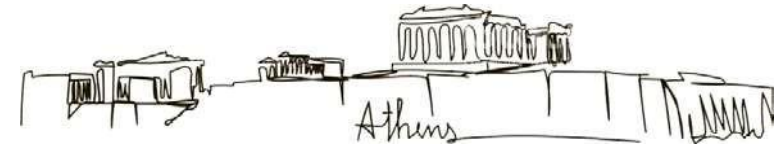


An architectural rendering of a modern, multi-story luxury residential building. The building features a prominent central tower with a stepped, cantilevered design and a series of balconies. To the left, a curved wing of the building is visible. In the foreground, a paved driveway leads to a modern gate structure with a covered entrance. The scene is set against a backdrop of lush greenery, including several tall palm trees and other tropical plants. The overall aesthetic is clean, contemporary, and sophisticated.

The “K” Luxury Residences



The "K"



A residential project located just a breath from the Attika's unique business center consistent of 5luxury residences reaching the epitome of modern design.



Location

Athens North

Walking distance from the modern shopping malls and parks



Mediterranean Lifestyle

Endless Sunlight, Healthy Food



Easy Access

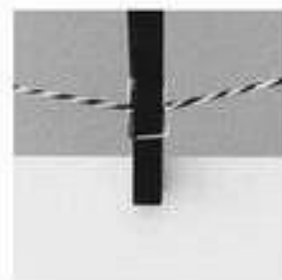
Metro & Bus stations at proximity

Market, Banks, Healthcare spots



Meraki

Doing everything with soul, creativity, love. The project has its heart set in that mojo.. Me r a k i



Attention to details – Materials matter

Elegance - Nature - Balance



MediterraneanUrbanLiving

Relax – Refresh – Recharge



Welcome to Athens



Acropolis

History & Light

The remains of several ancient buildings of great architectural and historic significance.



Healthy and tasty cuisine

healthy products, including virgin olive oil, vegetables, fruits, fish, nuts and wine.



Breathtaking landscape

virgin landscape, exotic color of the sea, bright light of the sun.



Easy to access

Frequent air connections from the largest world airports to the International Airport of Athens.



Safety

One of the safest countries in the world
English-speaking country.

The City Of Athens



Where the Old and the New Coexist in Harmony

Embrace the history

Enjoy the comforts of modern life

Athens is the capital and largest city of Greece, dominates the Attica periphery as one of the world's oldest cities, its recorded history spans at least 3,000 years. A bustling and cosmopolitan metropolis.

Athens is central to economic, financial, industrial, political and cultural life in Greece and a leading business center in the European Union.

The heritage of the classical era is still evident in the city, represented by a number of ancient monuments and works of art, the most famous of all being the Parthenon on the Acropolis, widely considered a key landmark of early Western civilization. The city also retains a vast variety of Roman, Byzantine and Ottoman monuments, projecting the city's long history across the centuries.

Landmarks of the modern era are also present, dating back to 1830 (the establishment of the independent Greek state), and taking in the Greek Parliament (19th century) and the Athens Trilogy (Library, University, and Academy).



K Residences:

This residential project is located in Marousi. Beautiful landscapes, prestigious public and private educational institutions are some of the characteristic of this area. The Athens Olympic Sports Complex, the largest sports complex in Greece, built for the 2004 Summer Olympics, is located in the northwestern part of the municipality.



Enjoying the privilege of being in proximity to Athens city center but also just a step from gorgeous parks and lots of shops and boutiques to do your shopping, is some of the privileges of a K resident.

Front façade



Side view



Side views



APARTMENT design - living room & kitchen Ground floor maisonette



APARTMENT design - living room (apartments A, B & C floor)



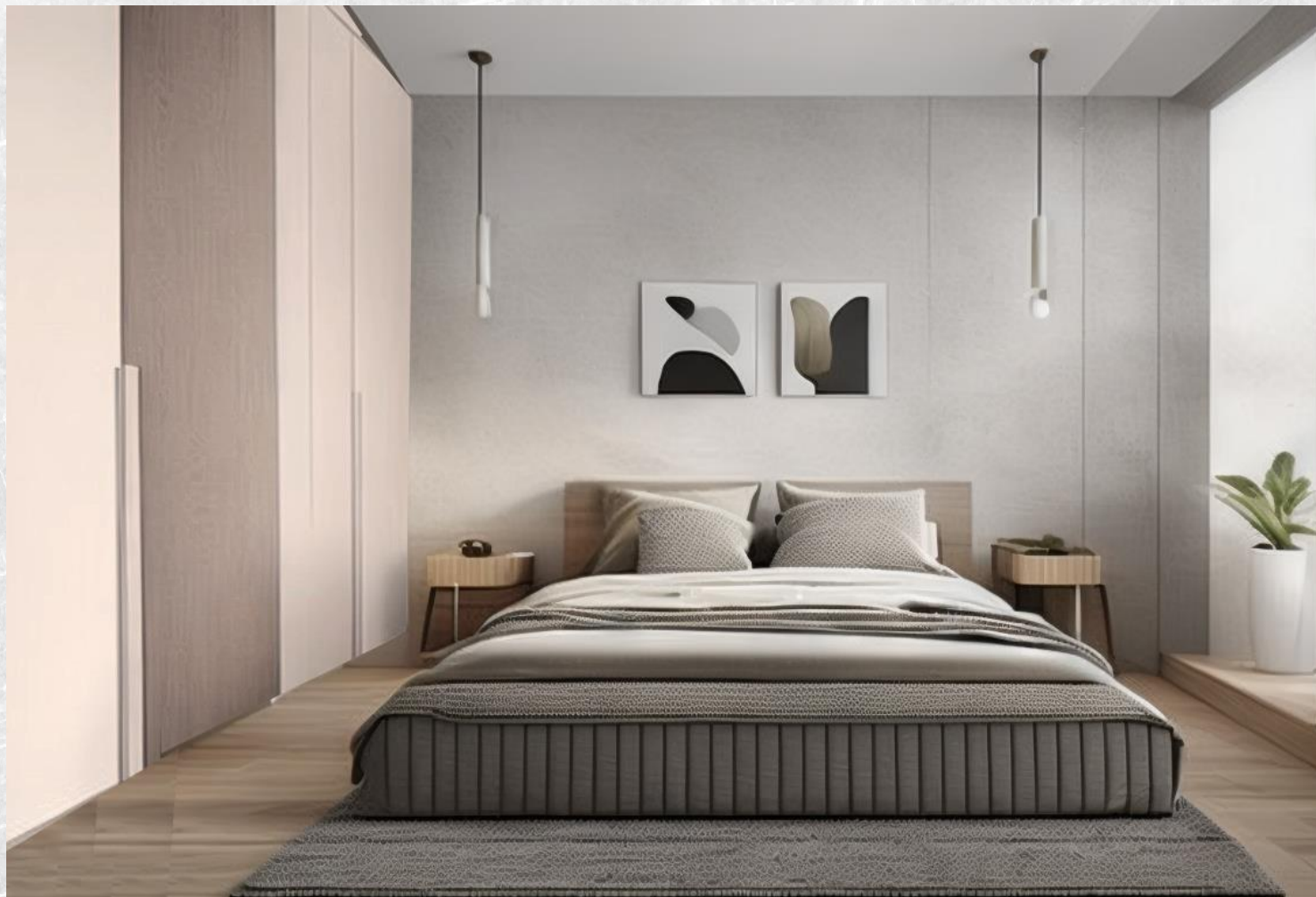
APARTMENT design - living room & kitchen



APARTMENT design - living room (maisonette D & E floor)



APARTMENT design - bedroom



APARTMENT design -bathroom



The "K" RESIDENCE TYPES

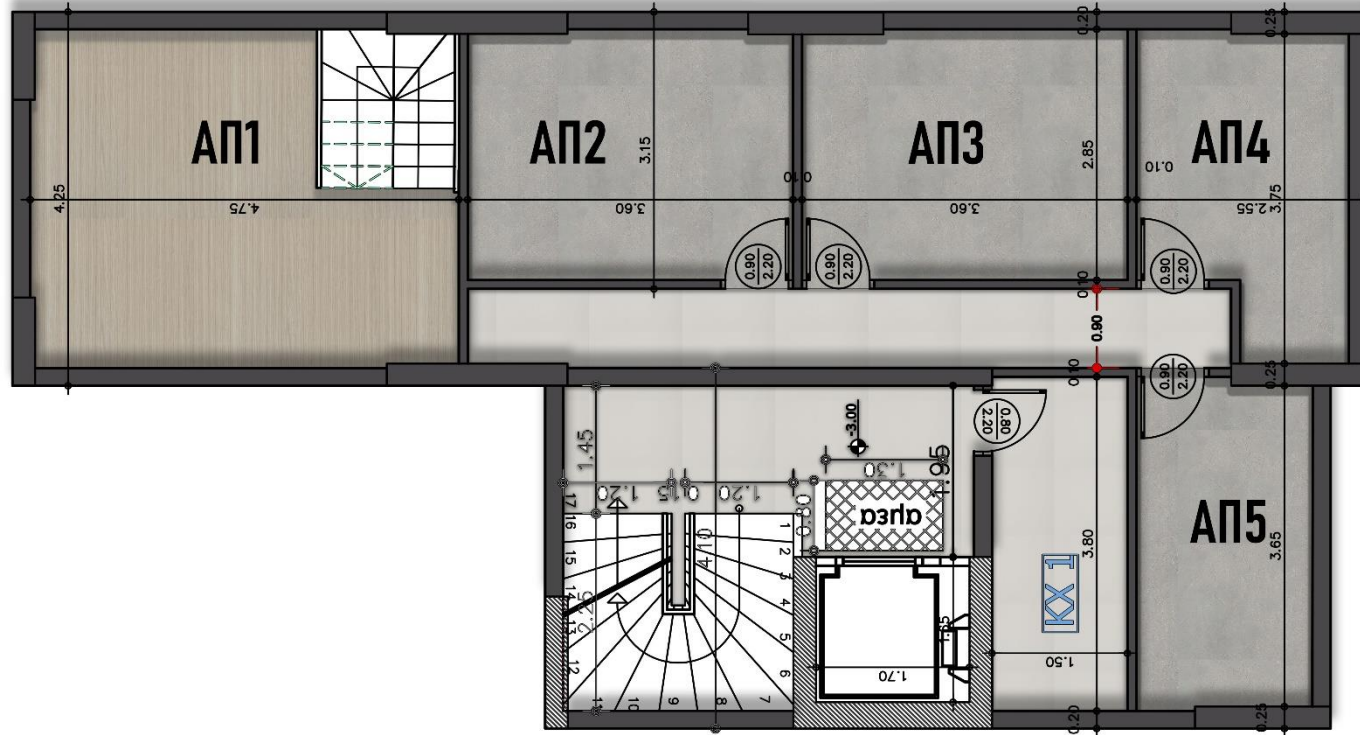


- 1 bed apartment 65 sqm exclusive garden 85sqm & veranda 5sqm -----1 unit
2 bathrooms
- 1 bed apartment 56sqm /14sqm verandas -----1 unit
1 bathroom
- 2 bed apartment / 91 sqm / verandas 21sqm -----2 units
2bathrooms
- 3 bed apartment / 148 sqm / verandas 38 sqm ----- 1 unit
3 bathrooms

TOTAL UNITS

5

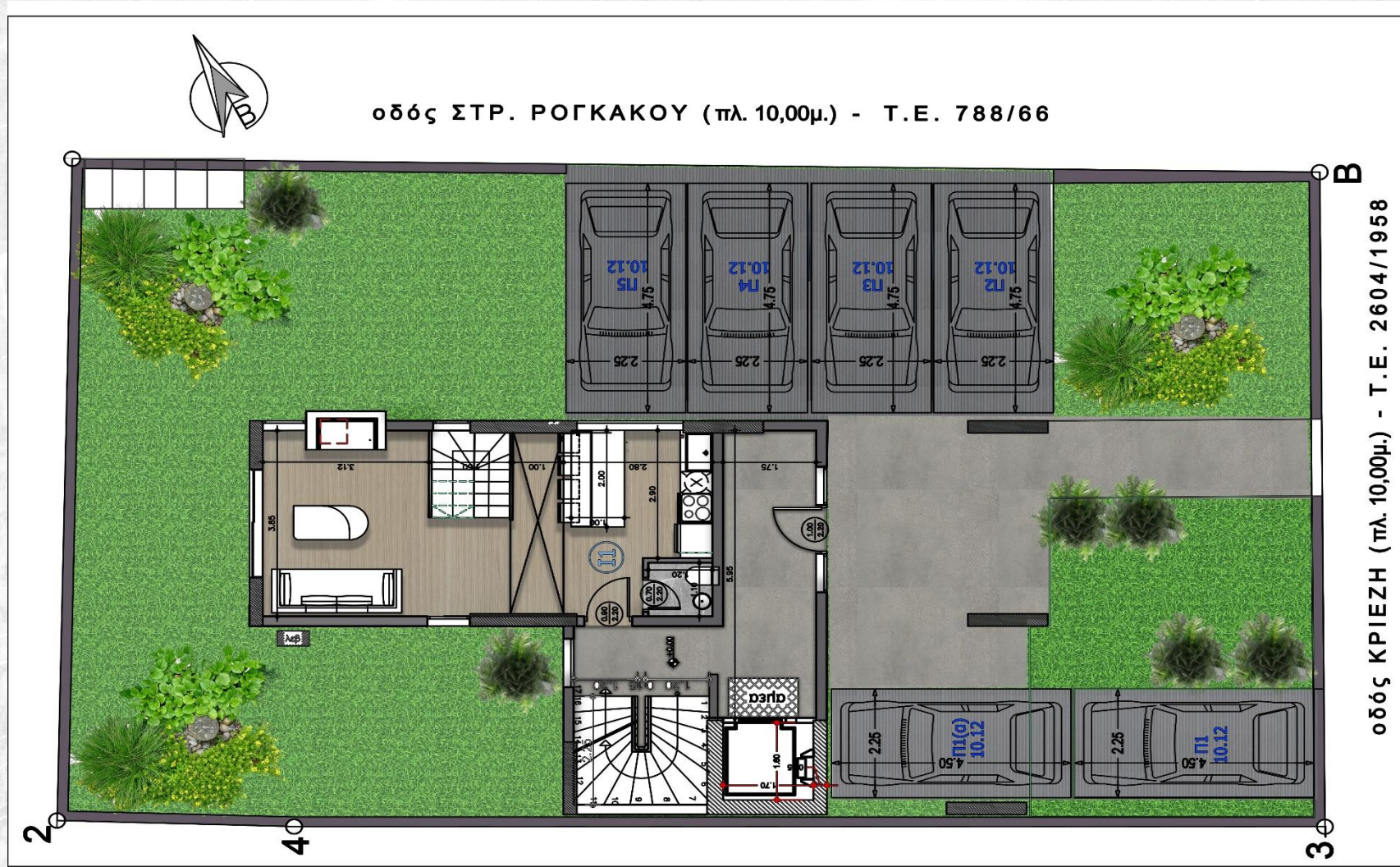
Floorplan Architectural Layout



BASEMENT (Storage –utility room)



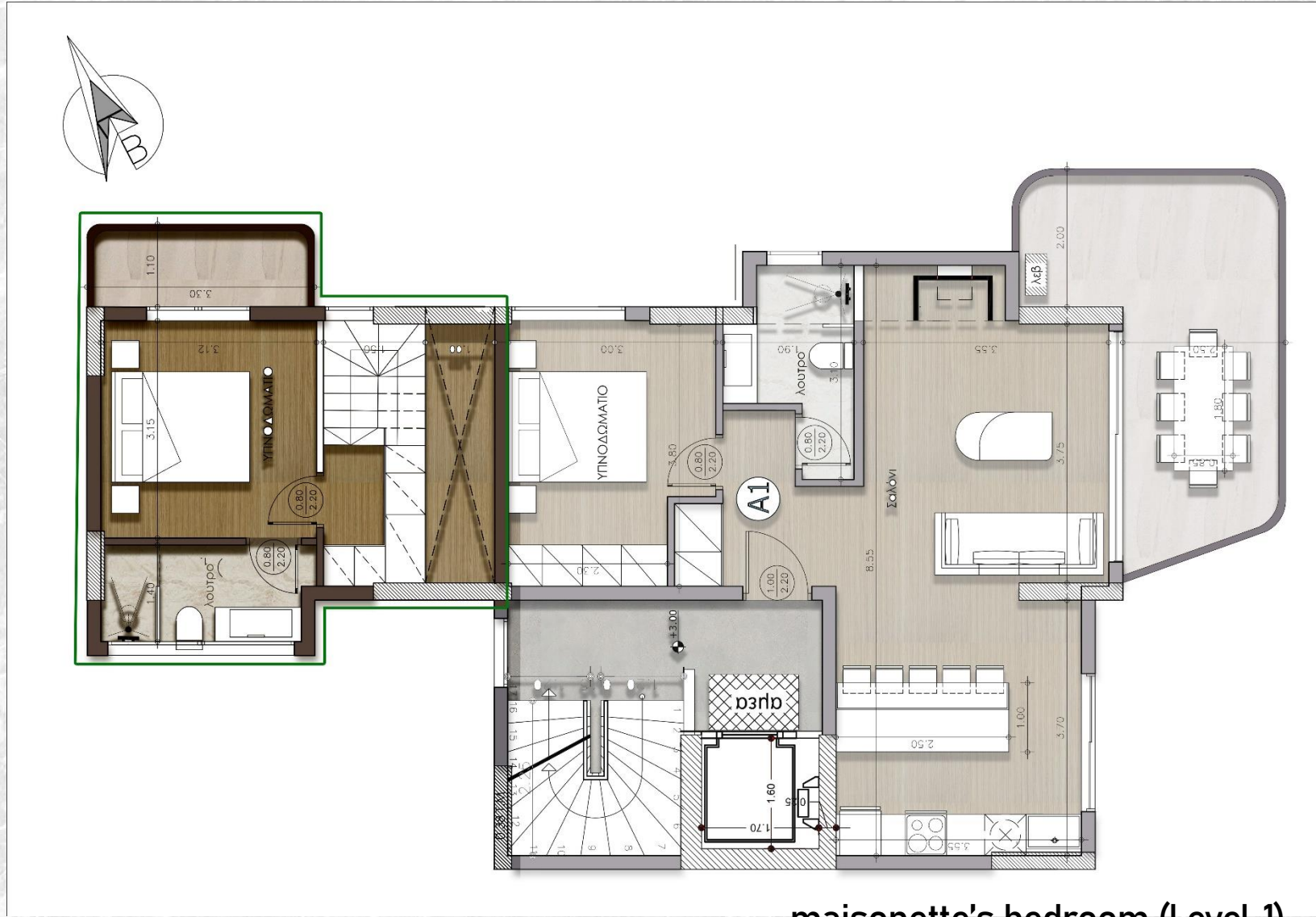
Floorplan Architectural Layout



Maisonette of ground floor (Ground Floor Level)



Floorplan Architectural Layout



maisonette's bedroom (Level 1)



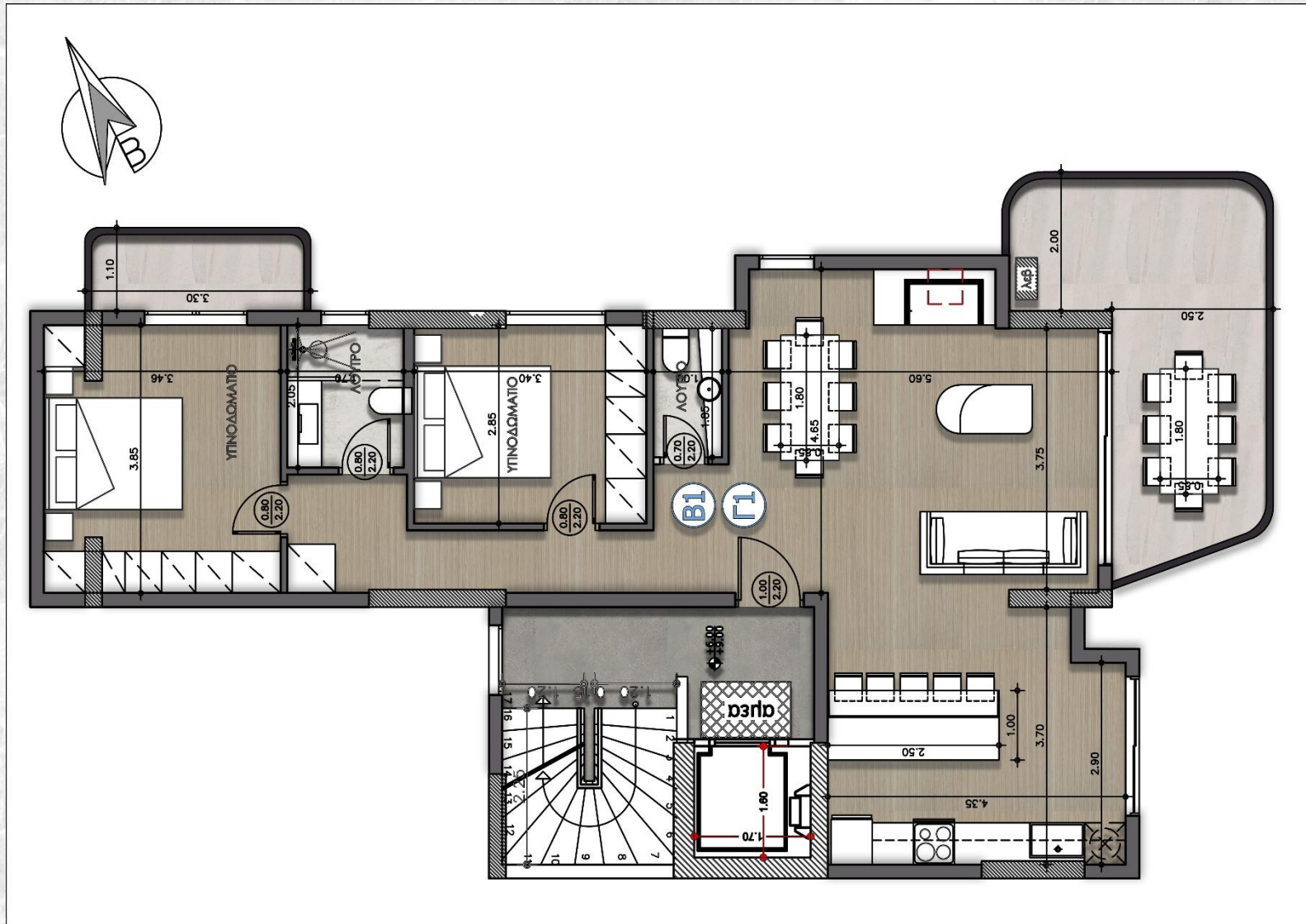
Floorplan Architectural Layout



Apartment A1 (Level 1)



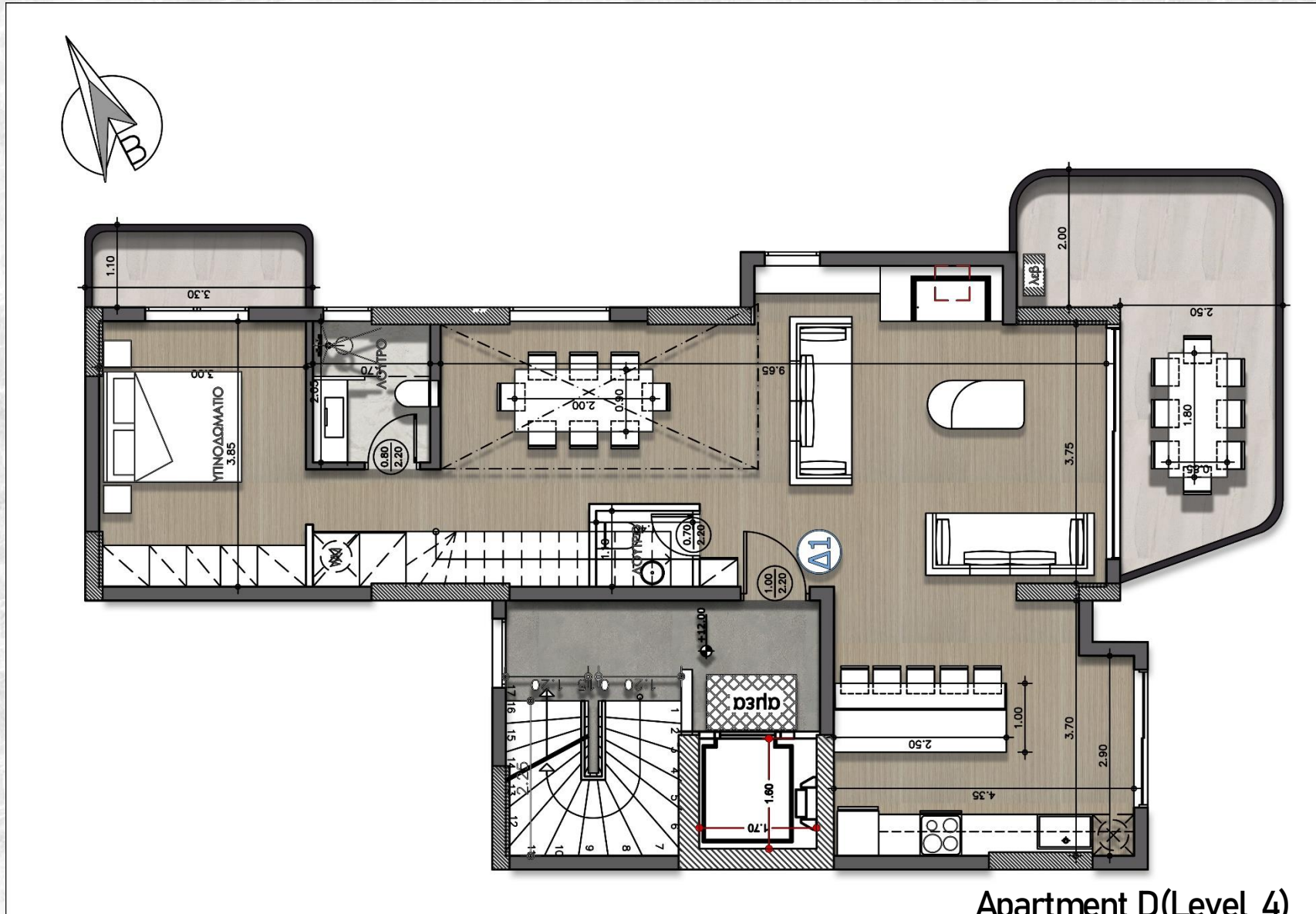
Floorplan Architectural Layout



Apartment B & C (Levels 2&3)



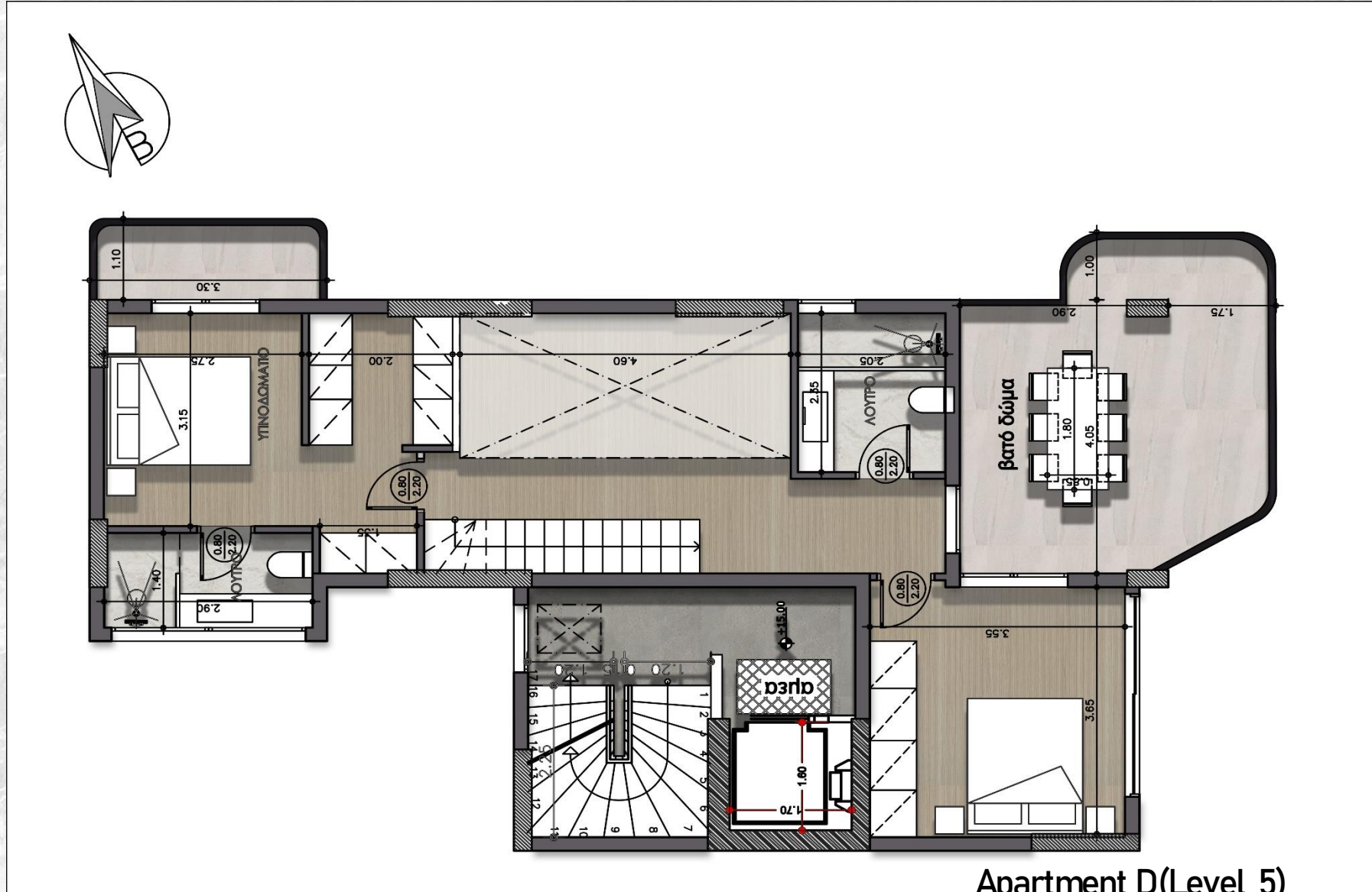
Floorplan Architectural Layout



Apartment D (Level 4)



Floorplan Architectural Layout



Apartment D(Level 5)



“The K” residences

CONSTRUCTION DELIVERY
12/2025

The “ K “	Total surface	Inside Area	Garden-verandas	Parking	Bedrooms	Bathrooms	Storage
Ground Floor I 1	172,7m ²	61,50m ²	90m ²	10,12m ²	1	2	21,20m ²
A Floor	78,6m ²	56m ²	14m ²	10,12m ²	1	1	8,60m ²
B & C Floor	119,8m ²	87,30 m ²	21m ²	10,12m ²	2	2	11,50m ²
D Floor (maisonette d&e)	200,70m ²	153,20m ²	38m ²	10,12m ²	3	3	9,50m ²

CULTURE & ARTS



Acropolis



Zappeion



Stavros Niarchos Foundation

CULTURE & ARTS



Posei don Temple - Souni o



Kallimarmaro

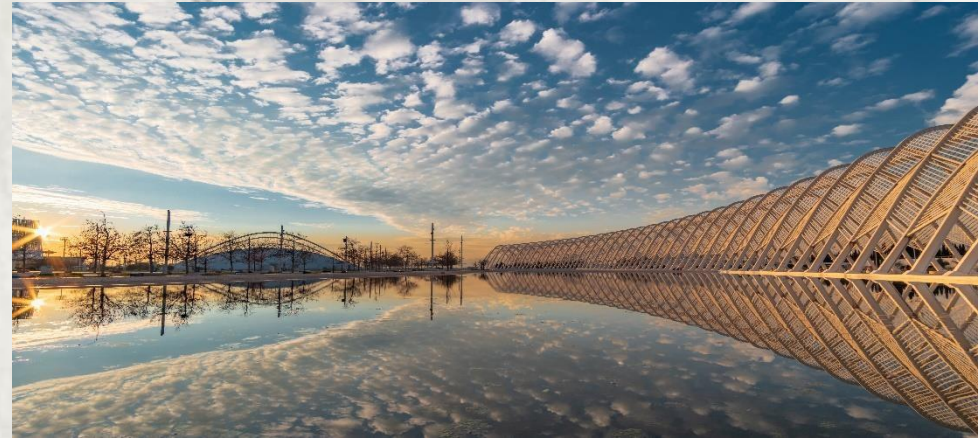


National Gallery

ACTIVITIES & LEISURE



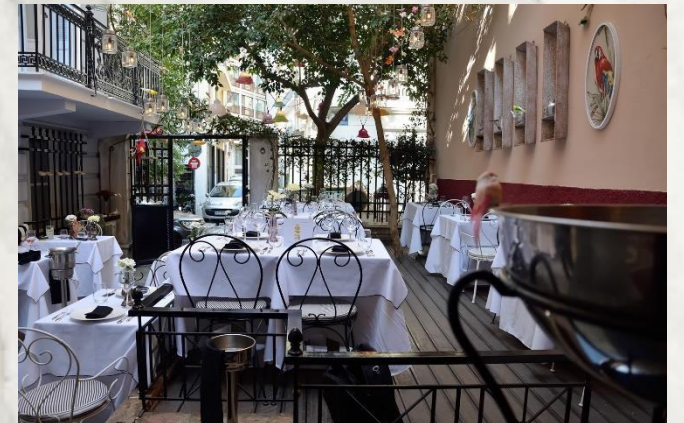
National Garden & Parks



AMENITIES (2 minutes walk)



Shops & Restaurants



Athens Metro



The 'K' position to popular destinations

- 25 min to Akropolis
- 20min to Syntagma
- 30 min to Athens International Airport
- 40min to Piraeus port



"VORIA" (which means "north" in Greek) will be the name of the new project which will go up at the "Dilaveri estate", a property of some 55,000 square meters owned by the Laskaridis family (Hotel Grande Bretagne, King George, Athens Capital - MGallery etc.).

Located at the junction of Kifissias Avenue and Spyrou Loui in the Municipality of Marousi, the new tourism and entertainment complex "VORIA" will house the renowned casino of Mont Parnes and include a 5-star hotel, restaurants, venues for cultural and leisure events, and an underground parking area.

According to Regency Entertainment, "VORIA" will stand out due to its unique architectural design. The environmental upgrade, will bring to the area of Marousi prestige, as over 50 percent of the total grounds will consist of communal green areas and gardens.

Moreover, the development of the complex is expected to significantly upgrade the value of real estate in the wider area.

Zero Energy Buildings

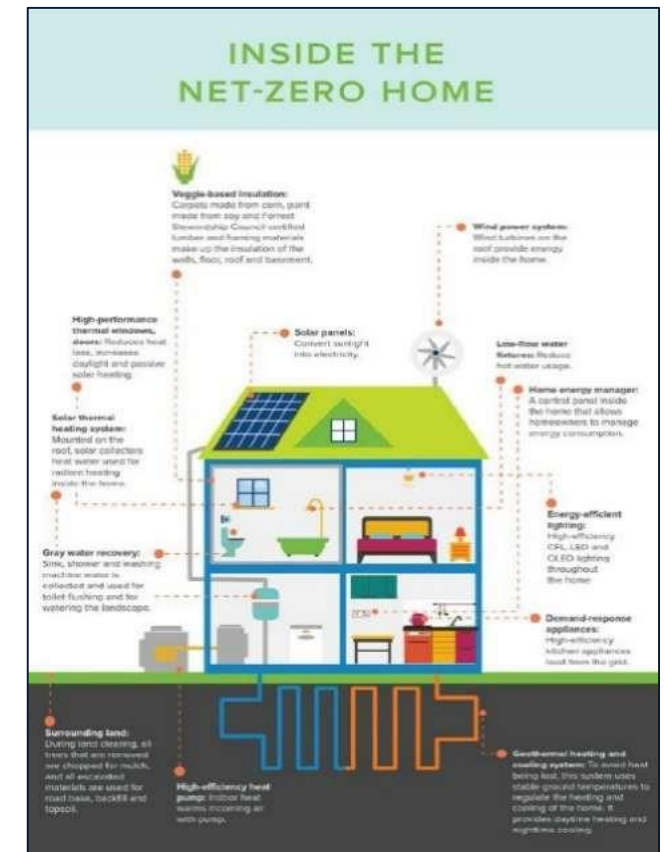
A Zero Energy Building (ZEB), also known as a Net Zero Energy Building (NZEB), is a building with net zero energy consumption, meaning the total amount of energy used by the building on an annual basis is equal to the amount of renewable energy created on the site or in other definitions by renewable energy sources offsite, using technology such as heat pumps, high efficiency windows and insulation, and solar panels.

Net zero is the balance between the power a home needs and the renewable energy you can generate to match the need.

With new heating technology and lower-cost renewable energy systems, any home can get to net zero.

Net Zero Energy Building (NZEB) means a building that:

- has a very high energy performance, meeting specific thresholds for its primary energy use
- the very low amount of energy still required is fully covered by energy from renewable sources generated on-site, from a renewable energy community or from a district heating and cooling system using only renewable energy and waste heat
- the net non-renewable primary energy use shall be maximum zero
- must not cause any on-site carbon emissions from fossil fuels



Zero Energy Buildings

Zero-energy buildings are not only driven by a want to have less of an impact on the environment, but they are also driven by money. Tax breaks as well as savings on energy costs make Zero-energy buildings financially viable.

A similar concept approved and implemented by the European Union and other agreeing countries is nearly Zero Energy Building (NZEB), with the goal of having all buildings in the region under NZEB standards by 2020. Terminology tends to vary between countries, agencies, cities, towns and reports, so a general knowledge of this concept and its various employments is essential for a versatile understanding of clean energy and renewables.

In Greece the Ministry of Environment and Energy voted a Greek Law (4122/2013) according to which every new building built after 1.1.2021 has to be a zero-energy building.



Thankyou

& PARTNERS MD
CONSTRUCTION

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