



ATHINUM 4

IVIKOU 6 - KALLIMARMARO

LUXURY APARTMENTS IN ATHENS

Greece Office

Milioni 8, 2nd floor | Kolonaki | 106 73 Athens
+30 698 864 5636 | +30 210 722 8280
info@valenci.com

Lebanon Office

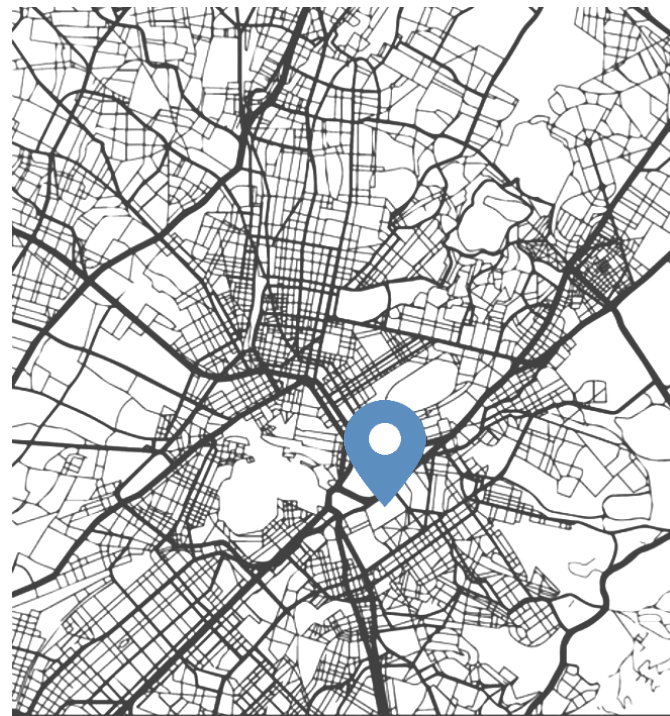
The Bridge Center | 5th floor Saloumeh | Sin El Fil
+961 78 818 886 | +961 1 489 701
hello@valenci.com



ATHINUM 4

A mid-rise residential building in the heart of Athens. With 6 one-bedroom apartments, 2 studios, and 2 one-bedroom penthouses, the building caters to all lifestyles.

ATHINUM 4 is strategically located in Kallimarmaro. In close proximity to cultural, touristic, and artistic landmarks, such as Goulandris Museum, St. Spyridon Orthodox Church, and Kallimarmaro Stadium.



ATHENS

37° 58' 0" N | 23° 43' 0" E

Ivikou 6, Athina 116 35, Greece

LOCATION



2 min walking from St Spyridon Church (110m)

3 min walking from Kallimarmaro Stadium (240m)

1 min walking from Goulandris Museum (65m)

5 min walking from the nearest metro (450m)

1 min walking from the nearest bus stop (74m)



ATHINUM 4

3D BUILDING MODEL







ATHINUM 4

3D BUILDING MODEL



ATHINUM 4



BUILDING DEVELOPEMENT PLAN

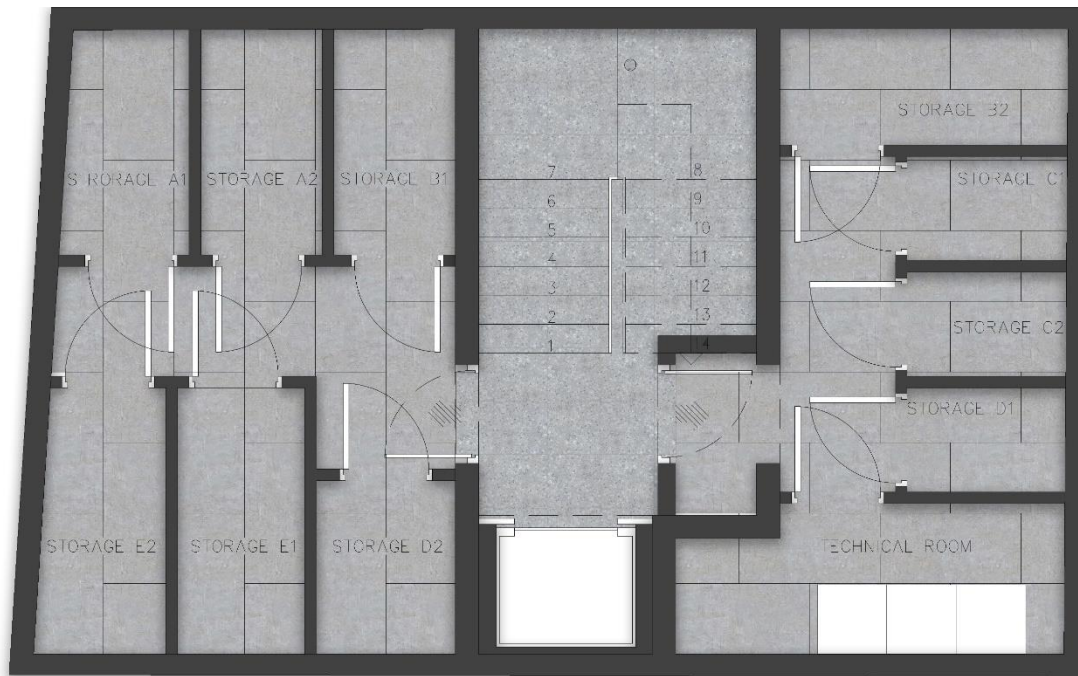
APARTMENT #	FLOOR	BEDROOMS	BATHROOMS	INTERIOR AREA SQM	OUTDOOR AREA SQM	STORAGE SQM	TOTAL AREA SQM
STUDIO GF – A1	GF	1	1	30.20	29	1.24	61.26
STUDIO GF – A2	GF	1	1	29.96	-	1.23	32
APARTMENT F1 – B1	1 ST	1	1	33.89	14.10	1.08	50.04
APARTMENT F1 – B2	1 ST	1	1	28.07	7.80	1.24	38.36
APARTMENT F2 – C1	2 ND	1	1	33.89	9.20	2.49	44.33
APARTMENT F2 – C2	2 ND	1	1	28.07	6.40	2.04	35.71
APARTMENT F3 – D1	3 RD	1	1	43.38	8.70	2.46	53.31
APARTMENT F3 – D2	3 RD	1	1	34.34	6.80	2.05	42.94
PENTHOUSE E1	4 TH – Roof	1	1	43.38	53.37	2.53	99.28
PENTHOUSE E2	4 TH – Roof	1	1	34.24	42.10	2.06	78.8

ATHINUM 4

STORAGE AREA

BASEMENT FLOOR

TOTAL AREA: 31 SQM



ATHINUM 4

STUDIO GF-A1

GROUND FLOOR

INDOOR AREA: 30.20 SQM

GARDEN AREA: 29 SQM



ATHINUM 4

APARTMENT GF-A2

GROUND FLOOR

INDOOR AREA: 29.96 SQM



ATHINUM 4

APARTMENT F1-B1

FIRST FLOOR

INDOOR AREA: 33.89 SQM

BALCONY AREA: 14.10 SQM



ATHINUM 4

APARTMENT F1-B2

FIRST FLOOR

INDOOR AREA: 28.07 SQM

BALCONY AREA: 7.80 SQM



ATHINUM 4

APARTMENT F2-C1

SECOND FLOOR

INDOOR AREA: 33.89 SQM

BALCONY AREA: 9.20 SQM



ATHINUM 4

APARTMENT F2-C2

SECOND FLOOR

INDOOR AREA: 28.07 SQM

BALCONY AREA: 6.40 SQM



ATHINUM 4

APARTMENT F3-D1

THIRD FLOOR

INDOOR AREA: 43.38 SQM

BALCONY AREA: 8.70 SQM



ATHINUM 4

APARTMENT F3-D2

THIRD FLOOR

INDOOR AREA: 34.34 SQM

BALCONY AREA: 6.80 SQM



ATHINUM 4

PENTHOUSE E1

INDOOR TOTAL AREA: 43.38 SQM

OUTDOOR TOTAL AREA: 53.37 SQM

FOURTH FLOOR

INDOOR AREA: 43.38 SQM

BALCONY AREA: 8.80 SQM



ATHINUM 4

PENTHOUSE E1

ROOF

OUTDOOR: 44.57 SQM



ATHINUM 4

PENTHOUSE E2

INDOOR TOTAL AREA: 34.24 SQM
OUTDOOR TOTAL AREA: 42.10 SQM

FOURTH FLOOR

INDOOR AREA: 34.24 SQM
BALCONY AREA: 6.80 SQM



ATHINUM 4

PENTHOUSE E2

ROOF

OUTDOOR: 35.30 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: Aluminum louver system wood color as per design.
- ✓ 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 façade 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 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 ETEM or other of equivalent quality per Energy Efficiency Design and $U_w < 2.0$.
- ✓ The garden/landscaped area shall be constructed based on 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.

ELECTRICAL

- ✓ According to Greek legislation ELOT HD and P.P.C standards.
- ✓ Switches and sockets: All light switches/outlets shall be SCHNEIDER white 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 SCHNEIDER /ABB or equivalent.
- ✓ 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 Natural stone or Terrazzo (as per the Architect selection).
- ✓ Cellar floor finish: Ceramic tiles
- ✓ Reception areas floor finishing: Engineered Lacquered wooden floor as per Architect selection.
- ✓ Bedrooms floor finishing: Engineered Lacquered wooden floor as per Architect selection.
- ✓ Kitchen floor finishing: Engineered Lacquered wooden floor as per Architect selection.
- ✓ Bathrooms finishing: Italian ceramic full body tiles 600x1200mm or equivalent as per Architect selection.
- ✓ Balconies and terraces flooring: Italian ceramic full body tiles 600x1200mm or equivalent as per Architect selection.
- ✓ Kitchen backsplash: Italian ceramic full body tiles 600x1200mm or equivalent as per Architect selection.

CEILING

- ✓ False ceiling with patty and paint as per the Architect design.
- ✓ Balconies ceiling (street side): Knauf Guardex with patty and paint as per the Architect design.

SANITARY WARES & FIXTURES



Sanitary wares:

- ✓ wall mounted white color WC with hard synthetic soft close cover (GEBERIT, BOCCHI or equivalent).
- ✓ Countertop Washbasin (FLAMINIA, BOCCHI, BIANCO CERAMICA or equivalent).
- ✓ Built in shower with ceramic tiles (as per design)
- ✓ Bathroom & toilets accessories: Mirror – soap holder – glass holder – towel hanger – paper holder – sponge holder – double hook as per Architect selection.
- ✓ Mixers: GROHE, FIORE or equivalent as per Architect selection.

DOORS

- ✓ Apartment door: The main external doors of the apartments shall be safety doors (INTRADOOR, SYNCRO or equivalent).
- ✓ 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).

BALUSTRADES

- ✓ Tempered laminated glazing (as per Architect design)

KITCHEN

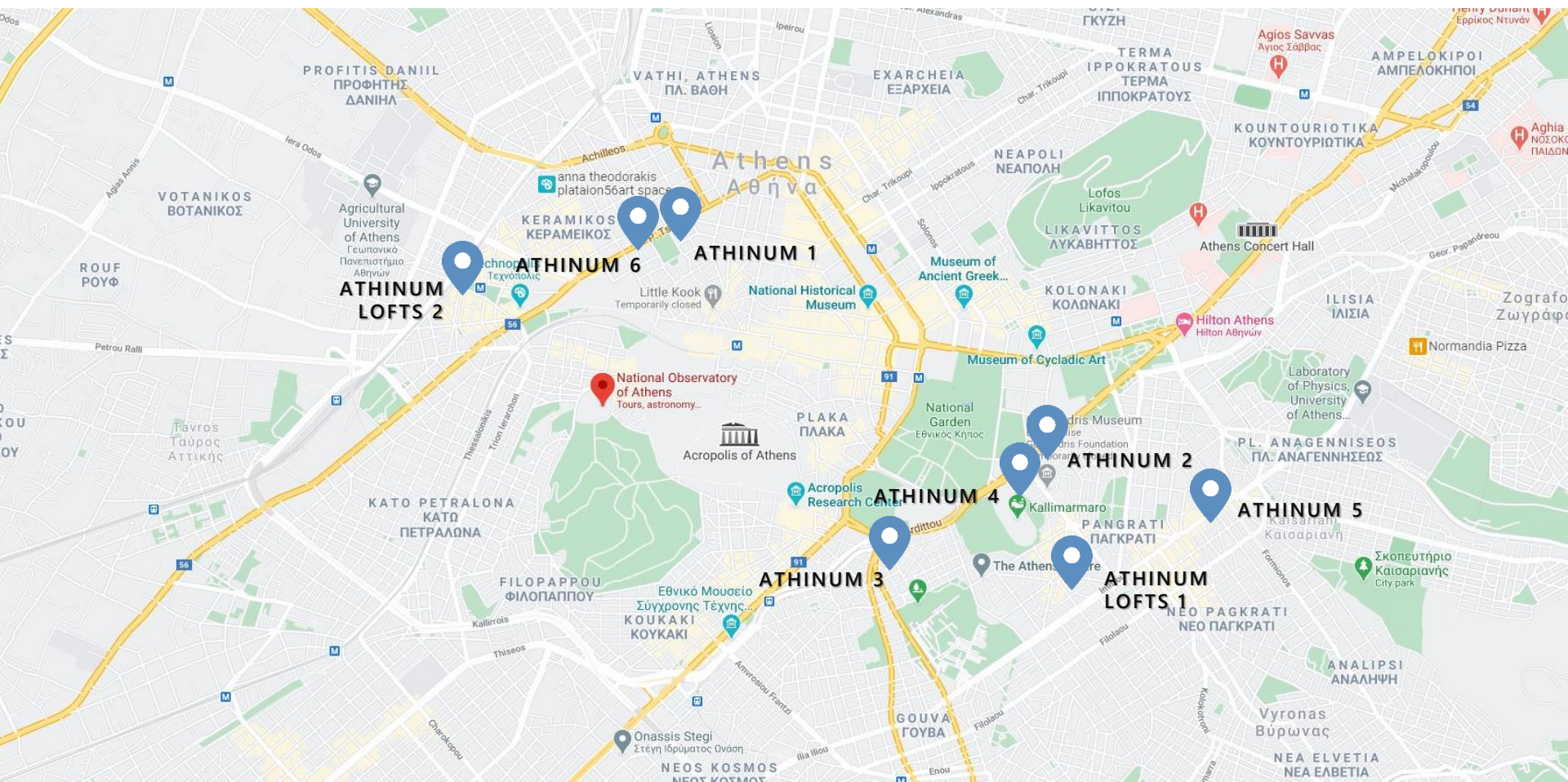
- ✓ High quality melamine kitchen cabinets with gray box and glossy white doors.
- ✓ Kitchen cupboards shall be manufactured from melamine. These shall consist of a bottom part of height 86cm. and a top part of approximate height 70cm. The total length of the cupboards is as shown on the architectural drawings.
- ✓ Drawers and Doors shall be with soft closing system (BLUM or equivalent).
- ✓ Worktop's countertops shall be placed per plans (Formica / Nevamar or equivalent).
- ✓ Sink type: Kitchen sinks shall be metal from stainless steel by FRANKE, BLANCO or equivalent, dimensions as per design.
- ✓ Kitchen mixer taps shall be from an Italian manufacturer FIORE or equivalent as per Architect selection.

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.

For € **250.000** until July 31st, 2023

-  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

