

## The Knot | Luxury Residential



### PROPERTY I.3

GROUND FLOOR MAISONETTE



**BEST OPTIMUS**  
DEVELOPMENT

ATHENS RIVIERA  
VARKIZA  
13, THISEOS str.



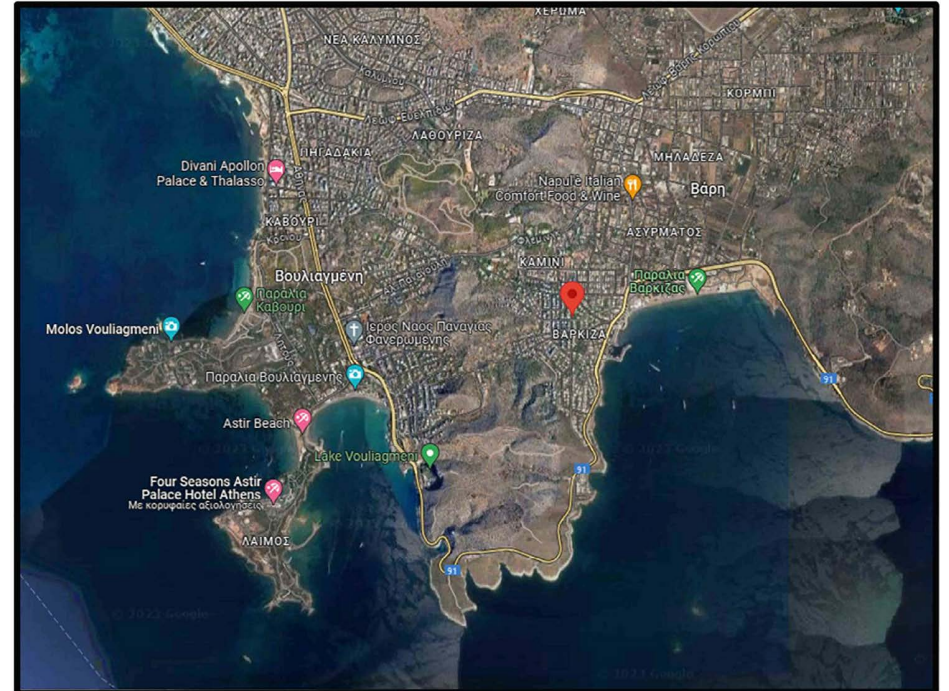
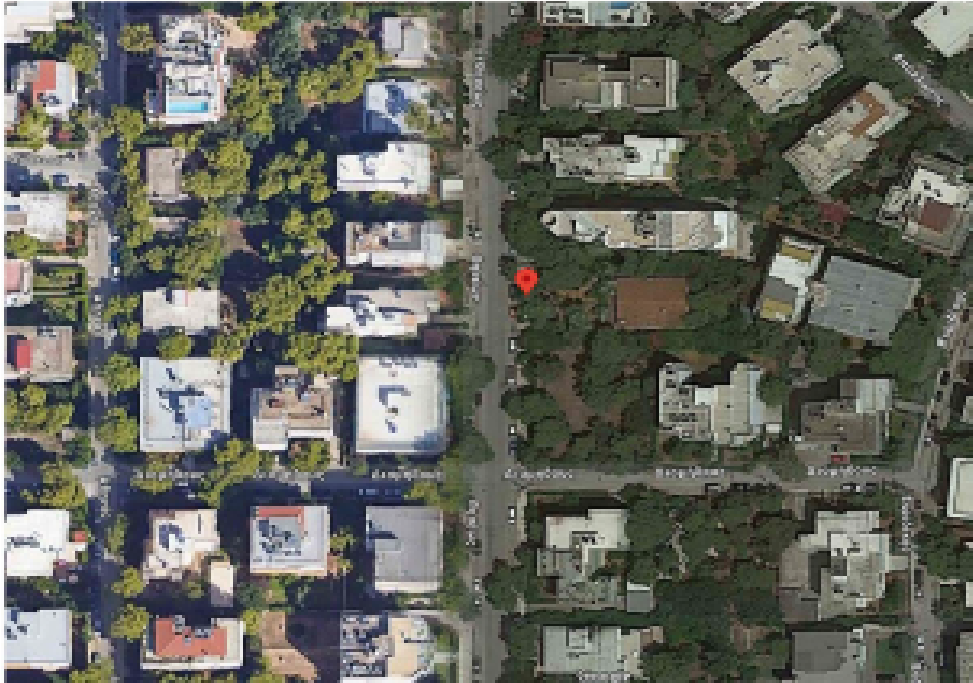
**TEMNON**  
CONSTRUCTION

Our new project in the heart of Athens “Riviera”, the city of VARKIZA. It is situated in the center of the city and provides high quality living standards.



It provides high quality living standards with easy access to the commercial center (300m), the organized beach (400m), the capital city of Athens (17 km) and the airport (15 km)

### LOCATION



### THISEOS 13 STREET, VARKIZA, ATHENS GR



A new luxury 6 - storey building of modern design and high standards that includes 9 unique residences and a basement floor with playrooms, common use parking areas and storages.

The building's architectural style of minimal design with main characteristic the combination of flat concrete and glass surfaces will perfectly fit the city's environment.

It provides top class construction specifications such as :

Highstandards concrete frame,

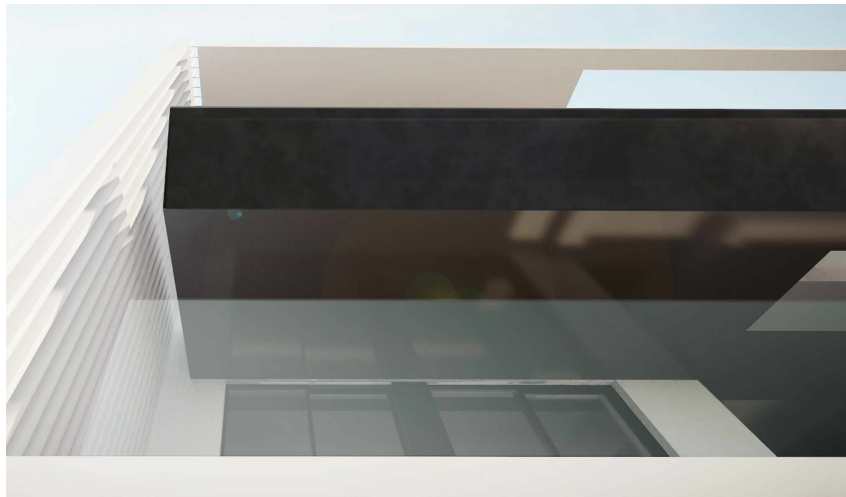
High energy efficiency,

Multi zone Air Conditioning,

Underfloor Heating,

Minimal aluminum systems,

Swimming pools, etc.



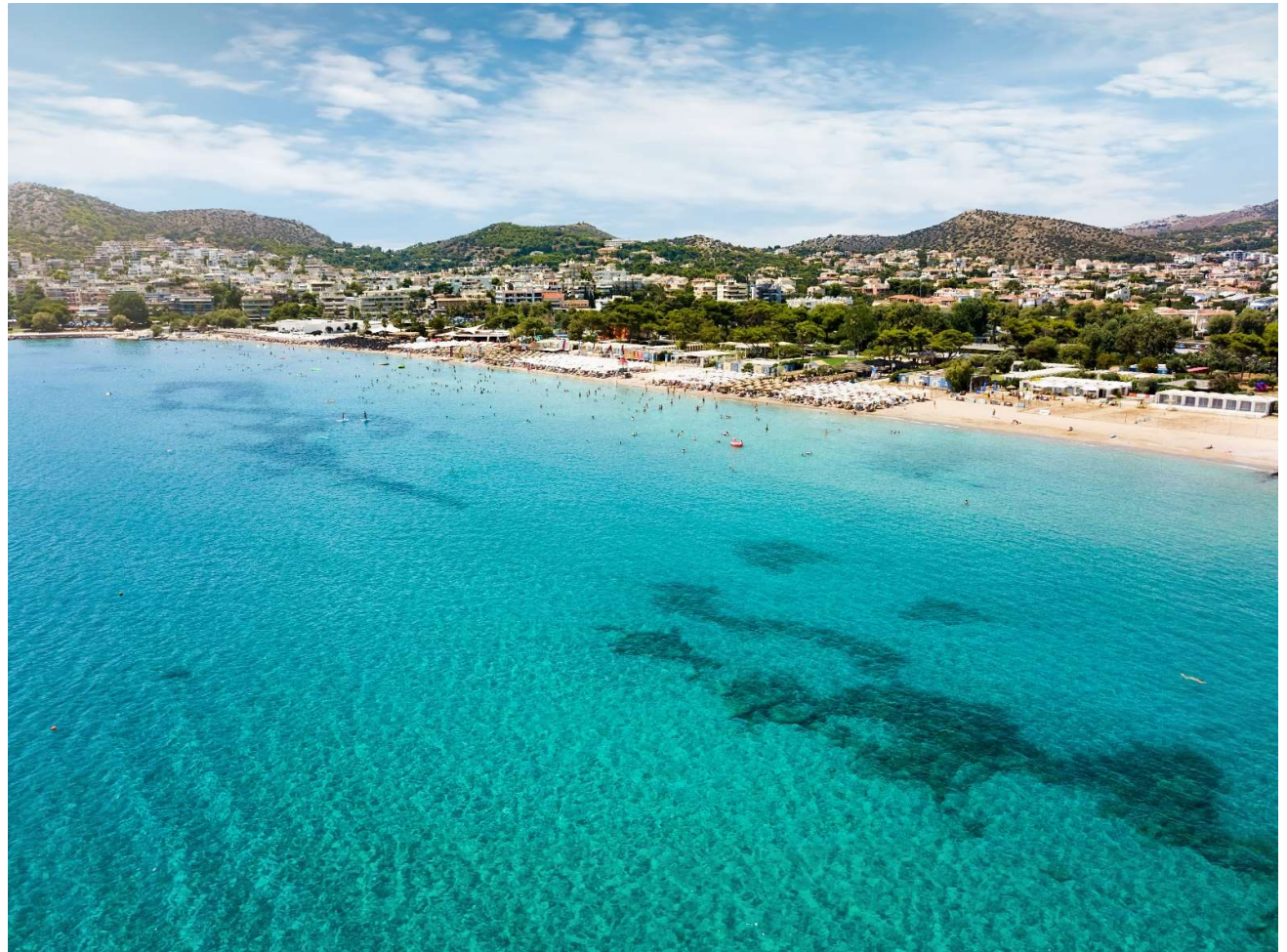
## PROPERTY I.3

### GROUND FLOOR MAISONETTE

SURFACE:	146 sqm
LEVELS:	3
1 <sup>st</sup> FLOOR	49 sqm
GROUND FLOOR	52 sqm
BASEMENT	45 sqm
BEDROOMS:	2 + 1 guest
PRIVATE GARDEN:	<b>175 sqm</b>
BATHROOMS / WC:	3 / 2
SWIMMING POOL:	YES
PARKING SPOTS:	1
STORAGE ROOMS:	1



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ARCHITECTURAL FACADE



# INTERIORS



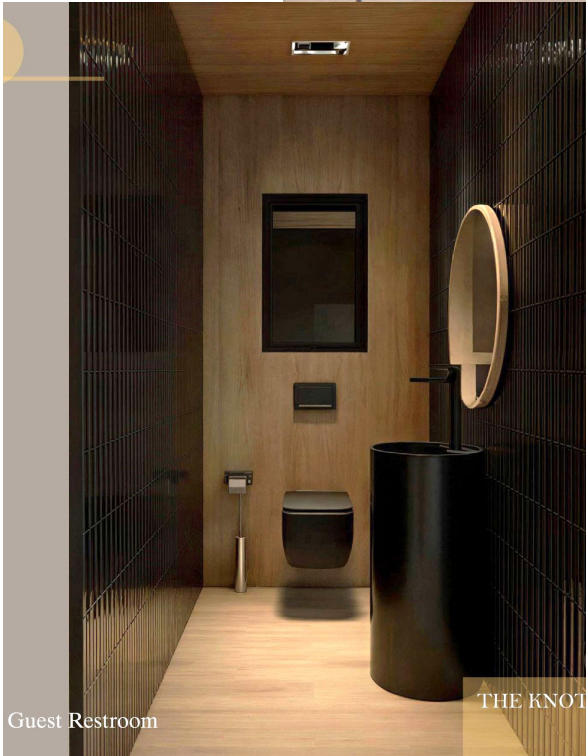
Entrance  
Living Room  
Dinning Area

INTERIORS



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Dining Area  
Garden View  
Stairs



Guest Restroom

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Guest WC

INTERIORS



Swimming Pool  
Garden

INTERIORS



INTERIORS



Master Bedroom

INTERIORS



Master Bedroom

THE KNOT\_ Luxury Residential Varkiza



Bathroom

THE KNOT\_

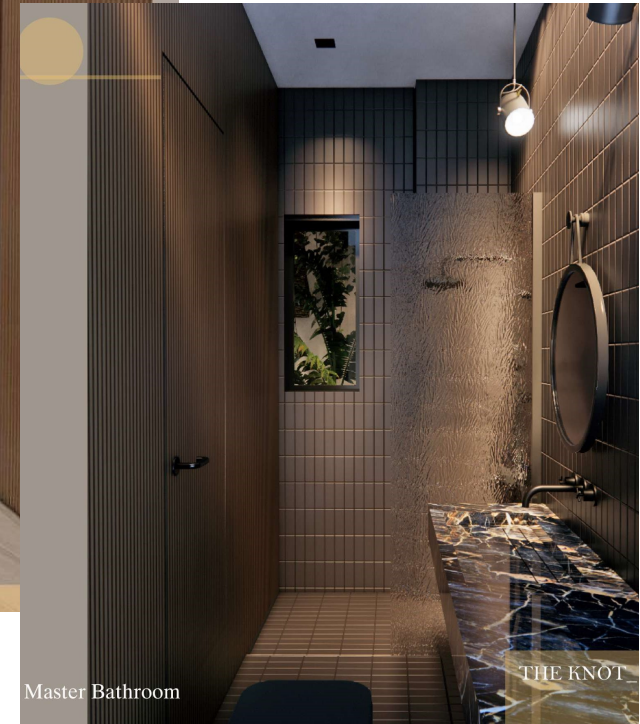
Master Bedroom Bathroom



Basement\_ Entertainment Room

THE KNOT\_ Luxury Residential Varkiza  
by TEMNON CONSTRUCTION

Basement  
Master Bedroom  
& Bathroom



Master Bathroom

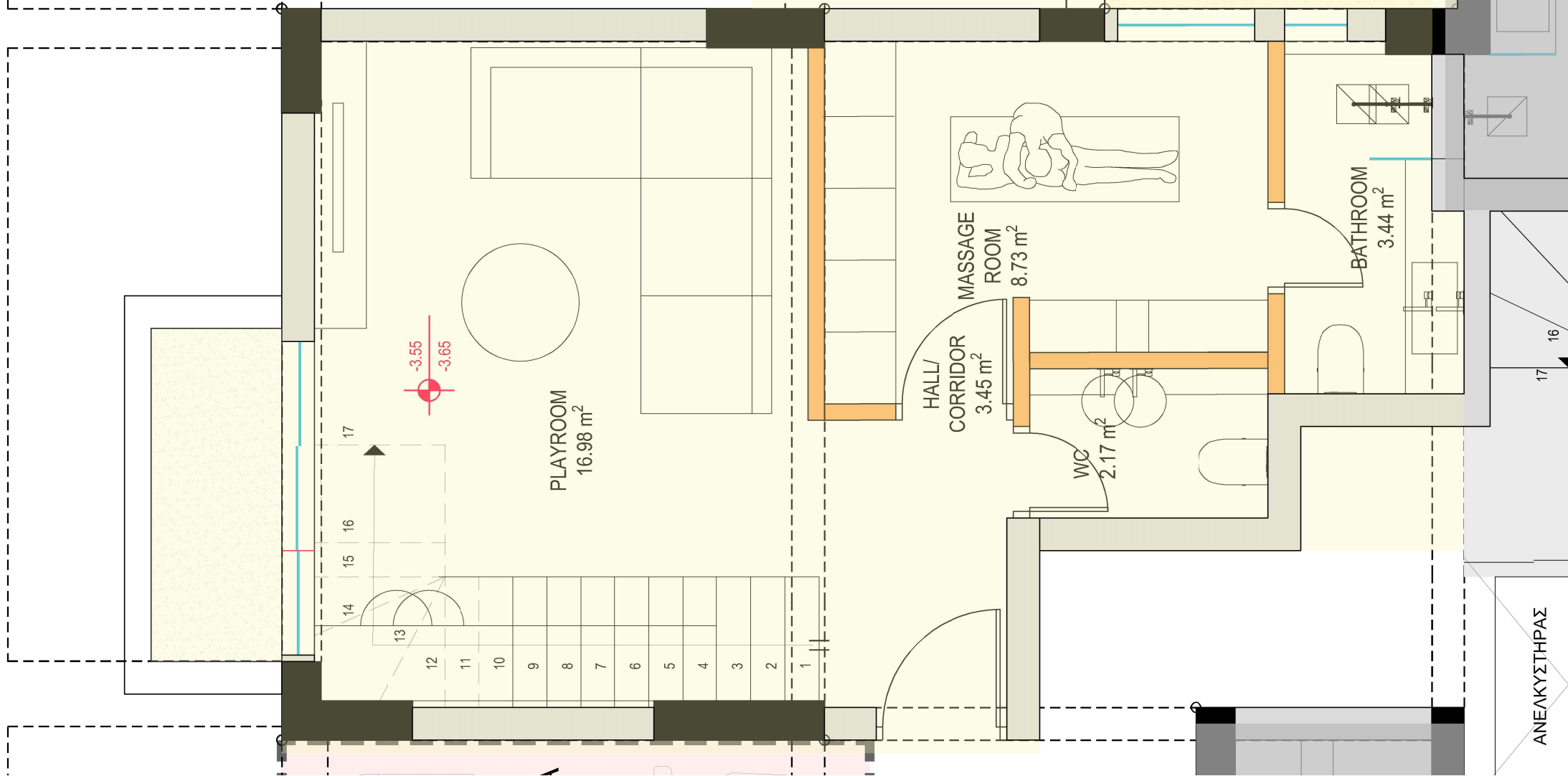
THE KNOT

# PROPERTY I.3 - SURROUNDING AREAS - GARDEN



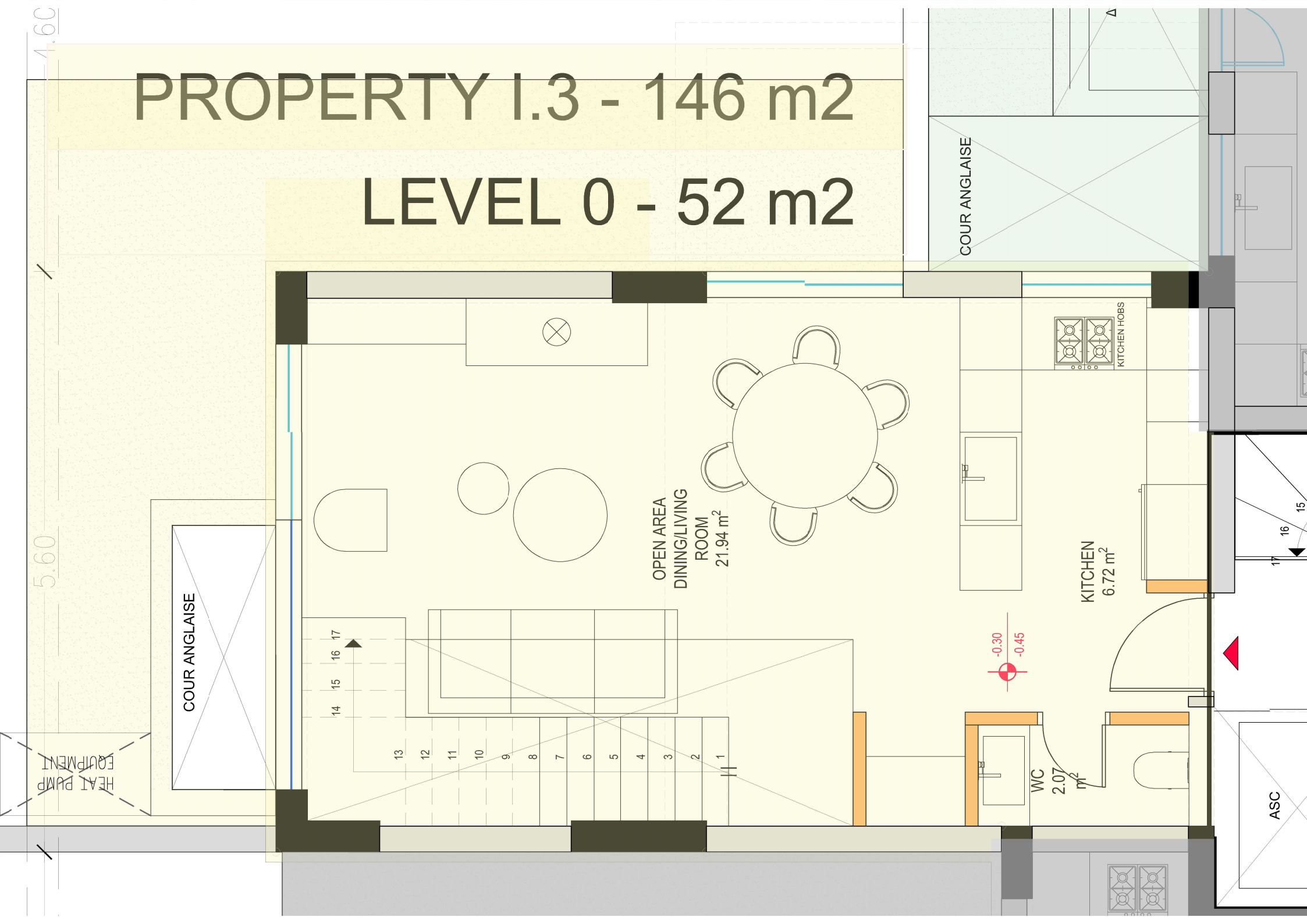
# PROPERTY I.3 - 146 m<sup>2</sup>

## LEVEL -1 : 45 m<sup>2</sup>



# PROPERTY I.3 - 146 m<sup>2</sup>

## LEVEL 0 - 52 m<sup>2</sup>



# PROPERTY I.3 - 146 m<sup>2</sup>

## LEVEL 1 - 49 m<sup>2</sup>

