

Green Haven

by

TEN
BRINKE.

TEN
TEC. residences

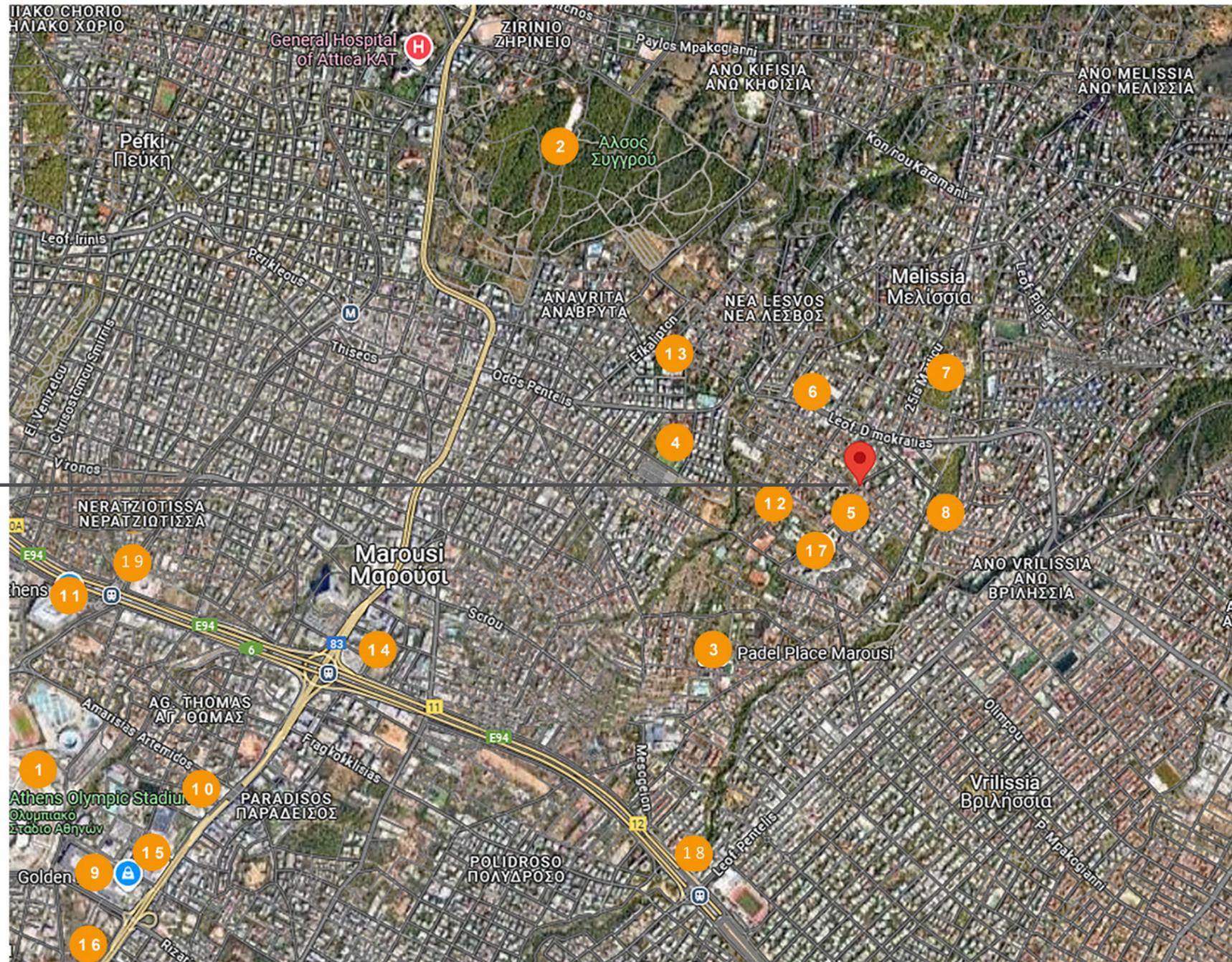


12
SAMOU

Green Haven

12
Samou

Melissia



Parks & Sports Areas

- 1 OAKA (Olympic Athletic Center of Athens)
- 2 Syngrou Grove
- 3 Tennis- Padel Place Club
- 4 Soccer Club
- 5 Basketball Arena
- 6 TAEKWONDO
- 7 Park Green Area
- 8 Park Green Area

Leisure

- 9 Golden Hall
- 10 Avenue Mall
- 11 The Mall

Schools

- 12 French-Hellenic School Saint Joseph
- 13 Hellenic Paideia

Hospitals

- 14 Athens Medical Center
- 15 Hygeia Hospital
- 16 Mitera Hospital
- 17 Sismanogleio

Transportation

- 18 Attiki Odos (Attica Tollway)
- 19 Nerantziotissa Station

LOCATION

MASTER PLAN



RENDERS



BUILDING 1

RENDERS



BUILDING 2

RENDERS



**BUILDING 4
M3-M4 TWO STOREY APARTMENTS**

RENDERS

**BUILDING 5
M5-M6 TWO STOREY APARTMENTS**

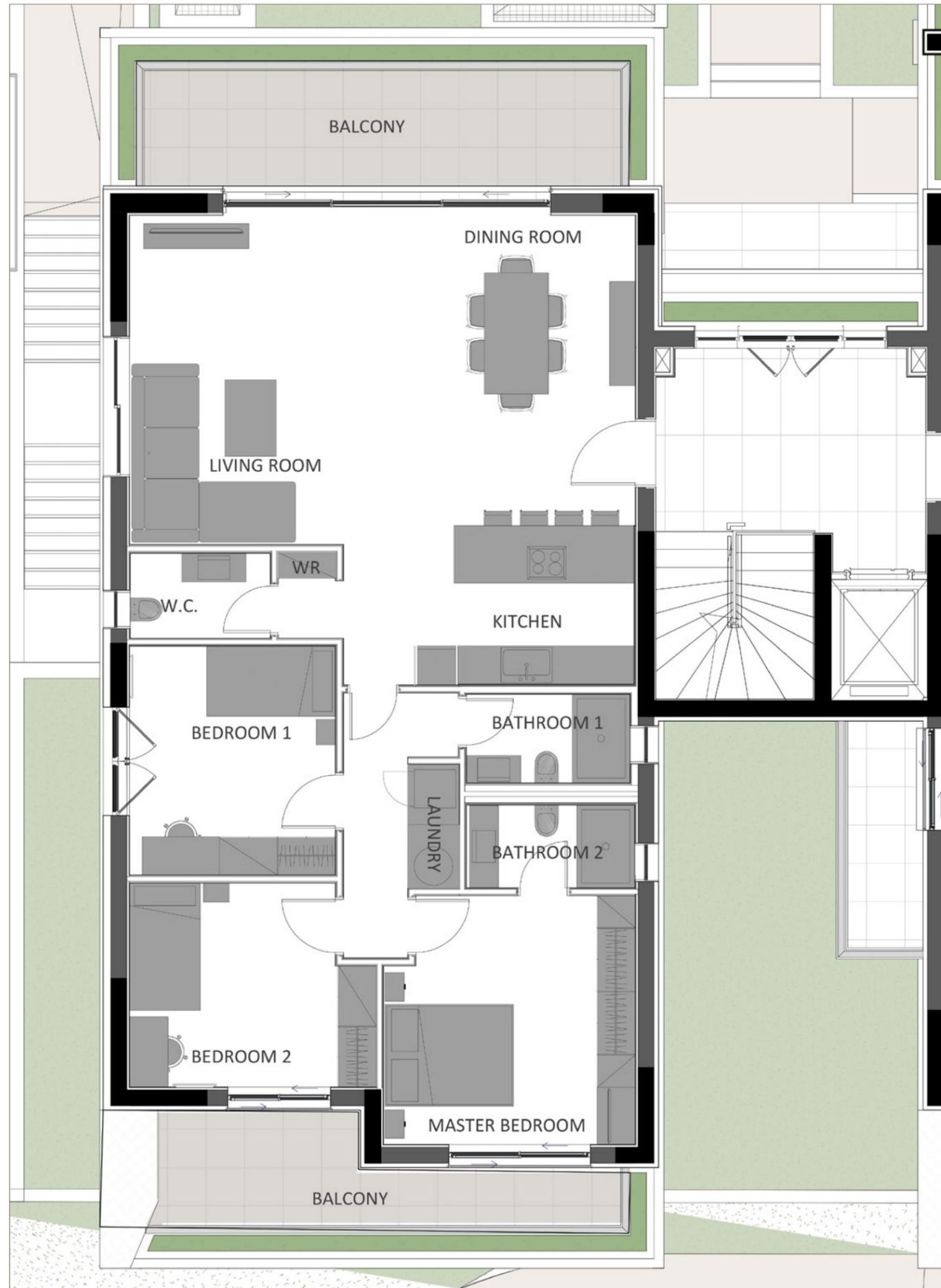


**BUILDING 3
M1-M2 TWO STOREY APARTMENTS**

APARTMENTS

A/A	APARTMENT NO	Floor	M ²	BASEMENT	GARDEN	POOL	STORAGE	PARKING	BEDROOMS	BATHROOMS	WC
BUILDING 1 - B1											
1	1.A.1.2	A	129.05				1 SPOT	1 SPOT	3	2	1
2	1.A.2.2	B	129.05				1 SPOT	1 SPOT	3	2	1
3	1.B.0-1.2	Ground- A	131.39		149.34		1 SPOT	1 SPOT	3	2	1
BUILDING 2 -B2											
4	2.A.1.1	A	121.07				1 SPOT	1 SPOT	3	2	1
5	2.A.2.1	B	121.07				1 SPOT	1 SPOT	3	2	1
6	2.B.1.2	A	120.20				1 SPOT	1 SPOT	3	2	1
7	2.B.2.2	B	120.20				1 SPOT	1 SPOT	3	2	1
TWO STOREY HOUSES											
8	M1	Ground- A	143.88	80.56	205.95	1- 12.50	1 SPOT	1 SPOT	3	2	2
9	M3	Ground- A	139.16	98.09	104.45	1- 12.50	1 SPOT	1 SPOT	3	2	2
10	M5	Ground- A	143.88	112.71	113.82	1- 12.50	1 SPOT	1 SPOT	3	2	2
11	M6	Ground- A	143.59	99.82	178.85	1- 12.50	1 SPOT	1 SPOT	3	2	2
12	M7	Ground- A	152.37	110.84	165.85	165.85	1 SPOT	1 SPOT	3	2	2
13	M8	Ground- A	147.51	94.76	102.96	102.96	1 SPOT	1 SPOT	3	2	2
DELIVERY DATE : SEPTEMBER 2027											

APARTMENT 1.A.1.2 - 1.A.2.2



Type: **Residence for sale**

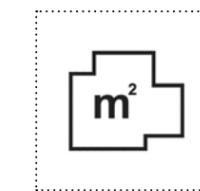
Total Area: **129.05 sq.m**

Building: **B1-A**

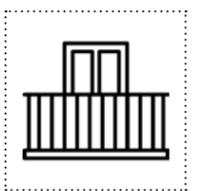
Floor: **1ST & 2ND Floor**

Amenities

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



129,05 m2



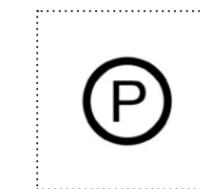
37,00 m2
balconies



3 bedroom



2 bathrooms
1WC



1 Parking
spot



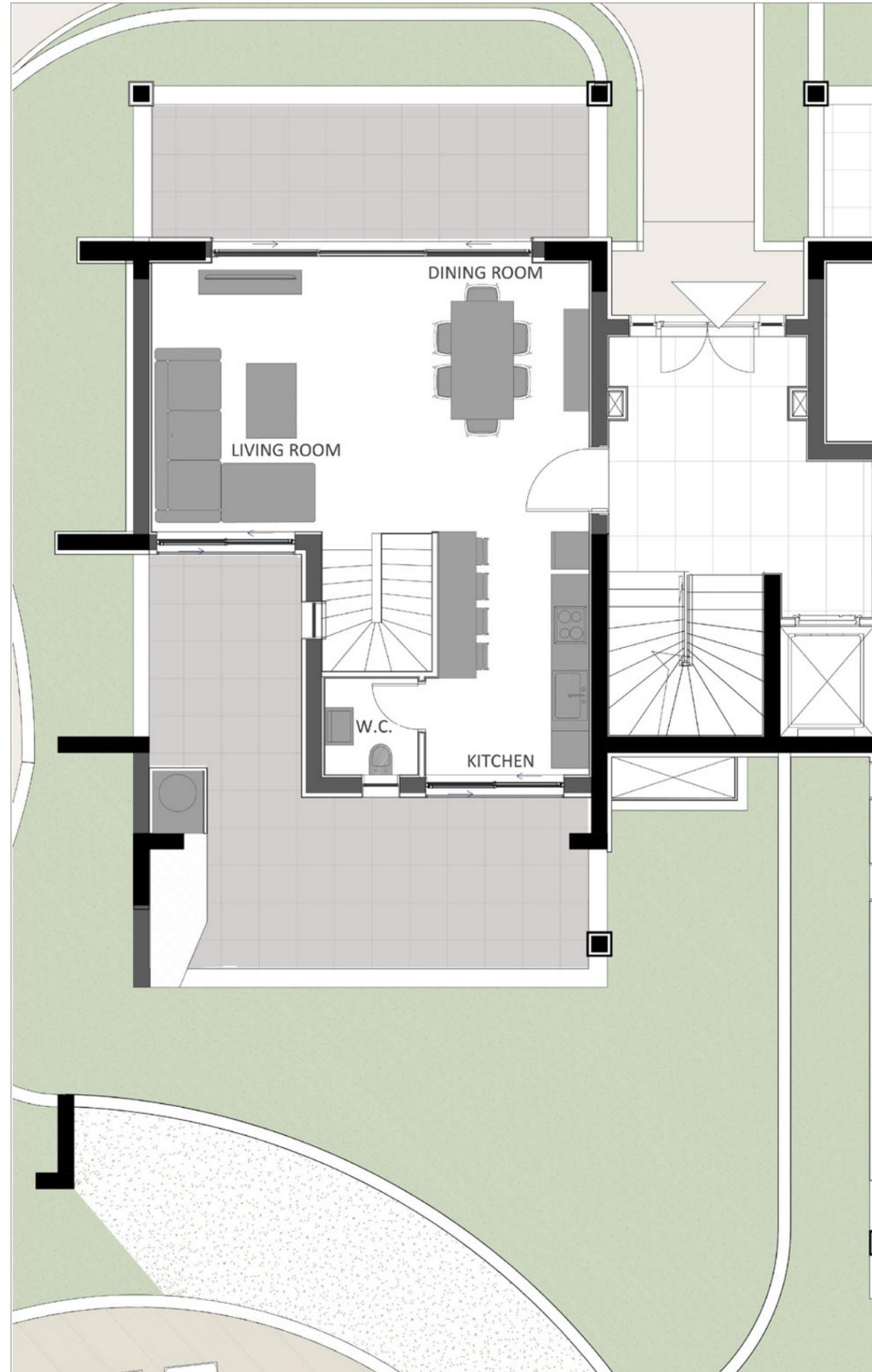
Basement-
Storage



APARTMENT

1.B.0/1.2

GR.FLOOR



Type: **Residence for sale**

Total Area: **131.39 sq.m**

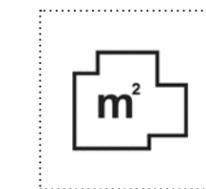
Building: **B1-A**

Floor: **Ground & 1ST Floor**
(Two storey apartment)

Amenities

- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished

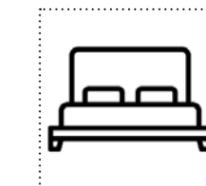
Equipped with kitchen appliances



131,39 m2



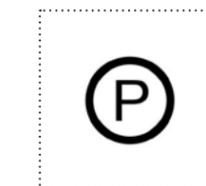
149,34 m2
garden



3 bedroom



2 bathrooms
1WC



1 Parking
spot

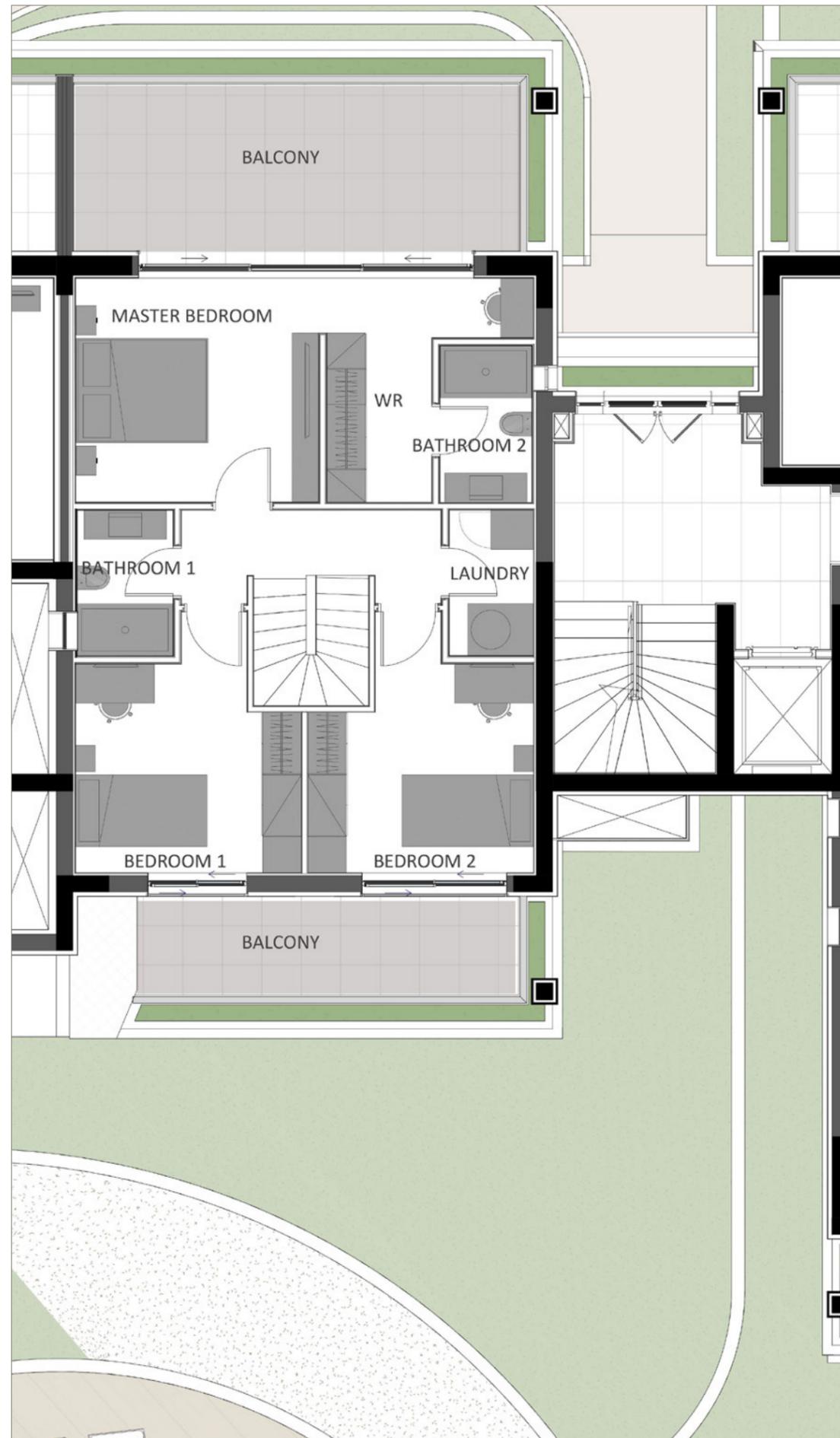


Basement-
Storage

APARTMENT

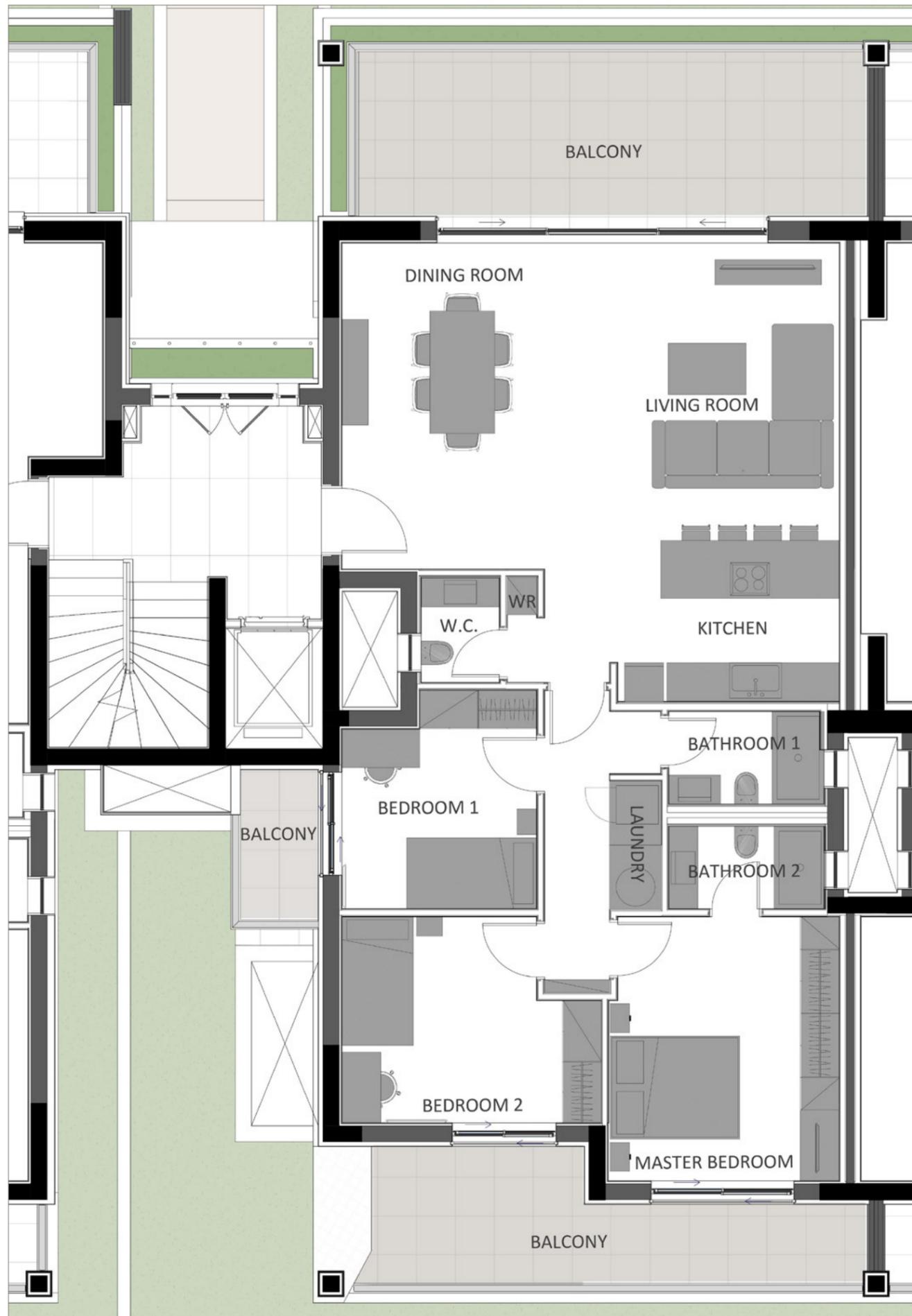
1.B.0/1.2

1ST FLOOR



APARTMENT

2.A.1.1 - 2.A.2.1



Type: **Residence for sale**

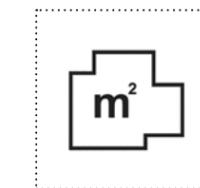
Total Area: **121.07 sq.m**

Building: **B2-A**

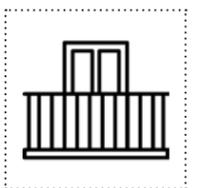
Floor: **1ST & 2ND Floor**

Amenities

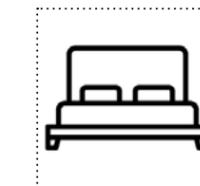
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



121,07 m2



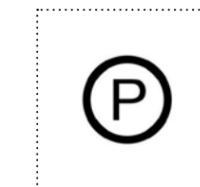
49,30 m2
balconies



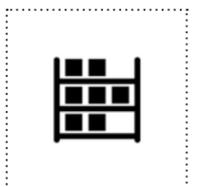
3 bedroom



2 bathrooms
1WC

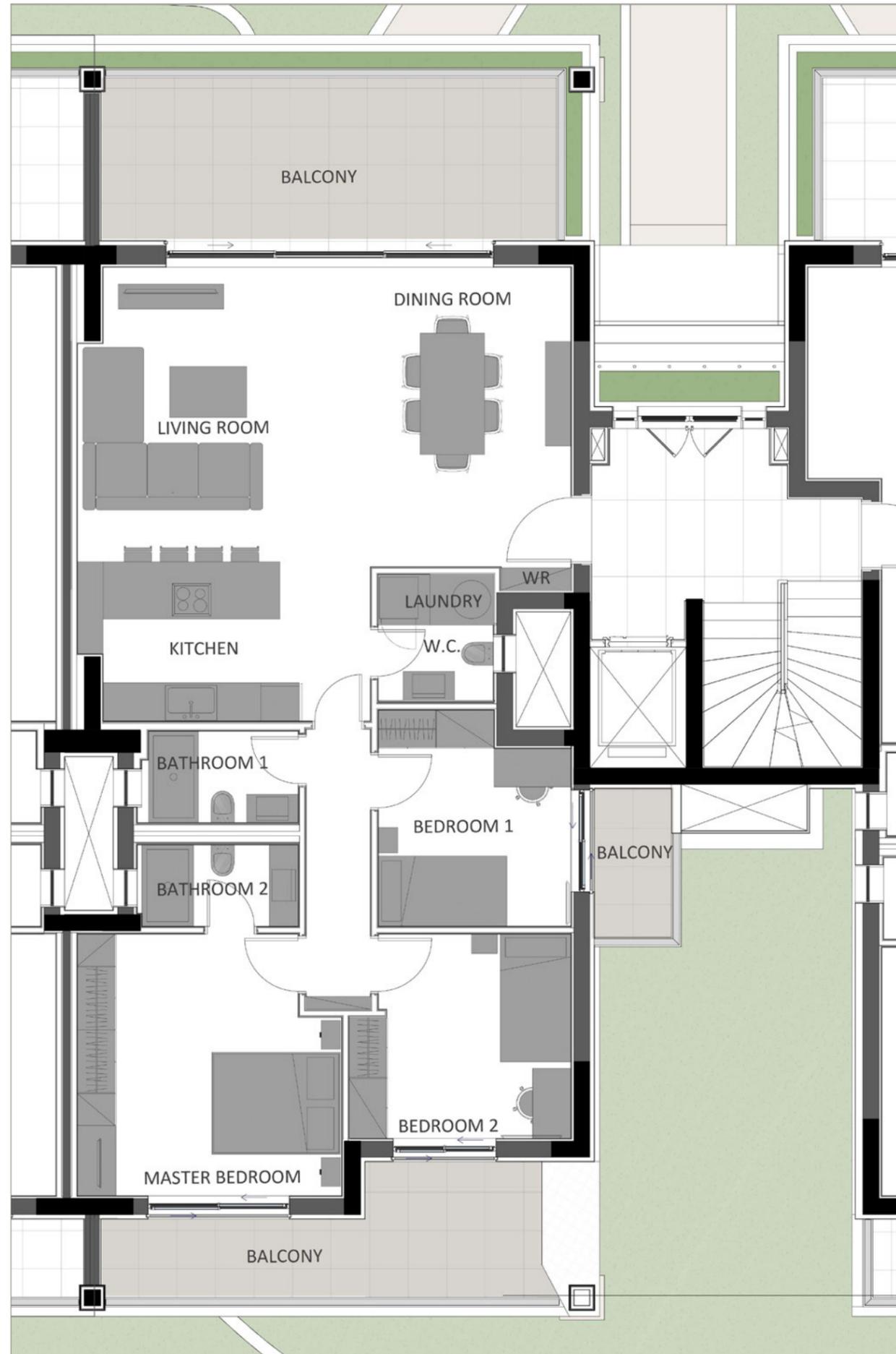


1 Parking
spot



Basement-
Storage

APARTMENT 2.B.1.2- 2.B.2.2



Type: **Residence for sale**

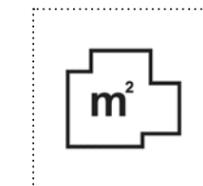
Total Area: **120.20 sq.m**

Building: **B2-B**

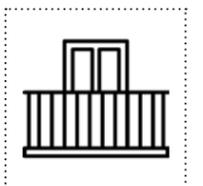
Floor: **1ST & 2ND Floor**

Amenities

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



120,20 m2



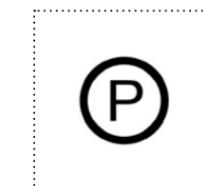
44,90 m2
balconies



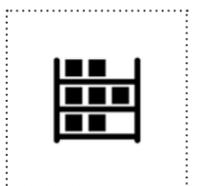
3 bedroom



2 bathrooms
1WC

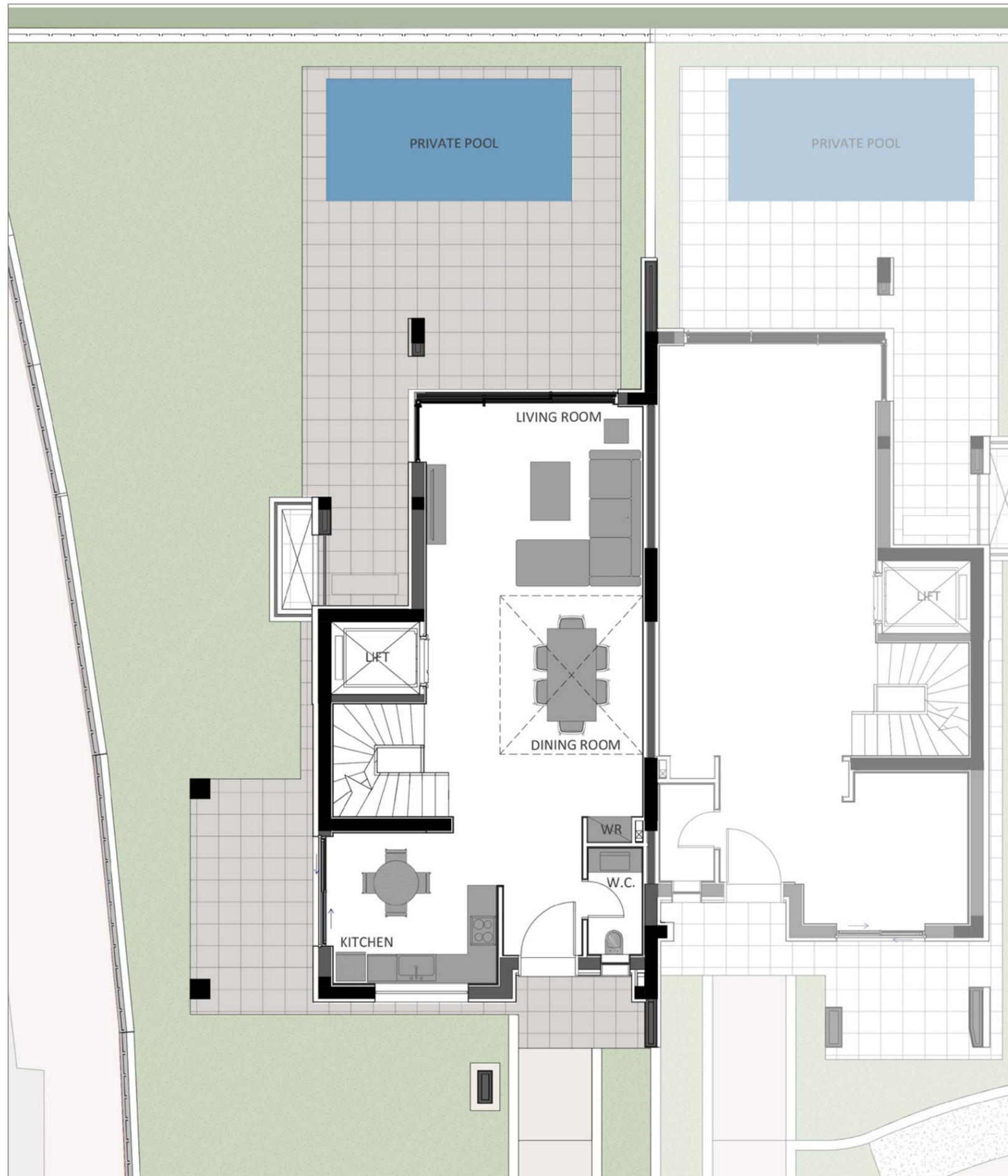


1 Parking
spot



Basement-
Storage

M1 - M6 GR.FLOOR

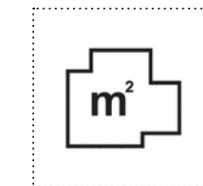


Type: **Residence for sale**

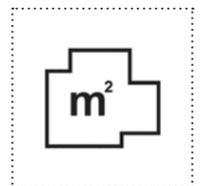
Total Area: **143.88 sq.m**

Building: **M1**

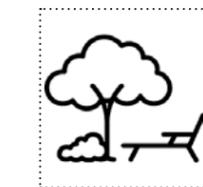
Floor: **Ground - 1ST Floor
& Basement**



143,88m2
Ground - 1st



80,56 m2
Basement



205,95 m2
garden



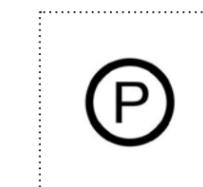
12,50 m2
swimming
pool



3 bedroom



2 bathrooms
2 WC



1 Parking
spot



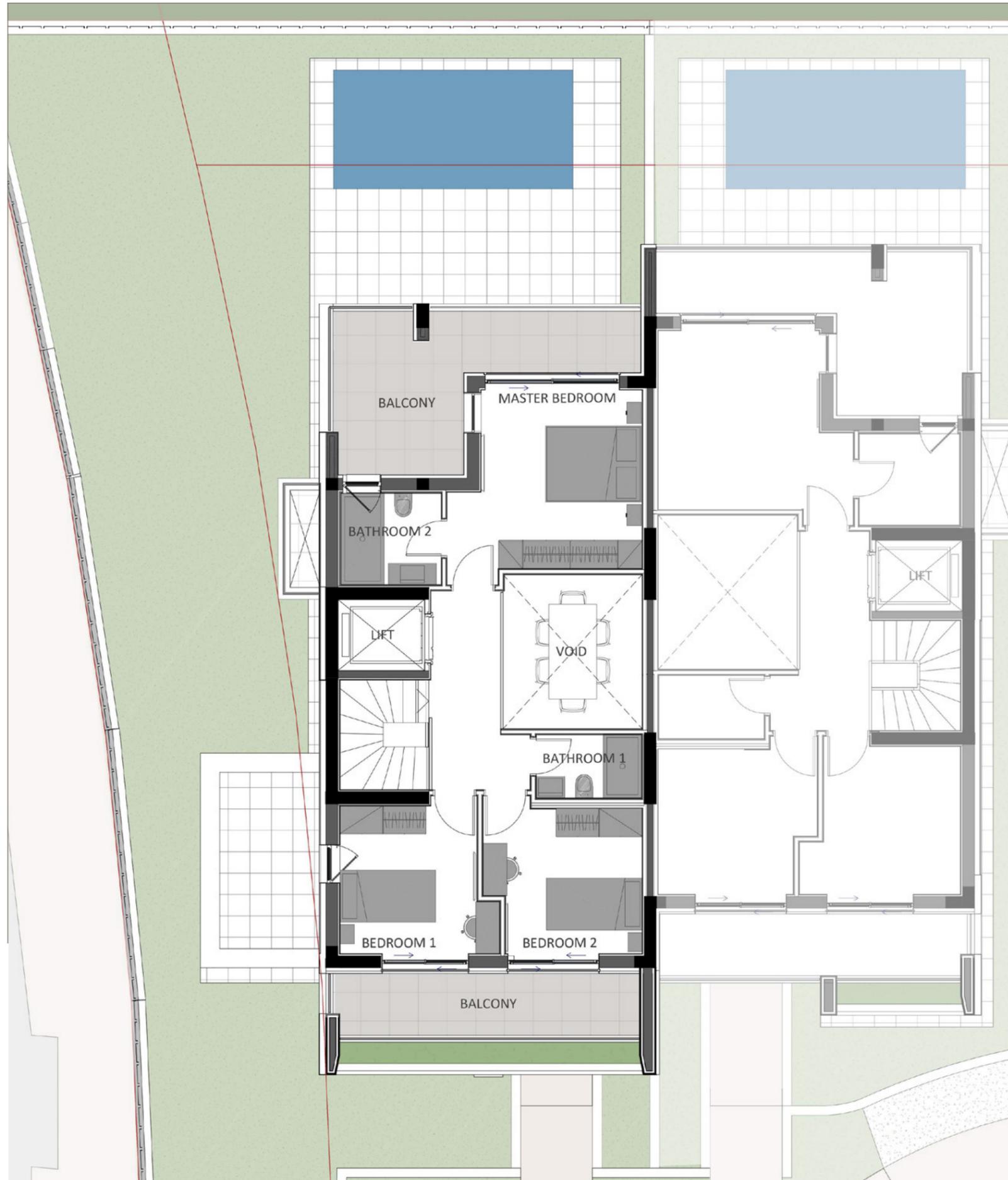
Basement-
Storage



M1

- M6

1ST FLOOR



Type: **Residence for sale**

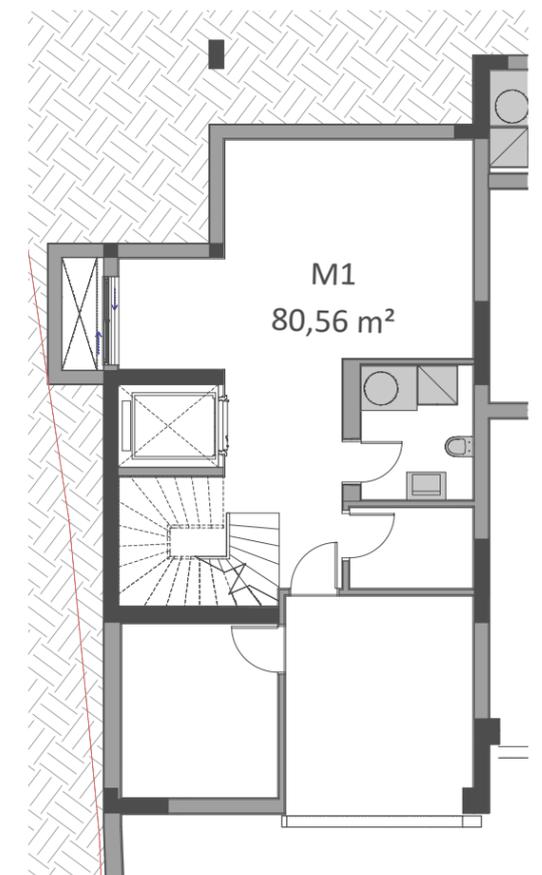
Total Area: **143.88 sq.m**

Building: **M1**

Floor: **Ground - 1ST Floor & Basement**

Amenities

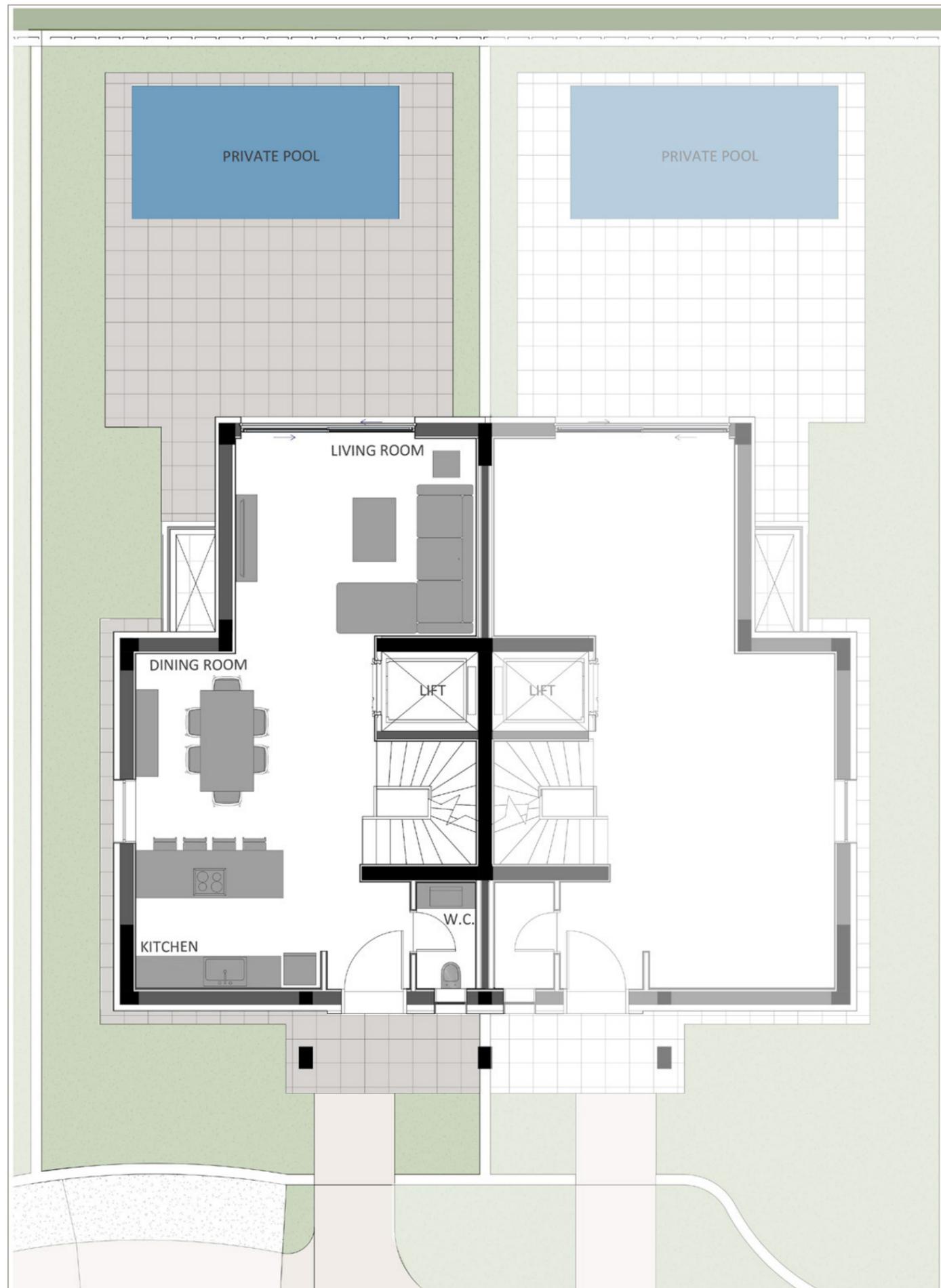
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances
- PRIVATE SWIMMING POOL**



Basement

M3

GR.FLOOR

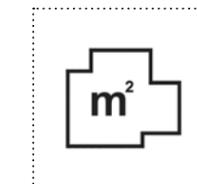


Type: **Residence for sale**

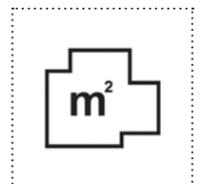
Total Area: **139.16 sq.m**

Building: **M3**

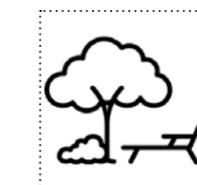
Floor: **Ground - 1ST Floor & Basement**



139,16m2
Ground - 1st



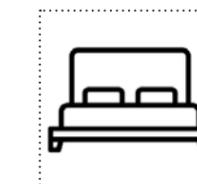
98,09 m2
Basement



104,45 m2
garden



12,50 m2
swimming
pool



3 bedroom



2 bathrooms
2 WC



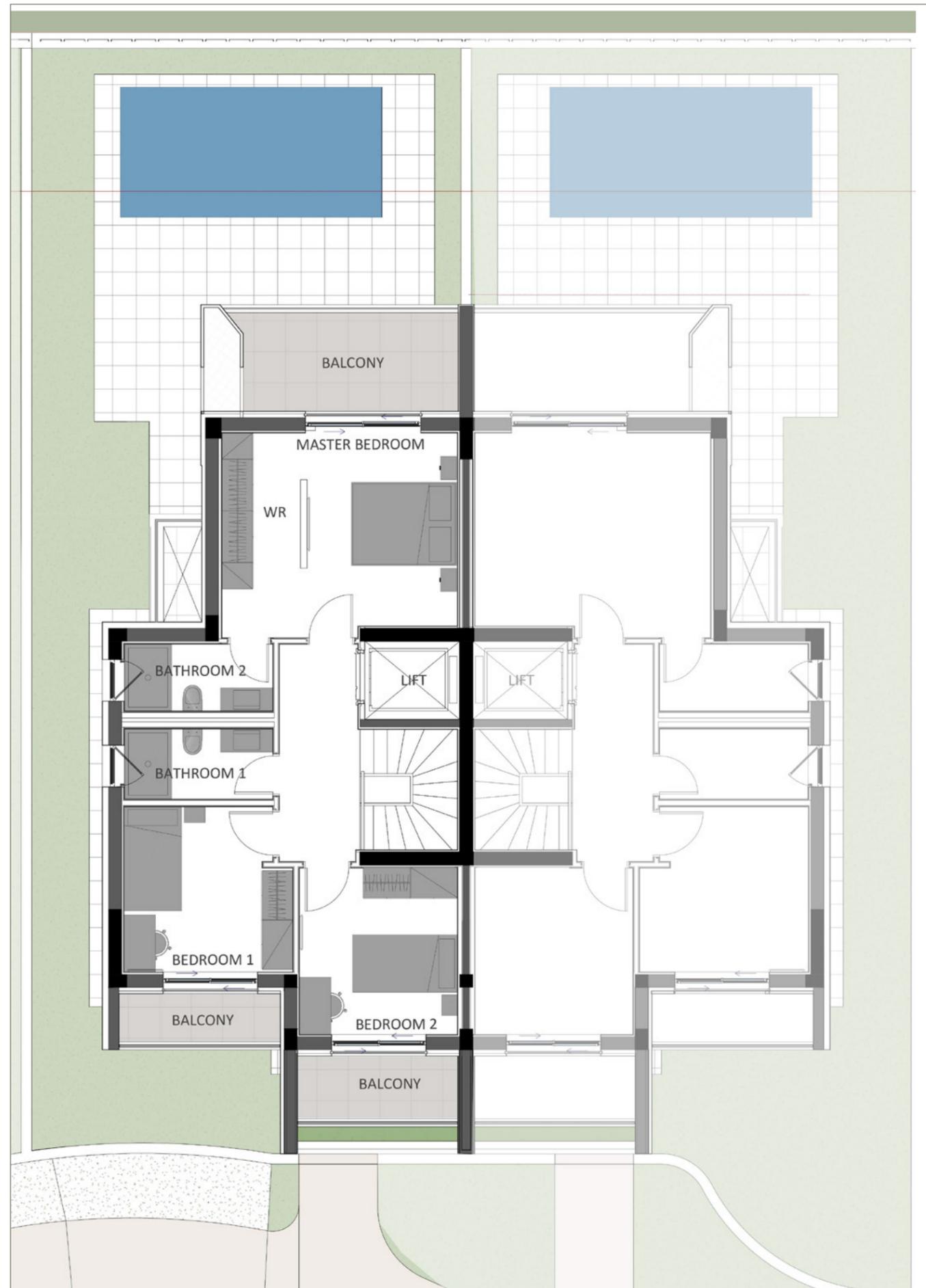
1 Parking
spot



Basement-
Storage

M3

1ST FLOOR



Type: **Residence for sale**

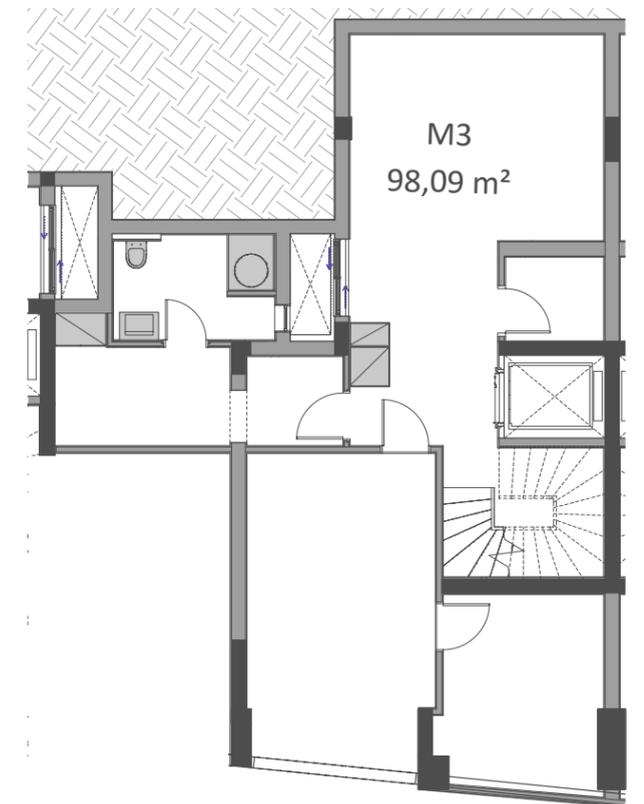
Total Area: **139.16 sq.m**

Building: **M3**

Floor: **Ground - 1ST Floor & Basement**

Amenities

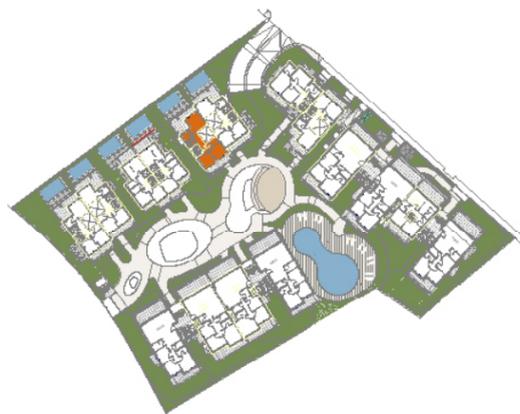
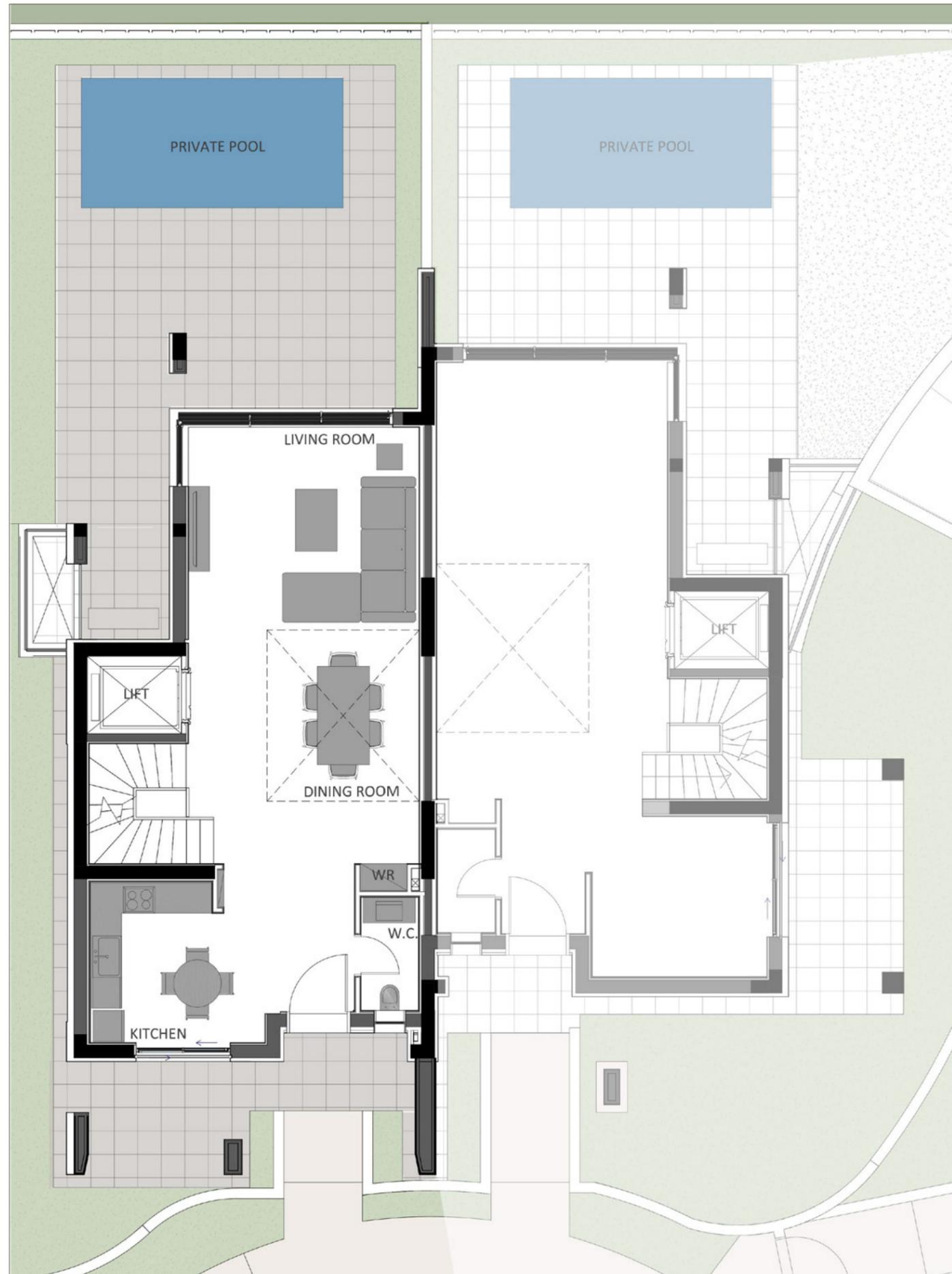
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances
- PRIVATE SWIMMING POOL**



Basement

M5

GR.FLOOR

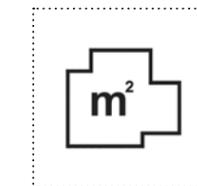


Type: **Residence for sale**

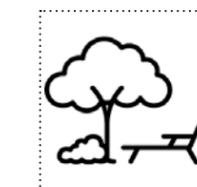
Total Area: **143.88 sq.m**

Building: **M5**

Floor: **Ground - 1ST Floor & Basement**



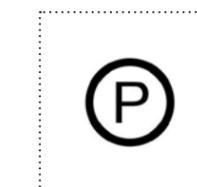
143,88 m2
Ground - 1st



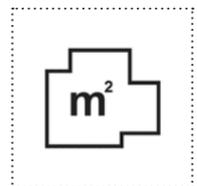
113,82 m2
garden



3 bedroom



1 Parking
spot



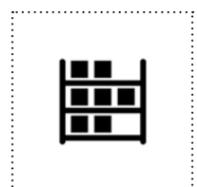
112,71 m2
Basement



12,50 m2
swimming
pool



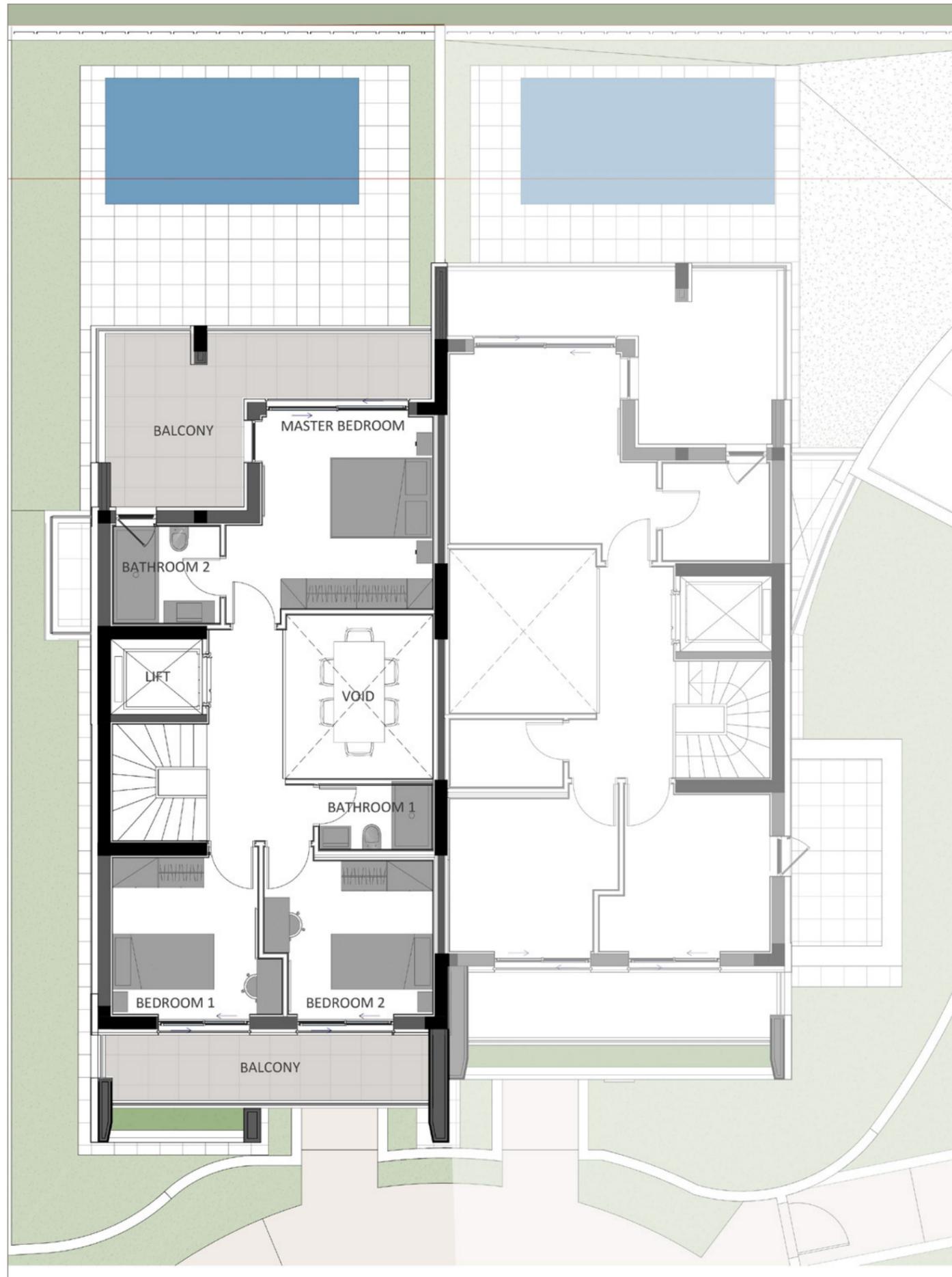
2 bathrooms
2 WC



Basement-
Storage

M5

1ST FLOOR



Type: **Residence for sale**

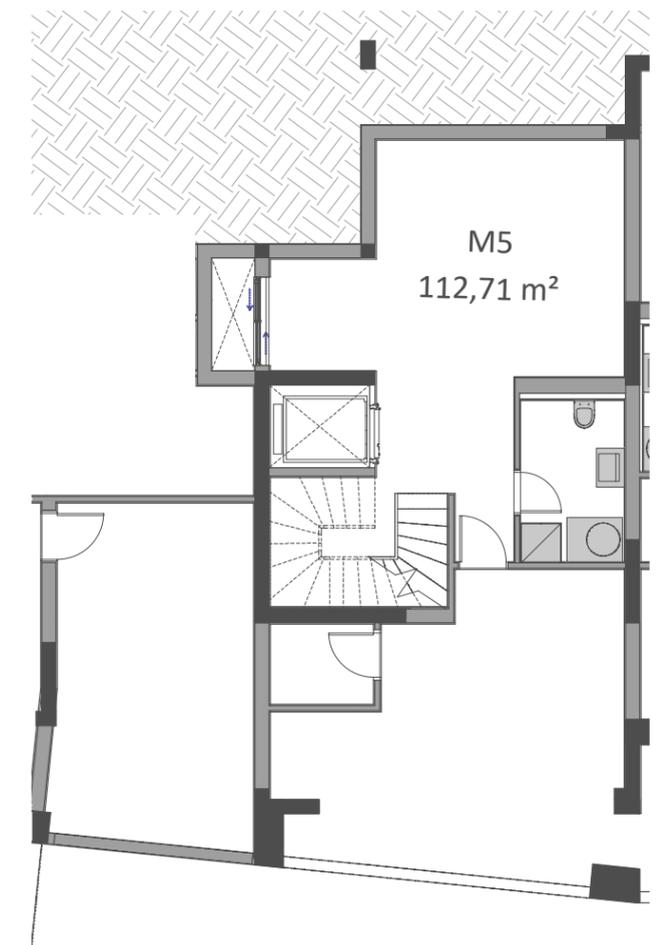
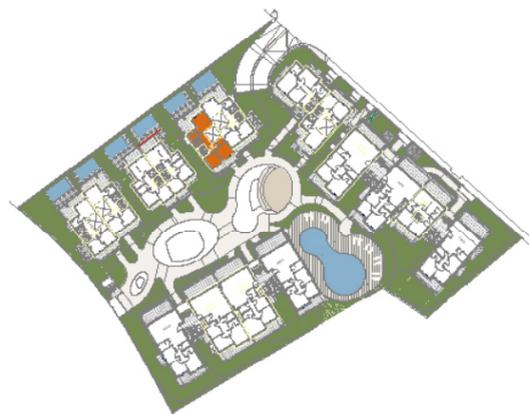
Total Area: **143.88 sq.m**

Building: **M5**

Floor: **Ground - 1ST Floor & Basement**

Amenities

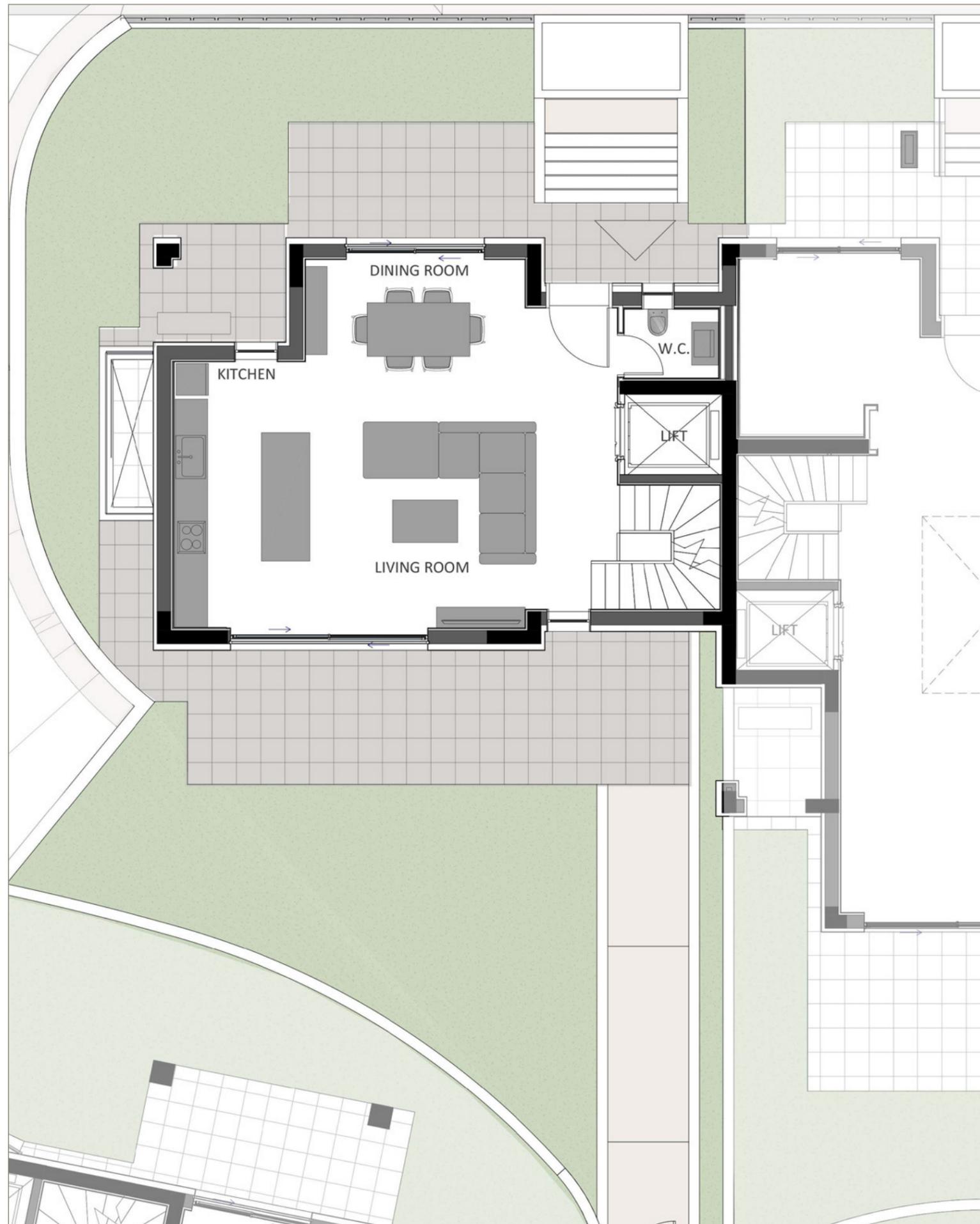
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equipped with kitchen appliances
- PRIVATE SWIMMING POOL**



Basement

M7

GR.FLOOR

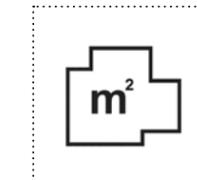


Type: **Residence for sale**

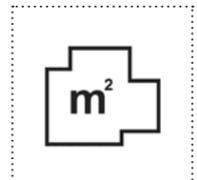
Total Area: **143.59 sq.m**

Building: **M7**

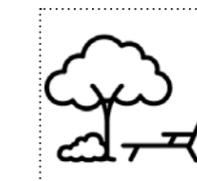
Floor: **Ground - 1ST Floor & Basement**



143,59m2
Ground - 1st



99,90 m2
Basement



106,90 m2
garden



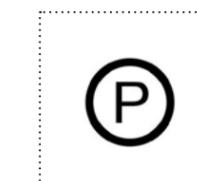
12,50 m2
swimming
pool



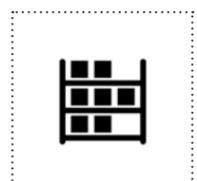
3 bedroom



2 bathrooms
2 WC



1 Parking
spot

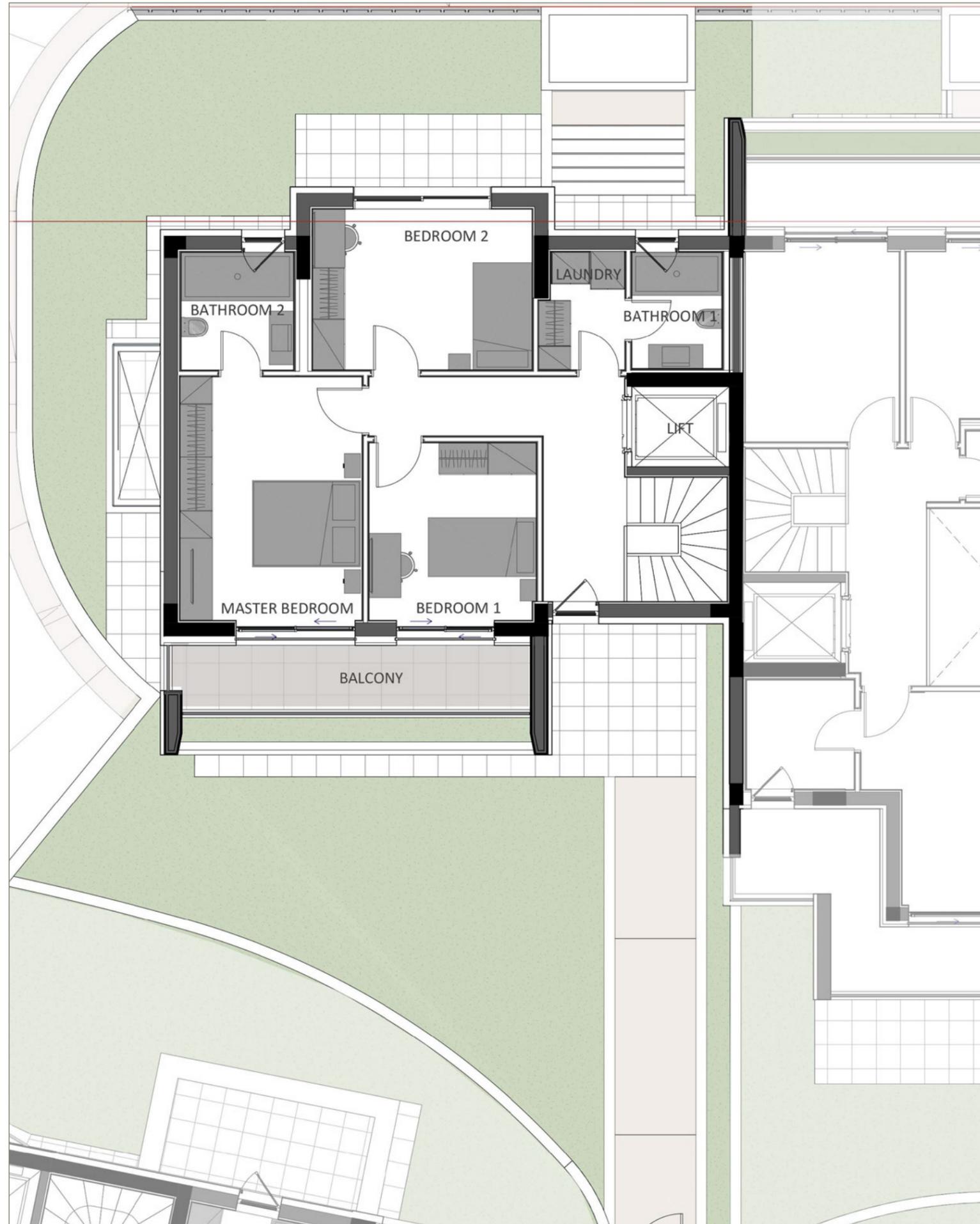


Basement-
Storage



M7

1ST FLOOR



Type: **Residence for sale**

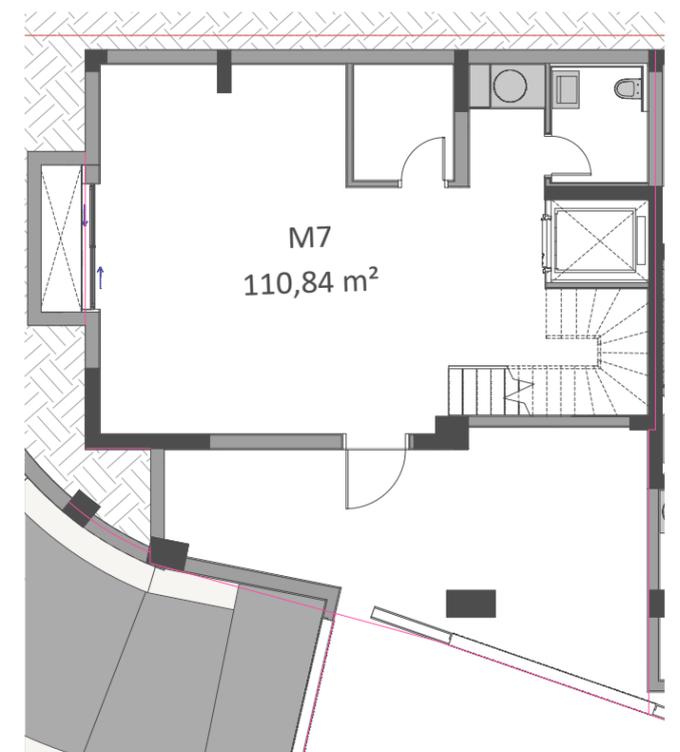
Total Area: **143.59 sq.m**

Building: **M7**

Floor: **Ground - 1ST Floor & Basement**

Amenities

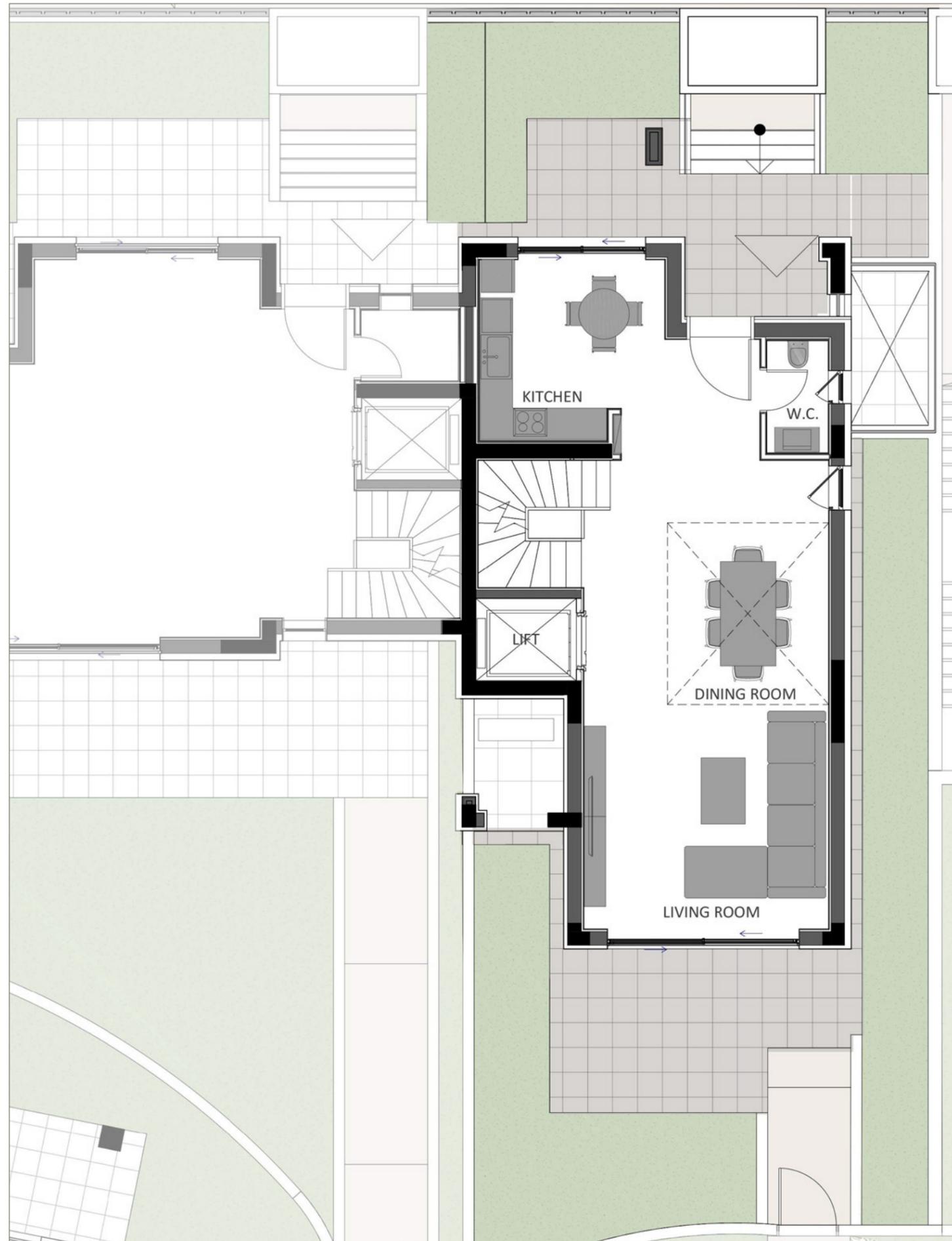
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



Basement

M8

GR.FLOOR

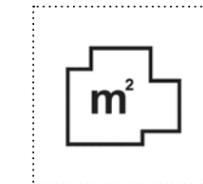


Type: **Residence for sale**

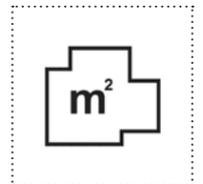
Total Area: **147.51 sq.m**

Building: **M8**

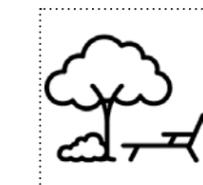
Floor: **Ground - 1ST Floor & Basement**



147,51 m2
Ground - 1st



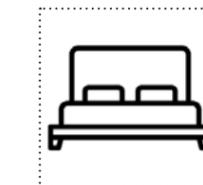
94,76 m2
Basement



102,96 m2
garden



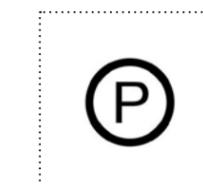
12,50 m2
swimming
pool



3 bedroom



2 bathrooms
2 WC



1 Parking
spot

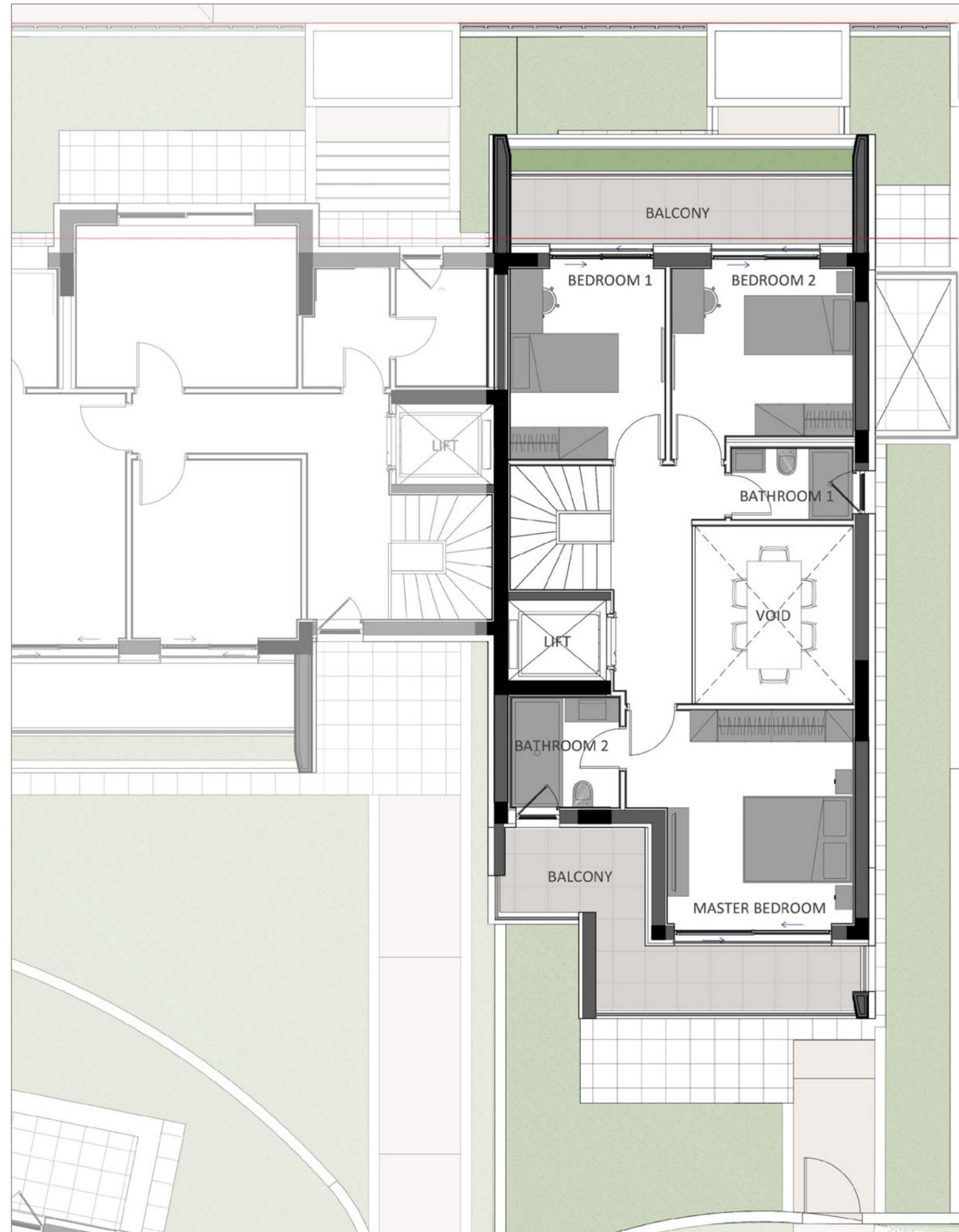


Basement-
Storage



M8

1ST FLOOR



Type: **Residence for sale**

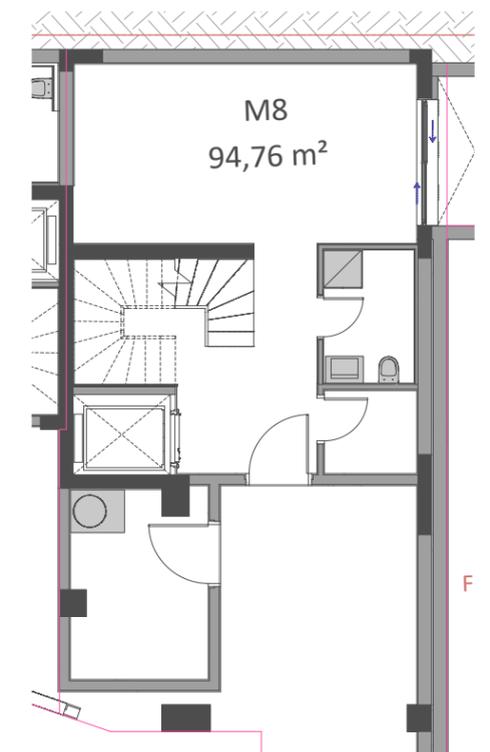
Total Area: **147.51 sq.m**

Building: **M8**

Floor: **Ground - 1ST Floor & Basement**

Amenities

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



Basement

BASEMENT

Floor: Basement



59 Parking Spots



26 Storage Spots



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

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 purchased and installed by CONTRACTORS.
- Built-in spotlights per electrical study purchased and 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!

