



Pinēa Living III

by

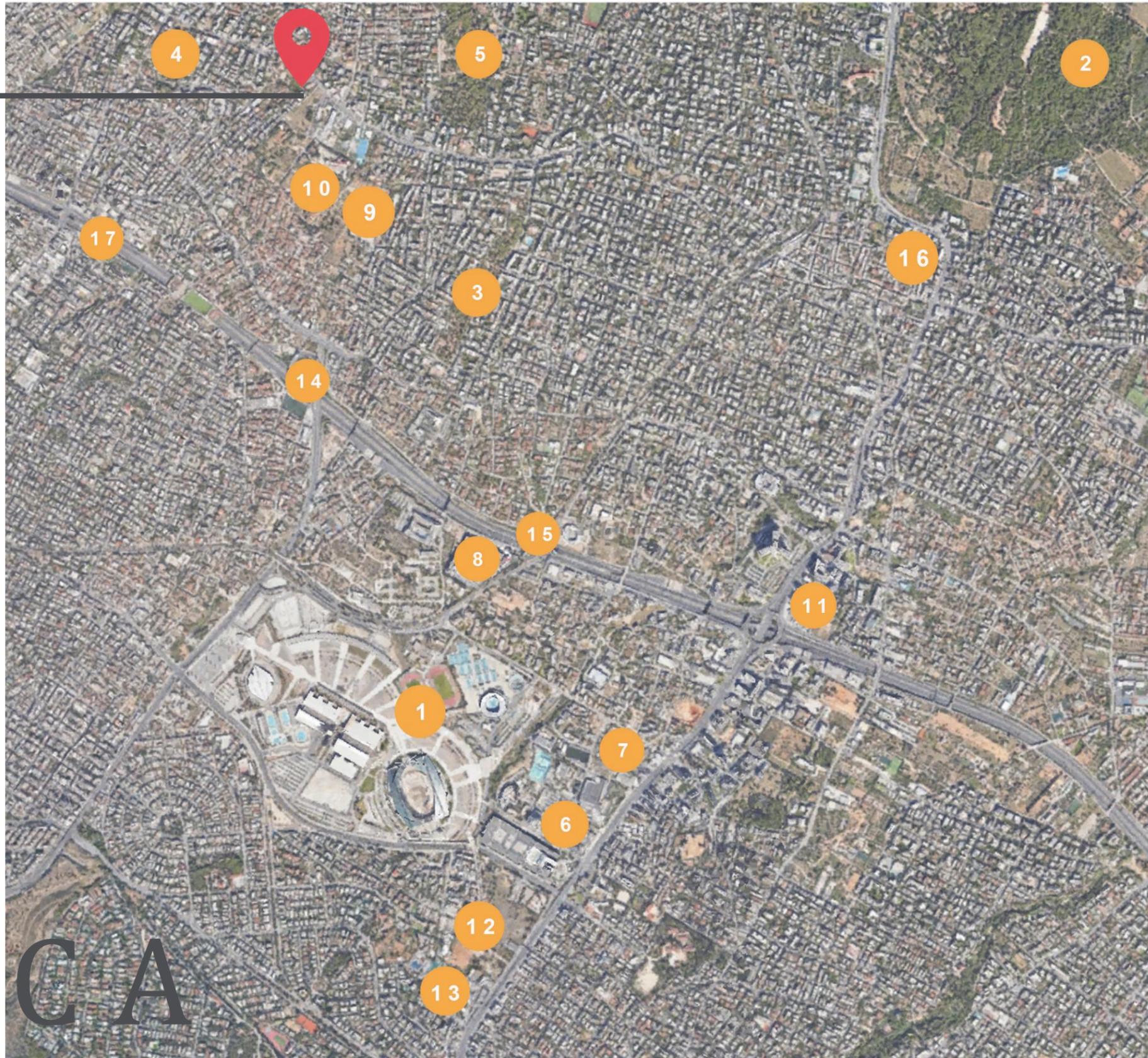
TEN
BRINKE.

TEN
TEC. residences

Pinea Living III

38 Leoforos
Amarousiou

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-BLD.1

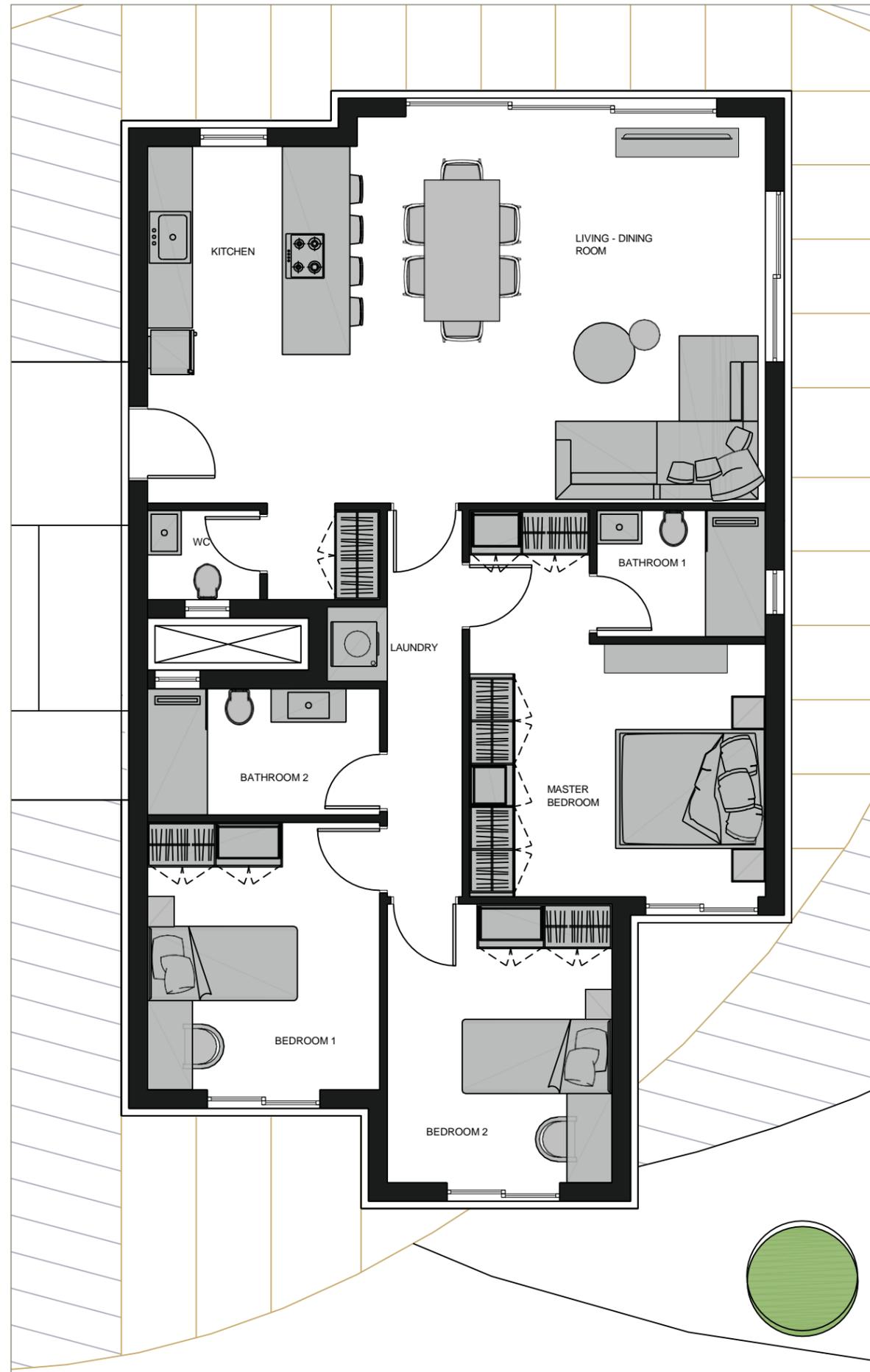
A/A	APARTMENT NO	Floor	M ²	STORAGE	PARKING	BEDROOMS	BATHROOMS	WC
BUILDING 1 (A)								
1	A.0.1	0	120.50	1 SPOT	1 SPOT	3	2	1
2	A.1.1	1	120.50	1 SPOT	1 SPOT	3	2	1
3	A.2.1	2	120.50	1 SPOT	1 SPOT	3	2	1
4	A.3.1	3	120.50	1 SPOT	1 SPOT	3	2	1
5	A.4.1	4	120.50	1 SPOT	1 SPOT	3	2	1
6	A.5.1	5	120.50	1 SPOT	1 SPOT	3	2	1
7	A.0.2	0	120.50	1 SPOT	1 SPOT	3	2	1
8	A.1.2	1	120.50	1 SPOT	1 SPOT	3	2	1
9	A.2.2	2	120.50	1 SPOT	1 SPOT	3	2	1
10	A.3.2	3	120.50	1 SPOT	1 SPOT	3	2	1
11	A.4.2	4	120.50	1 SPOT	1 SPOT	3	2	1
12	A.5.2	5	120.50	1 SPOT	1 SPOT	3	2	1
13	A.0.3	0	120.50	1 SPOT	1 SPOT	3	2	1
14	A.1.3	1	120.50	1 SPOT	1 SPOT	3	2	1
15	A.2.3	2	120.50	1 SPOT	1 SPOT	3	2	1
16	A.3.3	3	120.50	1 SPOT	1 SPOT	3	2	1
17	A.4.3	4	120.50	1 SPOT	1 SPOT	3	2	1
18	A.5.3	5	120.50	1 SPOT	1 SPOT	3	2	1
19	A.0.4	0	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
20	A.1.4	1	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
21	A.2.4	2	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
22	A.3.4	3	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
23	A.4.4	4	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
24	A.5.4	5	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	

A P A R T M E N T S

A.0.1 - A.1.1

A.2.1 - A.3.1

A.4.1 - A.5.1



Type: Residence for sale

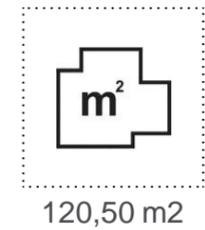
Total Area: 120.50 sq.m

Building: 1

Floor: From Ground Floor
To 5TH Floor

Amenities

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



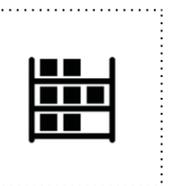
3 bedroom



2 bathrooms



1 Parking spot



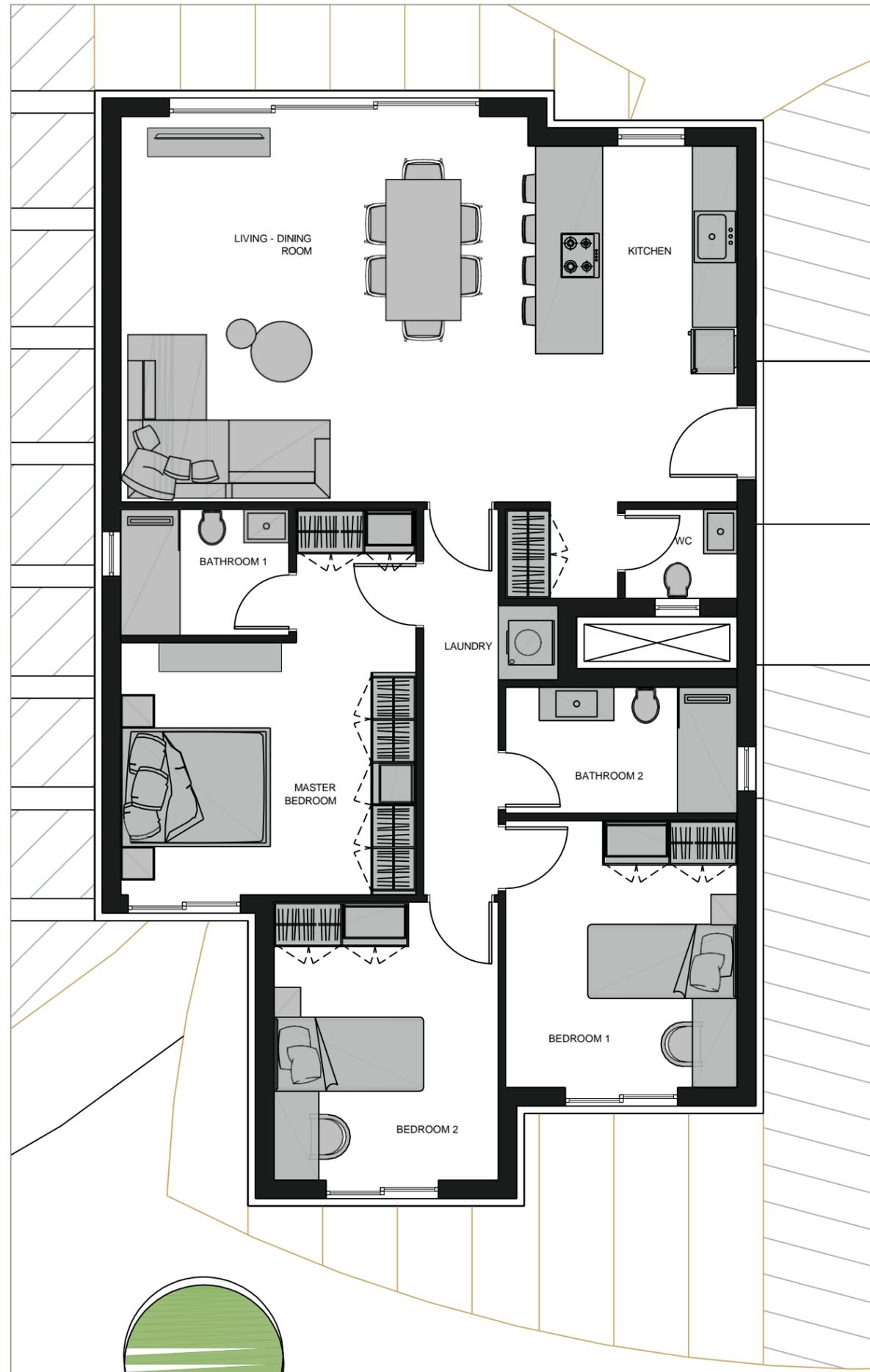
Basement-Storage

A P A R T M E N T S

A.0.2 - A.1.2

A.2.2 - A.3.2

A.4.2 - A.5.2



Type: Residence for sale

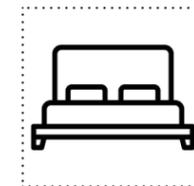
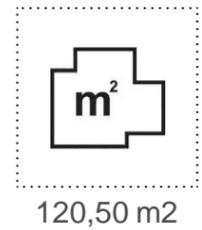
Total Area: 120.50 sq.m

Building: 1

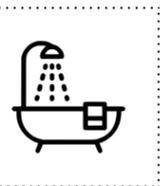
Floor: From Ground Floor
To 5TH Floor

Amenities

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- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



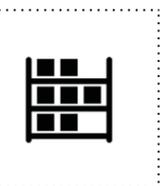
3 bedroom



2 bathrooms



1 Parking spot



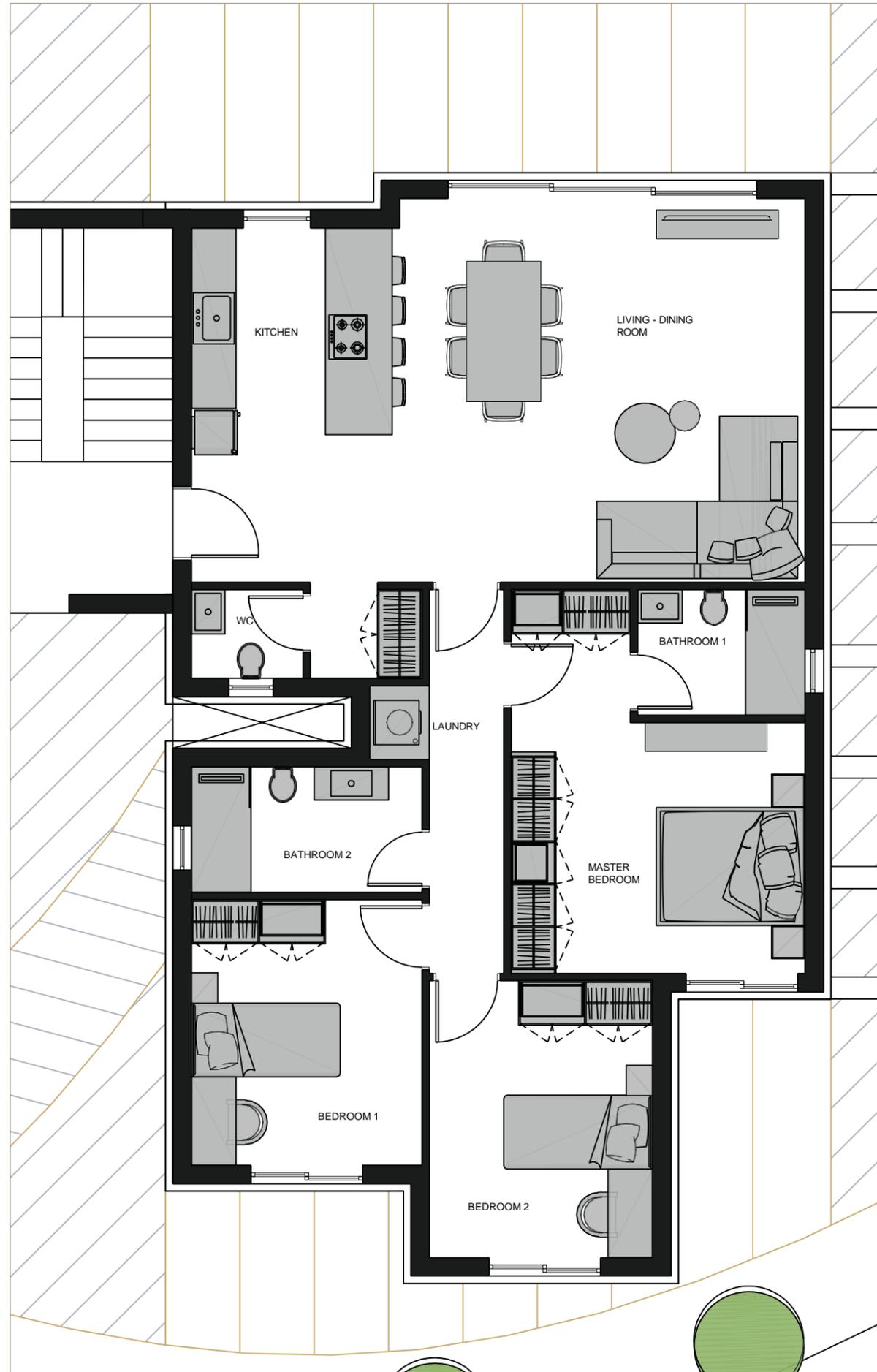
Basement-Storage

A P A R T M E N T S

A.0.3 - A.1.3

A.2.3 - A.3.3

A.4.3 - A.5.3



Type: Residence for sale

Total Area: 120.50 sq.m

Building: 1

Floor: From Ground Floor
To 5TH Floor

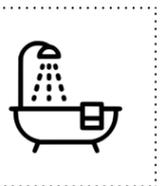
Amenities

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

m²
120,50 m2



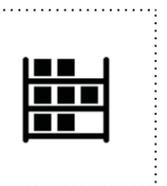
3 bedroom



2 bathrooms



1 Parking spot



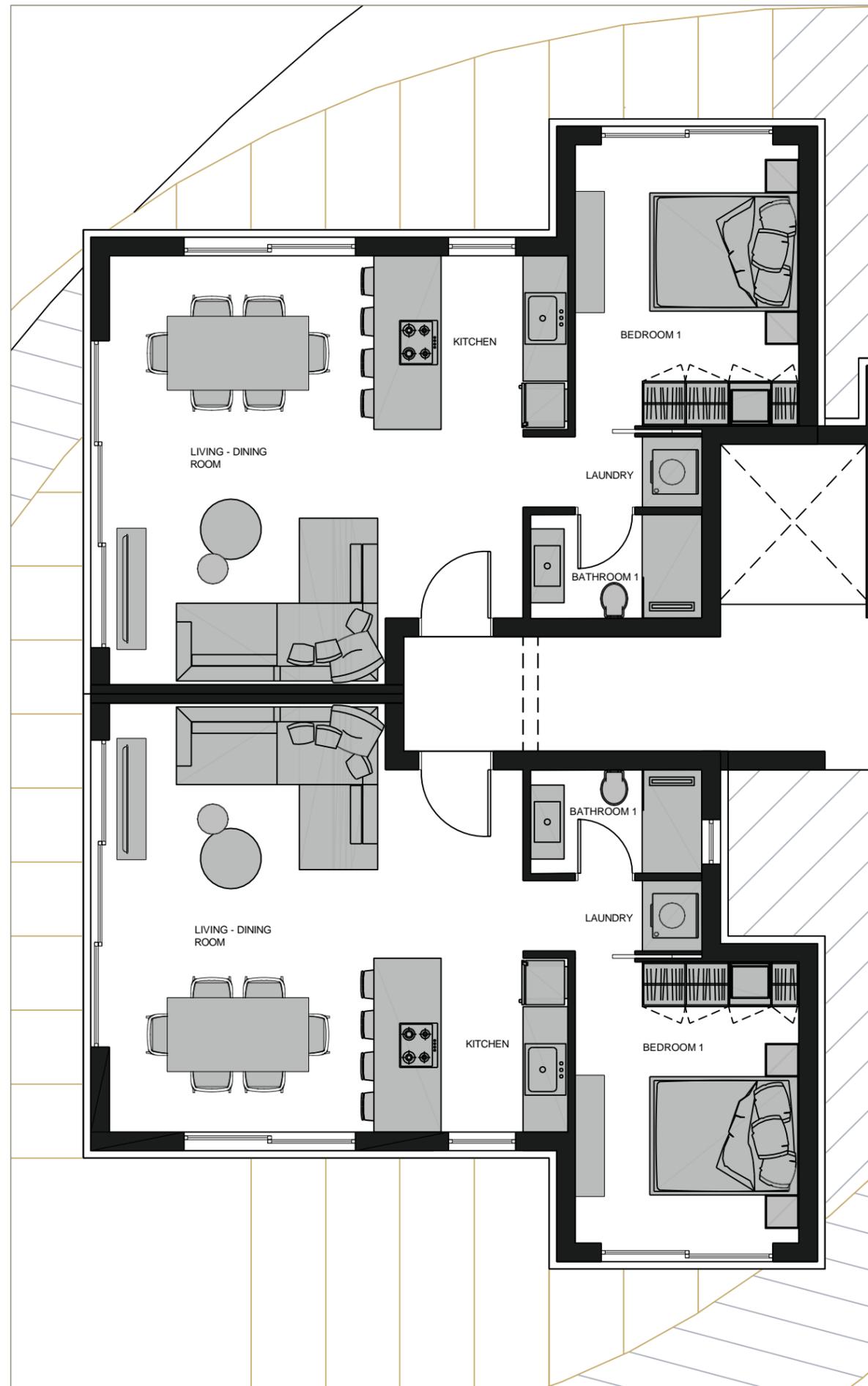
Basement-Storage

A P A R T M E N T S

A.0.4 - A.1.4

A.2.4 - A.3.4

A.4.4 - A.5.4



Type: **Residence for sale**

Total Area: **120.60 sq.m**
(60.30 & 60.30)

Building: **1**

Floor: **From Ground Floor**
To 5TH Floor

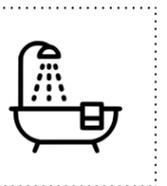
Amenities

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

m²
120,60 m2



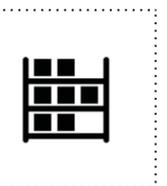
2 bedroom



2 bathrooms



1 Parking spot



Basement-Storage

APARTMENTS-BLD.2

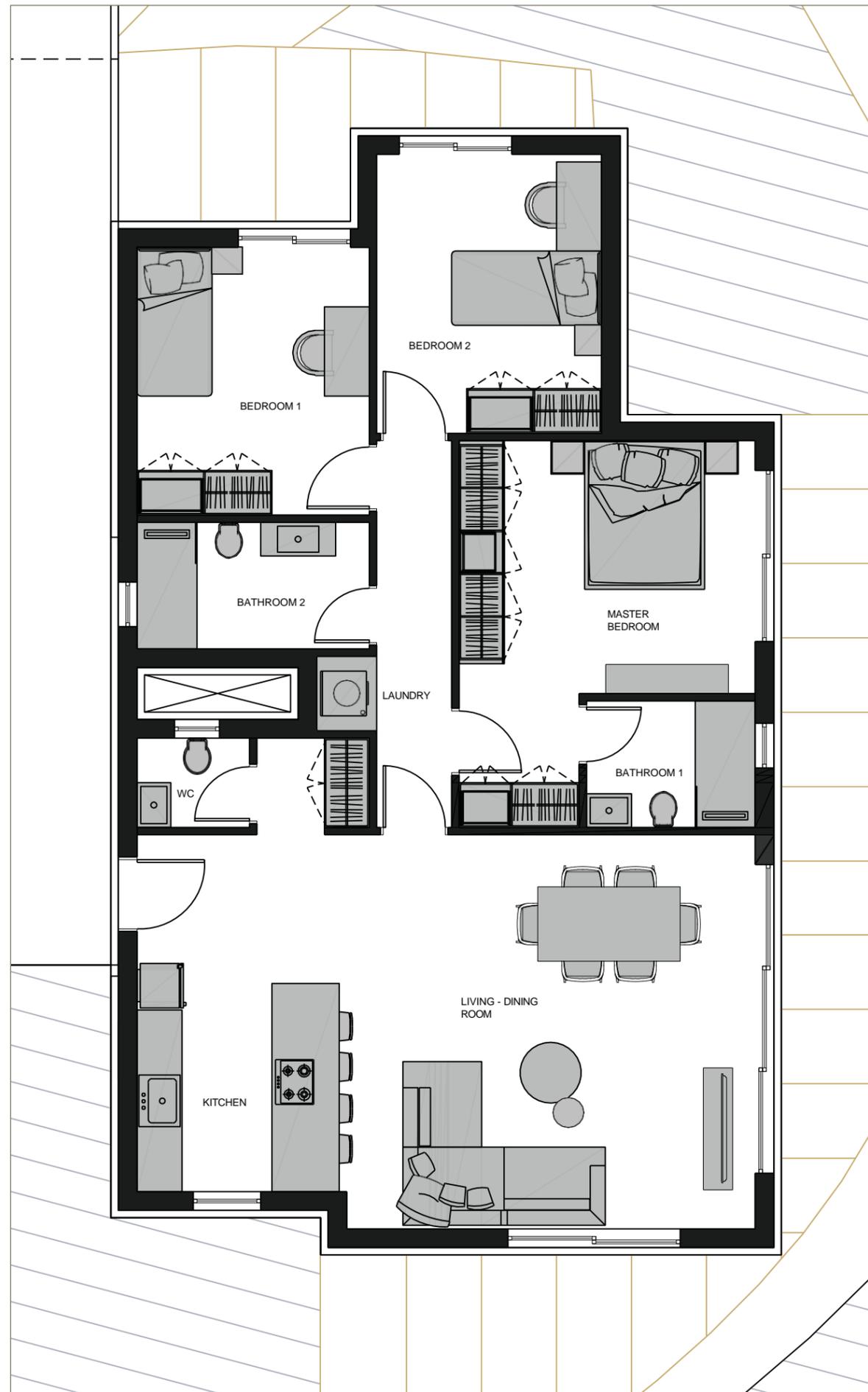
A/A	APARTMENT NO	Floor	M ²	STORAGE	PARKING	BEDROOMS	BATHROOMS	WC
BUILDING 2 (B)								
1	B.0.1	0	120.50	1 SPOT	1 SPOT	3	2	1
2	B.1.1	1	120.50	1 SPOT	1 SPOT	3	2	1
3	B.2.1	2	120.50	1 SPOT	1 SPOT	3	2	1
4	B.3.1	3	120.50	1 SPOT	1 SPOT	3	2	1
5	B.4.1	4	120.50	1 SPOT	1 SPOT	3	2	1
6	B.5.1	5	120.50	1 SPOT	1 SPOT	3	2	1
7	B.0.2	0	120.50	1 SPOT	1 SPOT	3	2	1
8	B.1.2	1	120.50	1 SPOT	1 SPOT	3	2	1
9	B.2.2	2	120.50	1 SPOT	1 SPOT	3	2	1
10	B.3.2	3	120.50	1 SPOT	1 SPOT	3	2	1
11	B.4.2	4	120.50	1 SPOT	1 SPOT	3	2	1
12	B.5.2	5	120.50	1 SPOT	1 SPOT	3	2	1
13	B.0.3	0	120.30 (75.00 + 45.30)	1 SPOT	1 SPOT	3 (2+1)	2 (1+1)	
14	B.1.3	1	120.30 (75.00 + 45.30)	1 SPOT	1 SPOT	3 (2+1)	2 (1+1)	
15	B.2.3	2	120.30 (75.00 + 45.30)	1 SPOT	1 SPOT	3 (2+1)	2 (1+1)	
16	B.3.3	3	120.30 (75.00 + 45.30)	1 SPOT	1 SPOT	3 (2+1)	2 (1+1)	
17	B.4.3	4	120.30 (75.00 + 45.30)	1 SPOT	1 SPOT	3 (2+1)	2 (1+1)	
18	B.5.3	5	120.30 (75.00 + 45.30)	1 SPOT	1 SPOT	3 (2+1)	2 (1+1)	

A P A R T M E N T S

B.0.1 - B.1.1

B.2.1 - B.3.1

B.4.1 - B.5.1



Type: Residence for sale

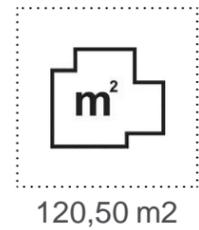
Total Area: 120.50 sq.m

Building: 2

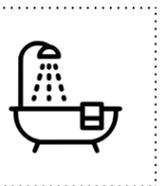
Floor: From Ground Floor
To 5TH Floor

Amenities

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



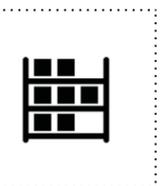
3 bedroom



2 bathrooms



1 Parking spot



Basement-Storage

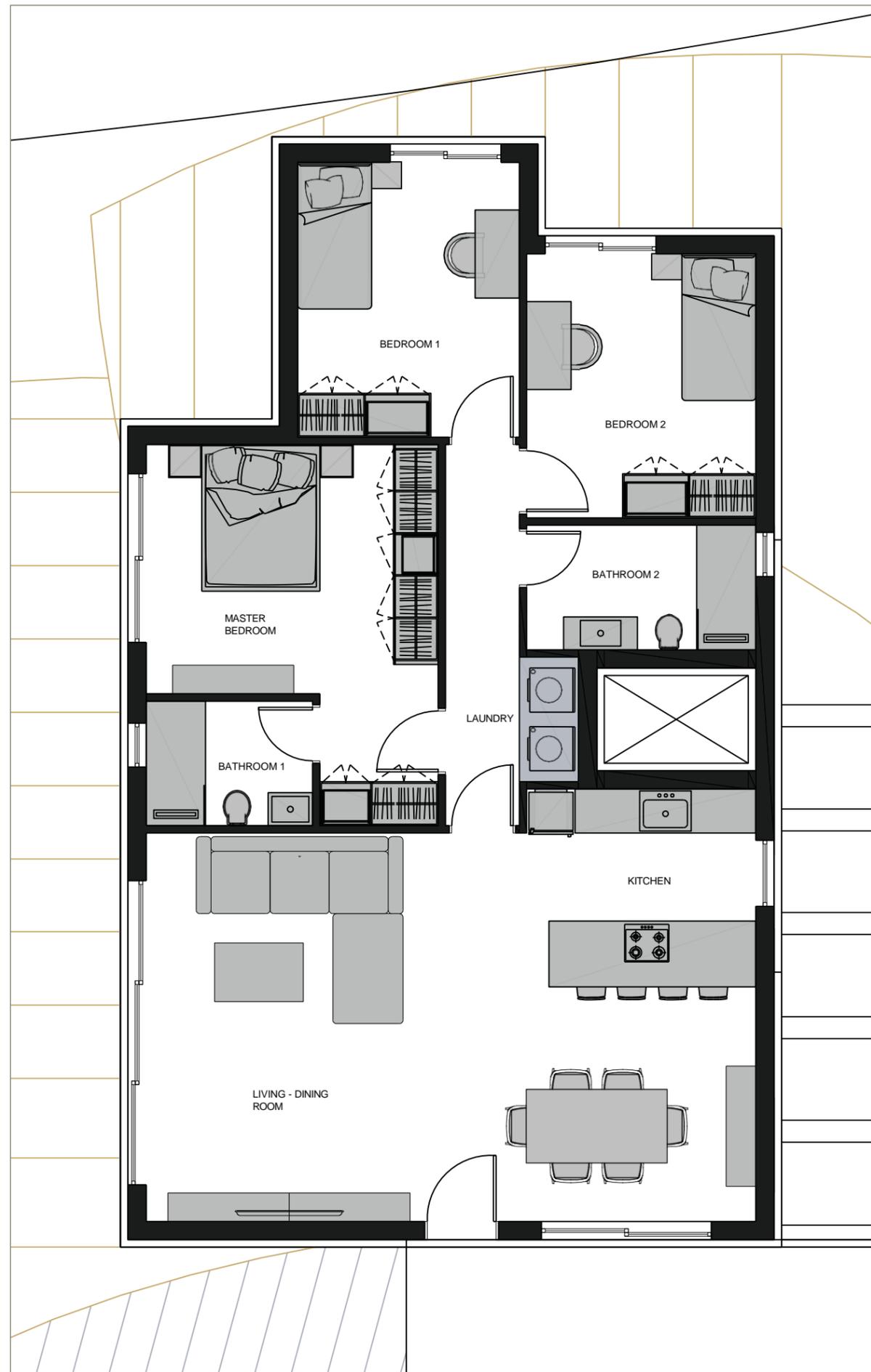


A P A R T M E N T S

B.0.2 - B.1.2

B.2.2 - B.3.2

B.4.2 - B.5.2



Type: **Residence for sale**

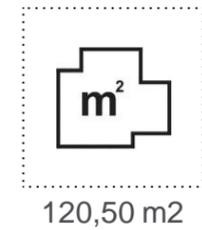
Total Area: **120.50 sq.m**

Building: **2**

Floor: From **Ground Floor**
To **5TH Floor**

Amenities

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



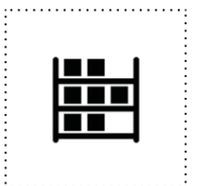
3 bedroom



2 bathrooms



1 Parking spot



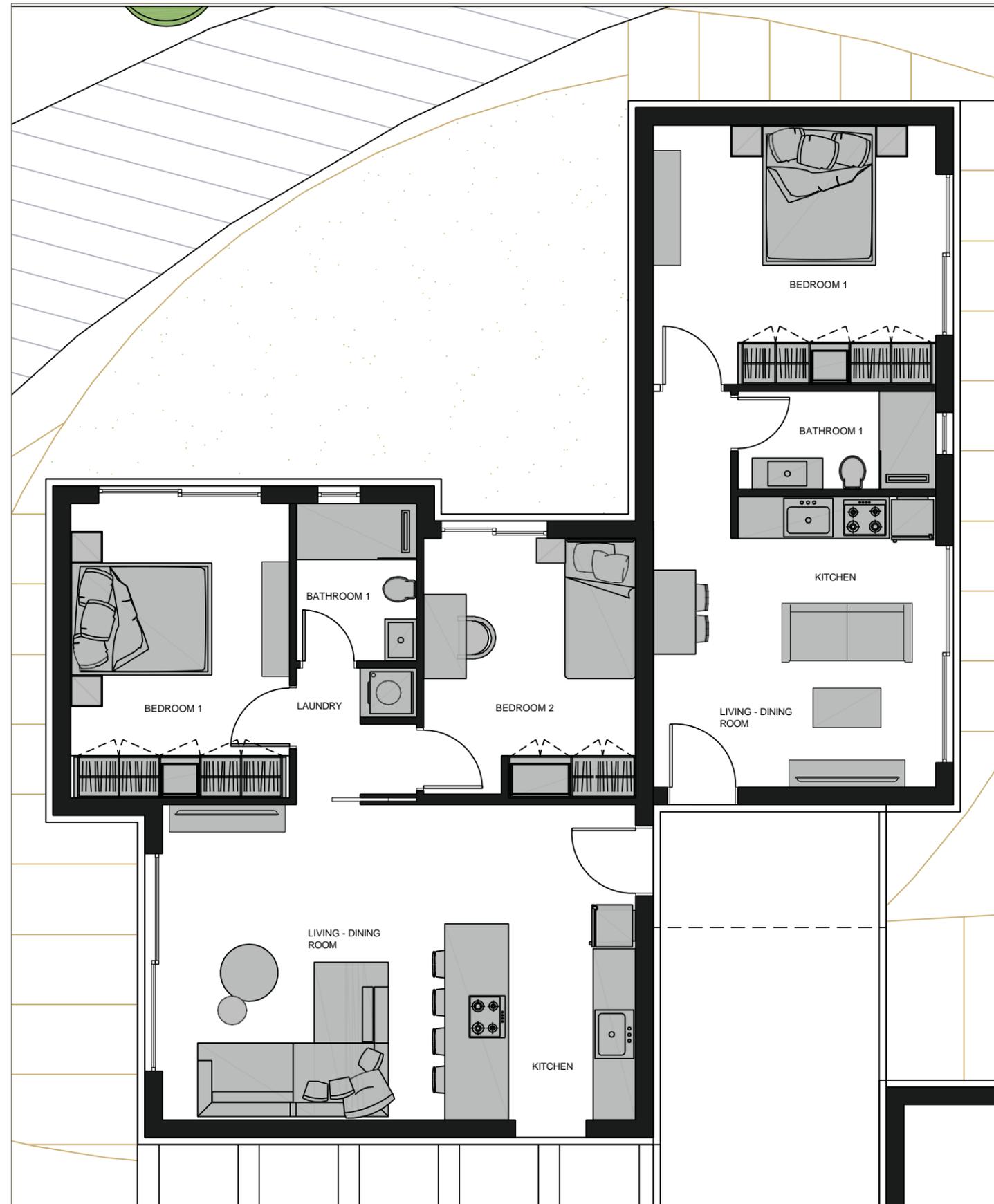
Basement-Storage

A P A R T M E N T S

B.0.3 - B.1.3

B.2.3 - B.3.3

B.4.3 - B.5.3



Type: Residence for sale

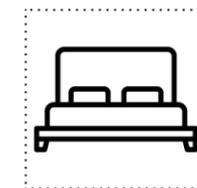
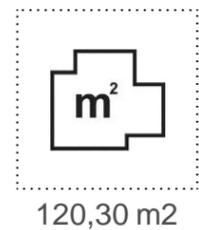
Total Area: 120.30 sq.m
(60.

Building: 2

Floor: From Ground Floor
To 5TH Floor

Amenities

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



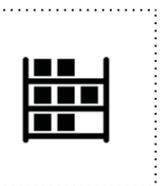
3 bedroom



2 bathrooms



1 Parking spot



Basement-Storage

APARTMENTS-BLD.3

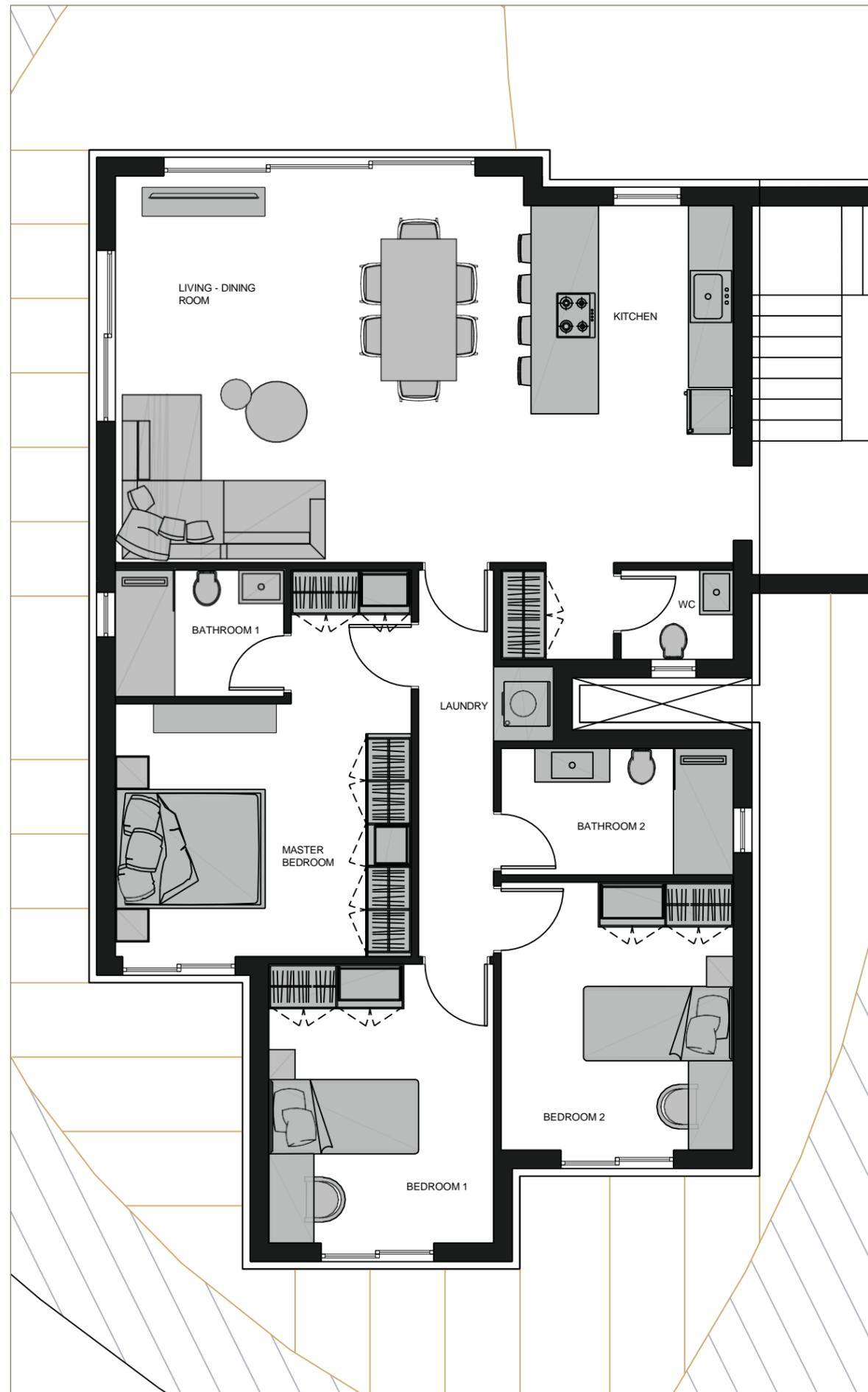
A/A	APARTMENT NO	Floor	M ²	STORAGE	PARKING	BEDROOMS	BATHROOMS	WC
BUILDING 3 (C)								
1	C.0.1	0	120.50	1 SPOT	1 SPOT	3	2	1
2	C.1.1	1	120.50	1 SPOT	1 SPOT	3	2	1
3	C.2.1	2	120.50	1 SPOT	1 SPOT	3	2	1
4	C.3.1	3	120.50	1 SPOT	1 SPOT	3	2	1
5	C.4.1	4	120.50	1 SPOT	1 SPOT	3	2	1
6	C.5.1	5	120.50	1 SPOT	1 SPOT	3	2	1
7	C.0.2	0	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
8	C.1.2	1	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
9	C.2.2	2	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
10	C.3.2	3	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
11	C.4.2	4	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	
12	C.5.2	5	120.60 (60.30 + 60.30)	1 SPOT	1 SPOT	2 (1 +1)	2 (1 +1)	

A P A R T M E N T S

C.0.1 - C.1.1

C.2.1 - C.3.1

C.4.1 - C.5.1



Type: Residence for sale

Total Area: 120.50 sq.m

Building: 3

Floor: From Ground Floor
To 5TH Floor

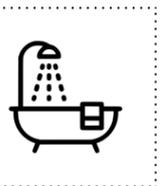
Amenities

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

m²
120,50 m2



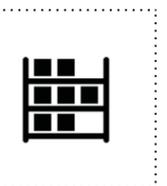
3 bedroom



2 bathrooms



1 Parking spot



Basement-Storage

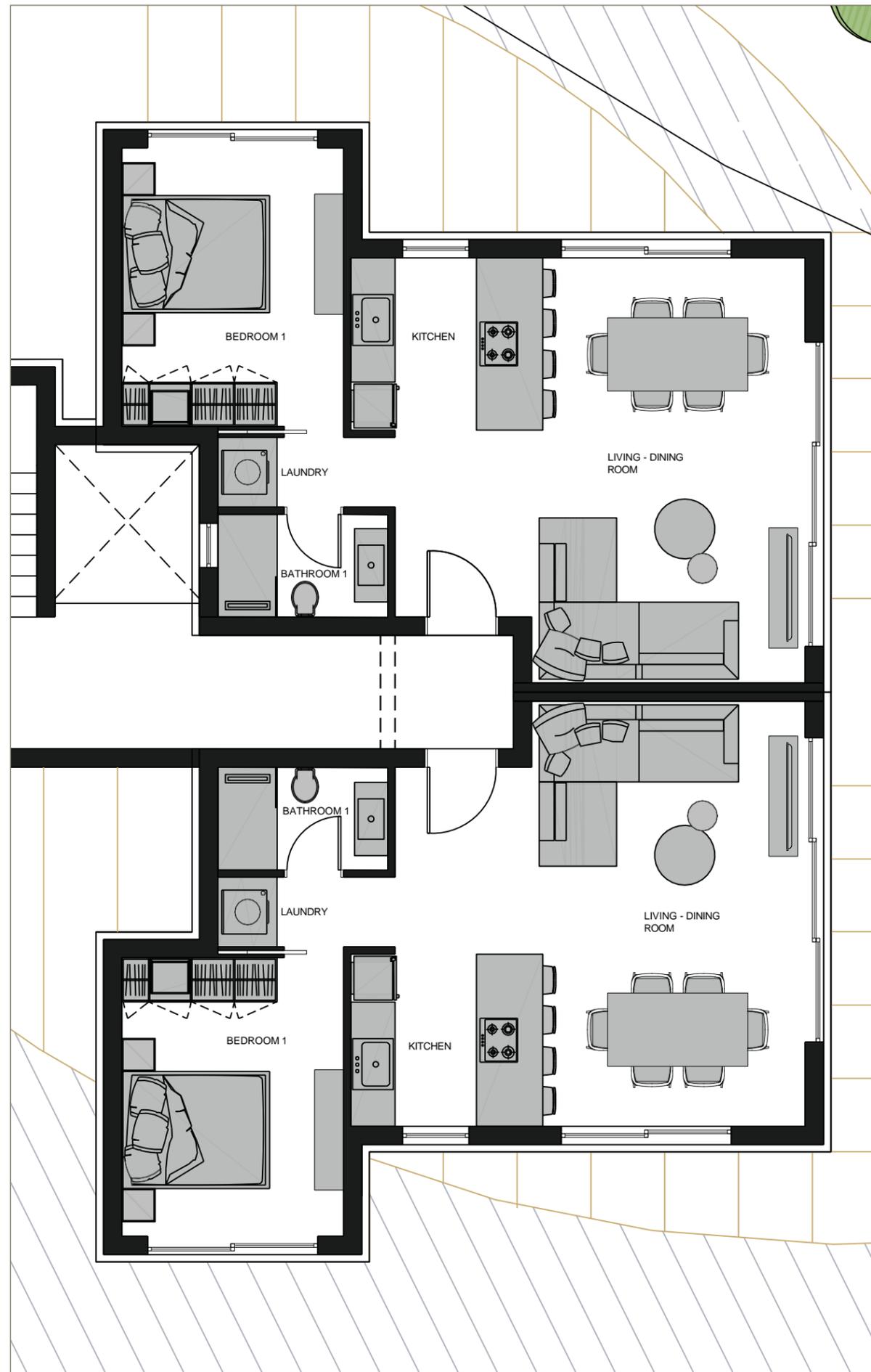


A P A R T M E N T S

C.0.4 - C.1.4

C.2.4 - C.3.4

C.4.4 - C.5.4



Type: **Residence for sale**

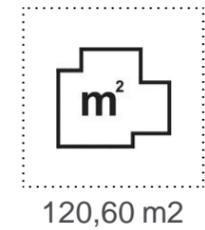
Total Area: **120.60 sq.m**
(60.30 & 60.30)

Building: **3**

Floor: **From Ground Floor**
To 5TH Floor

Amenities

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



120,60 m2



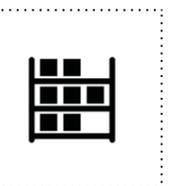
2 bedroom



2 bathrooms



1 Parking spot



Basement-Storage

INTERIOR DESIGN



INTERIÖR 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!

