



PEFKI URBAN RESIDENCES

A Project By
ASTRIA
DEVELOPMENTS

Elevate your lifestyle

With PEFKI Urban Residences



Stylishly-designed, with modern aesthetics and curated for comfortable living, PEFKI Urban Residences is a boutique development situated in the heart of Pefki, a highly desirable suburb in the north of Athens.

With 26 residences ranging from 75 sqm to 170 sqm of living area, PEFKI Urban Residences offers a variety of options for discerning buyers with a mixture of one, two and three-bed apartments and duplexes.

All residences have balconies offering plenty of natural light and airflow. Additionally, six units offer private gardens, four of which with swimming pools, and eight residences with roof terraces that open out to panoramic views of the surrounding area. Every residence will have dedicated underground parking space, storage and access to a communal gym.

With many local amenities and facilities at its doorstep to complement its modern aesthetics, PEFKI Urban Residences offers homeowners a stylish, connected lifestyle incorporating sustainable elements and a low energy footprint.

No of units:
26

Sizes:
75 sqm to 170 sqm

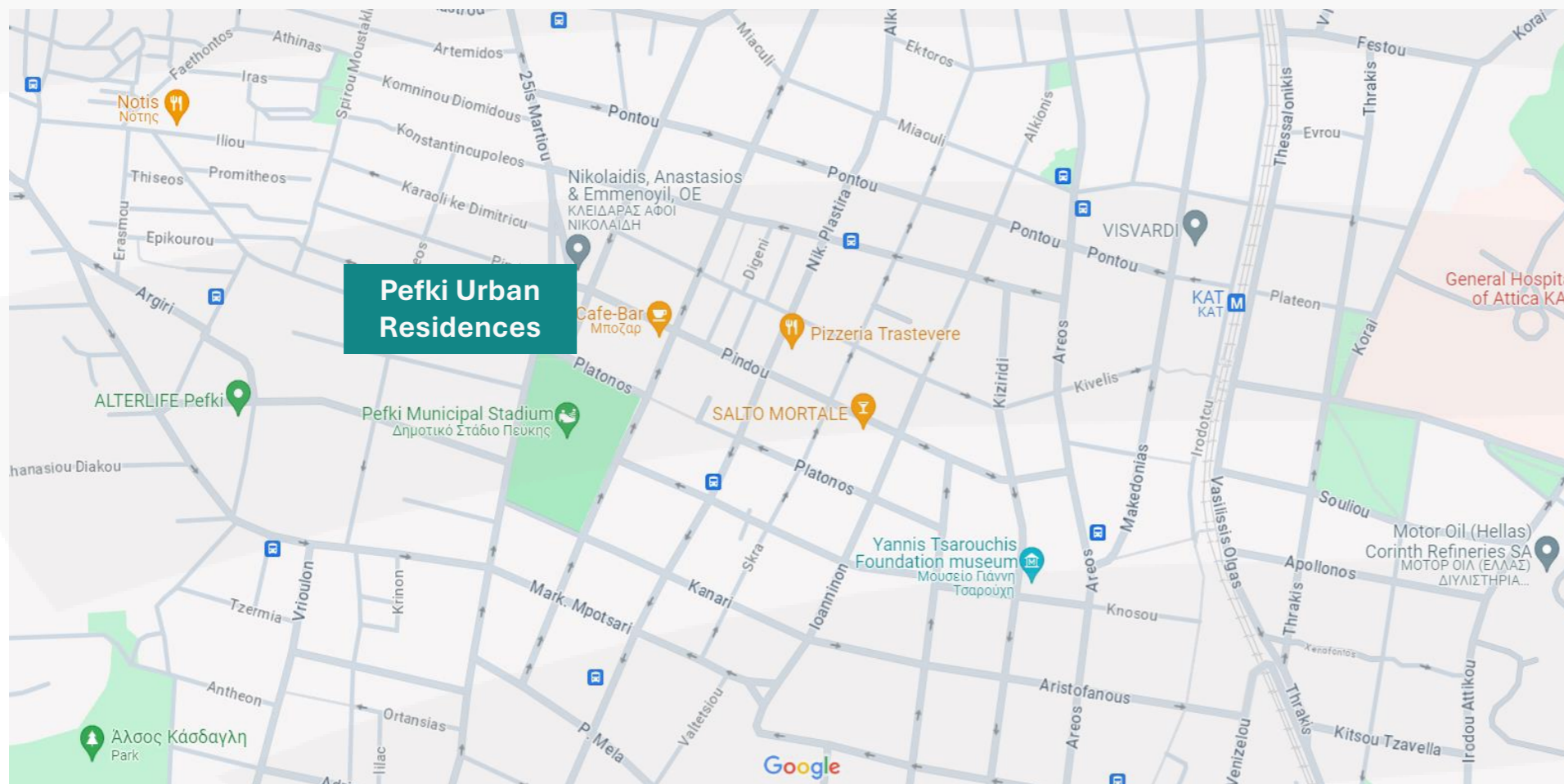
Prices starting from:
€280,000

THE AREA

Pefki is situated 10km north-east of Athens city centre, easily accessible by road links and public transport to all areas of Athens. It borders the affluent and desirable neighbourhoods of Kifissia, Marousi and Lykovrisi.

PEFKI Urban Residence itself is set within the heart of Pefki, with a plethora of local amenities at its doorstep, including Pefki athletics and football stadium, local and international schools, tennis and other sports clubs, tavernas, restaurants and shops.

PEFKI Urban Residence harmoniously blends all the benefits of an urban life within an area that is known for its tranquillity and community feel.



DISTANCES

- Local schools 170m
- Restaurants & cafés 180m
- Pharmacy 220m
- Supermarket 250m
- Park 500m
- International School 1.3km
- KAT Hospital 1.4km
- Mall of Athens 2.6km
- City centre 14km
- Airport 19km



As responsible global citizens, ASTRIA always strives to incorporate sustainable building principles and harmony into our projects.
PEFKI Urban Residences is the perfect embodiment of these efforts.

BUILDING FEATURES

A+ energy efficiency

External thermal insulation

Communal gym

EV-charging parking spaces
pre-installed

Energy-efficient thermal window
frames with double glazing

High quality design and resources
throughout

UNIT FEATURES

Open plan living space

Multiple verandas, maximising
natural flow of air and light

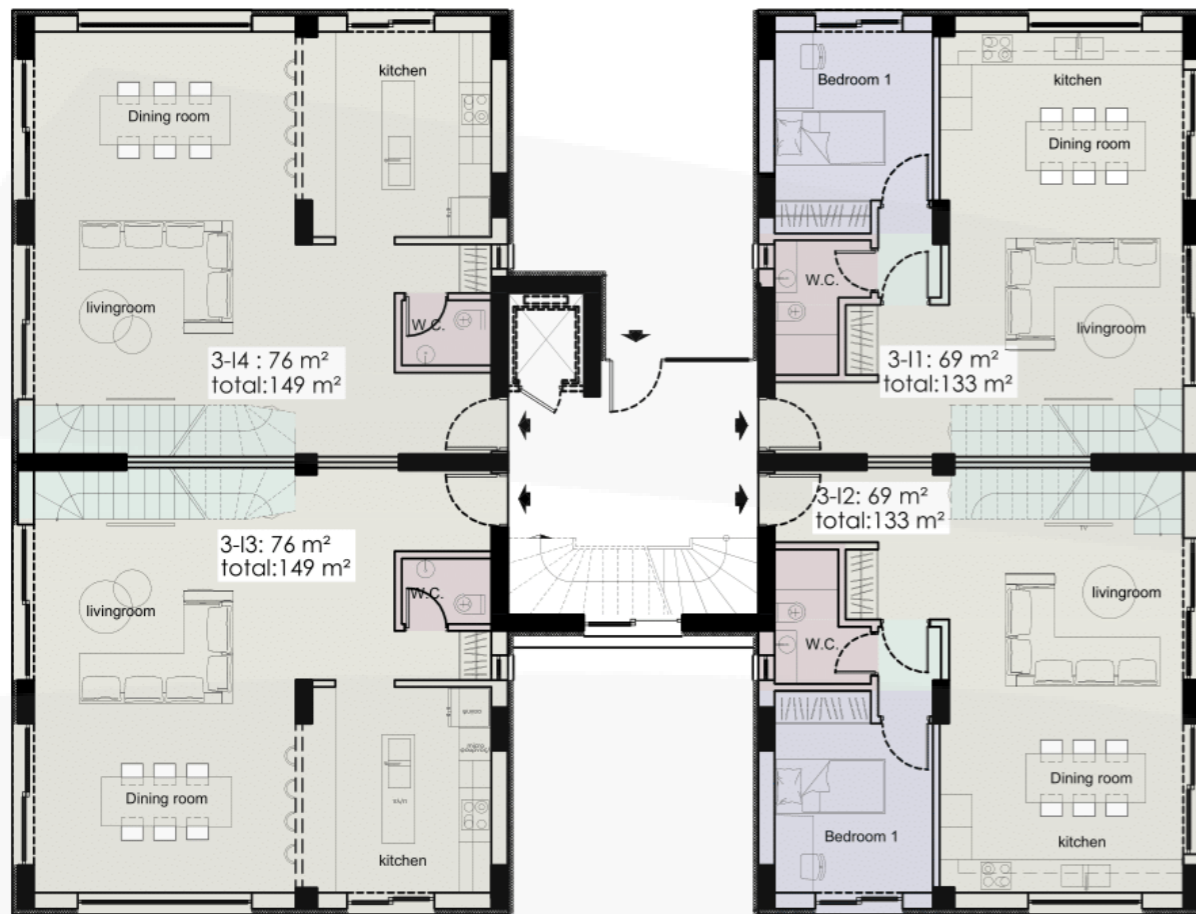
Storage

Underground garage for parking

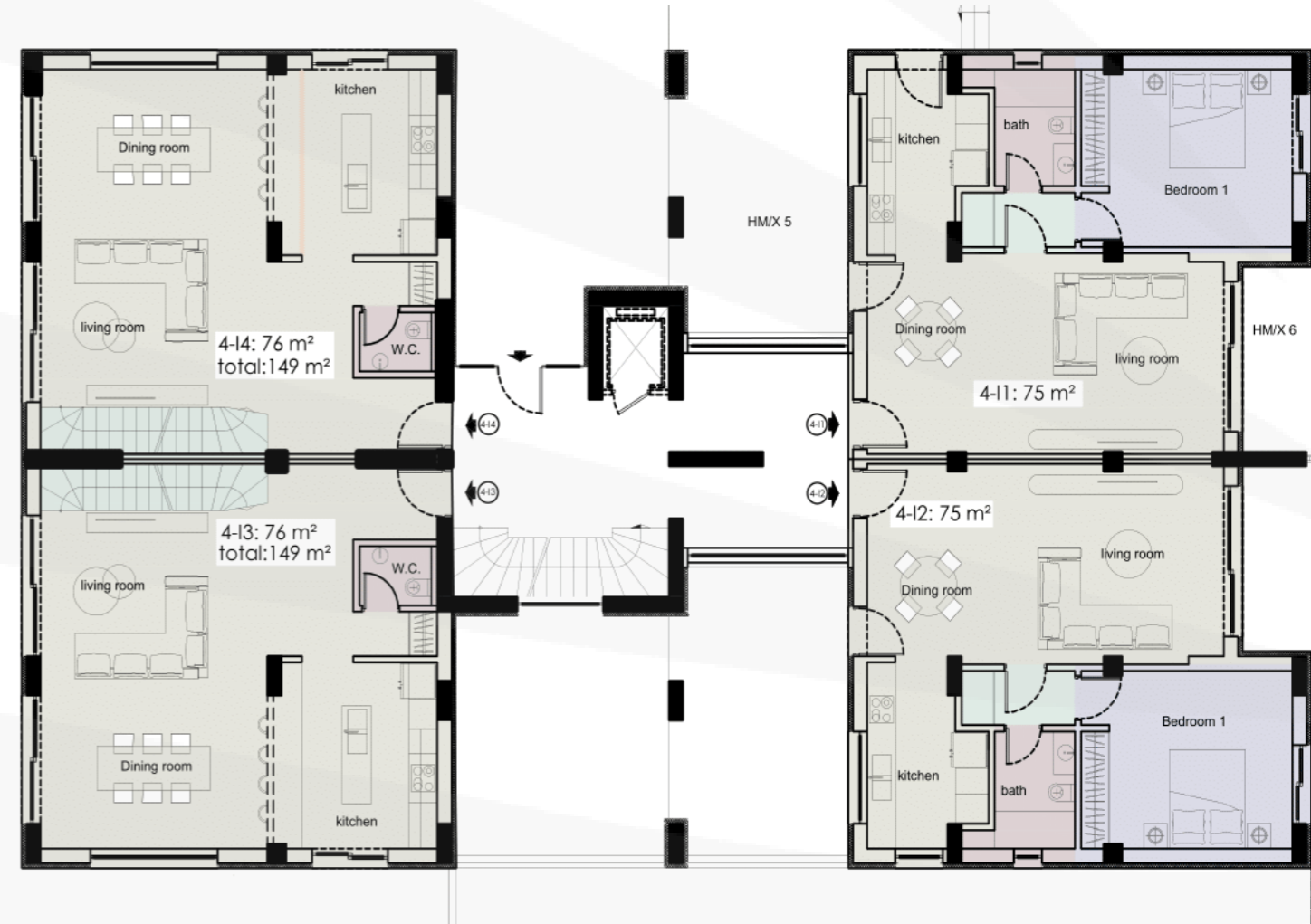
Heating and cooling with heat
pump and fan coils

Security alarm and smoke detectors
pre-installed

BUILDING III – Ground Floor



BUILDING IV – Ground Floor



3-11* , 3-12	
3-Bed Maisonette	
Bedroom	3
Bathroom	3
Garden	Yes
Swimming Pool	Yes
Total Area	133 sqm

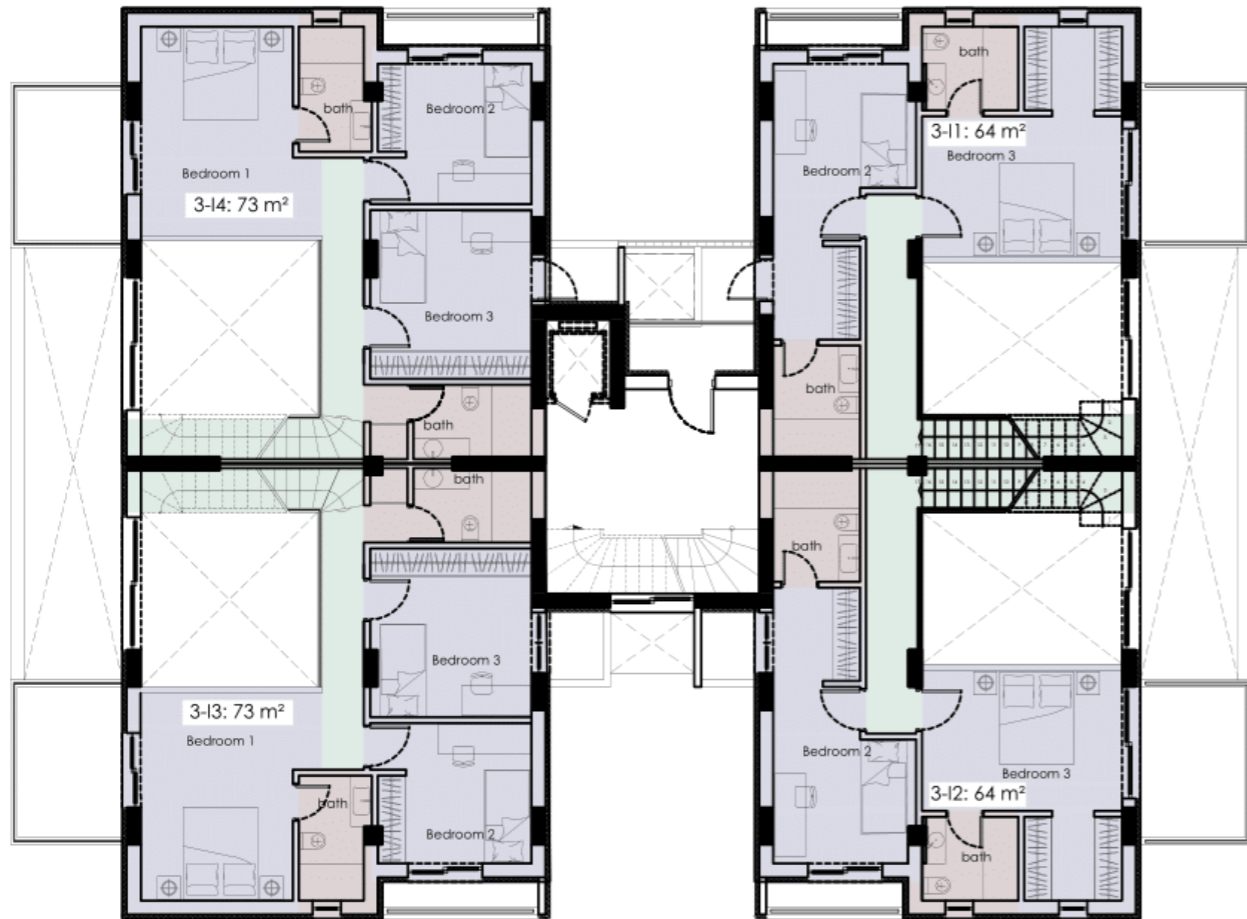
* 3-11 has a garden only, no pool

3-13, 3-14, 4-13, 4-14*	
3-Bed Maisonette	
Bedroom	3
Bathroom	3
Garden	Yes
Swimming Pool	Yes
Total Area	149 sqm

* 4-14 has a garden only, no pool

4-11, 4-12	
1-Bed Apartment	
Bedroom	1
Bathroom	1
Garden	Yes
Swimming Pool	No
Total Area	75 sqm

BUILDING III – 1st Floor



BUILDING IV – 1st Floor



3-11* , 3-12	
3-Bed Maisonette	
Bedroom	3
Bathroom	3
Garden	Yes
Swimming Pool	Yes
Total Area	133 sqm

* 3-11 has a garden only, no pool

3-13, 3-14, 4-13, 4-14*	
3-Bed Maisonette	
Bedroom	3
Bathroom	3
Garden	Yes
Swimming Pool	Yes
Total Area	149 sqm

* 4-14 has a garden only, no pool

4-11, 4-12	
1-Bed Apartment	
Bedroom	1
Bathroom	1
Garden	Yes
Swimming Pool	No
Total Area	75 sqm

BUILDING III – 2nd Floor



BUILDING IV – 2nd Floor



3B-2	
2-Bed Apartment	
Bedroom	2
Bathroom	2
Garden	No
Swimming Pool	No
Total Area	78 sqm

3B-1	
2-Bed Apartment	
Bedroom	2
Bathroom	2
Garden	No
Swimming Pool	No
Total Area	79 sqm

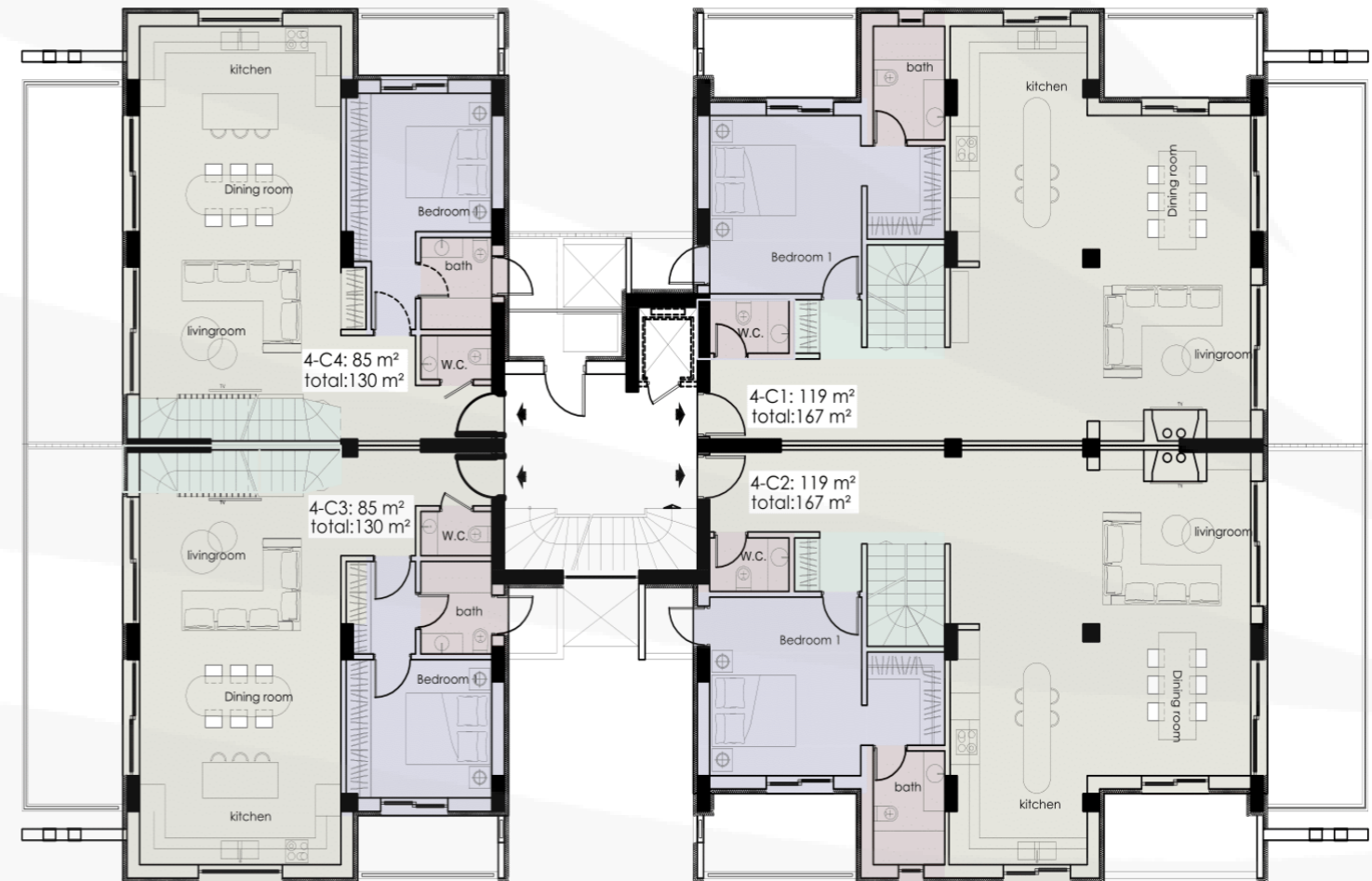
3B-3, 3B-4	
2-Bed Apartment	
Bedroom	2
Bathroom	2
Garden	No
Swimming Pool	No
Total Area	87 sqm

4B-1, 4B-2	
3-Bed Apartment	
Bedroom	3
Bathroom	3
Garden	No
Swimming Pool	No
Total Area	131 sqm

BUILDING III – 3rd Floor



BUILDING IV – 3rd Floor



3-C1, 3-C2

3-Bed Maisonette

Bedroom	3
Bathroom	3
Roof terrace	Yes
Swimming Pool	No
Total Area	117 sqm

3-C3, 3-C4, 4-C3, 4-C4

3-Bed Maisonette

Bedroom	3
Bathroom	3
Roof terrace	Yes
Swimming Pool	No
Total Area	130 sqm

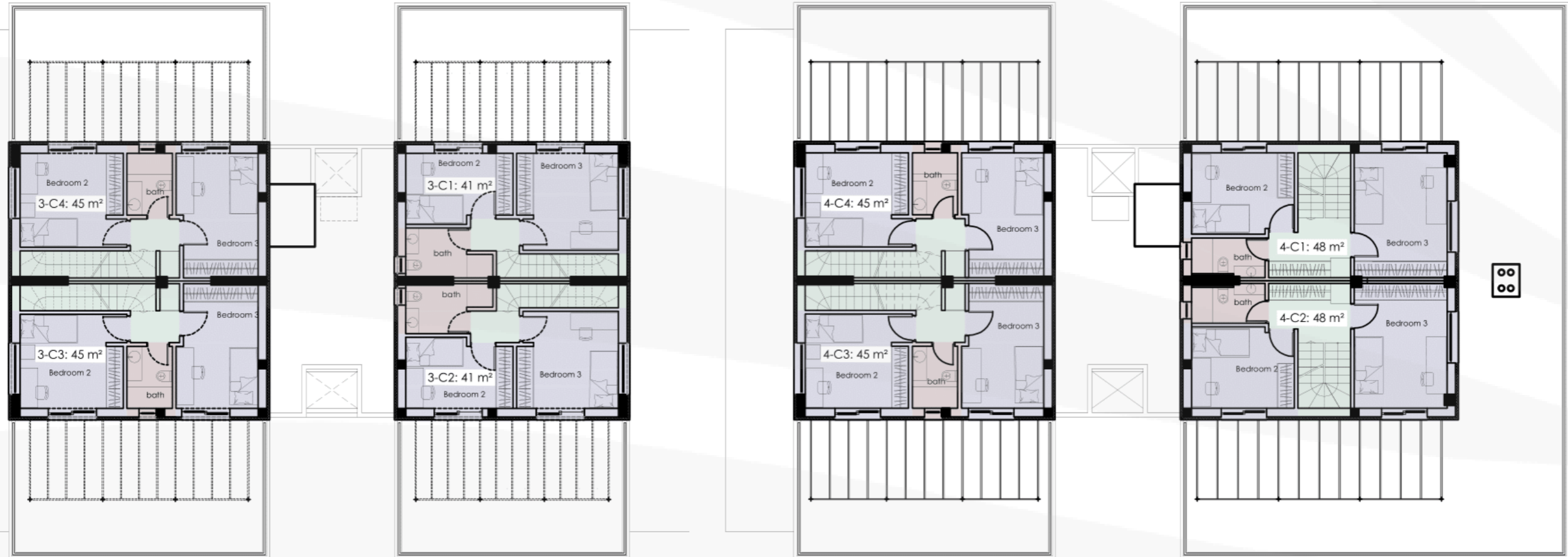
4-C1, 4-C2

3-Bed Maisonette

Bedroom	3
Bathroom	3
Roof terrace	Yes
Swimming Pool	No
Total Area	167 sqm

BUILDING III – 4th Floor

BUILDING IV – 4th Floor



3-C1, 3-C2	
3-Bed Maisonette	
Bedroom	3
Bathroom	3
Roof terrace	Yes
Swimming Pool	No
Total Area	117 sqm

3-C3, 3-C4, 4-C3, 4-C4	
3-Bed Maisonette	
Bedroom	3
Bathroom	3
Roof terrace	Yes
Swimming Pool	No
Total Area	130 sqm

4-C1, 4-C2	
3-Bed Maisonette	
Bedroom	3
Bathroom	3
Roof terrace	Yes
Swimming Pool	No
Total Area	167 sqm

UNITS SCHEDULE

BUILDING III	Unit	Floor	Type	Bedrooms	Bathrooms	Total Area (sqm)	Price	Additional Info
	3-I1	Ground/1st	Maisonette	3	3	133	€ 450,000	Exclusive use of garden area of 104 sqm
	3-I2	Ground/1st	Maisonette	3	3	133	€ 475,000	Exclusive use of garden area of 187 sqm with swimming pool
	3-I3	Ground/1st	Maisonette	3	3	149	€ 550,000	Exclusive use of garden area of 210 sqm with swimming pool
	3-I4	Ground/1st	Maisonette	3	3	149	€ 550,000	Exclusive use of garden area of 219 sqm with swimming pool
	3-B1	2nd	Apartment	2	2	79	€ 320,000	
	3-B2	2nd	Apartment	2	2	78	€ 320,000	
	3-B3	2nd	Apartment	2	2	87	€ 350,000	
	3-B4	2nd	Apartment	2	2	87	€ 350,000	
	3-C1	3rd/4th	Maisonette	3	3	117	€ 475,000	
	3-C2	3rd/4th	Maisonette	3	3	117	€ 475,000	
	3-C3	3rd/4th	Maisonette	3	3	130	€ 550,000	
3-C4	3rd/4th	Maisonette	3	3	130	€ 550,000		

BUILDING IV	Unit	Floor	Type	Bedrooms	Bathrooms	Total Area (sqm)	Price	Additional Info
	4-I1	Ground Floor	Apartment	1	1	75	€ 280,000	Exclusive use of garden area of 91 sqm
	4-I2	Ground Floor	Apartment	1	1	75	€ 280,000	Exclusive use of garden area of 72 sqm
	4-I3	Ground/1st	Maisonette	3	3	149	€ 570,000	Exclusive use of garden area of 159 sqm with swimming pool
	4-I4	Ground/1st	Maisonette	3	3	149	€ 530,000	Exclusive use of garden area of 106 sqm
	4-A1	1st	Apartment	3	3	131	€ 525,000	
	4-A2	1st	Apartment	3	3	131	€ 525,000	
	4-B1	2nd	Apartment	3	3	131	€ 550,000	
	4-B2	2nd	Apartment	3	3	131	€ 550,000	
	4-B3	2nd	Apartment	2	2	87	€ 350,000	
	4-B4	2nd	Apartment	2	2	87	€ 350,000	
	4-C1	3rd/4th	Maisonette	3	3	167	€ 700,000	
	4-C2	3rd/4th	Maisonette	3	3	167	€ 700,000	
	4-C3	3rd/4th	Maisonette	3	3	130	€ 530,000	
4-C4	3rd/4th	Maisonette	3	3	130	€ 530,000		









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Whilst all the information in these particulars are believed to be correct, Astria Developments does not guarantee its accuracy nor is it intended to form part of any contract.
All areas quoted are approximate and the renderings shown are for illustration and marketing purposes only.