



Pinēa Living I

by

**TEN
BRINKE.**

**TEN
TEC.** residences

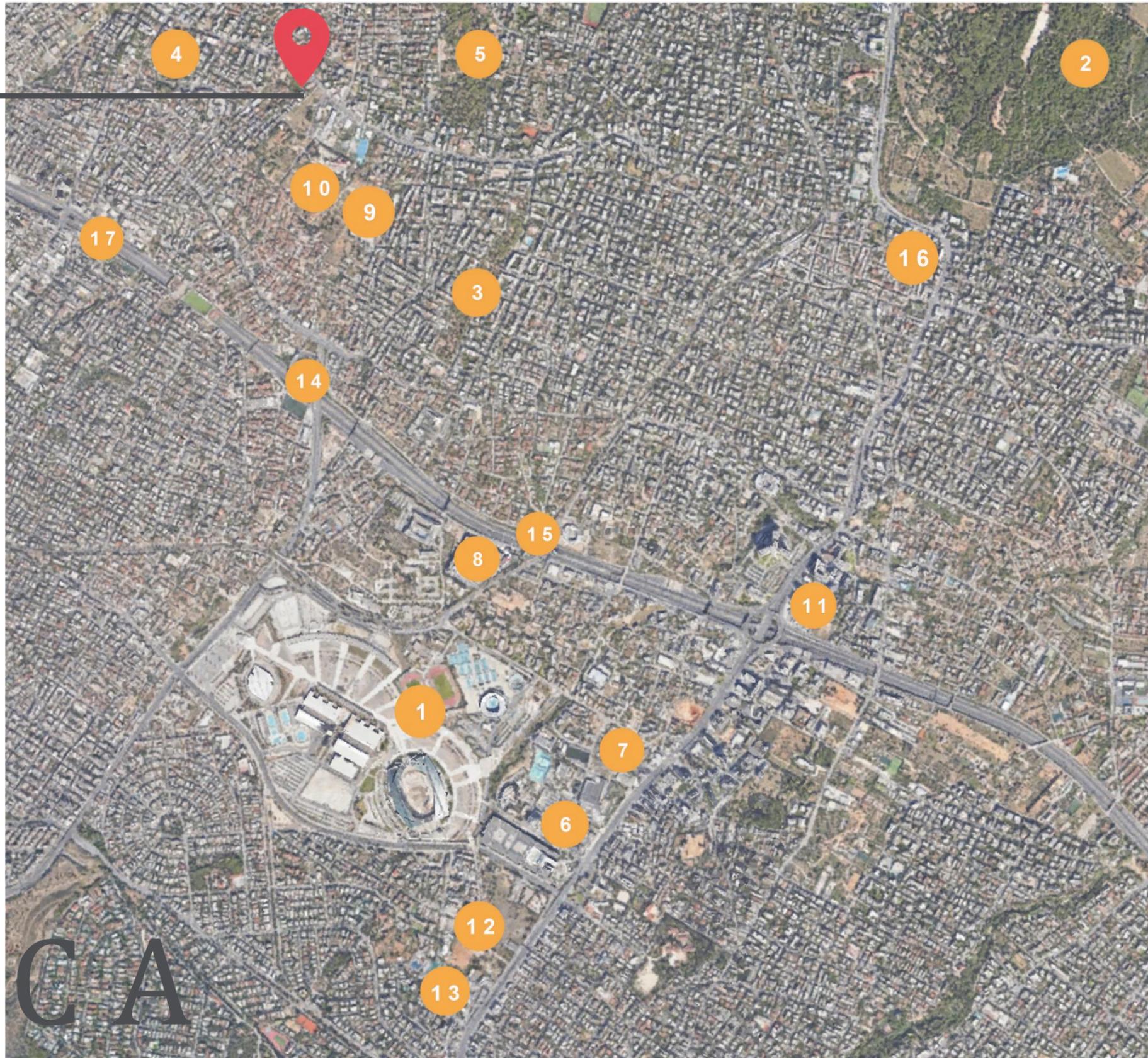


9 AG.
S T E F
A N O U

Pinea Living I

9 Agiou
Stefanou

Irakleio



Parks & Sports Areas

- 1 OAKA (Olympic Athletic Center of Athens)
- 2 Syngrou Grove
- 3 Kifisia Moretto 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



RENDERS



RENDERS



The Pinēa Living project is located on a green area of 9 acres between 9 Agios Stefanou Street and 38 Amarusiou Avenue, in Iraklion, on the border between the Municipalities of Pefki and Lykovrisi. The Pinēa Living building is a six-story building, consisting of eleven (11) two- or three-bedroom apartments.

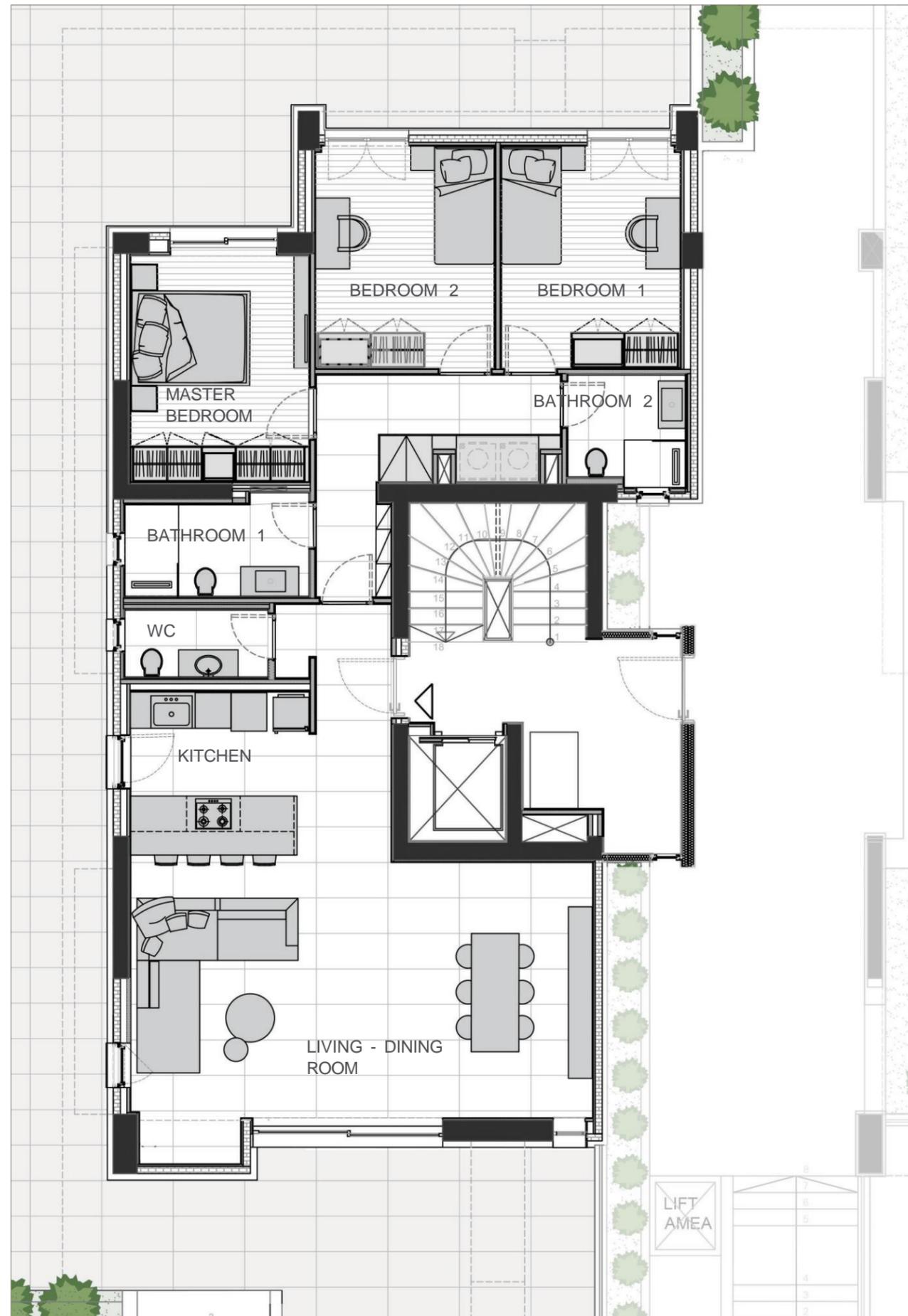
In the basement are located parking spaces, storage rooms and mechanical - auxiliary spaces. On the roof there are planted areas for the exclusive use of the apartments on the 5th floor. The entrance to the apartment is from Agios Stefanou Street, and the surrounding area will be landscaped with planting.

APART- MENTS

A/A	APARTMENT NO	Floor	M ²	STORAGE	PARKING	BEDROOMS	BATHROOMS	WC	BALCONIES- M ²
1	IS 1	Ground	131.80	1 SPOT	GROUND FLOOR -1 SPOT	3	2		121.00
2	B 1	2	120.67	1 SPOT	BASEMENT -1 SPOT	3	2		32.50
3	D 1	4	120.67	1 SPOT	BASEMENT -1 SPOT	3	2	1	32.50

DELIVERY DATE : SEPTEMBER 2025

APARTMENT IS1



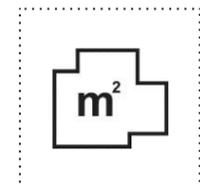
Type: **Residence for sale**

Total Area: **131.80 sq.m**

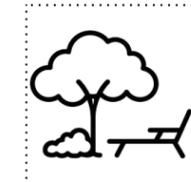
Floor: **Ground floor**

Amenities

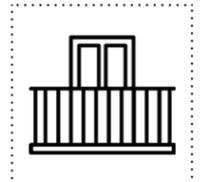
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



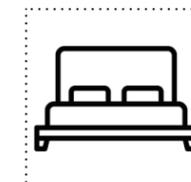
131,80 m2



81,25 m2
garden



121 m2
outdoor area



3 bedroom



2 bathrooms
1 wc



Parking
Ground floor



Storage
Basement

APARTMENT IS1



Type: **Residence for sale**

Total Area: **131.80 sq.m**

Floor: **Ground floor**

Amenities

Security Door

Fan coil Systems

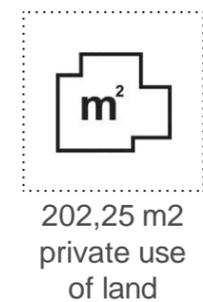
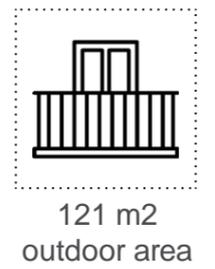
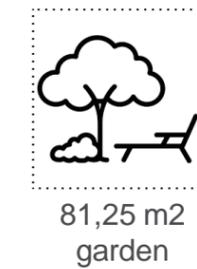
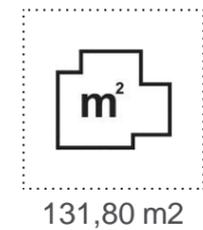
Aluminum Frames

Low E-window

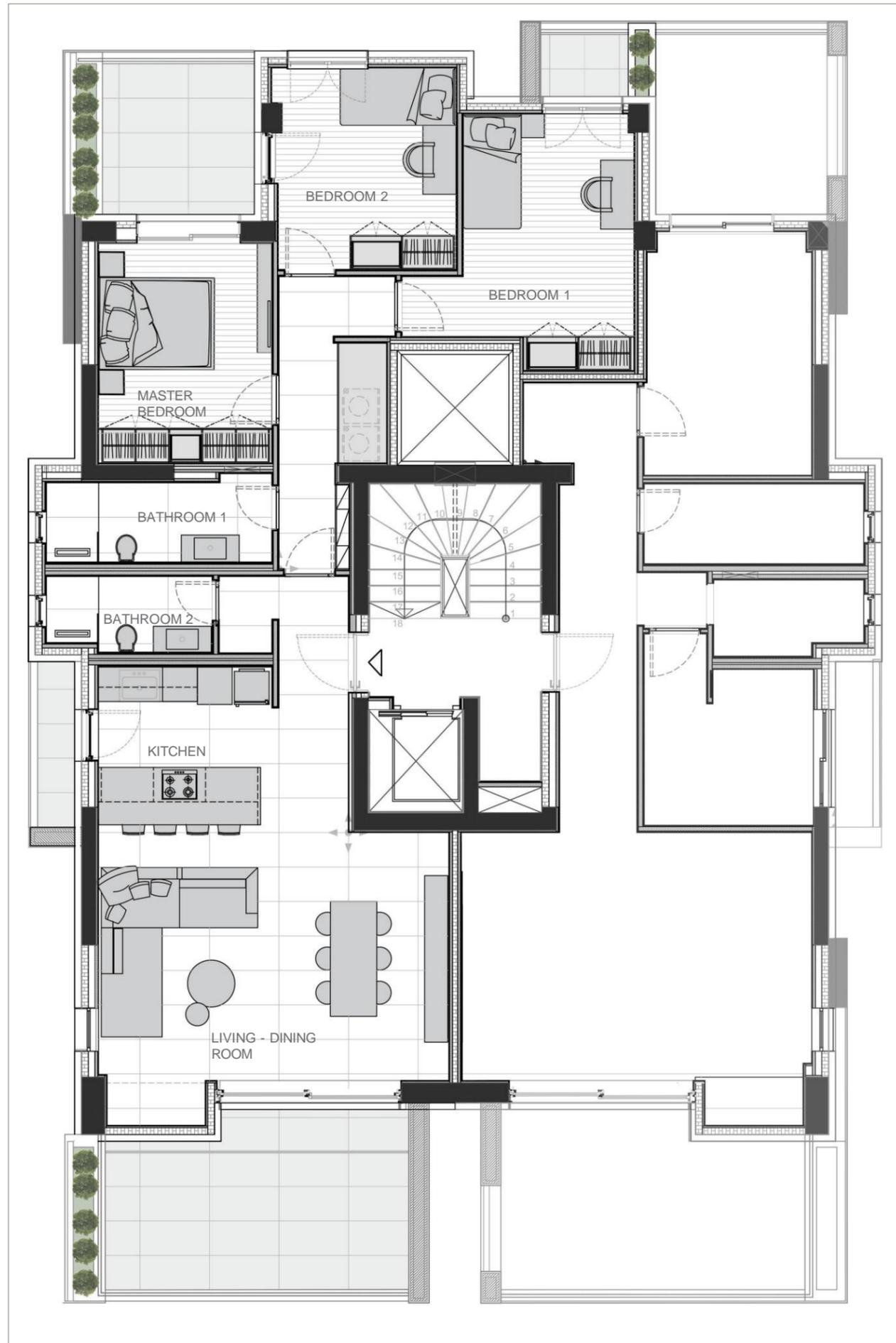
Fire Safety

Fully Furnished

Equiped with kitchen appliances



APARTMENT B1



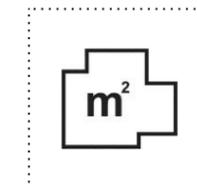
Type: **Residence for sale**

Total Area: **120.67 sq.m**

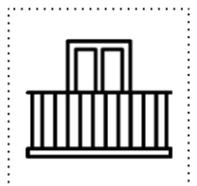
Floor: **2nd floor**

Amenities

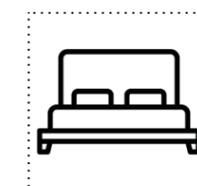
- Security Door
- Fan coil Systems
- Aluminum Frames
- Low E-window
- Fire Safety
- Fully Furnished
- Equiped with kitchen appliances



120,67 m2



32,50 m2
balconies



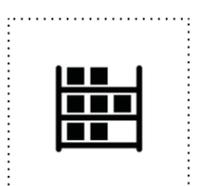
3 bedroom



2 bathrooms

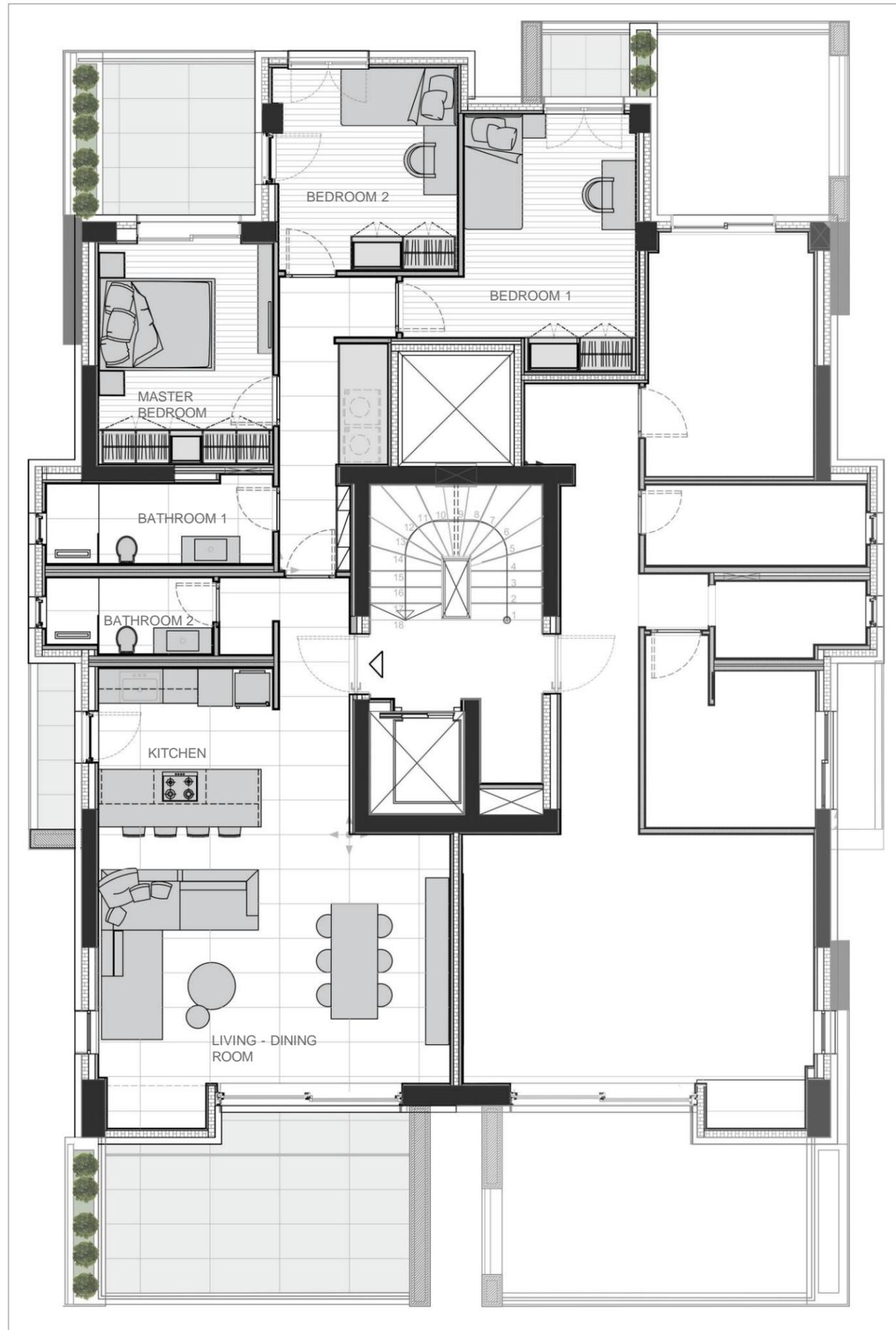


1 Parking
spot



Basement-
Storage

APARTMENT D1



Type: **Residence for sale**

Total Area: **120.67 sq.m**

Floor: **2nd floor**

Amenities

Security Door

Fan coil Systems

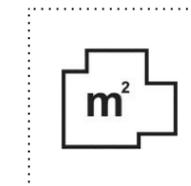
Aluminum Frames

Low E-window

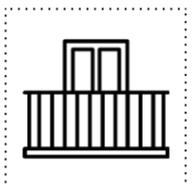
Fire Safety

Fully Furnished

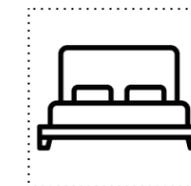
Equiped with kitchen appliances



120,67 m2



32,50 m2
balconies



3 bedroom



2 bathrooms

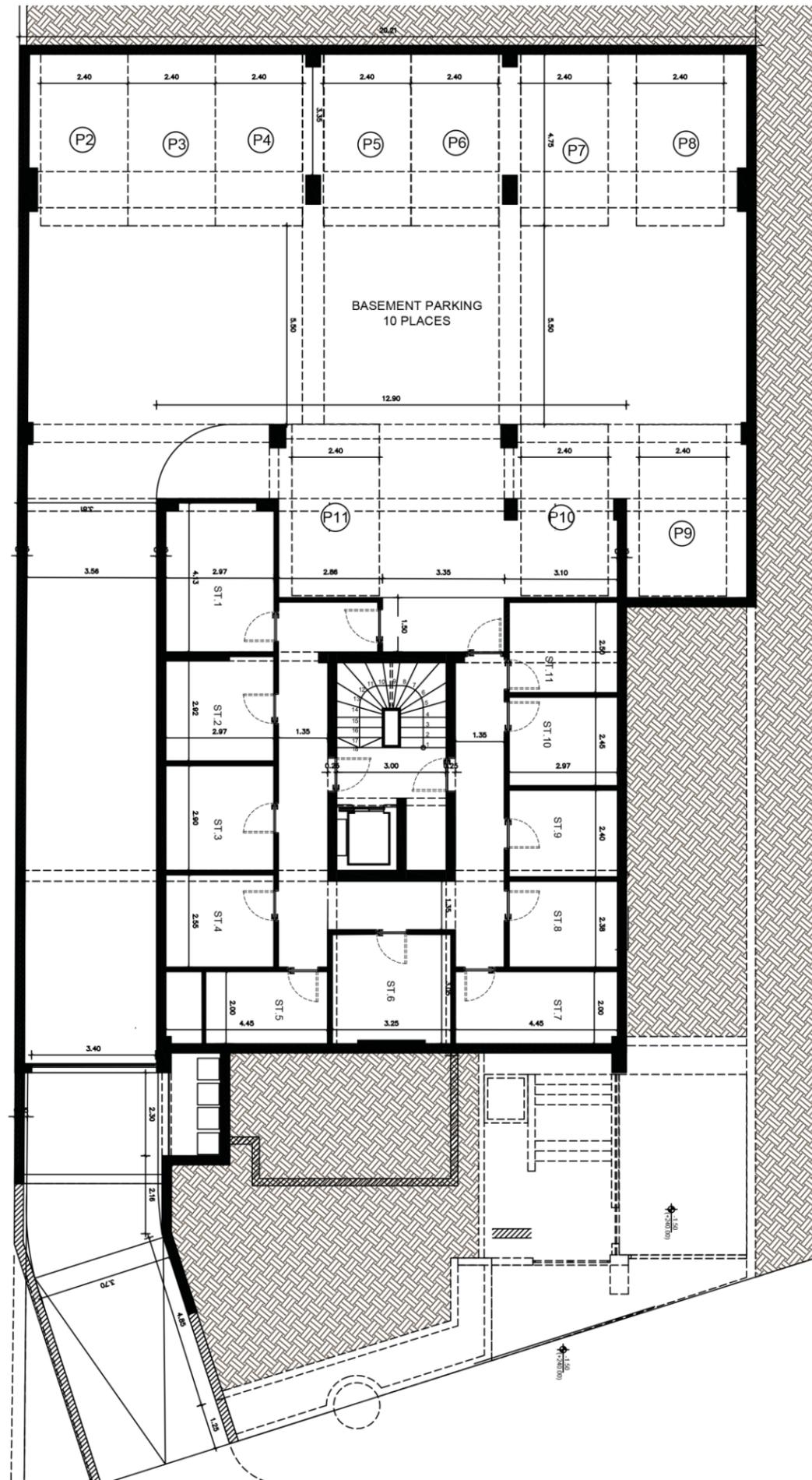


1 Parking
spot



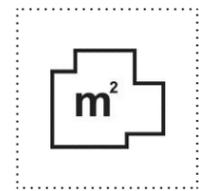
Basement-
Storage

BASEMENT



Total Area: 523.82 sq.m

Floor: Basement



523,82 m2



10 Parking Spots



11 Storage Spots

INTERIOR DESIGN



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!

