

ATHINUM 3

DEFNER 4 - METS

LUXURY APARTMENTS IN ATHENS

Greece Office

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Lebanon Office

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ATHINUM 3

The Building is located in Defner 4, the beautiful neighborhood of Mets, behind Kallimarmaro Stadium. Surrounded by Neoclassical buildings, verdant parks, stone paved alleys and famous landmarks of Athens.

ATHINUM 3 is equipped with modern underground garage lift which allows basement parking, providing excellent protection and privacy for all your vehicles.

Panoramic view from ATHINUM 3





A T H E N S 37° 58° 0° N | 23° 43° 0° E

Defner 4, Athina 116 36, Greece

LOCATION

2×

19 min from Acropolis of Athens (1300m)
17 min from Syntagma square (1200m)
15 min from Kolonaki square (1250m)
10 min from Kallimarmaro stadium (1000m)
10 min from Plaka (950m)
9 min from Acropoli Metro Station (600m)
8 min from National Gardens (550m)
5 min from the nearest Bus Stop (260m)



ATHINUM 3 ^{3D BUILDING MODEL}



ATHINUM 3 ^{3D BUILDING MODEL}



ATHINUM 3 ^{3D BUILDING PARKING}



ATHINUM 3

3D TYPICAL FLOOR BALCONY



ATHINUM 3 ^{3D TYPICAL FLOOR INTERIOR}



ATHINUM 3 ^{3D TYPICAL FLOOR INTERIOR}



ATHINUM 3

RATE CARD



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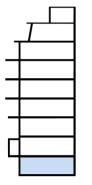
UNIT	FLOOR	BEDROOM S	BATHROOM S	PARKING	INTERIOR SQM	OUTDOOR SQM	STORAGE	TOTAL SQM	TOTAL PRICE
A1	1 st	2	2	1	94	12	1	106	SOLD
A2	2 nd	2	2	1	94	14	1	108	€ 470,000
A3	3 rd	2	2	1	97	11	1	108	€ 533,500
A4	4 th	2	2	1	97	12	1	109	SOLD
PENTHOUSE	5 th , 6 th , 7 th	3	3	2	161	87	1	252	SOLD

info@valenci.com

ATHINUM 3 BASEMENT

STAIRCASE AREA: 9.16 SQM PARKING AREA: 72.35 SQM STORAGE AREA: 25.14 SQM 1





ATHINUM 3

GROUND FLOOR

STAIRCASE AREA: 14.25 SQM PARKING AREA: 54 SQM







ATHINUM 3

APARTMENT A1 INDOOR AREA: 94 SQM OUTDOOR AREA: 12 SQM







ATHINUM 3 SECOND FLOOR

APARTMENT A2 INDOOR AREA: 94 SQM OUTDOOR AREA: 14 SQM







ATHINUM 3 THIRD FLOOR

APARTMENT A3 INDOOR AREA: 97 SQM OUTDOOR AREA: 11 SQM

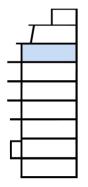




ATHINUM 3 FOURTH FLOOR

APARTMENT A4 INDOOR AREA: 97 SQM OUTDOOR AREA: 12 SQM





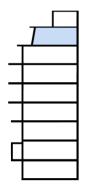
ATHINUM 3 PENTHOUSE

INDOOR TOTAL AREA: 165 SQM OUTDOOR TOTAL AREA: 87 SQM

FIFTH FLOOR

INDOOR AREA: 57 SQM OUTDOOR AREA: 14 SQM



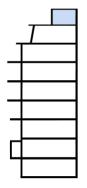


ATHINUM 3 PENTHOUSE

MEZZANINE FLOOR

INDOOR AREA: 65 SQM OUTDOOR AREA: 10 SQM





ATHINUM 3 PENTHOUSE

ROOF

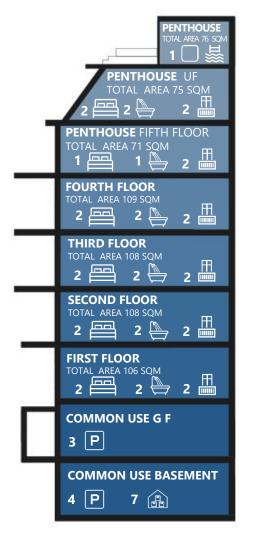
INDOOR AREA: 13 SQM OUTDOOR AREA: 63 SQM





ATHINUM 3 ELEVATION

ATHINUM 3 DEVELOPMENT ANALYSIS



ARCHITECTURE & STRUCTURE

- V Structure: seismic concrete structure building as per the Hellenic Earthquake Design Code and certified by a laboratory with ELOT certification.
- V Façade finishing: 10cm external thermal insulation Sto with concrete effect finish
- V The external walls and the walls between apartments shall be constructed of two 9cm bricklayers with a 2-3cm void. At the external walls, a thermal façade shall be placed of type Baumit/Sto or equivalent with a minimum total thickness of 7cm per KENAK based design.
- V All walls shall be rendered / plastered with a thermal façade per paragraph 3 with a minimum of three layers of rendering plastering material.
- V Windows and openings: The Aluminum frames shall conform to the approved Architectural views/drawings and will be thermally insulated by manufacturers EXALCO or other of equivalent quality per Energy Efficiency Design and Uw<2.0.
- V 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

- V Elevator: European standard machine room less elevator (KLEEMANN or equivalent).
- V Car lift: European standard machine Car lift.
- V Water system and piping: Hydraulic Collector With valves and multilayers pipe system (VALSIR or equivalent).
- ▼ Sewage and drainage: PVC pipes (VALSIR or equivalent).
- V Heating & Hot Water system:
 - V Independent heating systems per apartment including Wilo pump circulators, meters and Siemens Smart / BTCINO/Daikin/Toshiba/Mitsubishi or equivalent temperature regulators.
 - V An individual gas boiler (Bosch, Daikin or equivalent) and underfloor heating by REHAU, INTERPLAST or equivalent). The vertical heating pipes shall be insulated ARMAFLEX copper pipes by TALOS.
- V Cooling system: VRV/Multi-Split Systems (LG/DAIKIN or equivalent) concealed in the suspended ceilings based on the Air Conditioning and Energy Efficiency Designs.
- V Swimming pools 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.

- ${\tt V}~$ 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
- V Video intercom: full color screen with access control for the building entrance (URMET, BTCINO or equivalent).
- V The panel board and circuit breakers shall be heavy duty by SIEMENS / HAGER /ABB.
- V Grounding of the building and lighting protections shall be per current national code. All materials shall be by Nexans and Elemko or equivalent.
- V 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

- V Common areas floor finishing (main building entrance, staircase): Smooth concrete floor finish
- V Basement floor car parking: Epoxy paint.
- ♥ Ground floor outdoor flooring: smooth concrete or natural stone (as per Architect selection)
- V 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).
- V 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).
- V Bathroom finishing: special grade A Italian ceramic / granite tiles (9-12mm) with a market value (pre-reduction) of up-to 30 Euros/m2.
- V Balconies and terraces flooring: smooth concrete or ceramic tile
- V Kitchen backsplash: Italian ceramic tiles (9-12mm) with a market value (pre-reduction) of up-to 40 Euros/m2.

CEILING

- V Balconies ceiling (street side): Polished wood false ceiling (TRESPA or equivalent)
- V Gypsum Board false ceiling, when necessary, include spotlights,
- ${\tt V}$ $\,$ Steel grating false ceilings in the common areas and corridors.

SANITARY WARES & FIXTURES

- V Sanitary wares:
 - v wall mounted white color WC with hard synthetic soft close cover (IDEAL STANDARD, FLAMINIA, BOCCHI or equivalent) with maximum commercial value (pre-sale) 270 Euros
 - v wall mounted white color Basin (IDEAL STANDARD, FLAMINIA, BOCCHI or equivalent) with maximum commercial value (pre-sale) 100 Euros
 - V Showertray of orthogonal type with length up to 1,60m. Acrylic type with value not exceeding 150 Euros.
- V Mirror soap holder glass holder towel hanger paper holder sponge holder double hook of total value not exceeding 160 Euros.
- V Mixers: GROHE, ideal standard, ROCA or equivalent with a maximum value of 85 Euros each
- V Glass shower enclosures shall be composed of safety self-cleaning glass of adequate thickness with value not exceeding 400 Euros.

DOORS

- V 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.
- V 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.

BALUSTRADES

V Expanded steel mesh (Calandrato TAU 40) with metallic steel railing.

Sun shader

V Grey Synthetic roller shaders (Hunter Douglas or equivalent)

KITCHEN

- V High quality Italian brand melamine kitchen cabinets (VENETI, GRUPPOCUICCINE or equivalent)
- V 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.

- ${\tt V}\,$ Worktop's countertops shall be placed per plans (Formica / Nevamar or equivalent) with a value of 70 Euros/m
- V 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.
- V Kitchen mixer taps shall be from an Italian manufacturer and of maximum market value of 80 Euros.

CLOSET

V All built in bedroom closets, shall contain hidden hinges per design and will contain as a minimum four shelves and drawers according to plan with chrome coated hanging pipes. The internal coating of the closets shall be white melamine whilst the external shall be white lacquer with a maximum commercial value of 220 Euros/m.

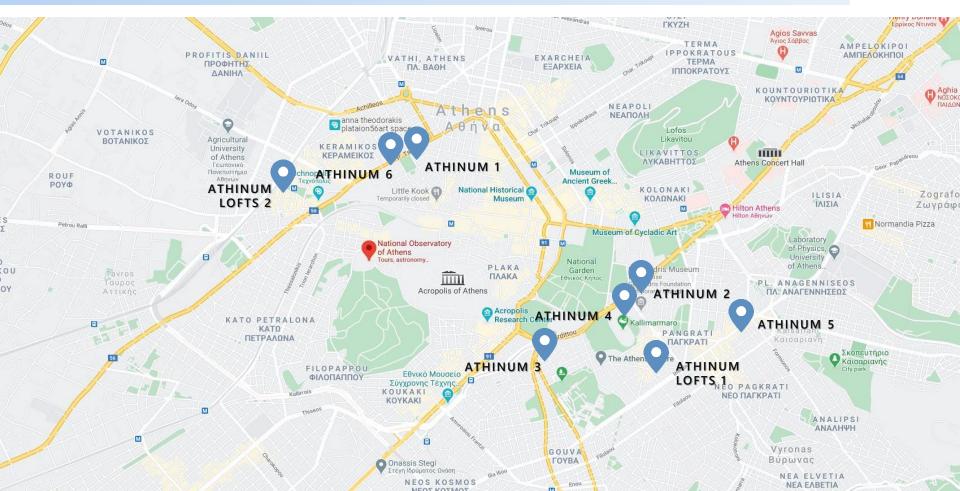
PAINT FINISH

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



OUR DEVELOPMENTS IN THE CENTER OF ATHENS





WHY BUY IN GREECE

INVEST

Real- Estate consistently increases in value over time.

RELOCATE

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

PERMANENT RESIDENCY & GOLDEN VISA

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

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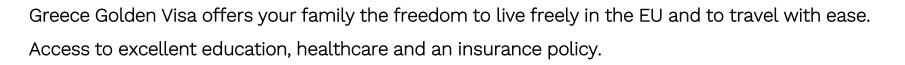
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RENTING OUT Benefit from extra income in foreign currency.

GOLDEN VISA GREECE



- 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



