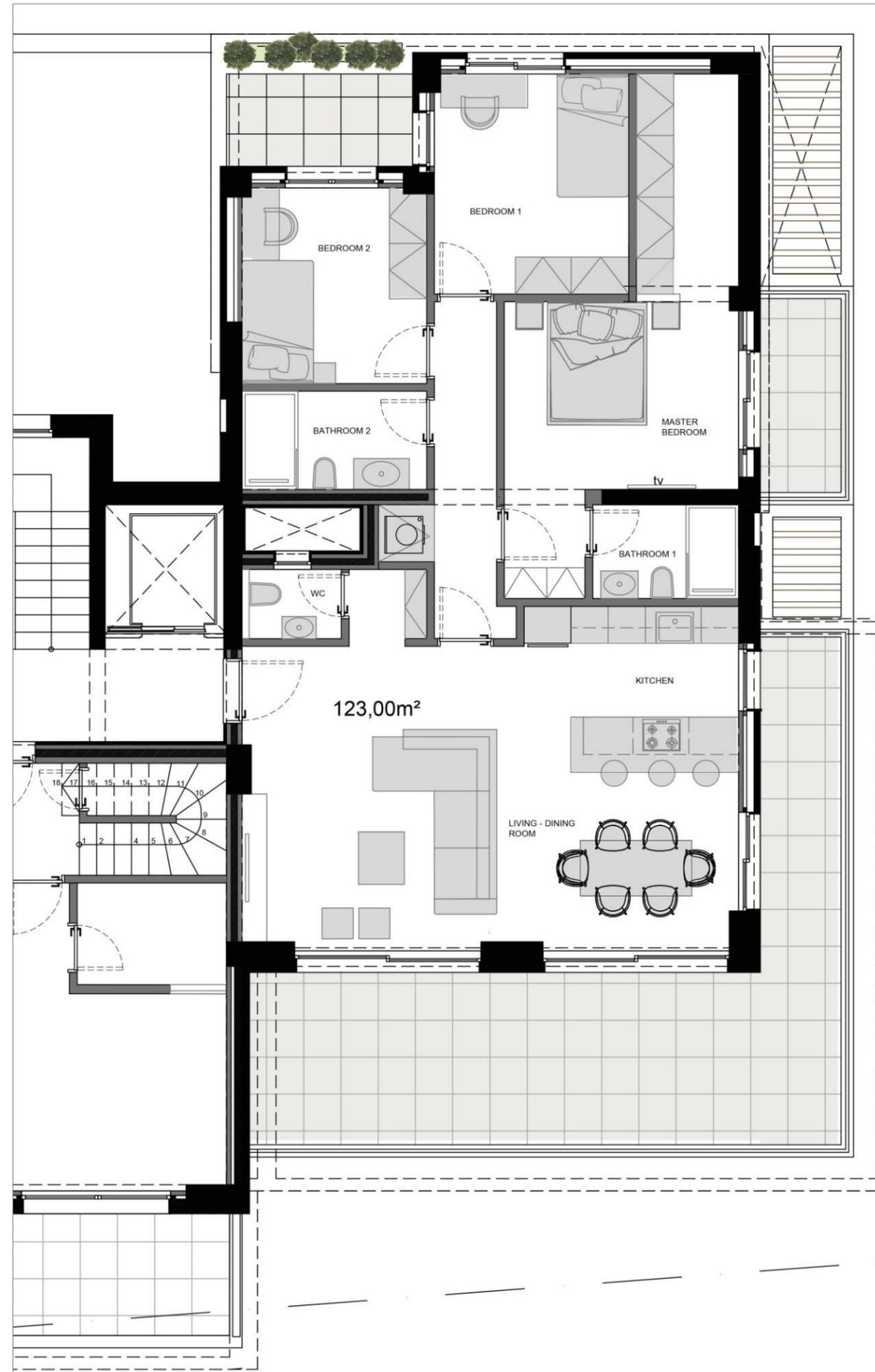


1 Parking
spot



Basement-
Storage

APARTMENT C2



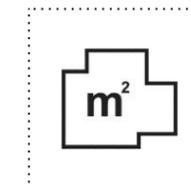
Type: **Residence for sale**

Total Area: **123.00 sq.m**

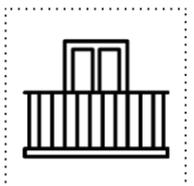
Floor: **3RD floor**

Amenities

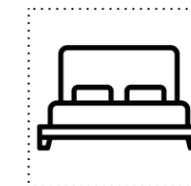
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



123,00 m2



52,20 m2
balconies



3 bedroom



2 bathrooms
1WC

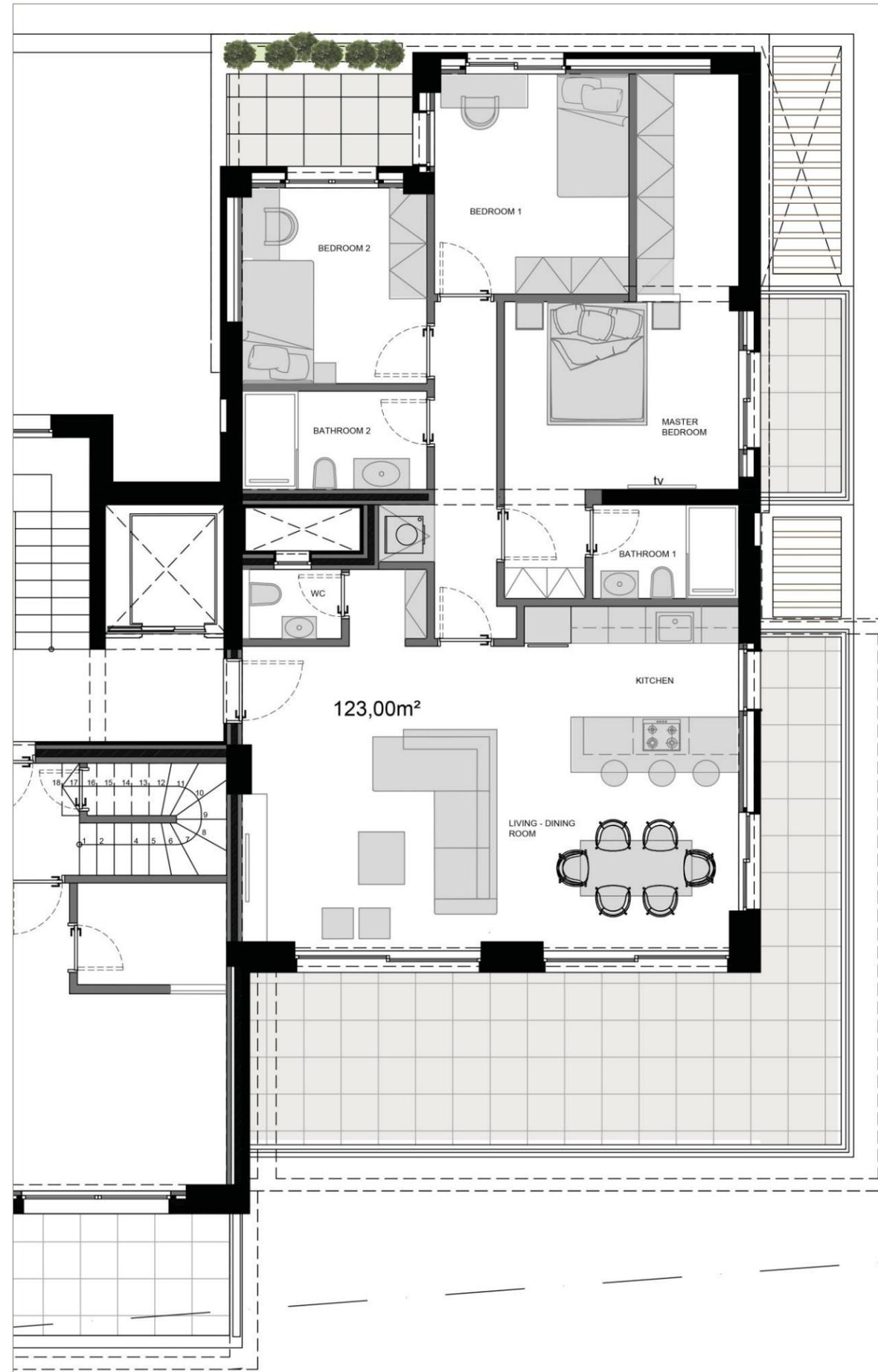


1 Parking
spot



Basement-
Storage

APARTMENT D2



Type: **Residence for sale**

Total Area: **123.00 sq.m**

Floor: **4RTH floor**

Amenities

Security Door

Fan coil Systems

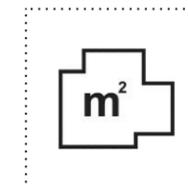
Aluminum Frames

Low E-window

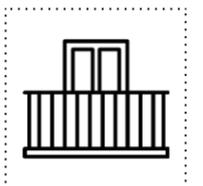
Fire Safety

Fully Furnished

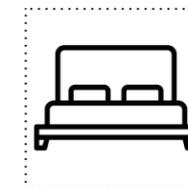
Equipped with kitchen appliances



123,00 m2



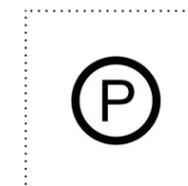
52,20 m2
balconies



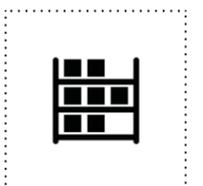
3 bedroom



2 bathrooms
1WC

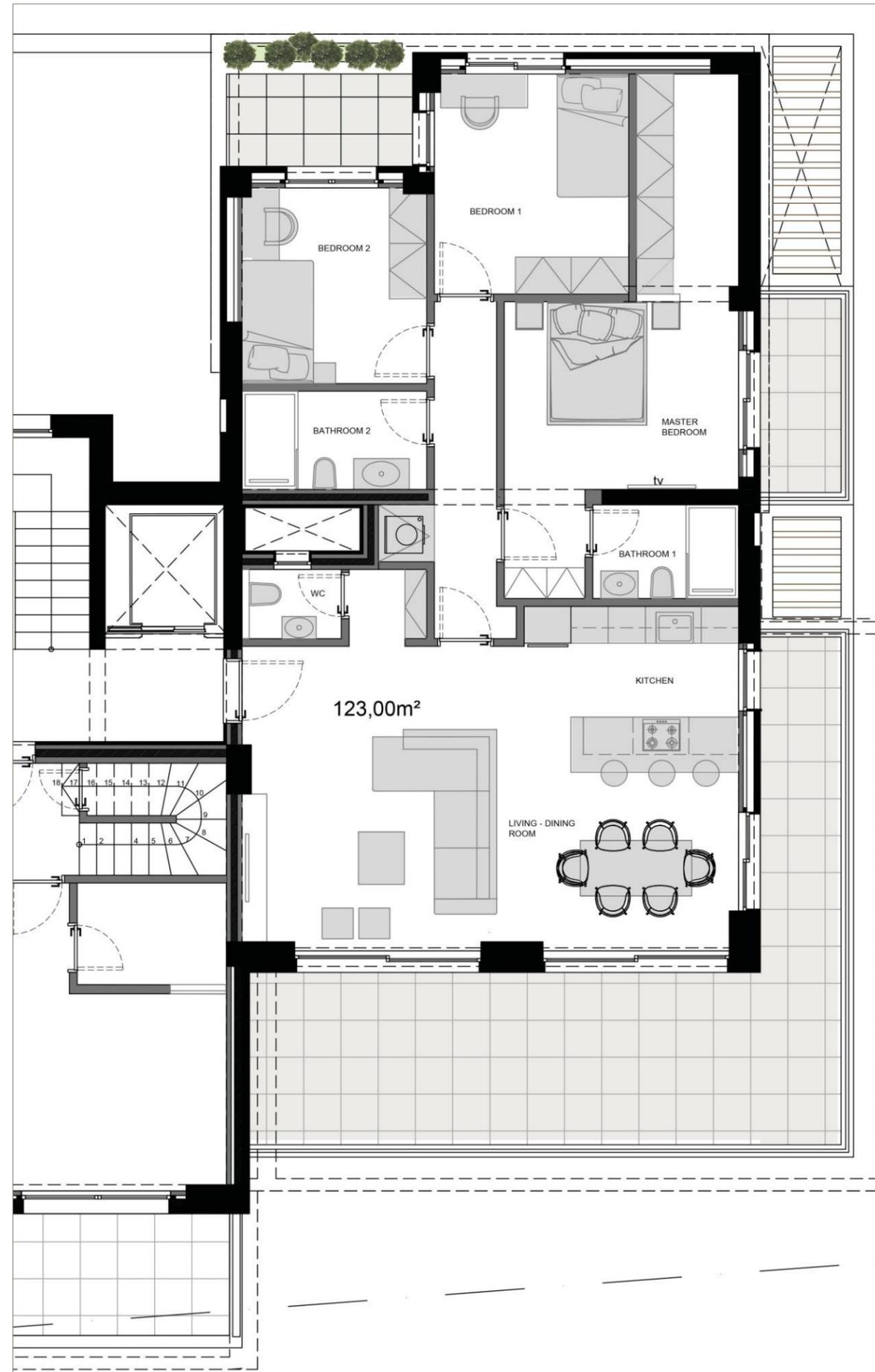


1 Parking
spot



Basement-
Storage

APARTMENT E2



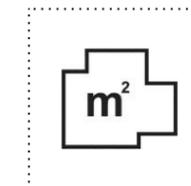
Type: **Residence for sale**

Total Area: **123.00 sq.m**

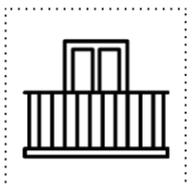
Floor: **5TH floor**

Amenities

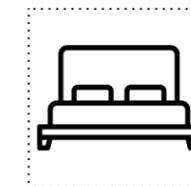
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



123,00 m2



52,20 m2
balconies



3 bedroom



2 bathrooms
1WC



1 Parking
spot



Basement-
Storage

APARTMENT

B3-C3

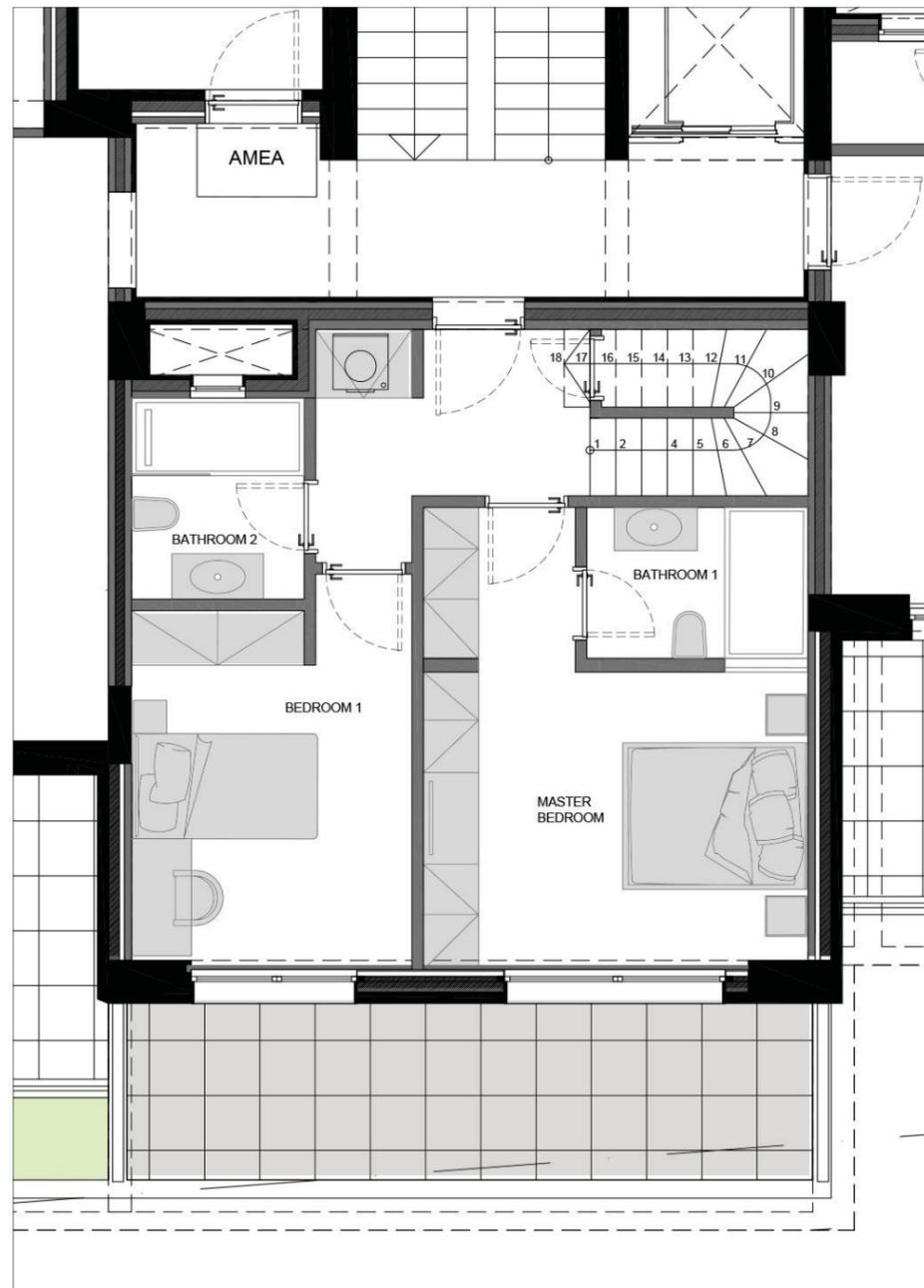
Type: **Residence for sale**

Total Area: **120.02 sq.m**

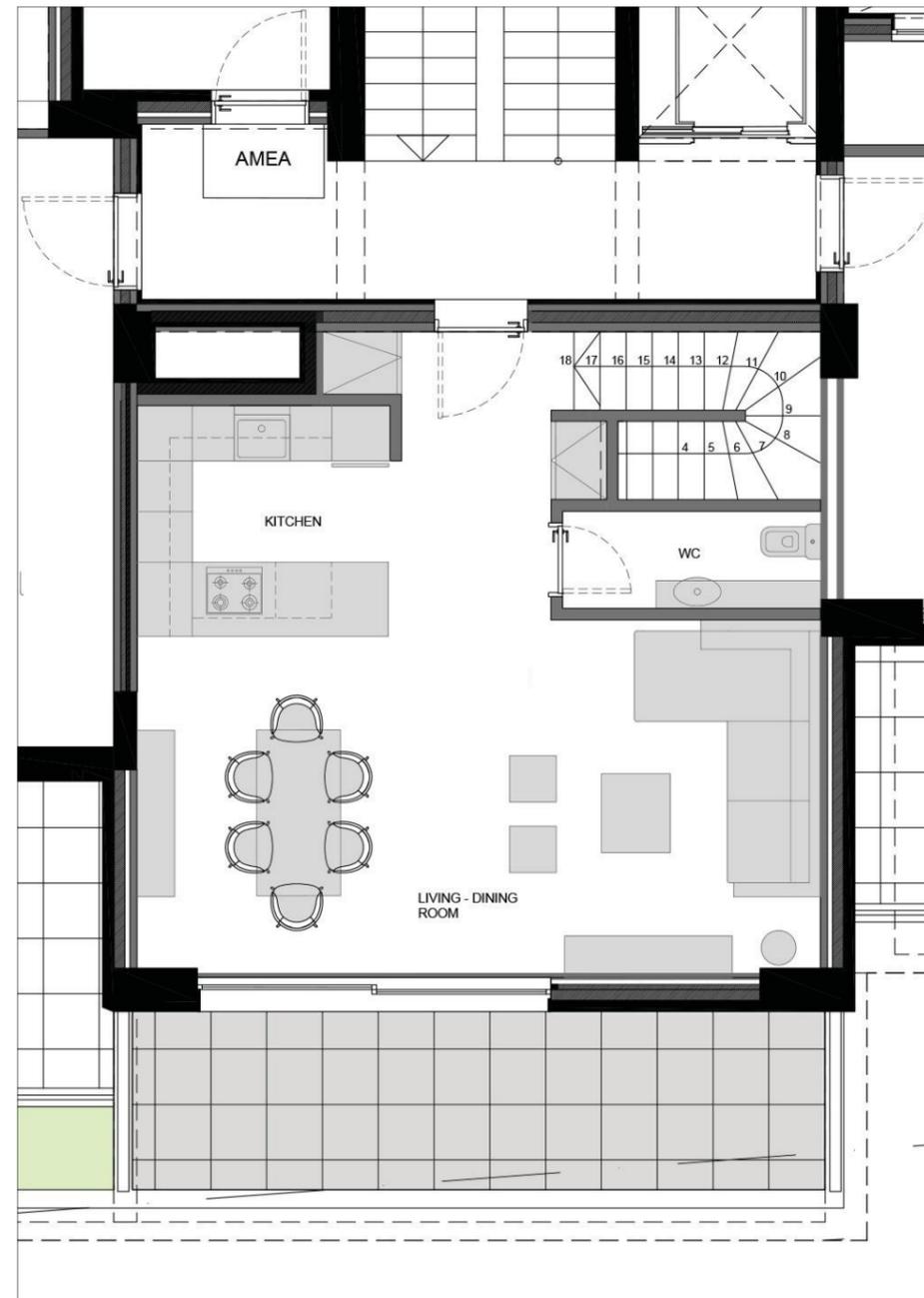
Floor: **2ND-3RD floor**

Amenities

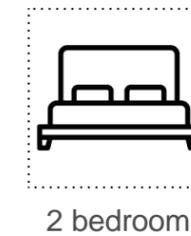
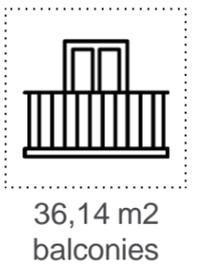
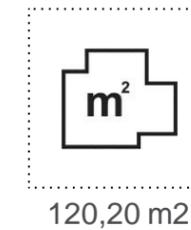
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



Floor: **2ND floor**



Floor: **3RD floor**



APARTMENT

D3-E3

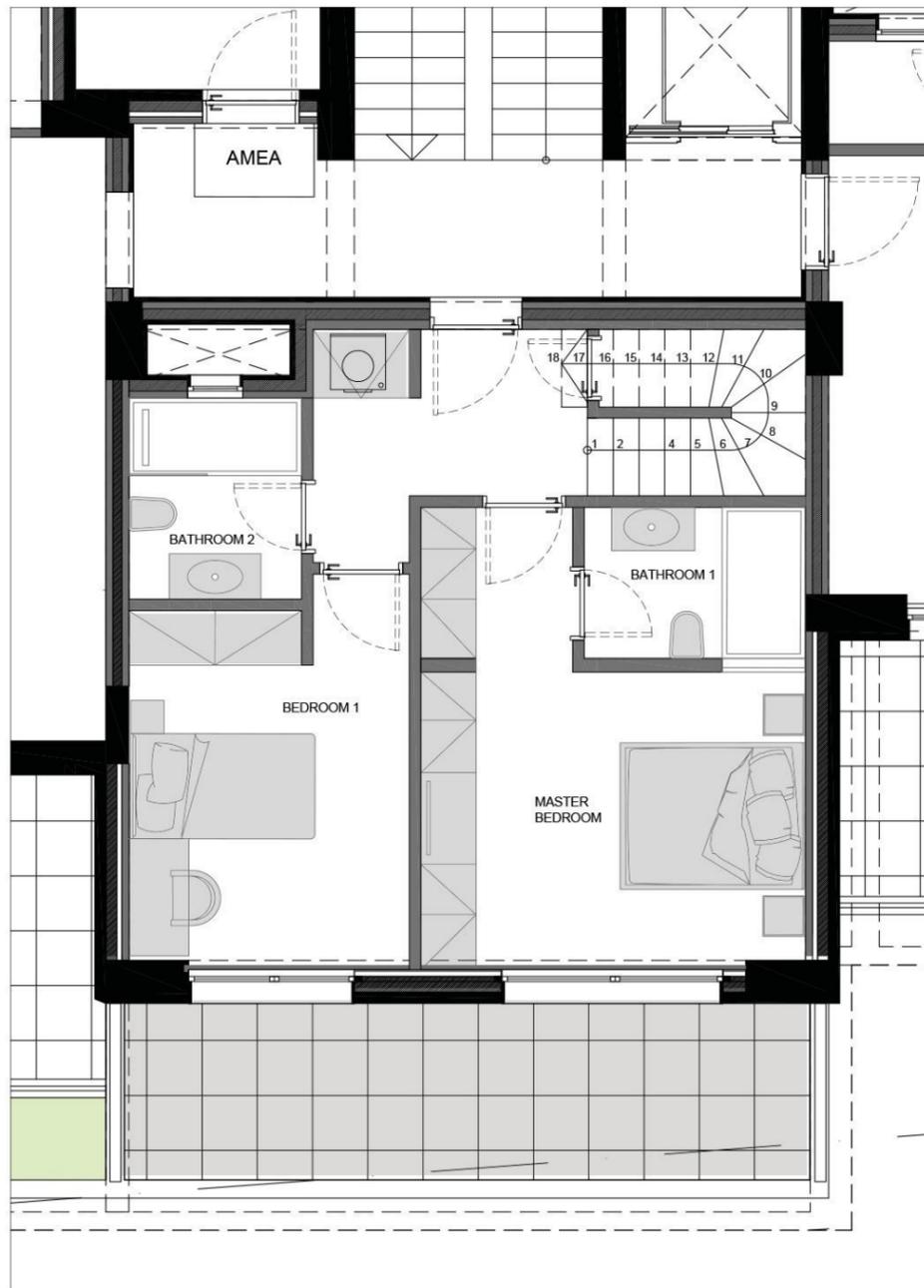
Type: Residence for sale

Total Area: 120.02 sq.m

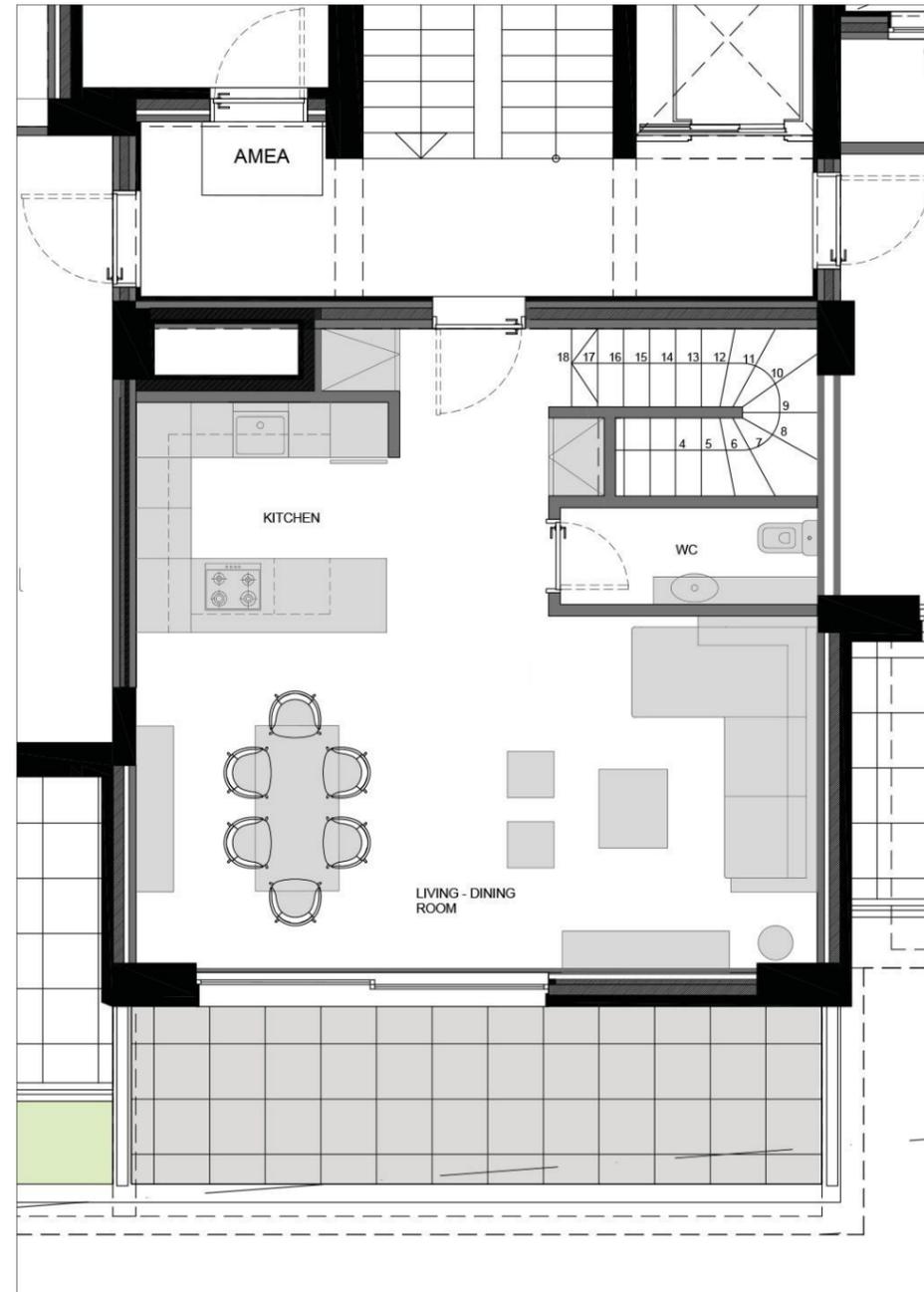
Floor: 4TH-5TH floor

Amenities

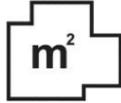
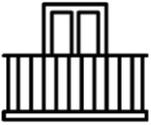
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



Floor: 4TH floor



Floor: 5TH floor

 120,20 m2	 36,14 m2 balconies
 2 bedroom	 2 bathrooms 1WC
 1 Parking spot	 Basement-Storage

BASEMENT

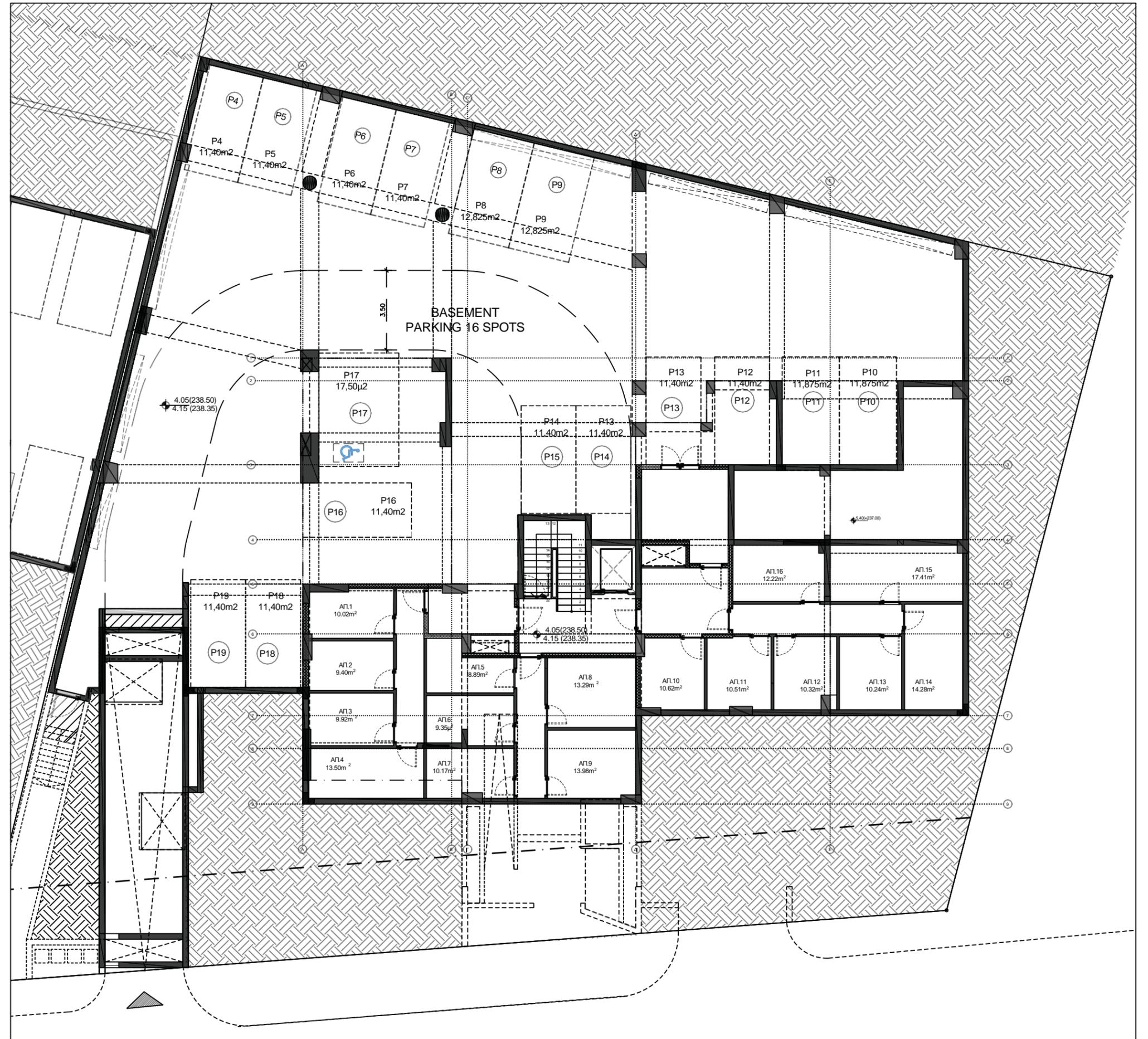
Total Area: 972.84 sq.m

Floor: Basement


972,84 m2


16 Parking Spots


16 Storage Spots



INTERIOR DESIGN



INTERIOR DESIGN



TECHNICAL SPECIFICATIONS

1. Structural Frame

- The structural frame will comply with Eurocode 2 (reinforced concrete) and Eurocode 8 (seismic design).
- Materials: Reinforced concrete of class C30/37 and steel B500C.
- Dimensions and reinforcement will follow the approved structural design.

2. Masonry

- External walls: 12 cm thick brick with internal Ultraboard drywall cladding (Knauf).
- Internal partitions: Double gypsum board system.
- Bathroom walls: High-moisture resistance GuardEX gypsum boards (Knauf).
- Inter-apartment walls: 9 cm bricks with single Ultraboard cladding on both sides.

3. Ceilings

- False gypsum ceilings as per the architectural plan.
- Moisture-resistant boards in wet areas (bathroom, WC, laundry).
- Linear ceiling recesses at living room balcony doors.
- Cement board ceilings with lighting provisions on balconies.

4. Wall Paints

- All walls and ceilings: Spatula-finished and painted in two layers of plastic paint.
- Color to be selected by owner.

5. Thermal Insulation

- External insulation system: BAUMIT STAR or similar (10 cm thickness).

6. Flooring

- Living room, kitchen, corridors: Tiles 120x60 cm, chosen by the OWNER from the supplier's collection.
- Bedrooms: Pre-varnished engineered wood flooring.
- Bathrooms/WC: Tiles 60x60 or 120x60 cm on floor and walls (floor to ceiling).
- Balconies: Tiles 120x60 cm selected by the CONTRACTOR.

7. Carpentry

Wardrobes

- As per architectural plan, height 240 cm, melamine carcass with laminate hinged doors.
- Includes drawers with telescopic mechanisms and soft-close.
- Final materials customizable by OWNER.

Kitchens

- Cabinets up to 220 cm height, with laminate hinged doors matt or gloss finish.
- Gola system handles, 4 cm bakelite countertop.
- Sink: Stainless steel inset (e.g., FRANKE BELL BCX or similar), faucet (e.g., FRANKE LINA XL or similar).
- The property is delivered with kitchen appliances.

8. Sanitary Ware

Bathroom Equipment (per bathroom):

- GROHE concealed cistern with chrome flush plate
- Wall-hung toilet (AXA GLOMP, white gloss or similar) with soft-close seat
- Shower area with slope and 60 cm linear drain
- 8 mm fixed safety glass screen
- Built-in shower mixer & countertop basin mixer (ARTIS PUNTA CHROME or similar)
- Wall-hung vanity unit with drawers
- Mirror with concealed perimeter lighting
- CHROME accessories (toilet paper holder, hooks, towel rail)

WC Equipment (per WC):

- GROHE concealed cistern with chrome flush plate
- Wall-hung toilet (BIOJET JULIA, white gloss or similar) with soft-close seat
- Countertop basin mixer (ARTIS PUNTA CHROME or similar)
- Wall-hung vanity unit with cupboards
- Mirror with concealed perimeter lighting
- CHROME accessories (toilet paper holder, hooks)

TECHNICAL SPECIFICATIONS

9. Frames and Doors

- External frames: RAL-colored aluminum, thermal break, double energy glazing, electric shutters, flyscreens where possible.
- Interior doors: Lacquered flush doors, aluminum casing, MDF core, magnetic lock, 3D hidden hinges.
- Main door: Security door (15-point lock, fire-rated), ISEO cylinder with defender, internal handle by CONVEX or similar.

10. Plumbing

- Independent cold water supply and meter per unit (EYDAP).
- Automatic irrigation in garden. Multilayer insulated aluminum pipes with 6mm insulation.
- Hot water via heat pump with integrated 150–200L tank.
- Provisions for washing machine, dishwasher, refrigerator, balcony taps, and cold water to common areas.

11. Drainage

- Gravity drainage with primary venting. Sloped piping to external PVC drainage network.
- Rainwater drainage from roofs and balconies via vertical downpipes to surrounding terrain.

12. HVAC

- Cooling and Heating: Air-to-water heat pump connected to ducted FCUs. Each room with outlets and control unit.

13. Fire Safety

- Complies with Fire Brigade-approved plan. Includes: fire detection panel, detectors, internal/external sirens, door beacon, central building integration, and alarm system readiness.

14. Electrical Installation

- High voltage systems: Lighting, sockets (220V), equipment supply. Independent PPC meter and distribution board.
- Earthing and protection systems (e.g., Siemens/ABB/Legrand). Cables: NYM 3x1.5 for lighting, NYM 3x2.5 for sockets.
- Low voltage systems: data, OTE line, fiber-ready, cat6 UTP cabling, RJ45 outlets.
- TV: Satellite and terrestrial wiring to each main room, RJ45 at each TV point.
- Alarm: Wiring for magnetic contacts, motion sensors, and siren per apartment.

15. Intercom System

- Color video door entry system (e.g., Legrand/CTC) with camera at main entrance and monitors inside each unit.

16. Lighting Fixtures

- Indoor fixtures and storeroom lighting to be purchased and installed by CONTRACTORS
- Built-in spotlights per electrical study installed by CONTRACTORS.

17. Common Areas & Landscaping

- Common garden per landscaping plan with trees, shrubs, and aromatic plants.
- Full lighting installation and automated irrigation system.
- Outdoor flooring: Tiles suitable for exteriors (60x60 or 60x120 cm) as per architectural design.

18. Furnishes

- The property is delivered fully furnished.

Thank you!

