



GLYPHADA
RESIDENCE
Luxury Apartments

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GREECE | HISTORY

Greece, is a country in Southern Europe, strategically located at the crossroads of Europe, Asia and Africa. It is surrounded by the Aegean Sea, the Ionian Sea, and the Mediterranean Sea. Its natural beauty, its rich history and the sunny weather appeals to every human soul, making Greece one of the world's most popular tourist destinations.

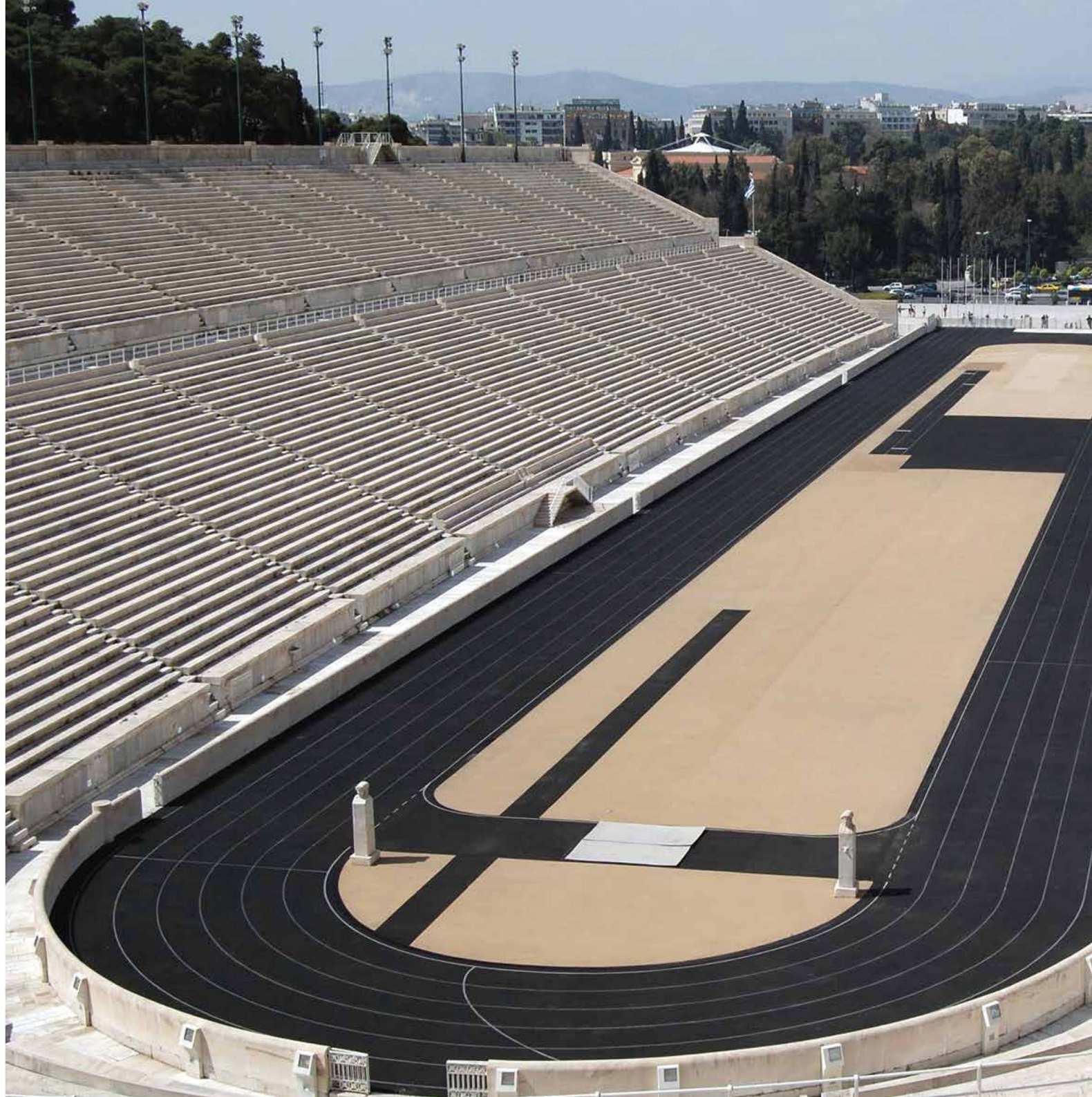
Greece is a democratic developed country with an advanced high-income economy, a high quality of life and a very high Human Development Index. Greece is a founding member of the United Nations, and is also a member of numerous other international institutions, including the Council of Europe. Greece's economy is also the largest in the Balkans, where Greece is an important regional investor.



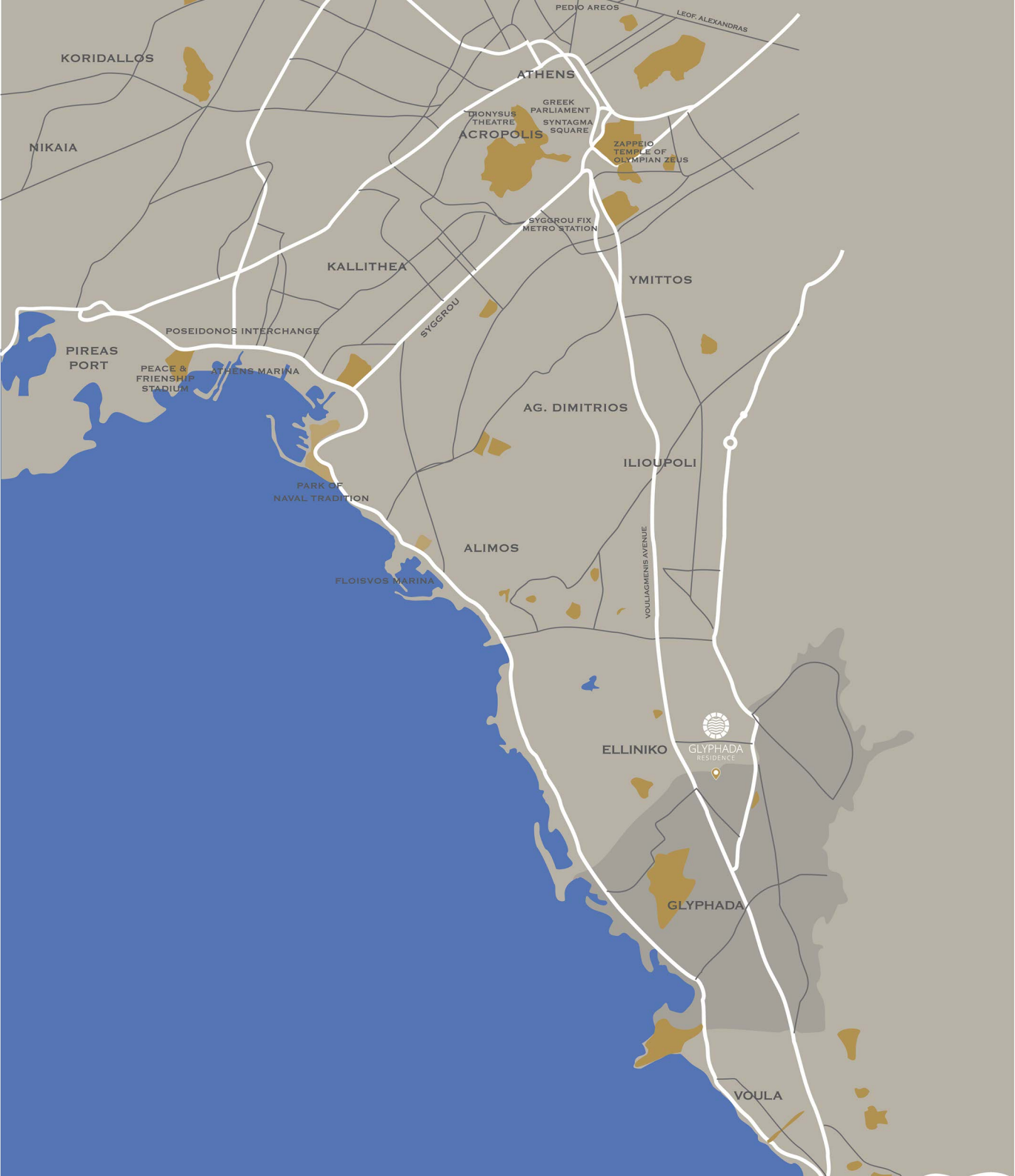
ATHENS

Athens, the capital and largest city of Greece, is one of the world's oldest cities, with its recorded history spanning around 3,400 years.

Today, the City of Athens is recognised as a global city because of its geo-strategic location and its importance in finance, commerce, media, entertainment, arts, international trade, culture, education and tourism. It is one of the biggest economic centres in south Eastern Europe, with a large financial sector and features the largest passenger port in Europe and the third largest in the world. In 2012, Athens was ranked the world's 39th richest city by purchasing power. Spotless parks and streets, an ultra-modern metro, new motorways, an accessible airport and all signs in perfect English make the city easily negotiable for everyone.



LOCATION



CULTURE AND HISTORY

Greece is considered the birthplace of democracy, Western philosophy, the Olympic Games, political science and major scientific principles. It boasts a very long history, with the Greek language being present in the country for nearly 4000 years.



EDUCATION

Athens, the capital and largest city of Greece, is one of the world's oldest cities, with its recorded history spanning around 3,400 years.

Greece, being a very progressive country, has always given priority to education.

Greek Schools are educational institutes of the country that offer excellent teaching, recreational and sporting facilities. They are internationally renowned for offering quality education to the domestic as well as foreign students. The University Education in Greece provides high level of theoretical and practical training in order to develop and secure the scientific development of the country and of the whole world.





HEALTH

The public health system in Greece provides free, or low cost, healthcare services to residents (and their families) contributing to the social security system.

The Capital offers excellent hospitals treatment conditions, qualified medical personnel and is a worldwide choice as a medical destination and rehabilitation place. In a 2000 report by the World Health Organization, the Greek healthcare system was ranked 14th worldwide in the overall assessment, above other countries such as Germany and the United Kingdom, while ranking 11th at level of service.

TRANSPORTATION

With an urban population of more than 4 million people, Athens has a large, modern mass transit system to serve the needs of residents and visitors. It consists of:

- Athens Metro
- Athens Tram
- City buses
- Electric trolley-buses
- Athens Suburban railway



Athens is connected to even the remotest destinations through the Athens International Airport, the ports of Piraeus, Rafina and Lavrio, national railway and bus network. Athens International Airport “Eleftherios Venizelos” is the primary civilian airport that serves the city of Athens and the region of Attica. It is Greece’s biggest airport and serves around 13 million passengers annually. During the first half of 2014, the airport company recorded an increase in passenger mobility by nearly 19.4% .

Piraeus has been the centre and gathering location for many industrial and shipyard companies of Greek commerce. Port of Piraeus is the biggest port of Athens and the main gateway to the Aegean islands. Recently, it has managed to become the third busiest port in the world, as it carries about 20 million passengers a year. Most ferries, all cruise ships, nearly all ships for Crete and all ferries and dolphins to Saronic islands use this one. It is the one nearest Athens center, with the metro line working from early morning till midnight, and many bus lines, along with direct bus and suburban rail link to Athens airport.



THE PROPERTY

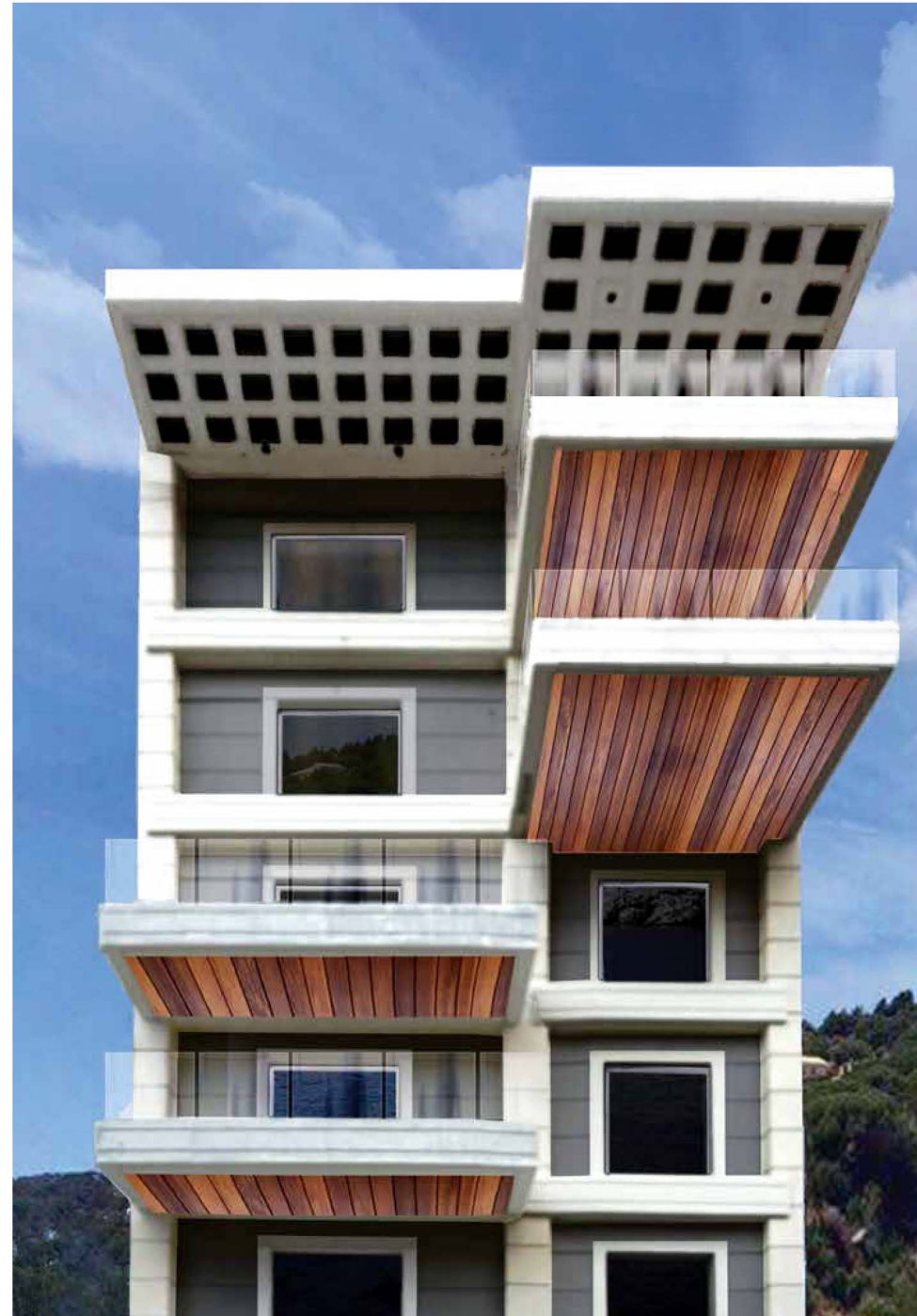
Nereides Residence is located in the most beautiful suburb of Athens at Glyfada.

This unique part of Athens, is an area with modern and luxurious residences, green squares, marinas, beach, hotels, golf course, plenty of shops, and some of the trendiest and luxurious places for coffee, food and entertainment.

The property is 5 minutes away from the areas of Alimos, Vouliagmeni and Helinikon, where there will be the new metropolitan park and just 7 miles away from the city center. The Hymettus mountain is also 15 minutes away where you are lost in the scents of the mountain, the holm oak and the thyme.

The 12 bespoke apartments, the gym, the spa, the sauna and the swimming pool of Nereides Residence promise their residents a luxurious and relaxing lifestyle.

Additional feature of the development is the communal terrace with the breathtaking views both to the sea and the Hymettus mountain.



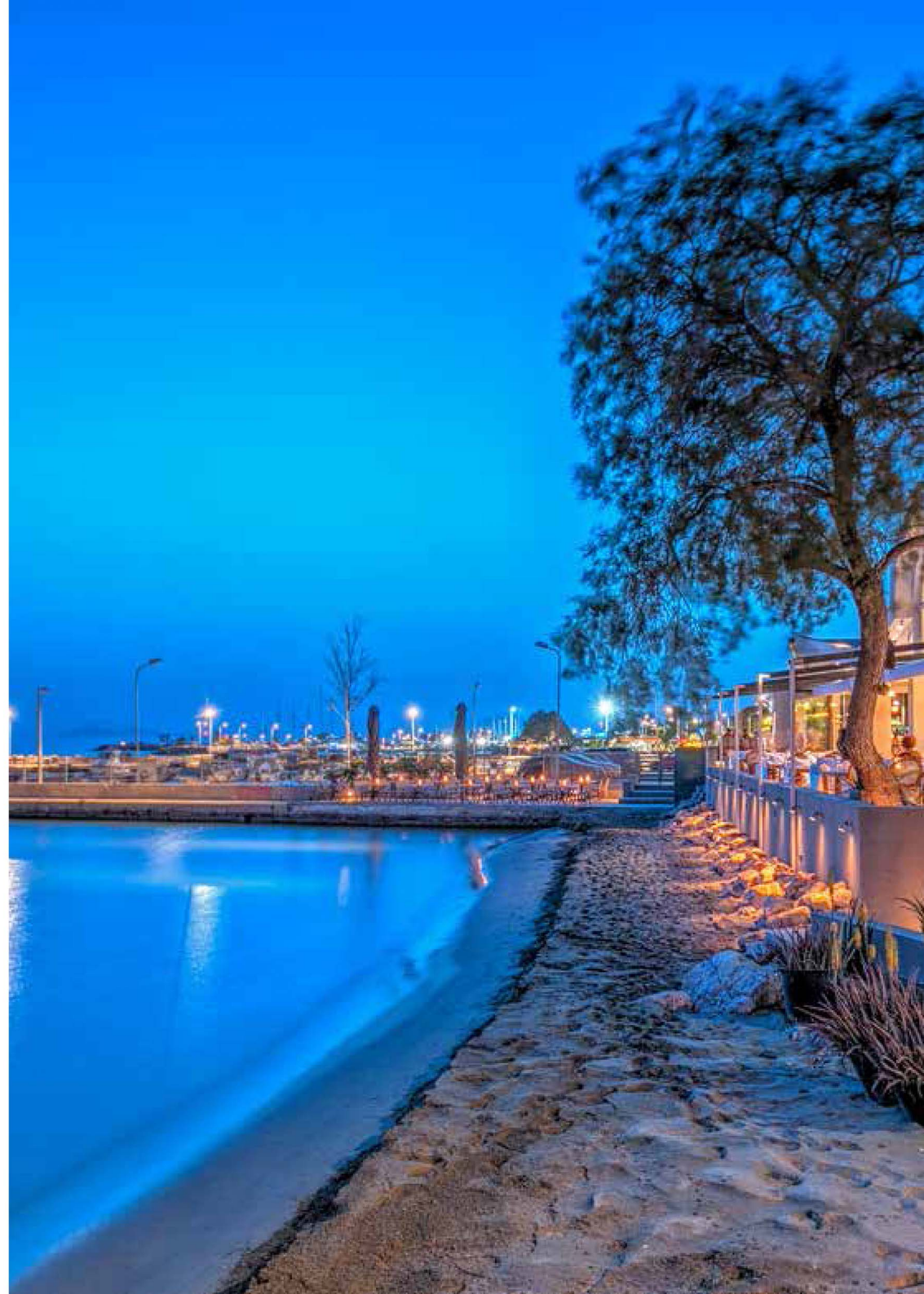


GLYPHADA
RESIDENCE



AREA SCHEDULE

Apartment	Floor	Bed	Area (Sq m)	Area (Sq ft)
G1	Ground	2	61.50	661.9805
G2	Ground	2	67	721.1820
A1	First	2	74	796.5293
A2	First	2	67	721.1820
B1	Second	2	74	796.5293
B2	Second	2	67	721.1820
C1	Third	2	74	796.5293
C2	Third	2	67	721.1820
D1	Forth	3	141	1517.711
E1	Fifth	4	141	1517.711
E2	Fifth	4	141	1517.711





GROUND FLOOR

APARTMENT G1: 61.50 Sq m, 661.9805 Sq ft



GROUND FLOOR

APARTMENT G2: 67 Sq m, 721.1820 Sq ft





FIRST, SECOND AND THIRD FLOOR

APARTMENT A1, B1, C1: 74 Sq m , 796.5293 Sq ft



FIRST, SECOND AND THIRD FLOOR

APARTMENT A2, B2, C2: 67 Sq m , 721.1820 Sq ft



Computer Generated Image



Computer Generated Image



Computer Generated Image



GLYPHADA

CONCIERGE SERVICE

With today's busy lifestyles, it is refreshing to know that there is a dedicated person daily to take care of every requirement or need in the Capital.

The service will include housekeeping, laundry service, maintenance and post management upon request, in order to secure a stress free living to all residents.



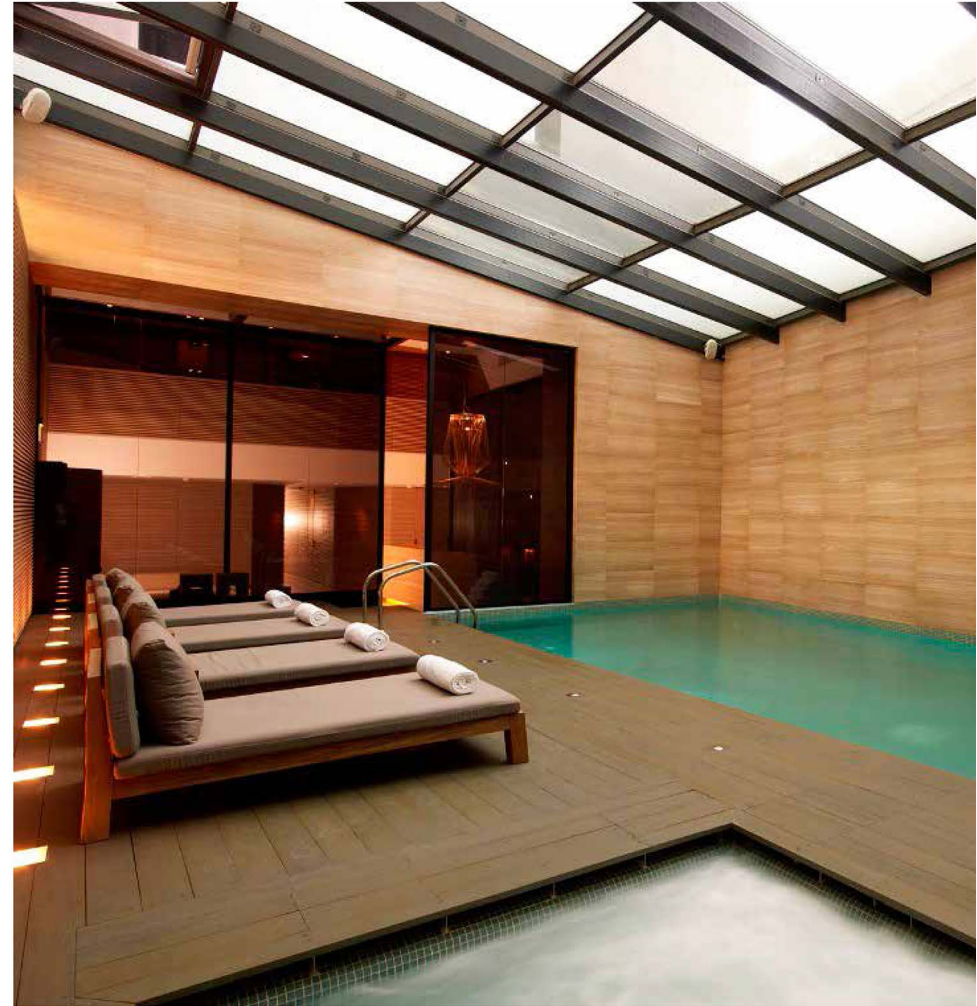
OTHER SERVICES

Rental Guarantee Scheme: Hassle Free renting of your property with high yield to secure a profitable investment.

Site Visit: Our Group will organise an inspection trip in Greece including viewings of the properties, accommodation & sightseeing.







FITNESS CENTRE AND SPA

The residents will enjoy the benefits of the excellent gym facilities and spa treatments.

Physical exercise will enhance their overall health and wellness and the property will become a source of vitality and active living. In addition, highly qualified personal trainers will be available upon request to design bespoke fitness programmes, exclusively for the residents.

SPECIFICATIONS

ENTRANCE & HALLWAY

Security door & lock system
Video entry and intercom system with camera
Marble floor

APARTMENTS

LIVINGROOM & HALL

Italian Gres Porcelain tile
Pre-wired A/C, satellite TV, DVD,
Internet, telephone

KITCHEN

Bespoke bakelite kitchen with anti bacterial worktop
Electrical Appliances: multifunction electric oven,
ceramic hob and integrated extractor hood,
fridge freezer and dishwasher.

BATHROOM

Italian Gres Porcelain tile
White fixtures –Sanitary ware
Polished chrome high quality handles
Mixer tap and shower head
Ventilation system where applicable
Mirror cabinet and vanity unit

BEDROOMS

Italian Gres Porcelain tile
Bespoke fitted wardrobes
Pre-wired for A/C, telephone, TV & DVD

GENERAL FINISHES

Double-glazed aluminium doors to balconies and terraces
Aluminium radiators
Pre – installation for gas
Spy hole to apartment entrance doors
Lift
Parking spaces available
Video Intercom System
Video entry and intercom system

THE GOLDEN VISA

PERMANENT RESIDENCE

BUY A PROPERTY AND GET VISA
FOR ALL THE FAMILY FOR ALL
SCHENGEN COUNTRIES.

- Purchase a property in the Greek State worth at least 250.000€, plus expenses. Provide purchase contract proving full payment of the amount by public notary.
- Apply for type-C (vacation) or type D entry Visa
- Visit Greece once.
- Apply for the Golden Visa.

We will introduce you the best Law firms to answer all your inquiries.





Rokka Villas Construction is a property investment and development company.

In the recent years has strategically invested in Meganisi, as considered an AAA island, which is desirable by the billionaires and offers a strong investment model to those looking to invest in real estate and tourism in Greece.

www.rokkaconstructions.com



Papakostopoulos Law Team is an international full service Law Team, providing highest quality legal services to our clients. We specialize in Real Estate and Property.

Our objective is to achieved our clients' goals and make their lives easier.

We co-operate with partners of highest standards, advising you on getting the best from your investement.

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