



ATHINUM 1

KORINIS 11 - PSYRI

LUXURY APARTMENTS IN ATHENS

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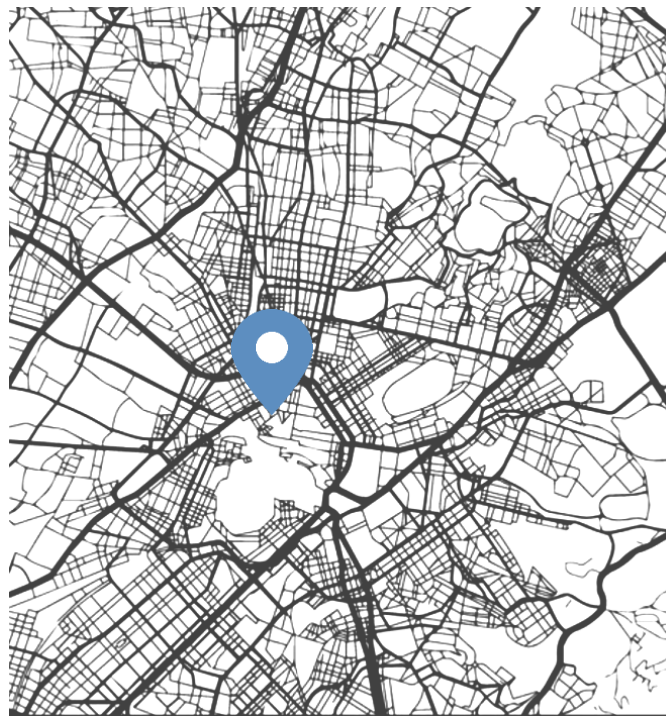
ATHINUM 1

The project is a mid-rise Residential building featuring 7 floors. The building consists of 4 One Bedroom Apartments, 9 Two Bedroom Apartments, and 2 Triplex Penthouses.

ATHINUM 1 is on the corner of Platia Eleftherias and Korinthis street, facing Komoundourou Park.

The building is located in one of the most vibrant areas in the historical triangle in the center of Athens, a walking distance from all the major points of interest and attractions of the city.

Korinis 11, Athina 105 53, Greece



ATHENS

37° 58' 0" N | 23° 43' 0" E

LOCATION



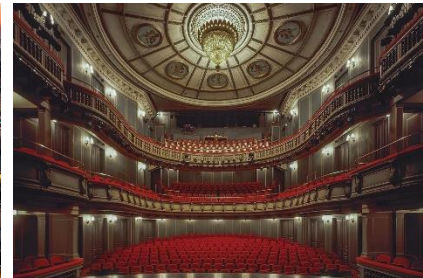
1 min from the nearest Bus Stop

6 min from Psiri neighborhood

7 min from Thēseio Metro Station

8 min from Omonoia Square

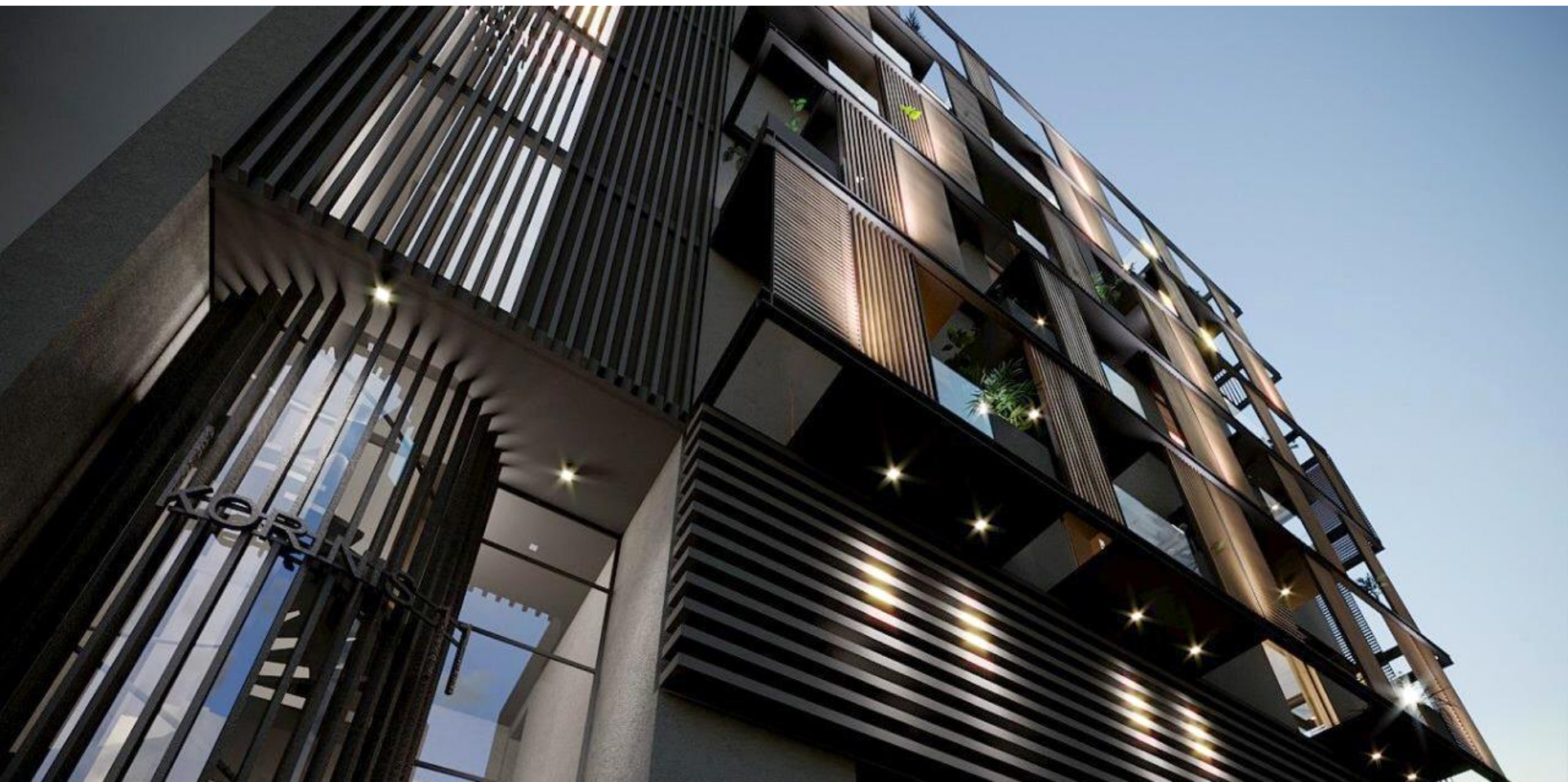
8 min Monastiraki Market



ATHINUM 1

3D BUILDING MODEL



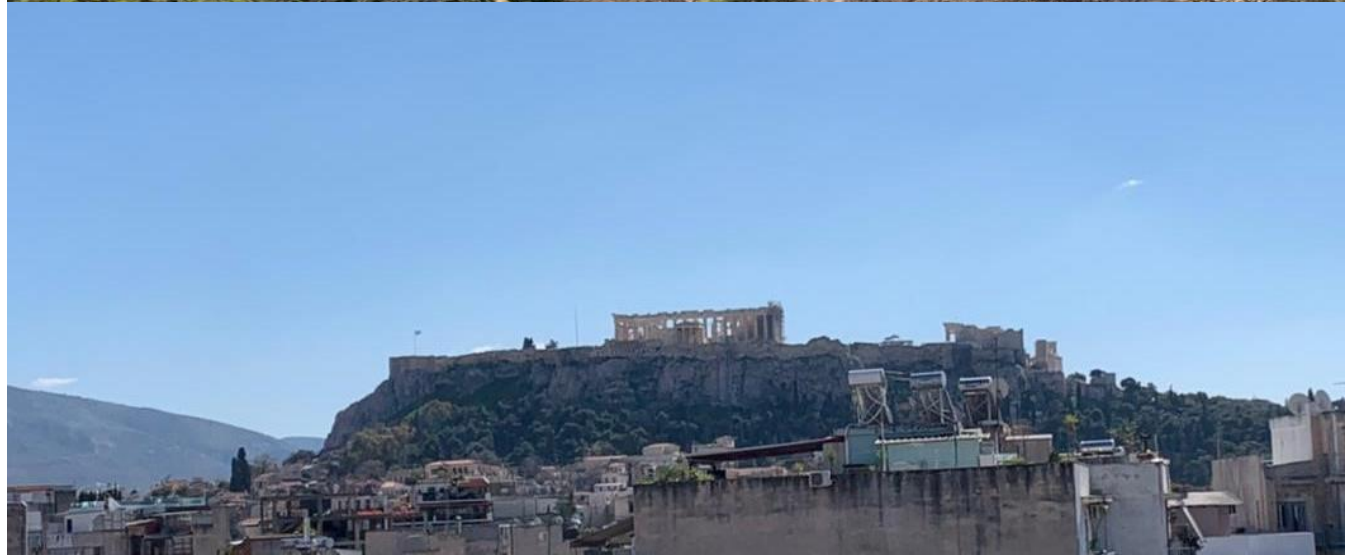






ATHINUM 1

VIEW



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RATE CARD



APARTMENT	FLOOR	BEDROOM	BATHROOM	WC	INTERIOR AREA SQM	OUTDOOR AREA SQM	TOTAL SQM	PRICE
A	1 ST /2 ND /3 RD /4 TH	2	1	-	61	10.24	71.24	SOLD
B	1 ST /2 ND /3 RD /4 TH	1	1	-	52	4.09	56.09	SOLD
C	1 ST / 2 ND /3 RD /4 TH	2	2	-	88	5.16	93.16	SOLD
A	5 TH	2	1	-	59	10.24	69.24	SOLD
PENTHOUSE D	5 TH - 6 TH - 7 TH	2	2	1	121	144	265	€850.000
PENTHOUSE E	5 TH - 6 TH - 7 TH	3	2	1	124	72	196	SOLD

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APARTMENT A

INDOOR AREA: 61 SQM

OUTDOOR AREA: 10.24 SQM



ATHINUM 1

APARTMENT B

INDOOR AREA: 52 SQM

OUTDOOR AREA: 4.09 SQM



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APARTMENT C

INDOOR AREA: 88 SQM
OUTDOOR AREA: 5.16 SQM



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APARTMENT A

INDOOR AREA: 59 SQM

OUTDOOR AREA: 10.24 SQM



ATHINUM 1

PENTHOUSE D

INDOOR TOTAL AREA: 121 SQM
OUTDOOR TOTAL AREA: 144 SQM

LOWER FLOOR

INDOOR AREA: 56 SQM
OUTDOOR AREA: 6 SQM



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PENTHOUSE D

UPPER FLOOR

INDOOR AREA: 65 SQM
OUTDOOR AREA: 71 SQM



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PENTHOUSE D

ROOF

OUTDOOR AREA: 67 SQM



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PENTHOUSE E

INDOOR TOTAL AREA: 124 SQM
OUTDOOR TOTAL AREA: 72 SQM

LOWER FLOOR

INDOOR AREA: 82 SQM
OUTDOOR AREA: 3 SQM



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PENTHOUSE E

UPPER FLOOR

INDOOR AREA: 42 SQM
OUTDOOR AREA: 26 SQM



ATHINUM 1

PENTHOUSE E

ROOF

OUTDOOR AREA: 43 SQM



CONSTRUCTION SPECIFICATIONS



ARCHITECTURE & STRUCTURE

- ✎ Structure: seismic concrete structure building as per the Hellenic Earthquake Design Code and certified by a laboratory with ELOT certification.
- ✎ Façade finishing: Walls with thermal insulation system by wall (STO or KNAUF with final organic coating).
- ✎ Façade skin: Steel structure with aluminum sliding louver system (wood color)
- ✎ The external walls and the walls between apartments shall be constructed of two 9cm brick layers with a 2-3cm void. At the external walls, thermal facade shall be placed of type Baumit/Sto or equivalent with a minimum total thickness of 7cm per KENAK based design.
- ✎ All walls shall be rendered / plastered with a thermal façade per paragraph 3 with a minimum of three layers of rendering plastering material.
- ✎ Windows and openings: The Aluminum frames shall conform to the approved Architectural views/drawings and will be thermally insulated of manufacturers EXALCO or other of equivalent quality per Energy Efficiency Design and $U_w < 2.0$.
- ✎ The garden/landscaped area shall be constructed based on a landscaping design and the approved Architectural Design and will consist of insulation, flooring, planting, power and lighting and irrigation network.

MECHANICAL

- ✎ Elevator: European standard machine (KLEEMANN or equivalent).
- ✎ Water system and piping: Hydraulic Collector With valves and multilayers pipe system (VALSIR or equivalent).
- ✎ Sewage and drainage: PVC pipes (FASOPLAST, VALSIR or equivalent).
- ✎ Hot Water system: An individual electrical boiler system (ITALIAN brand).
- ✎ Cooling & Heating system: VRV/Multi-Split Systems (LG or equivalent) based on the Air Conditioning and Energy Efficiency Designs.
- ✎ Swimming pools (for the penthouse only) to be installed at the locations shown in the approved permit drawings composed of reinforced insulated concrete walls and base, plastering and placement of tiles of a maximum value of 35 Euros/m² and additionally all required water chlorination, circulation installation. Additionally, the pools shall have night lights 300W capacity total and an inox 316 ladder.

ELECTRICAL



- ▼ According to Greek legislation ELOT HD and P.P.C standards.
- ▼ Switches and sockets: All light switches/outlets shall be LEGRAND GALEA white/dark or equivalent
- ▼ Video intercom: full color screen with access control for the building entrance (URMET, BTCINO or equivalent).
- ▼ The panel board and circuit breakers shall be heavy duty by SIEMENS / HAGER / ABB.
- ▼ Grounding of the building and lighting protections shall be per current national code. All materials shall be by Nexans and Elemko or equivalent.
- ▼ UHF antennas for common use with one satellite dish of up to 120mm diameter shall be provided over the staircase enclosure at the final level.

FLOORS

- ▼ Common areas floor finishing (main building entrance, staircase): shall be constructed from forged cement or BOLON pvc (as per the Architect selection).
- ▼ Cellar floor finish: Ceramic tiles
- ▼ Reception areas floor finishing: Engineered wooden floor 12cm wide (min.3mm wood veneer) of market value (pre-reduction) of up-to 45 Euros/m2 (as per Architect selection).
- ▼ Bedrooms floor finishing: Engineered wooden floor 12cm wide (min.3mm wood veneer) of market value (pre-reduction) of up-to 45 Euros/m2 (as per Architect selection).
- ▼ Kitchen Engineered wooden floor 12cm wide (min.3mm wood veneer) of market value (pre-reduction) of up-to 45 Euros/m2 (as per Architect selection).
- ▼ Bathrooms finishing: special grade A Italian ceramic / granite tiles (8-12mm) with a market value (pre-reduction) of up-to 25 Euros/m2.
- ▼ Balconies and terraces flooring: Forged cement or ceramic tiles (as per Architect design).
- ▼ Kitchen backsplash: Italian ceramic tiles (8-12mm) with a market value (pre-reduction) of up-to 30 Euros/m2.

CEILING

- ▼ False ceiling with patty and paint (layout as per the Architect design)
- ▼ Balconies ceiling (street side): Polished wood false ceiling (TRESPA or equivalent)

DOORS

- ▼ Apartment door: The main external doors of the apartments shall be safety doors (INTRADOOR, SYNCRO or equivalent) with a maximum commercial pre-sale value of 600 Euros.
- ▼ Internal doors: shall be of laminate type with a wooden or aluminum frame with various colors/patterns (INTRADOOR, SYNCRO or equivalent) with maximum commercial value (pre-sale) 200 Euros/door.

SANITARY WARES & FIXTURES

- ✔ Sanitary wares:
 - ✔ wall mounted white color WC with hard synthetic soft close cover (IDEAL STANDARD, FLAMINIA, BOCCHI or equivalent) with maximum commercial value (pre-sale) 250 Euros
 - ✔ wall mounted white color Basin (IDEAL STANDARD, FLAMINIA, BOCCHI or equivalent) with maximum commercial value (pre-sale) 100 Euros
 - ✔ built in shower with ceramic tiles (as per design)
 - ✔ Mirror – soap holder – glass holder – towel hanger – paper holder – sponge holder – double hook of total value not exceeding 160 Euros.
 - ✔ Mixers: GROHE, ideal standard, FIORE or equivalent with a maximum value of 85 Euros each

BALUSTRADES

- ✔ Tempered laminated glazing (as per Architect design)

KITCHEN

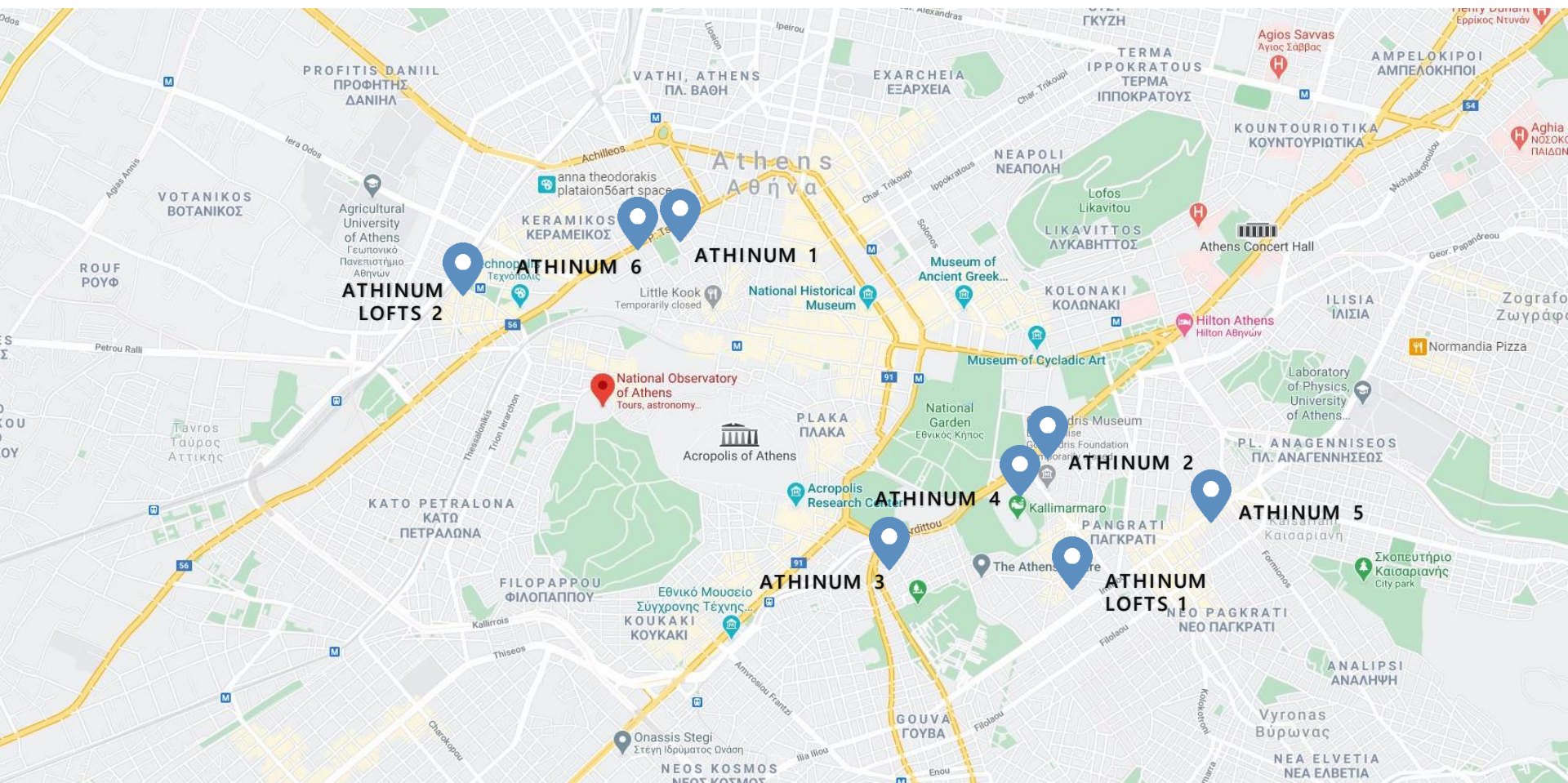
- ✔ High quality Italian brand melamine kitchen cabinets (VENETI, GRUPPOCUICCINE or equivalent)
- ✔ Kitchen cupboards internally shall be manufactured from melamine and laminate doors. These shall consist of a bottom part of height 86cm. and a top part of approximate height 70cm. The total length of the cupboards is as shown on the architectural drawings and shall have a maximum commercial value of 200 Euros /m.
- ✔ Worktop's countertops shall be placed per plans (Formica / Nevamar or equivalent) with a value of 70 Euros/m
- ✔ Sink type: Kitchen sinks shall be metal from stainless steel by FRANKE, BLANCO or equivalent, dimensions as per design with a maximum commercial value of 170 Euros.
- ✔ Kitchen mixer taps shall be from an Italian manufacturer and of maximum market value of 80 Euros.

PAINT FINISH

- ✔ Painting indoor acrylic color with low VOC (as per the Architect selection) (VECHRO, VIVEXROM or equivalent)
- ✔ Painting outdoor High performance coating (VECHRO, VIVEXROM or equivalent)



OUR DEVELOPMENTS IN THE CENTER OF ATHENS



WHY BUY IN GREECE

01

INVEST

Real- Estate consistently increases in value over time.

02

RELOCATE

Secure your family and have access to the best education system in Europe.

03

PERMANENT RESIDENCY & GOLDEN VISA

Allows you to travel Visa free to other countries within the Schengen area.

04

RENTING OUT




Benefit from extra income in foreign currency.



GOLDEN VISA

G R E E C E

Greece Golden Visa offers your family the freedom to live freely in the EU and to travel with ease. Access to excellent education, healthcare and an insurance policy.

-  Permanent residency can be issued in 90 working days provided all documents are in place.
-  No requirement to spend time in the country. Once every 5 years, you need to visit Greece for a minimum of one day.
-  The residence permit holder has full access to the Greek Education system, from the first school classes all the way to the National Universities.

ABOUT VALENCI



VALENCI is a development company founded in 2013. We are a leading Real Estate and Development company, specializing in building projects, renovations, sales, and acquisitions of prestigious apartments, residential projects, and holiday homes extending to Greece and Lebanon.

Our projects in Greece are currently located in the heart of historical Athens and the Athenian Riviera. We aim to create a modern and luxurious way of living in the oldest European capital. We assist in managing newly bought property and offer short-term rentals and service apartments.

Moreover, **VALENCI** provides a range of tailored services beyond the purchase of a primary or secondary residence, including consultancy services in the acquisition of the Golden Visa.

Our values reflect who we are and what we stand for as a company.

Integrity: We aim to uphold the utmost standards of integrity in all of our actions.

Excellence: We provide an outstanding service and premium value to our customers.

Trustworthiness: We establish and develop relationships that make a constructive and positive impact in our customers' lives. Our team endeavors to meet and exceed their expectations and provide a distinctive buying experience.

ABOUT ATHINUM



Valenci Developers introducing **ATHINUM** a new line of Residential Luxury Buildings in the Center of Athens.

Inspired by our name **ATHIN-UM**: *from Athens* ; our love of Athens and our passion for design is evident in everyone of our projects. We strive to create beautiful and unique spaces that not only provide a comfortable living environment, but also make a secure and profitable investment.

ATHINUM real estate projects are located in the best areas of Athens, with attention to details and high-quality construction, buying a **ATHINUM** property also means becoming part of a prestigious community.

We believe that Owning a **ATHINUM** it's not just about buying a property; it's about elevating your living experience.

It doesn't matter if you're looking for a place to call home or a vacation getaway, **ATHINUM** has the perfect solution for you.

Invest in your future and experience the best of Athens with **ATHINUM**.



Thank you

FOR YOUR TRUST

