

VOULA 133

Luxury Residence by Astrit Development

NEW PROJECT



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sales@astritdevelopment.com

VOULA – THE GEM OF ATHENS RIVIERA EUROPE’S MOST DESIRABLE PLACE

INVEST IN VOULA & OWN YOUR FOREVER HOME



Development of a new residence as **Voula133** – on the beautiful coastal Riviera of Athens. The area boasts some of the most luxurious properties in Athens, including modern architecture and panoramic sea views suitable for investment or inhabitation by VIPs from Greece and around the world.

Additionally, new public constructions are currently under development, making the Athens Riviera a highly desirable and elite seaside destination in Europe. Voula has gained popularity and is well known as “the Athens’ Riviera”. Undoubtedly, some of the most luxurious properties are in Voula. The Athens Riviera, with new public constructions currently under development, is destined to become one of Europe’s most desirable and elite seaside for tourists, investors, and travelers.

Residentially, these areas also provide luxury villas and apartments with unique modern architecture and panoramic sea views, suitable for investment or inhabitation for VIPS from Greece and worldwide.



VOULA 133

Luxury Residences by Artist Development

**LUXURY
RESIDENTIAL
PROJECT**



VOULA 133

Luxury Residence by Astrit Development

Development of a new residence in Voula

Voula133 is located on the beautiful coastal Riviera of Athens. Designed according to contemporary lifestyle requirements, Voula133 distributes four ultra-stylish apartments with natural light and ample space between five floors. Voula133 has parking in the basement.

Voula133 has a modern facade design, unlike other products in the area. It is located at 133 Vouliagmeni Avenue, on a beautiful plot 300 meters from the beach, in a family area in the center of Voula. With a surrounding green courtyard with a swimming pool on the 0th floor, the apartment creates a unique microclimate that enhances a prosperous, peaceful perception of everyday moments at home.

THE RESIDENCE

The apartments offer a range of premium amenities, such as a private garden with a pool, terrace loft, elevator, storage, and underground parking. These facilities aim to guarantee you a comfortable and welcoming environment.

The layouts of the residence are carefully designed, taking advantage of the entire shape of the rectangular plot, making careful and efficient use of all the space. Voula133 will offer sunny rooms, effectively positioned master bedrooms and spacious living areas. In addition, the energy type A+ construction has key high-tech features, from installing smart devices to car chargers, underfloor heating, CCTV systems, etc.

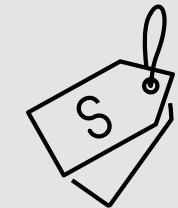
VOULA133 BY ASTRIT DEVELOPMENT GROUP

GREAT PROJECT



Great Location.

133 Vouliagmenis Street in Voula is a prime commercial location, and VOULA133 is situated there prominently.



Great Price.

The project is located in Voula's most exclusive area, boasting new and modern buildings.

Starting from 7370€/ sqm

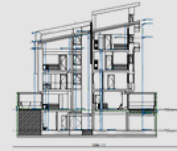


Great Size.

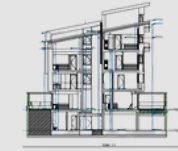
The Voula133 project offers apartments with spacious interiors and regular dimensions. Some units have private garden and pools, while others have large balconies.



The Development Specs.



New Luxury
Development



Residential
Project

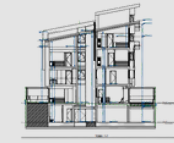


Estimated
Delivery 2025

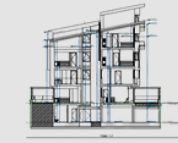


Payment
Facilities

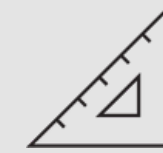
The Units.



5 Floors



5 Units



55sqm - 140sqm



1-3 bedrooms

The Amenities.



A+ Energy Efficient



Floor Heating



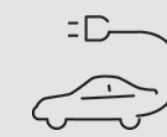
Private Garden



Private Pools



Parking Spot



Electric Car
Charger



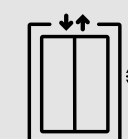
Outdoor
Jacuzzi



Spacious
Balconies



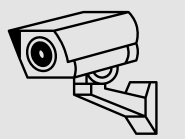
Ventilated Facade



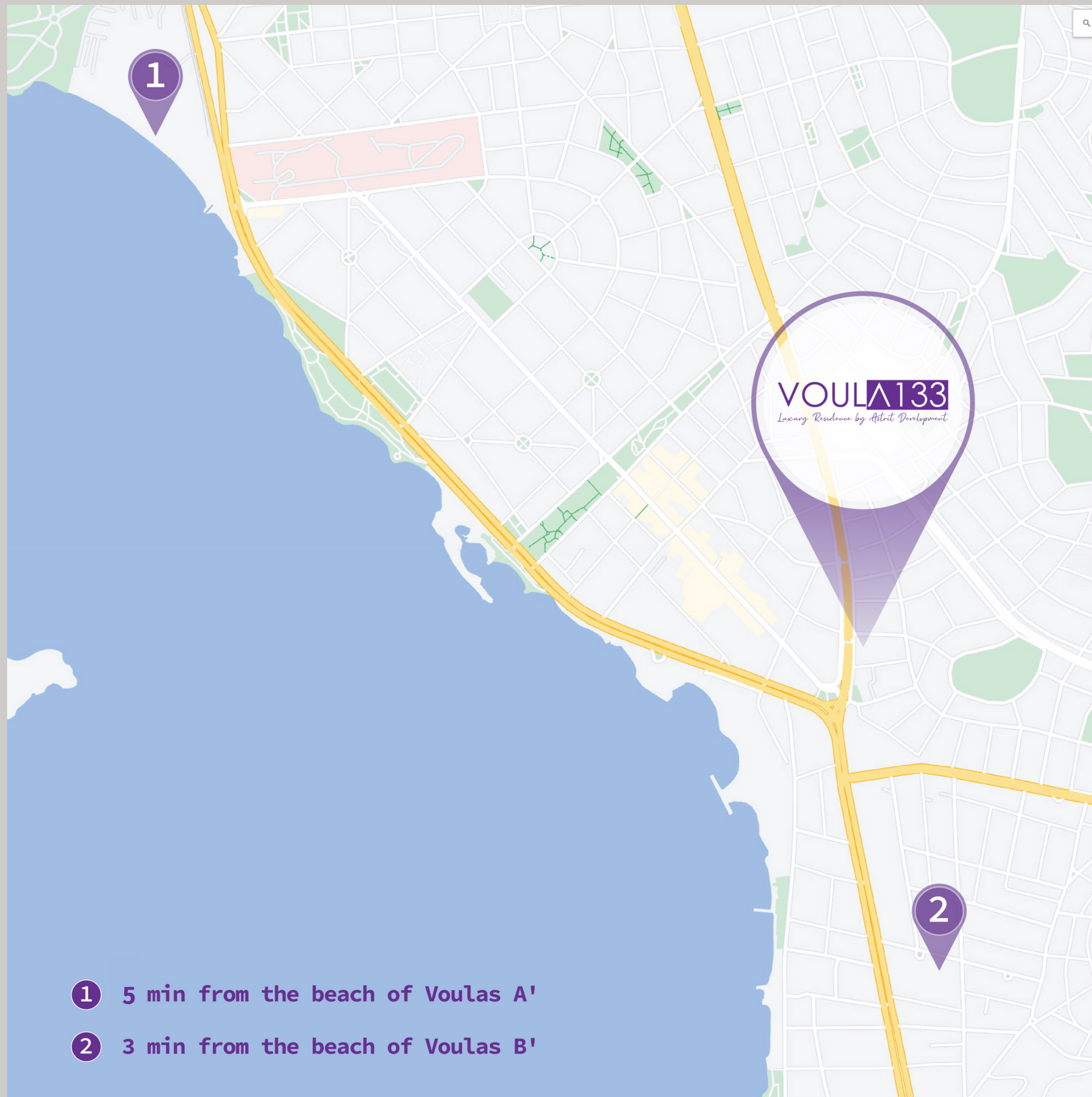
Elevator



Warehouse



CCTV Systems



133 Vouliagmenis Street in Voula is a prime commercial location, and VOULA133 is situated there prominently.

- *5 min from the beach of Voulas A'*
- *3 min from the beach of Voulas B'*
- *5 min from the Asclipio Voulas Hospital*
- *25 min from the International Airport of Athens*
- *20 min from Syntagmatos square, Athens*

**THE IDEAL
LIVING SPOT**

**EXCLUSIVE
NEIGHBORHOOD**



5
FLOORS

5
APARTMENTS
& MAISONNETTES

55-140 sqm
AVAILABLE SIZES

1-3
BEDROOMS



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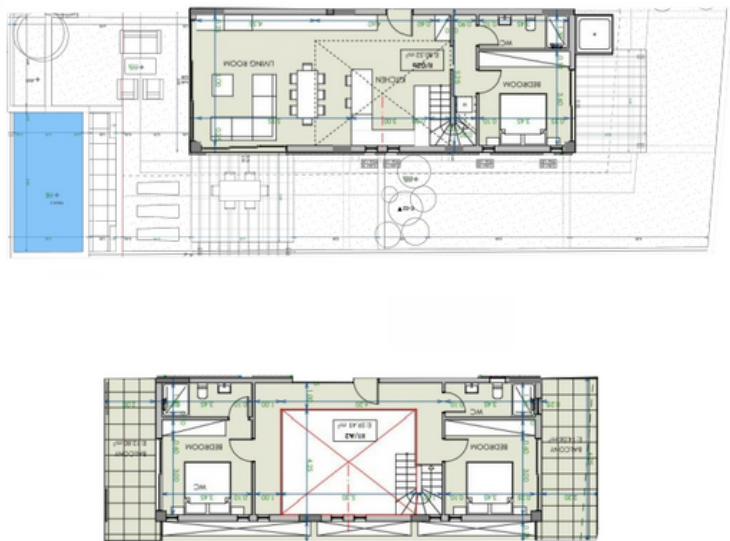


Apartments & Maisonettes

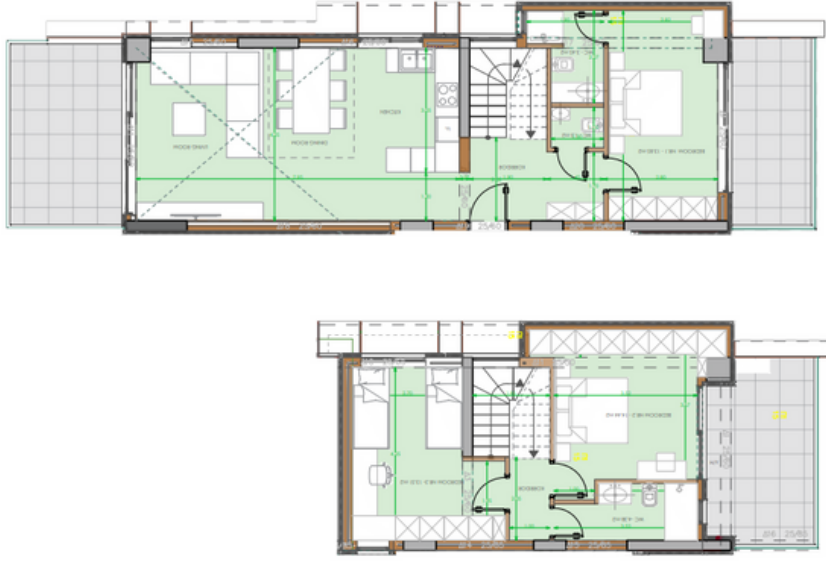
No.1



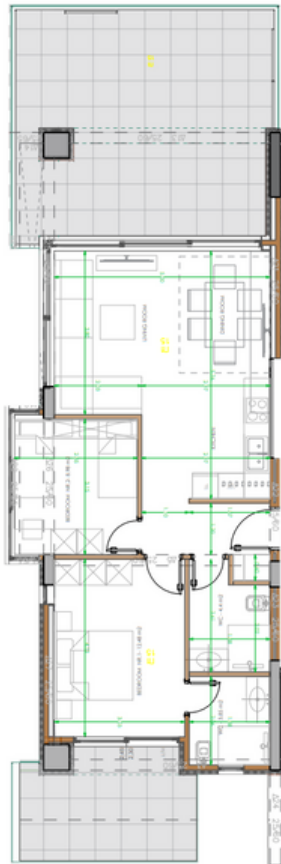
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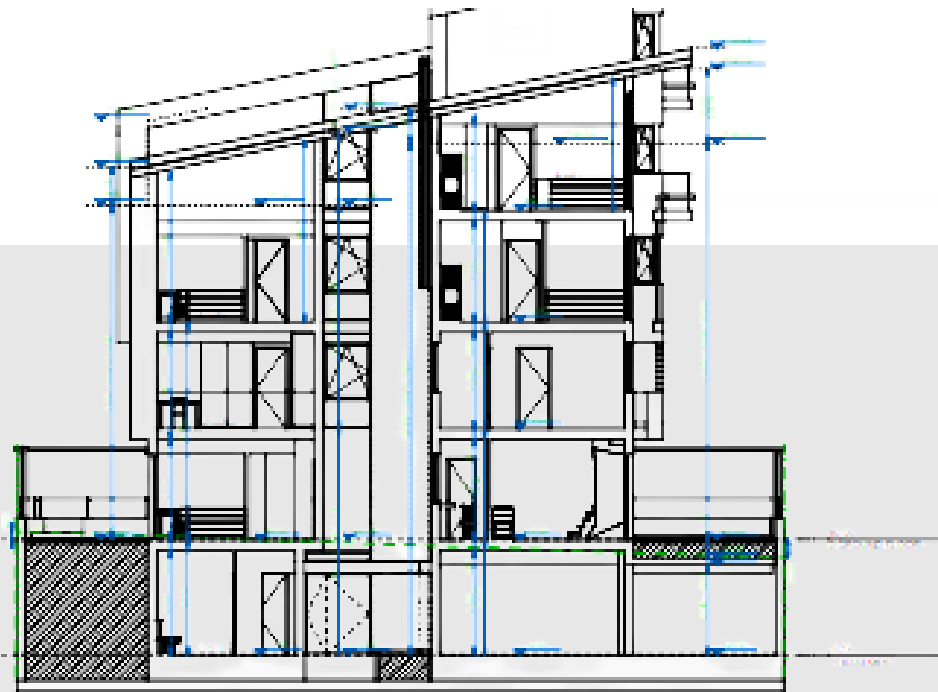
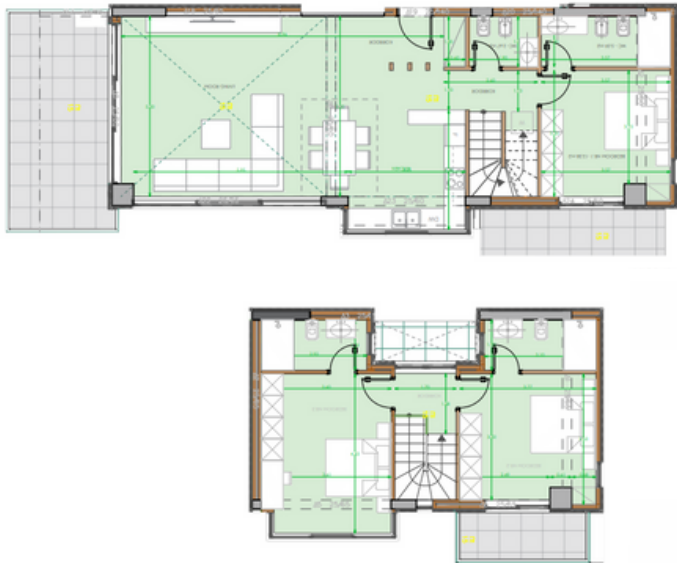
No.3



No.4

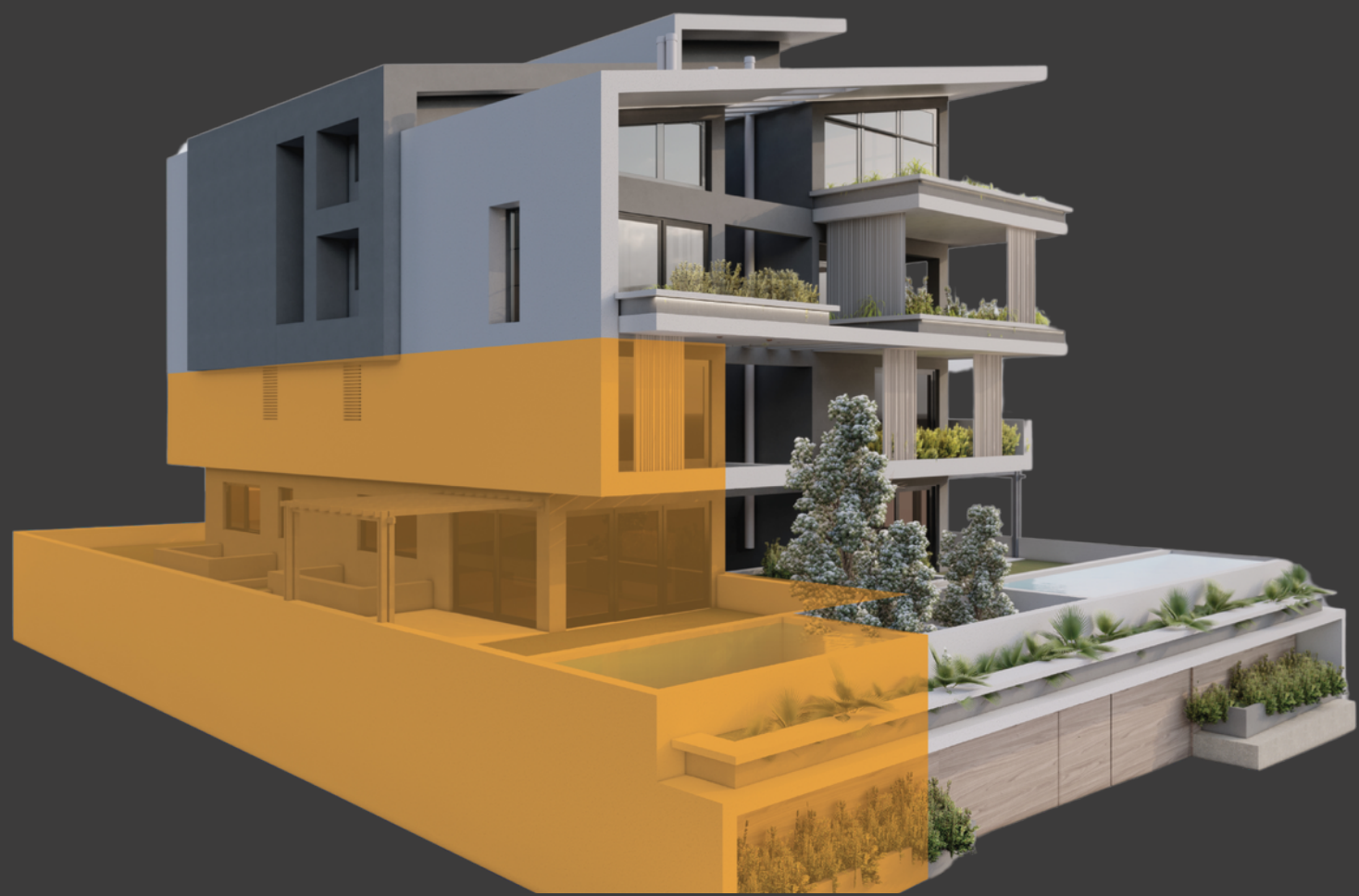










No.5



TOMM 1-7 1/100

NO	APARTMENT	INDOOR AREA	OUTDOOR AREA	POOL AREA	BALCONY	PARKING	WAREHOUSE	PROPERTY STATUS
1	Four Bedrooms Garden Apartment	191.13 sqm	143.4 sqm	17.4 sqm	21.4 sqm	12.15 sqm	✓	FREE
2	Three Bedrooms Garden Apartment	140.2 sqm	153.1 sqm	26.7 sqm	27.4 sqm	12.15 sqm	✓	FREE
3	Three Bedrooms Apartment	119.06 sqm	-	-	23.7 sqm	12.15 sqm	✓	FREE
4	Two Bedrooms Apartment	83.29 sqm	-	-	12.04 sqm	12.15 sqm	✓	FREE
5	Three Bedrooms Apartment	139.06 sqm	-	-	23.60 sqm	12.15 sqm	✓	FREE

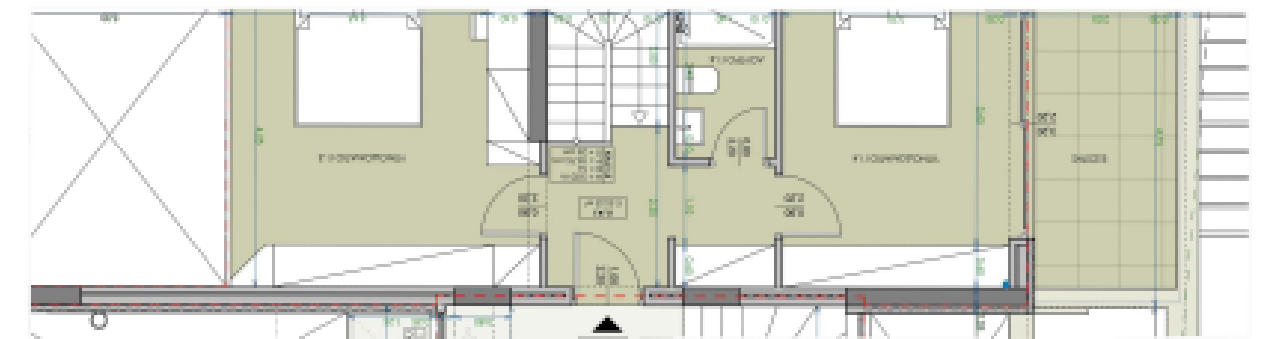
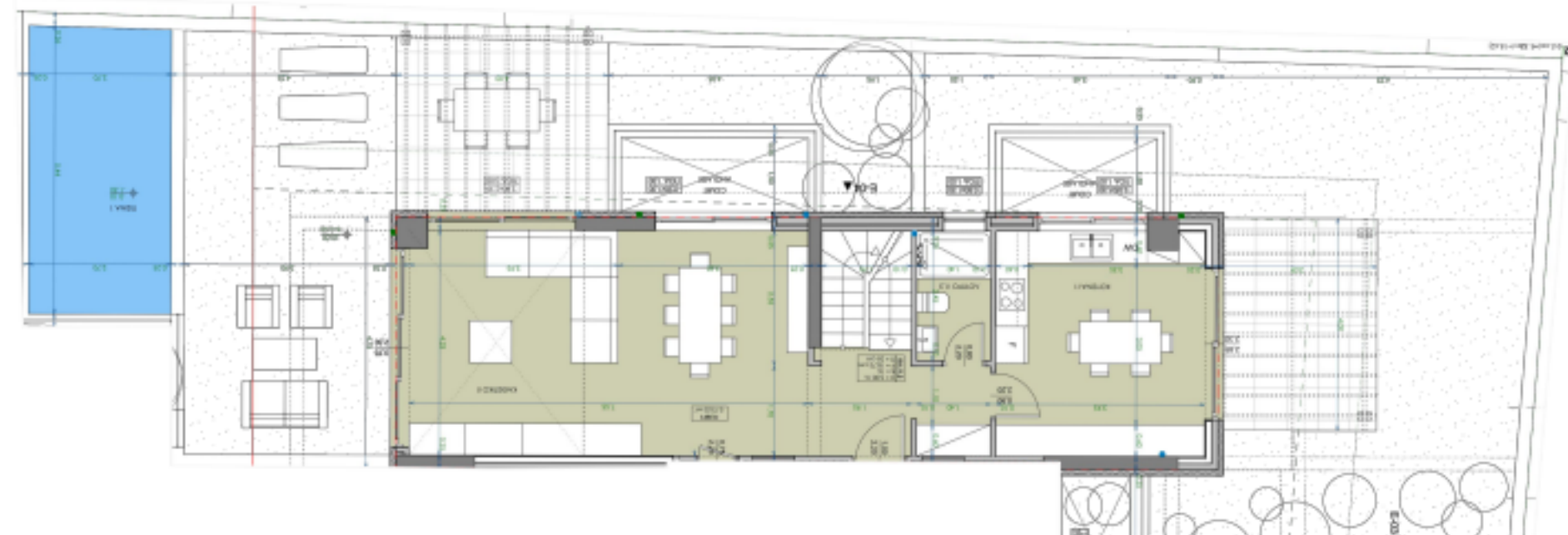
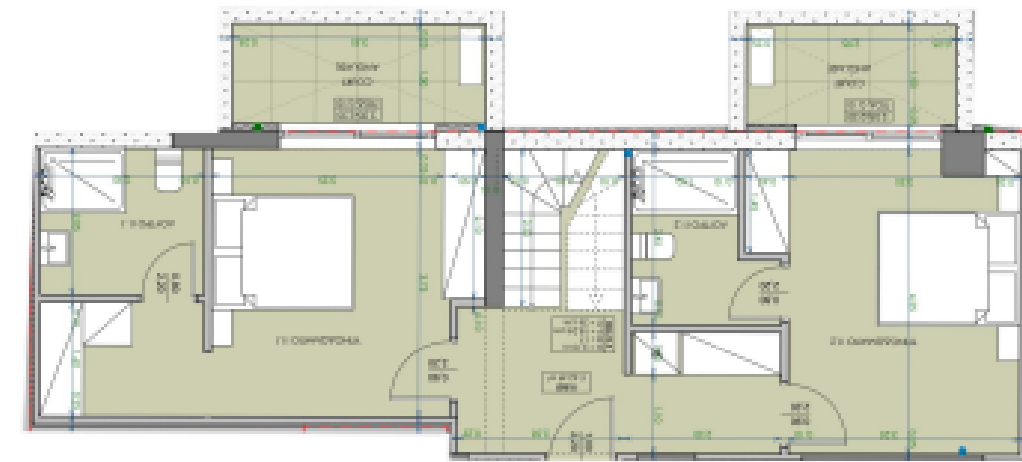


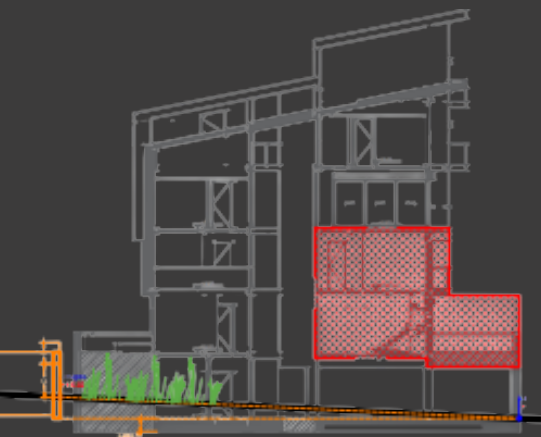
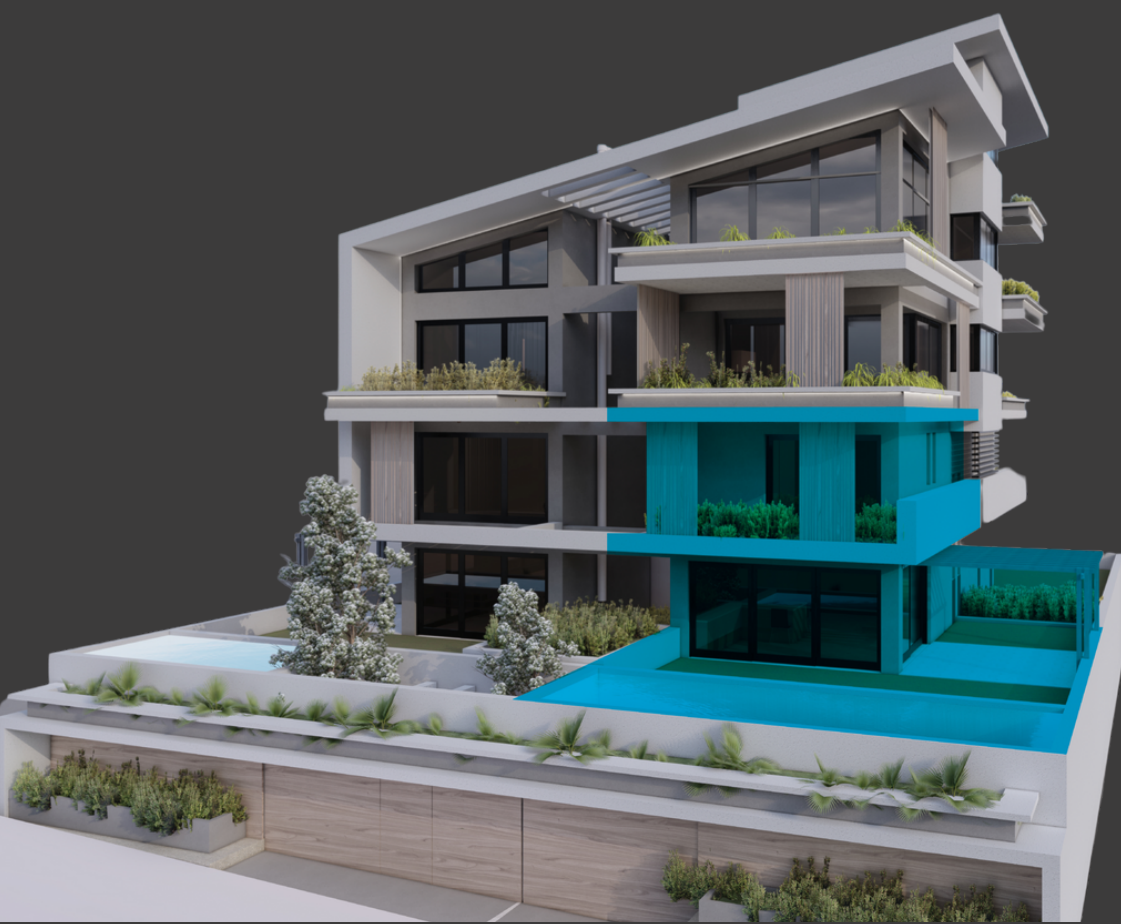
-  **Floors:** -1/0/1
-  **Bedrooms:** 4
-  **Bathrooms:** 4
-  **Total Indoor Area:** 191.13 sqm
-  **Total Outdoor Area:** 143.4 sqm
-  **Total Swimming Pool Area:** 17.4 sqm
-  **Balcony:** 21.4 sqm
-  **Parking Spot:** 12.15sqm

FACILITIES & AMENITIES

- A+ Energy Efficient Building
- Ventilated Facade
- Floor Heating
- Private Garden
- Private Pool
- Outdoor Jacuzzi
- Indoor Parking
- Electric Car Charger
- Warehouse

FOUR BEDROOM GARDEN APARTMENT NO.1



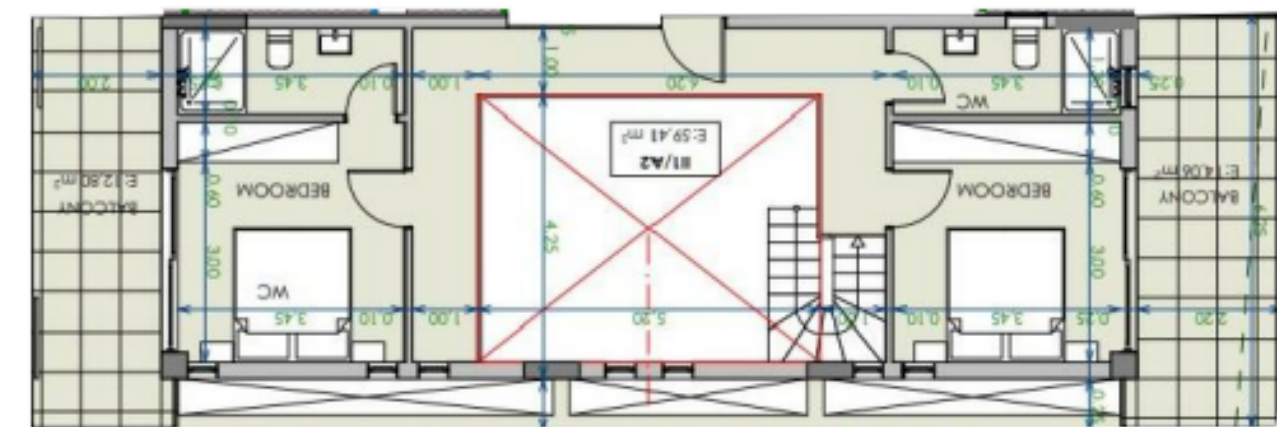
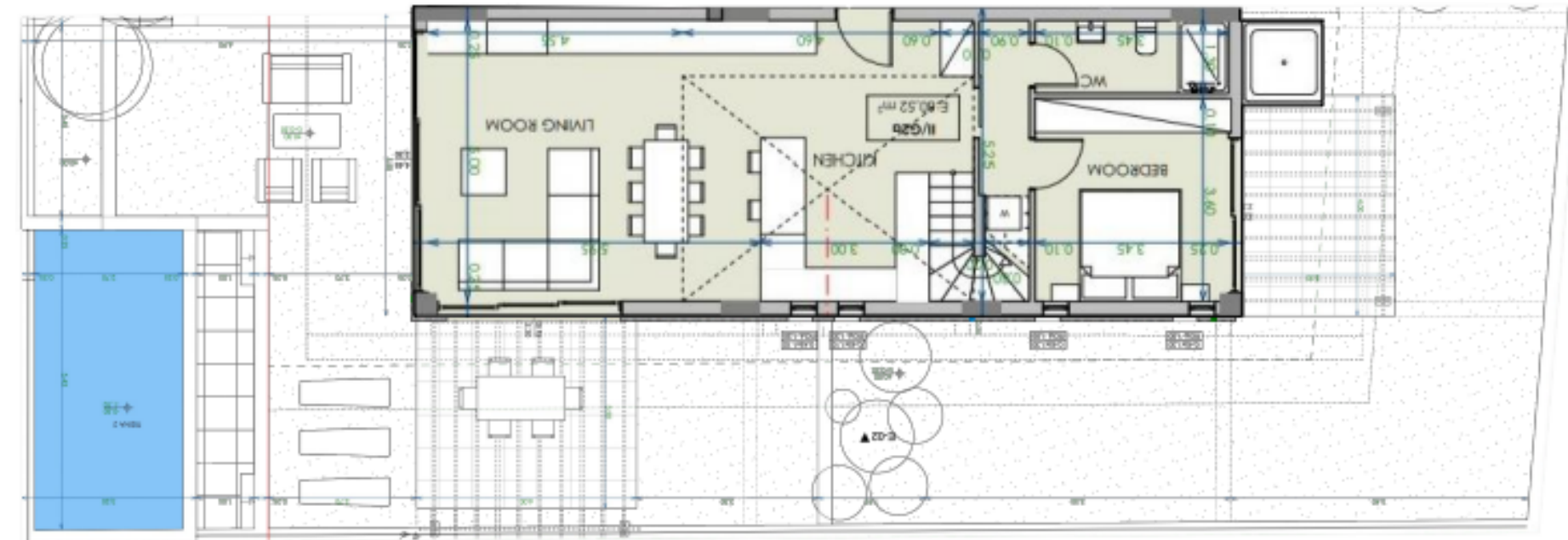


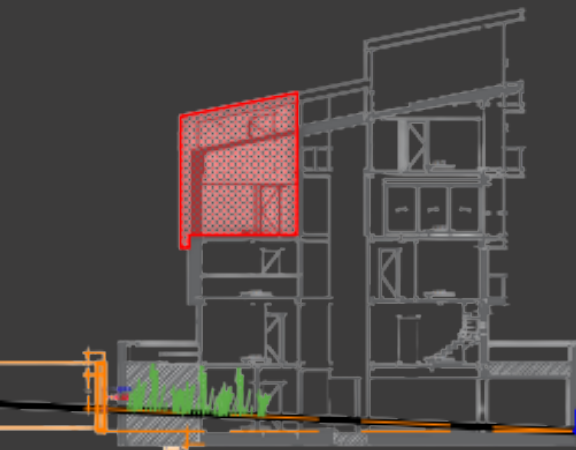
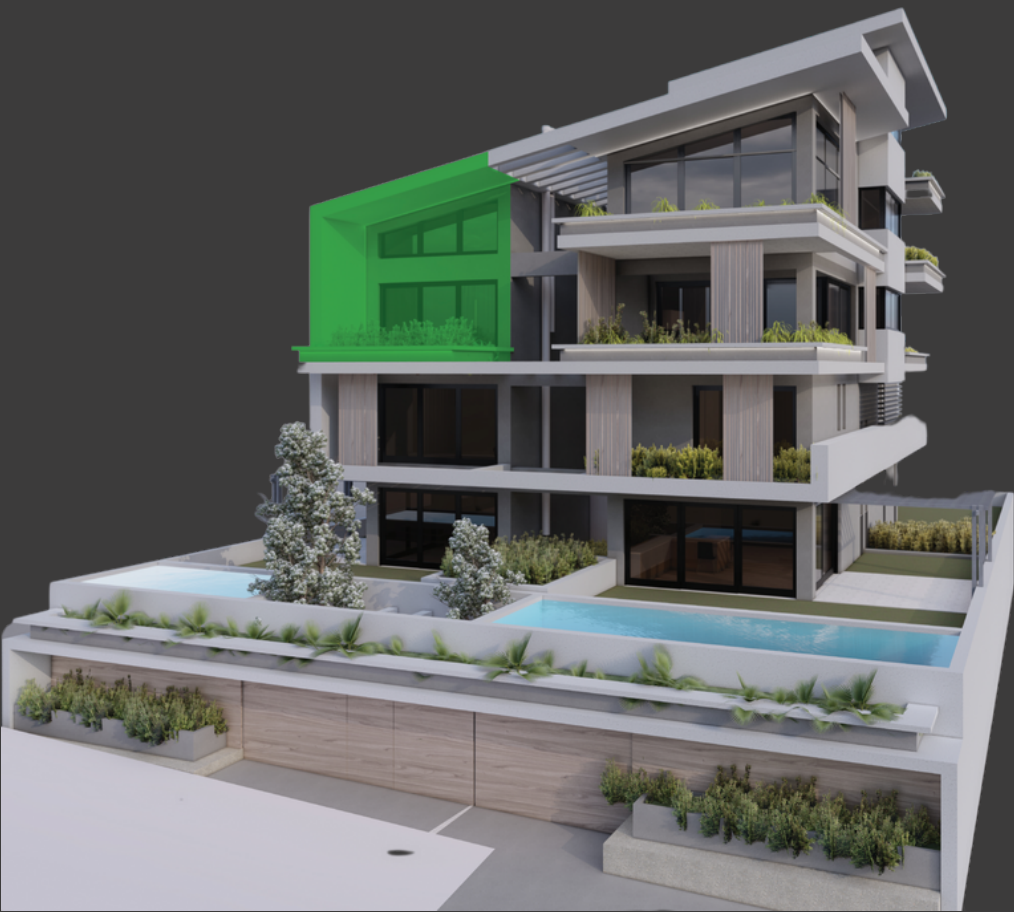
-  **Floors:** 0/1
-  **Bedrooms:** 3
-  **Bathrooms:** 3
-  **Total Indoor Area:** 140.2 sqm
-  **Total Outdoor Area:** 153.1 sqm
-  **Total Swimming Pool Area:** 26.7 sqm
-  **Balcony Area:** 27.4 sqm
-  **Parking Spot:** 12.15sqm




FACILITIES & AMENITIES

- A+ Energy Efficient Building
- Private Pool
- Ventilated Facade
- Outdoor Jacuzzi
- Floor Heating
- Indoor Parking
- Elevator
- Electric Car Charger
- Private Garden
- Warehouse

THREE BEDROOM GARDEN APARTMENT NO.2



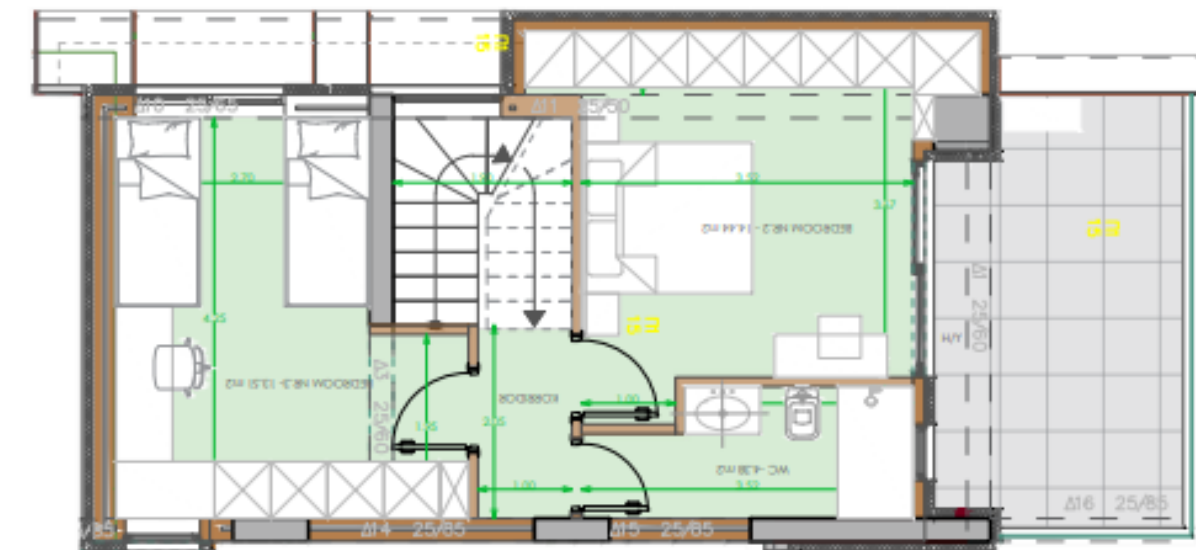


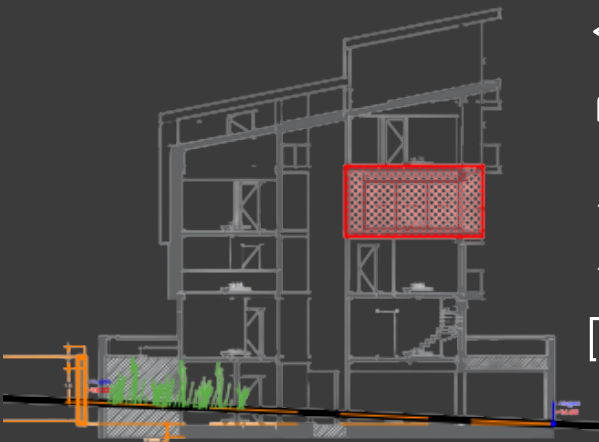
-  **Floors:** 2/3
-  **Bedrooms:** 3
-  **Bathrooms:** 3
-  **Total Indoor Area:** 127.59 sqm
-  **Total Outdoor Area:** 23.7 sqm
-  **Parking Spot:** 12.15sqm







FACILITIES & AMENITIES

- A+ Energy Efficient Building
- Ventilated Facade
- Floor Heating
- Elevator
- Private Garden
- Outdoor Jacuzzi
- Indoor Parking
- Electric Car Charger
- Warehouse

THREE BEDROOM APARTMENT NO.3



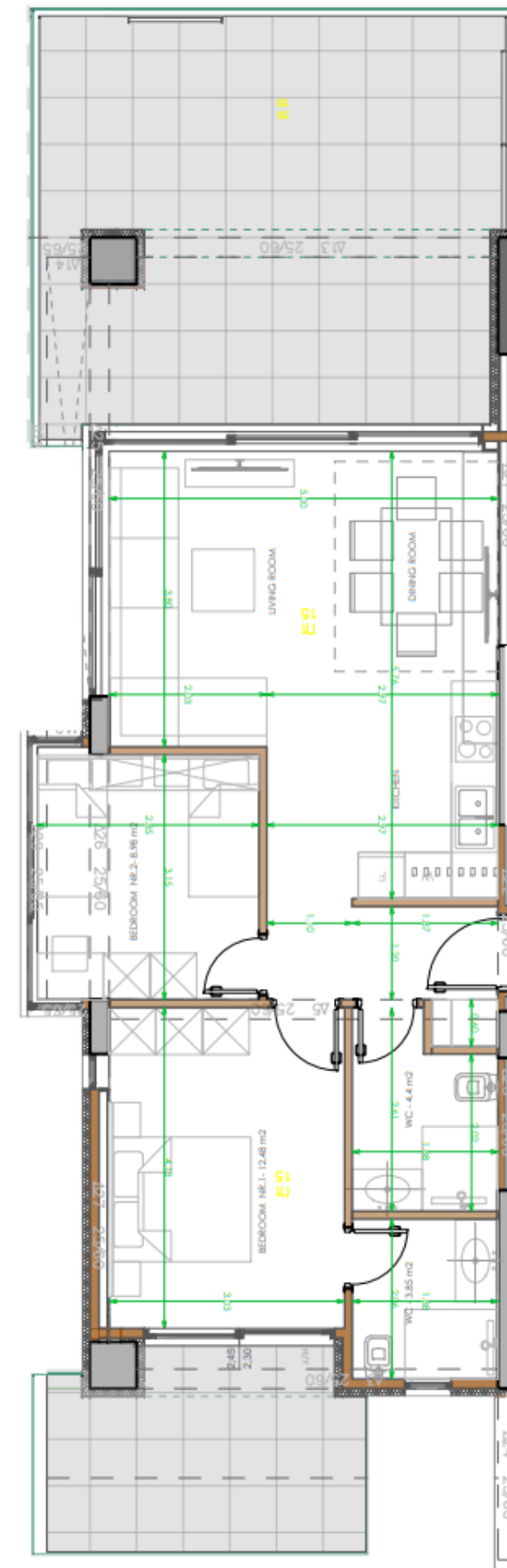


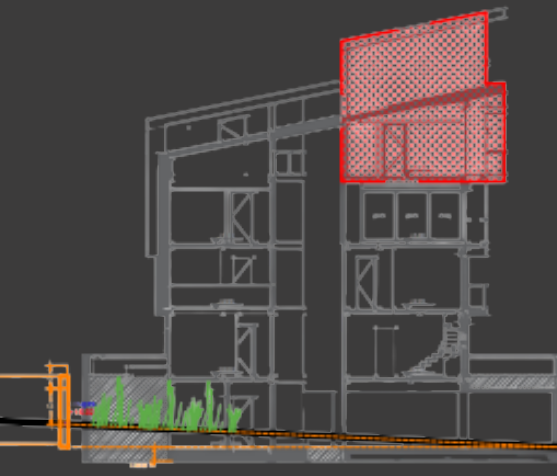
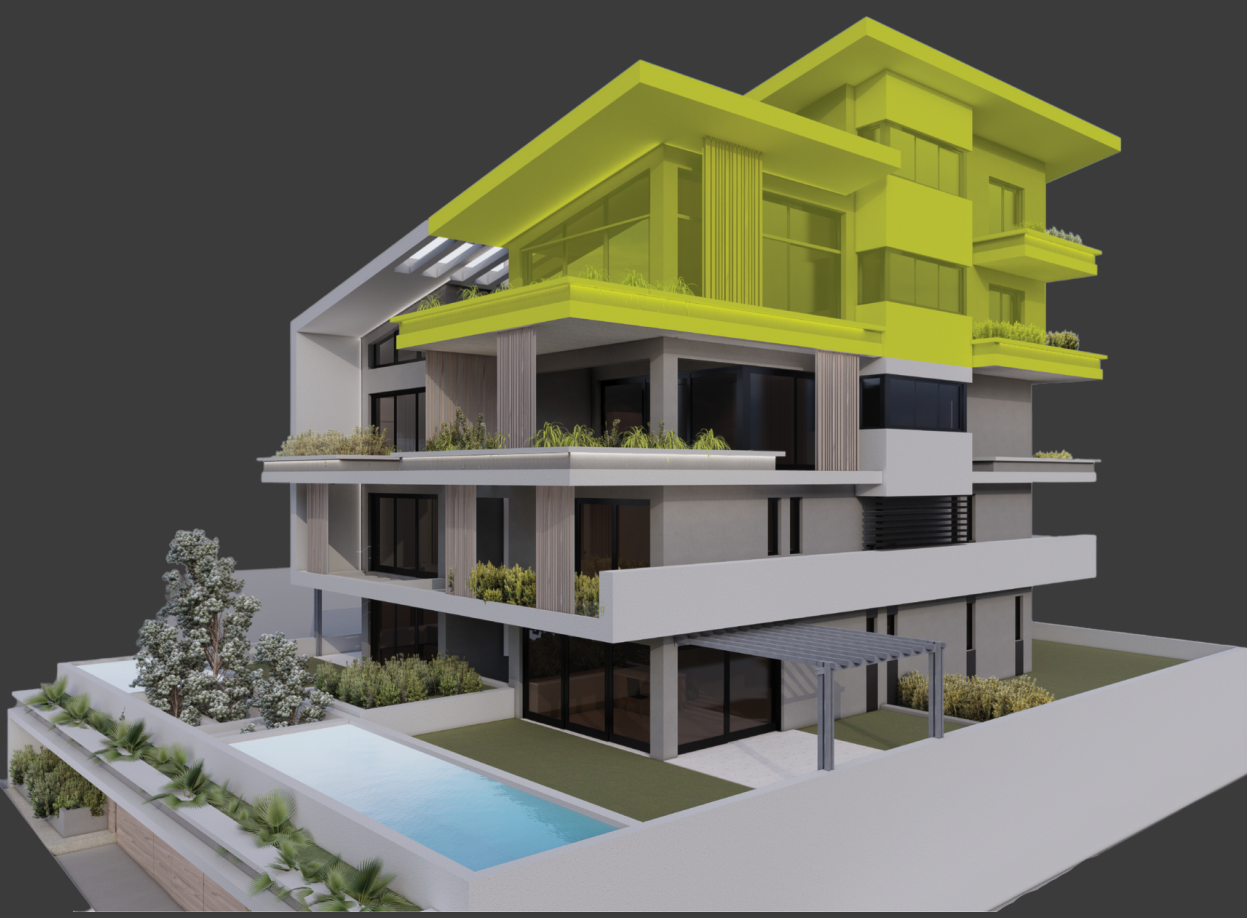
-  **Floors: 2**
-  **Bedrooms: 2**
-  **Bathrooms: 2**
-  **Total Indoor Area: 72.77sqm**
-  **Balcony: 12.04sqm**
-  **Parking Spot: 12.15sqm**








FACILITIES & AMENITIES

- A+ Energy Efficient Building
- Ventilated Facade
- Floor Heating
- Elevator
- Spacious Balcony
- Warehouse
- Outdoor Jacuzzi
- Indoor Parking
- Electric Car Charger

TWO BEDROOM APARTMENT NO.4



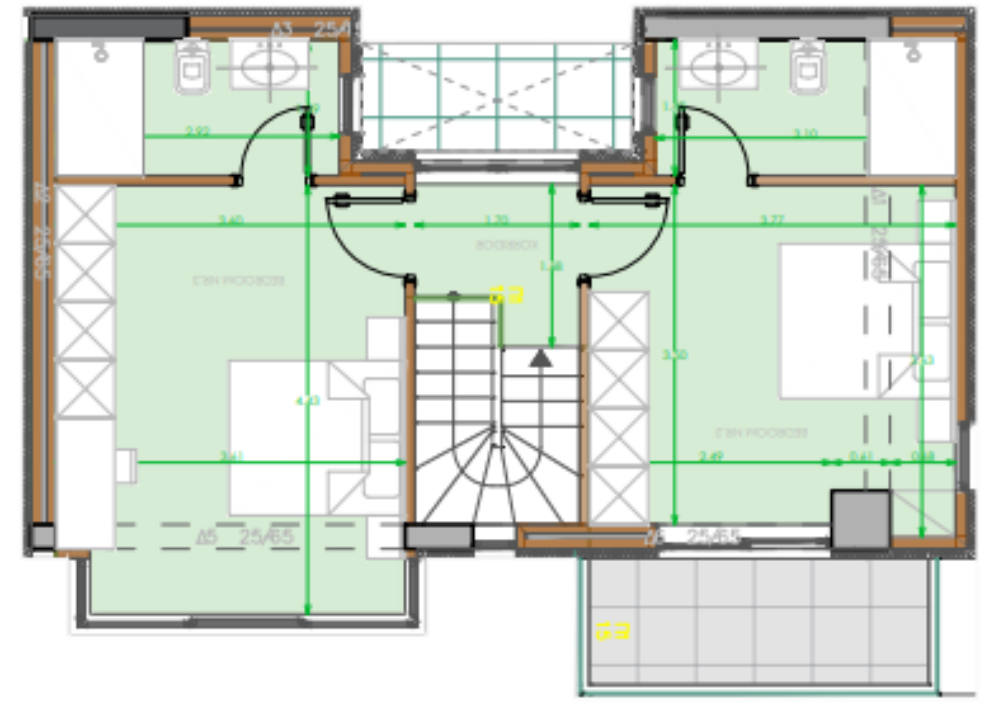
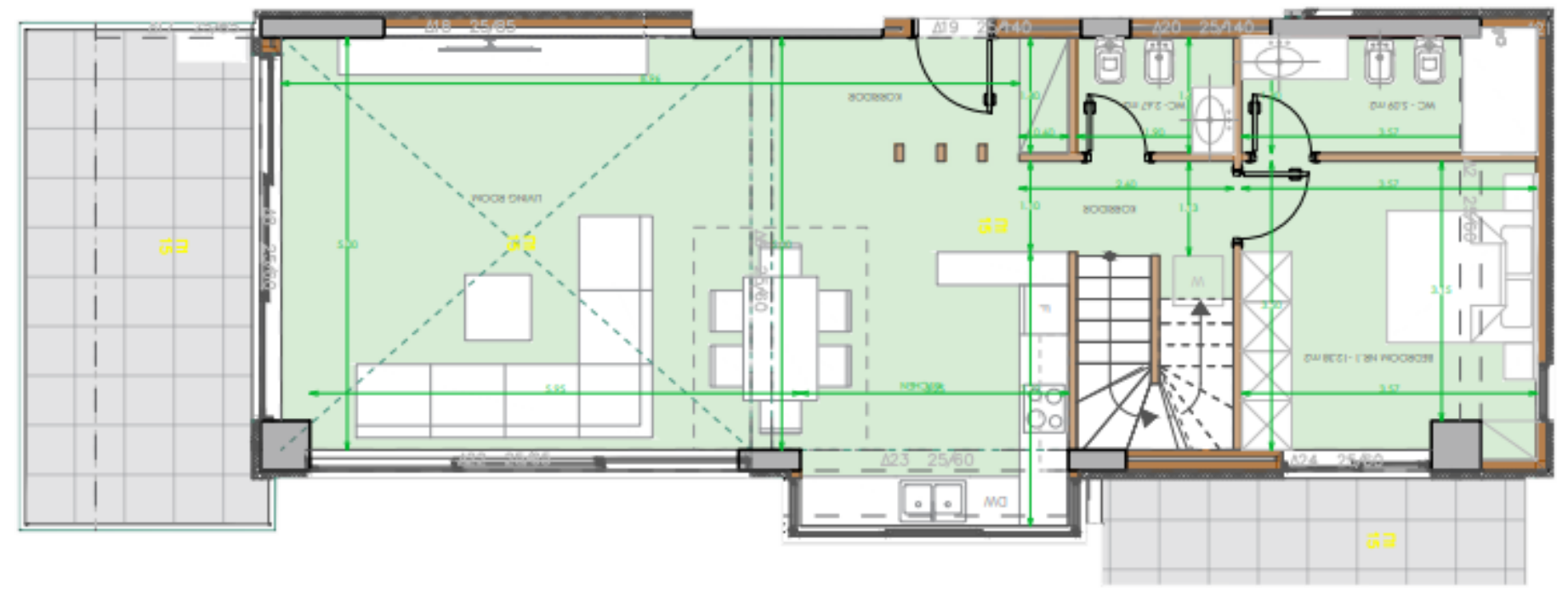


-  **Floors:** 3/4
-  **Bedrooms:** 3
-  **Bathrooms:** 4
-  **Total Indoor Area:** 132.65sqm
-  **Total Balconies Area:** 23.60sqm
-  **Parking Spot:** 12.15sqm
-  **Amenities:** Parking Spot, garden, Basement Warehouse

FACILITIES & AMENITIES

- A+ Energy Efficient Building
- Ventilated Facade
- Floor Heating
- Elevator
- Spacious Balconies
- Warehouse
- Outdoor Jacuzzi
- Indoor Parking
- Electric Car Charger

THREE BEDROOM APARTMENT NO.5





PAYMENT METHOD

Payment can be made via bank transfer.

- An advance payment of 20% is required upon signing the contract,
- Followed by 70% of the dividend in instalments agreed upon by both parties.
- The last 10% instalment is due upon delivery of the apartment.



VOULA 133 is a project developed by **ASTRIT DEVELOPMENT GROUP**.

Astrit Development is a real estate development, construction, and investment company in Greece and worldwide. They possess extensive knowledge of the Balkan markets, their primary focus. The company is experienced in all aspects of the construction industry, and they're committed to delivering high-quality construction projects that are innovative and excellent.

Astrit Development is a company that's always on the move. They're passionate and driven to exceed customer expectations. Their unique and flexible project management system ensures they achieve a positive outcome, regardless of the project's size or nature.

1 Kolonaki Building Renovation & AirBnB



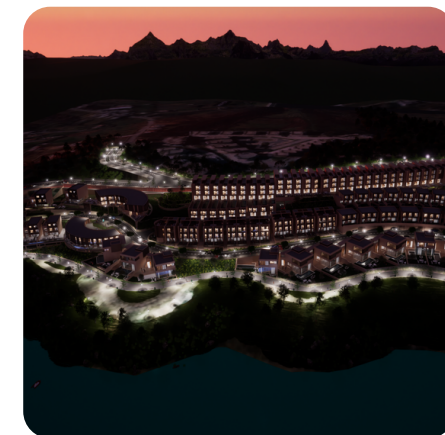
This spacious 4-bedroom apartment in Athens is perfect for families and large groups, offering ample space of 210 square meters for guests to enjoy their stay comfortably.

3 709 Harrow Road, Wembley HA0 2LL, UK



This spacious 4-bedroom apartment in Athens is perfect for families and large groups, offering ample space of 210 square meters for guests to enjoy their stay comfortably.

2 Swan Lake Residence, Farka, ALBANIA



The residence is the ideal place to live in harmony with nature. Comfort, privacy, tranquility and outdoor activities are the keywords that will welcome an elite lifestyle.

4 Arka Art Hotel, Tirana, ALBANIA



Arka Art Hotel is the most authentic boutique hotel in Tirana. Arka is a city hotel with modern lodgings and magnificent event spaces. Embroidered with artistic details.

5 Turquoise Marina, Lalez Bay, ALBANIA



Besides the residence, the investment consists of spaces dedicated to sports grounds, swimming pools, an Aquapark, a Marine Port and numerous facilities to give peace away from city noise and daily chaos.

6 Flowers Hill Residence, Lundra, ALBANIA



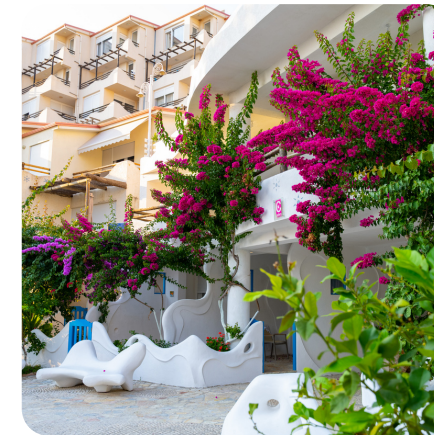
Flowers Hill offers residential residences with 49 families, organized on three floors, located on a sloping terrain with groups of 3 to 4 villas.

7 Kodra e Diellit, Tirana, ALBANIA



“Kodra e Diellit” Residence offers a variety of residential typologies, ranging from apartments with individual entrances, panoramic views, as well as villas.

8 Bougainville Bay Resort & SPA, Saranda, ALBANIA



Bougainville Bay is designed so that comfort is intertwined with aesthetics. Every detail in the interior and exterior architecture of the resort is a work of art.



VOULA 133

Luxury Residence by Astrit Development

THANK YOU!



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**Scan & Schedule
Your Appointment:**





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