

THE EMERALD
TERRACES

THE EMERALD
TERRACES

Design for living







THE EMERALD TERRACES

Design for living

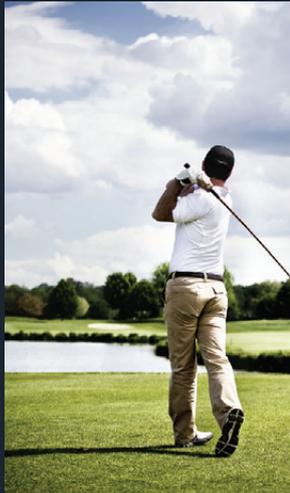
Emerald Terraces. An innovatively stylish development of nine apartments, three townhouses, and four penthouses, close to the sea in the prime Athens suburb of Glyfada.

A visually refined modern complex created by renowned Greek architects ISV, which expresses their distinctive blend of functionality and human aesthetic.

Emerald Terraces offers a definitive contemporary setting for the sophisticated modern lifestyle, and the need to balance work and home, pressure and leisure, activity and tranquillity.

The developers, Emerald Developments S.A., belong to the long-established and highly successful Photos Photiades Group of Cyprus.







The Area

GLYFADA

As a suburb of Athens, Glyfada is among the most desirable, enjoying all the sophistication of the modern capital city - the shops, the restaurants and nightspots - but without the oppression of crowded and polluted streets.

Glyfada is alive, a fresh place by the sea, well-planned, with wide, tree-lined streets. It is spacious, an aspirational place to live.

The ancients recognised the area's special gifts. Today's Athenians know it for its welcoming beaches, its four marinas - one of which is home to a small fishing fleet that lands a daily catch - and its excellent sports and recreation facilities, including the superb Donald Harradine-designed Glyfada Golf Course.

Benefitting from recent enhancements in transport, Glyfada is now one of the best-connected suburbs of the city. Numerous bus routes and the new tram service head in all directions, with frequent services to central Athens, Piraeus and the airport.

Bounded by Nisous, Karamanli G. Constantinou and Kalypsous Streets, Emerald Terraces enjoys an enviable location 250 metres from the sea and nearby marinas of Agios Kosmas and the Fourth Marina of Glyfada, with easy access to Posidonos Avenue and the centre of Glyfada. Also very close is the undulating green landscape of Glyfada Golf Course pleasantly planted with trees and shrubs.

This prestigious neighbourhood is characterised by low-density luxury housing set amid the bright green of wide, tree-lined streets and care fully-tended gardens.

The definitive modern design of Emerald Terraces makes this a much sought-after development. But equally important, its position adjacent to the former Elliniko airport, which has been designated for transformation into a National Park, will increase not only quality of life in the area but also the financial value of the property.





Home is at the heart of your life

It is where you begin and where you return. Where you live reflects your values and satisfies your aspirations. Each home is individually designed and creates individual character to meet individual needs.





The Buildings

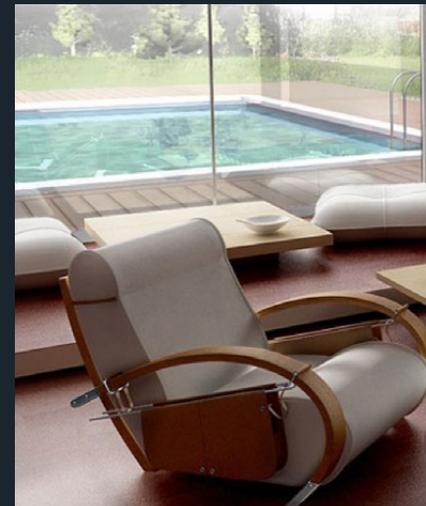
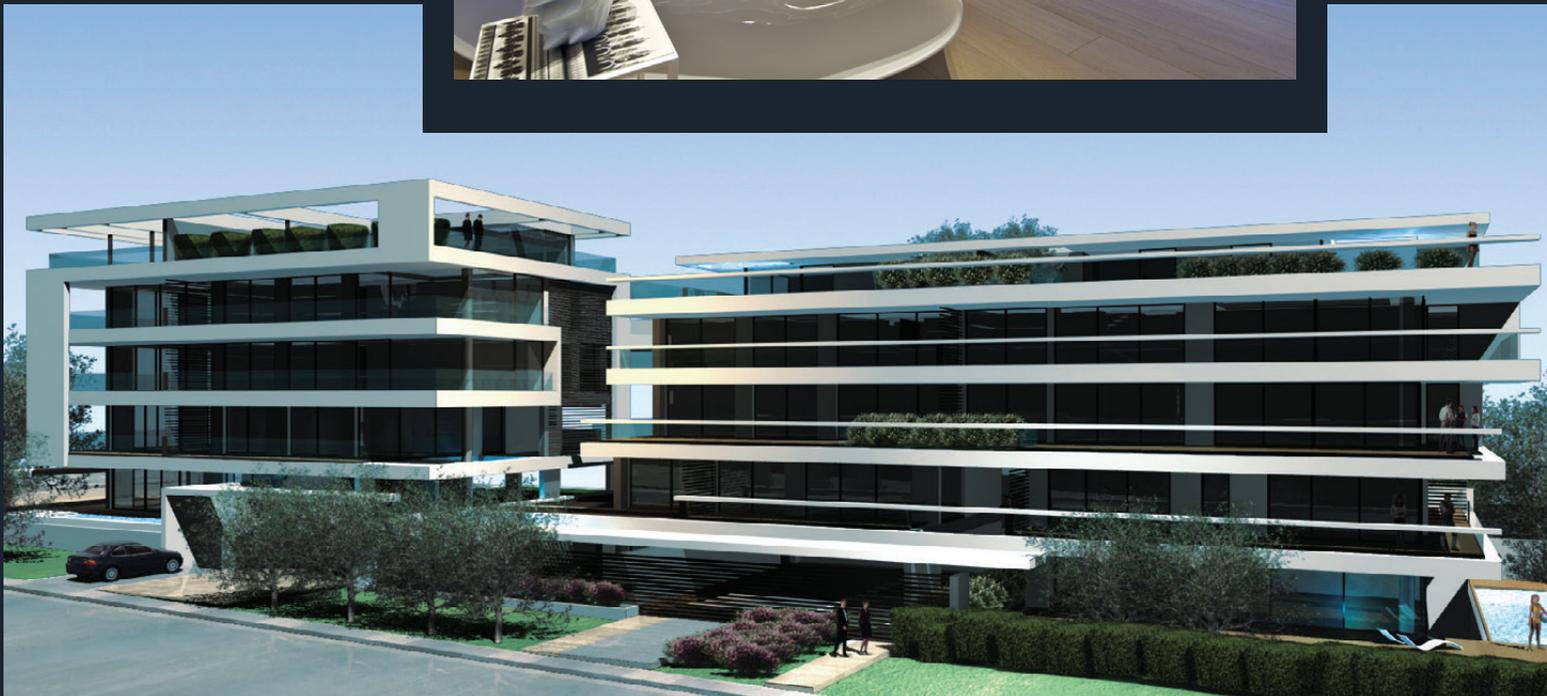
Cool, clean design in an exclusive neighbourhood

The residences are split between two buildings united by integrity of design: the one long and low of classical elegance and austerity, the other in contrast, tending to the cube, more playful. One building stands slightly higher than the other and further forward, the alignment creating a subtle interplay and balance, which is counterpointed by ingenuity in the lines of construction.

The use of glass balustrades creates a sense of lightness and transparency, allowing enjoyment of the views from within the building. Tinted glass windows suggest coolness and depth, privacy and intimacy. The principal balconies of all residences are at the front of the buildings and face south, towards the sea. Interior hardwood flooring extends onto the balconies so that living space merges effortlessly with the natural environment.

THE EMERALD

TERRACES



General Features of the Residences

Top quality luxury fittings: elegance, individuality and convenience

All residences are fitted with panelled security doors and a choice of video entryphones for visitor access.

Interior design is enhanced by selective use of suspended ceilings and concealed lighting together with discreet air-conditioning and ventilation ducting buried within the walls. Each residence has independent air-conditioning and hot water systems, the latter provided by a combination of solar panels and internal boilers.

Kitchens and bathrooms are fitted with designer units and fittings from top names. Individual owners may choose specific layouts to meet their precise needs.

For ease of operation all dwellings will be equipped with smart systems for fingertip control of shutters, lighting, sound, balcony awnings and air-conditioning.

Most of the Emerald Terraces dwellings benefit from an independent service bedroom in the basement, equipped with ensuite WC / shower and kitchenette.

Special Features

Planted rock gardens and glittering water features bring elegance and a playful touch of sophistication to the entrances to both buildings.

Garden design is by landscape architects.

Hardwood floors of exceptional quality extend from living rooms out onto the wide balconies, creating a unity between the interior and exterior spaces of the dwellings.

Energy Saving and Sustainability

Modern devices and equipment ensure comfort and respect for the environment. At a simple level these include rainwater collection tanks for use in the gardens and green spaces, and solar panels for hot water. Underfloor heating in all spaces creates background warmth while keeping down energy costs. Environmentally friendly design features such as reflective glass and brises soleil reduce solar heat gain.

The use of advanced-technology aluminium frames and thermo / acoustic-insulating glass for balcony doors attenuates noise and seasonal heat loss / gain. Stylish LED track lighting accentuates the interior design and saves energy.

Power Supply

Back-up generators safeguard against power cuts, providing secondary emergency power for lighting in public spaces, doors, lifts and heating systems.

Optional mains gas connection to all homes.





The Residences

BUILDING A

Garden Floor plus two other floors

Townhouse A1 / **351.11 m²**

A distinguished 4-bedroom townhouse spread over three floors with spacious private garden and swimming pool.

Floor A

Apartment A2 / **126.25 m²**

A bright 2-bedroom corner apartment with wraparound balcony.

Apartment A3 / **193.82 m²**

An airy apartment with extensive balcony and three large bedrooms.

Floor B

Apartment A4 / **162.45 m²**

A 3-bedroom corner apartment with wraparound balcony.

Apartment A5 / **193.34 m²**

A generous 3-bedroom apartment with extensive balcony.

Floors C & D

Penthouse A6 / **246.10 m²**

A highly desirable 4-bedroom penthouse apartment on two floors with private roof garden and rooftop swimming pool.

Penthouse A7 / **291.58 m²**

A highly desirable 4-bedroom penthouse apartment on two floors with private roof garden and rooftop swimming pool.

BUILDING B

Garden Floor plus one other floor

Townhouse B1 / **414.13 m²**

An exceptional 4-bedroom townhouse spread over two floors with relaxation / entertainment suite, jacuzzi and hammam, spacious private garden and outdoor glass-walled swimming pool.

Garden Floor plus upper floor

Townhouse B2 / **253.91 m²**

A distinctive 4-bedroom townhouse on two floors with spacious private garden and swimming pool.

Floor A

Apartment B3 / **52.90 m²**

A compact studio apartment with large balcony.

Apartment B4 / **122.35 m²**

A generous 3-bedroom apartment with large balcony.

Apartment B5 / **88.02 m²**

A spacious 1-bedroom corner apartment with wraparound balcony.

Floor B and lower floor

Duplex Apartment B6 / **215.62 m²**

A spacious 4-bedroom duplex apartment with exceptionally wide balcony.

Floor B

Apartment B7 / **197.55 m²**

An expansive 3-bedroom apartment with exceptionally wide balcony.

Floors C & D

Penthouse B8 / **250.54 m²**

A highly desirable 3-bedroom penthouse apartment on two floors with private roof garden and rooftop swimming pool.

Penthouse B9 / **294.17 m²**

A highly desirable 4-bedroom penthouse apartment on two floors with private roof garden and rooftop swimming pool.

BUILDING A

Townhouse A1 / 351.11 m²

Garden Floor plus two other floors

A distinguished 4-bedroom townhouse spread over three floors with spacious private garden and swimming pool.

Garden Floor

- Private entrance from outside.
- Open-plan living room / dining area with screened-off L-shaped kitchen with cooker island and breakfast bar.
- Two double bedrooms with ensuite bathrooms and access to hardwood-decked terraces.
- Large landscaped and planted garden of 405.56 m².
- Hardwood-decked terraces on all sides.
- Private swimming pool with cascade water feature (48.30 m²).
- Two parking spaces.

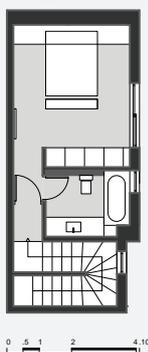
Lower Floor

- Self-contained master suite consisting of generous living room / study and double bedroom with ensuite bathroom.
- Grassed areas outside living room and bedroom.
- Guest WC.
- Separate service bedroom with ensuite WC and shower.
- Storage area with lockable storeroom.

Upper Floor

- Double bedroom with ensuite bathroom.

Upper Floor



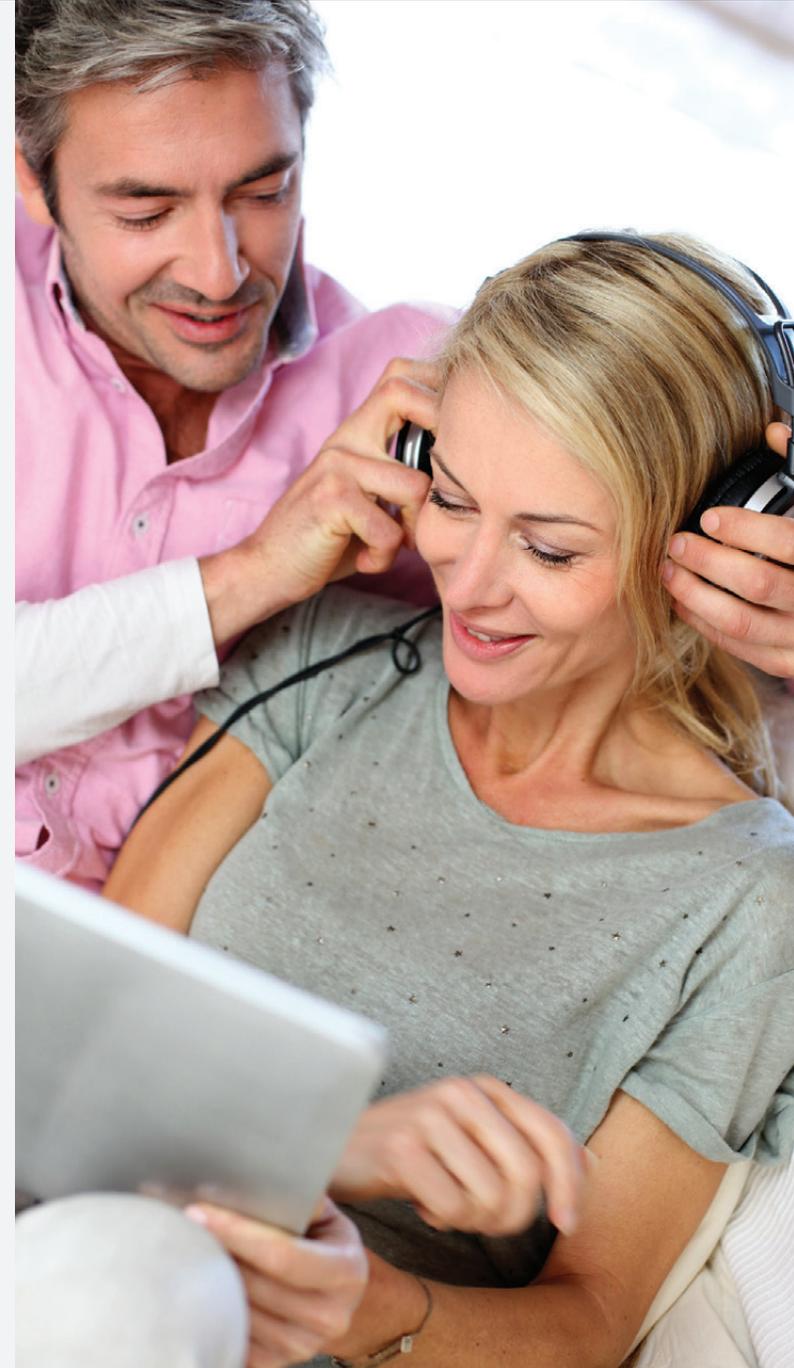
Lower Floor



Garden Floor



The townhouse is completely independent within the main building, having its own front door and autonomous mains services.





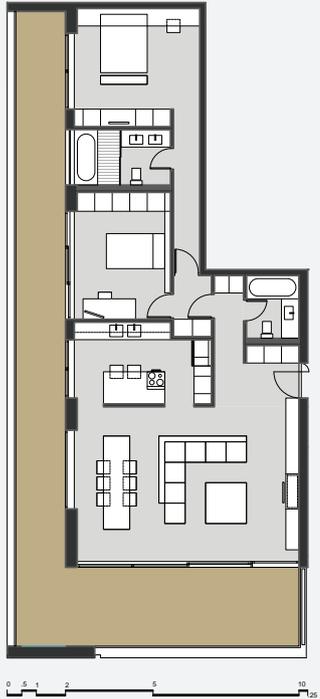
BUILDING A

Apartment A2 / 126.25 m²

Floor A

A bright 2-bedroom corner apartment with wraparound balcony.

- Open-plan living room / dining area with L-shaped kitchen and cooker island / breakfast bar.
 - Two double bedrooms, one with ensuite bathroom. Separate bathroom opposite second bedroom.
 - All rooms open onto the wraparound hardwood-decked balcony.
-
- Basement storeroom (10.85 m²).
 - Single parking space.



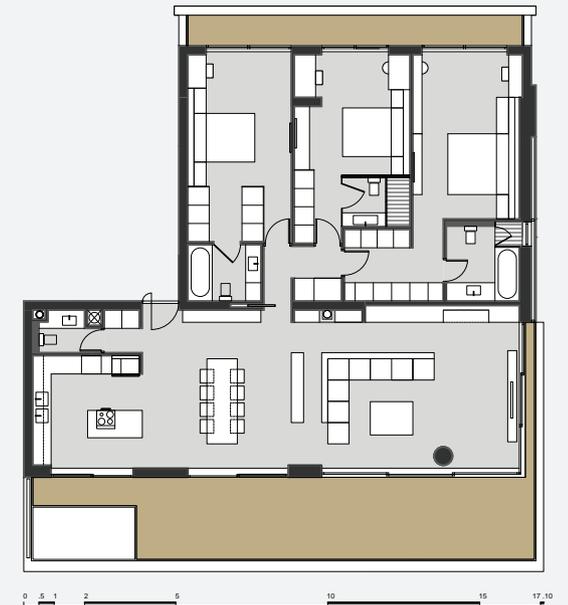
BUILDING A

Apartment A3 / 192.82 m²

Floor A

An airy apartment with extensive balcony and three large bedrooms.

- Long open-plan living room / dining area and L-shaped kitchen with cooker island / breakfast bar.
 - One exceptionally large and two large double bedrooms with ensuite bathrooms.
 - Generous dressing areas in two of the bedrooms.
 - All bedrooms open onto rear balcony.
 - Guest WC.
 - Wide hardwood-decked balcony the full length of the living room area, with large sliding glass doors.
-
- Basement storeroom (9.90 m²).
 - Single parking space.



BUILDING A

Apartment A4 / 162.45 m²

Floor B

A 3-bedroom corner apartment with wraparound balcony.

- Exceptionally large double bedroom with ensuite bathroom and spacious dressing area plus two large double bedrooms with shared bathroom.
 - Open-plan living room / dining area and L-shaped kitchen with cooker island / breakfast bar.
 - Hardwood-decked balcony on two sides with large sliding glass doors.
 - Guest WC.
 - Wide front balcony with partial sea view.
-
- Independent service bedroom in the basement with ensuite WC / shower and kitchenette (12.36 m²).
 - Basement storeroom (10.70 m²).
 - Double parking space.



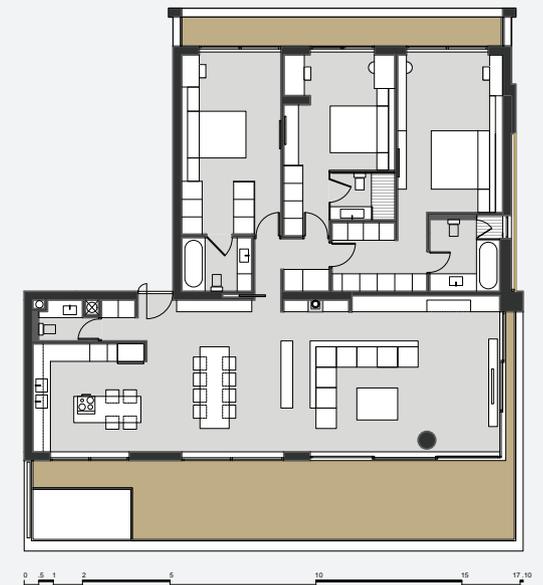
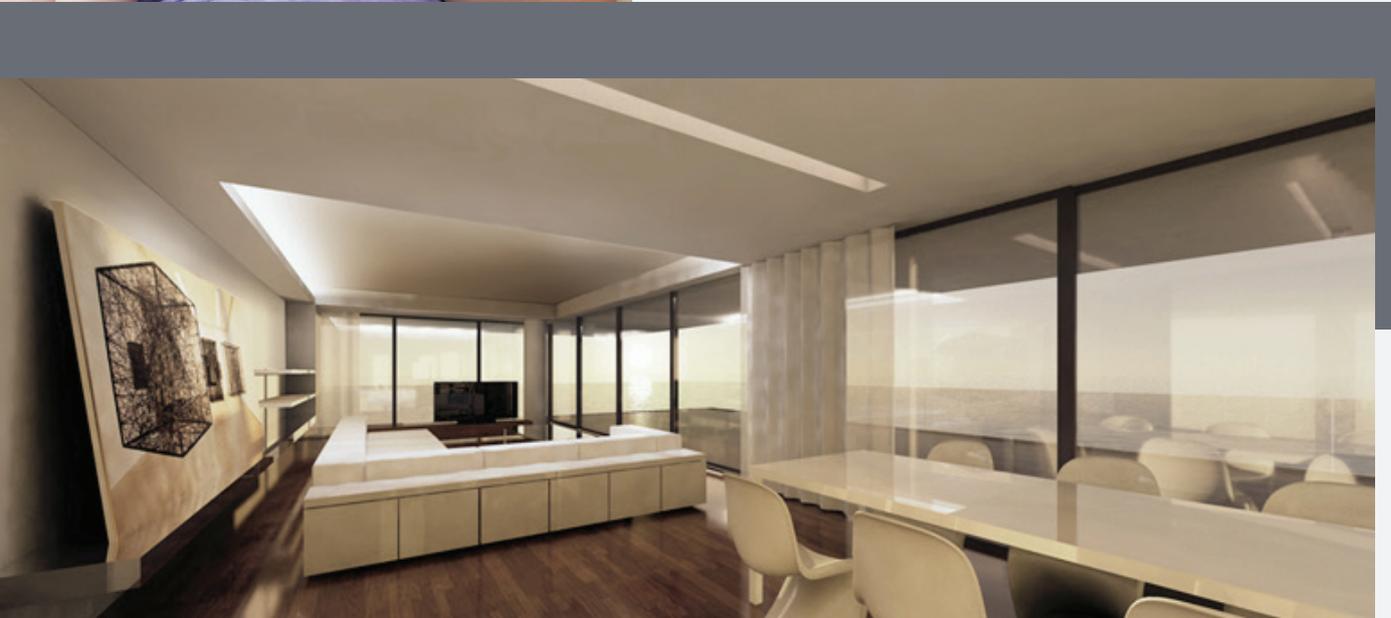
BUILDING A

Apartment A5 / 193.34 m²

Floor B

A generous 3-bedroom apartment with extensive balcony.

- Long open-plan living room / dining area and L-shaped kitchen with large cooker island / breakfast bar.
 - Two exceptionally large and one large double bedrooms with ensuite bathrooms.
 - Generous dressing areas in two of the bedrooms.
 - Bedrooms open onto rear balcony.
 - Guest WC.
 - Wide hardwood-decked balcony the full length of the living room area, with large sliding glass doors and partial sea view.
-
- Independent service bedroom in the basement with ensuite WC / shower and kitchenette (12.60 m²).
 - Basement storeroom (10.90 m²).
 - Two parking spaces.



BUILDING A

Penthouse A6 / 246.10 m²

Floors C & D

A highly desirable 4-bedroom penthouse apartment on two floors with private roof garden and rooftop swimming pool.

Lower Floor

- Large double bedroom with ensuite bathroom and spacious dressing area.
- Two large double bedrooms with shared bathroom.
- Open-plan living room / dining area and L-shaped kitchen with cooker island / breakfast bar.
- Hardwood-decked balcony on two sides with large sliding glass doors.
- Guest WC.
- All rooms open onto balconies.
- Independent service bedroom in the basement with ensuite WC / shower and kitchenette (11.50 m²).
- Basement storeroom (10.70 m²).
- Two parking spaces.

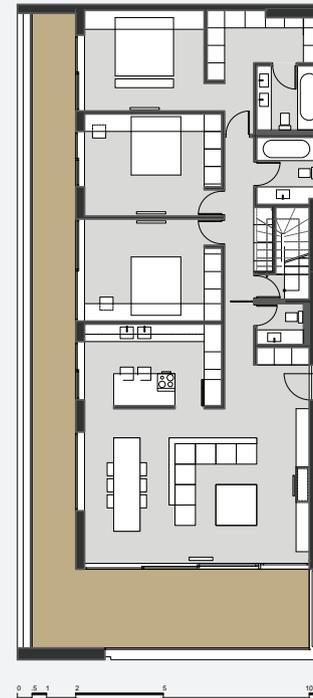
Upper Floor

- Self-contained roof-top suite consisting of large double bedroom and living room with micro kitchen, opening onto planted roof garden with extensive terraces (127.55 m²) and swimming pool (21.70 m²).
- Spacious dressing room and ensuite bathroom.
- Storeroom.

Superb sea view across the Saronic Gulf from both floors.



Lower Floor



Upper Floor



BUILDING A

Penthouse A7 / 291.58 m²

Floors C & D

A highly desirable 4-bedroom penthouse apartment on two floors with private roof garden and rooftop swimming pool.

Lower Floor

- Long open-plan living room / dining area and L-shaped kitchen with large cooker island / breakfast bar.
- Exceptionally large master bedroom with generous dressing area and ensuite bathroom.
- Two large double bedrooms with ensuite bathrooms.
- Bedrooms open onto rear balcony.
- Guest WC.
- Wide hardwood-decked front balcony the full length of the living room area, with large sliding glass doors.
- Independent service bedroom in the basement with ensuite WC / shower and kitchenette (11.70 m²).
- Basement storeroom (9.55 m²).
- Two parking spaces.

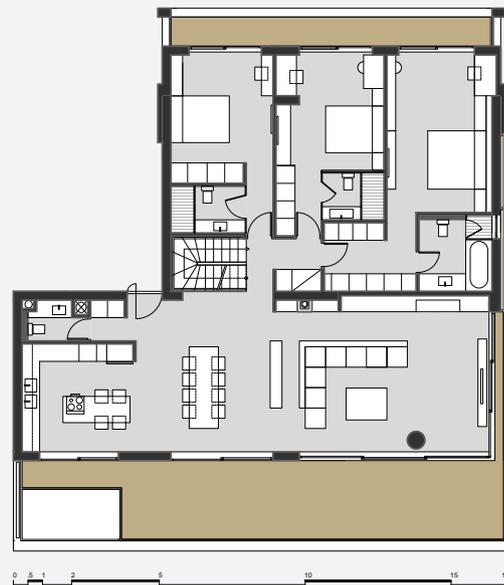
Upper Floor

- Self-contained roof-top suite consisting of large double bedroom and living room with micro kitchen and breakfast bar, opening onto planted roof garden with extensive terraces (131.80 m²) and swimming pool (20.50 m²).
- Spacious dressing room and ensuite bathroom.

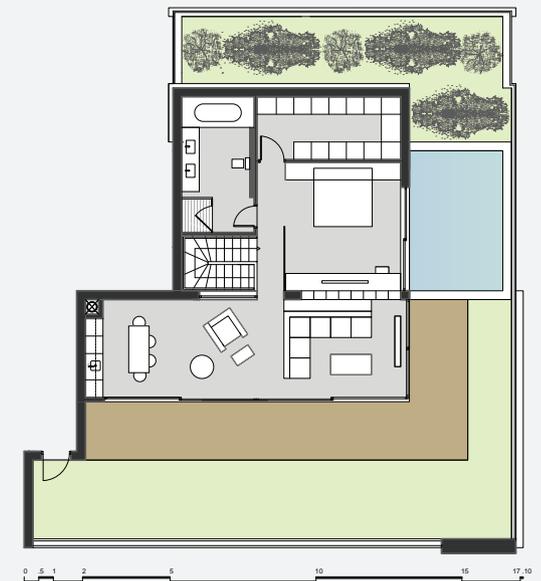
Superb sea view across the Saronic Gulf from both floors.



Lower Floor



Upper Floor



BUILDING B

Townhouse B1 / 414.13 m²

Garden Floor plus one other floor

An exceptional 4-bedroom townhouse spread over two floors with relaxation / entertainment suite, jacuzzi and hammam, spacious private garden and outdoor glass-walled swimming pool.

Lower Garden Floor

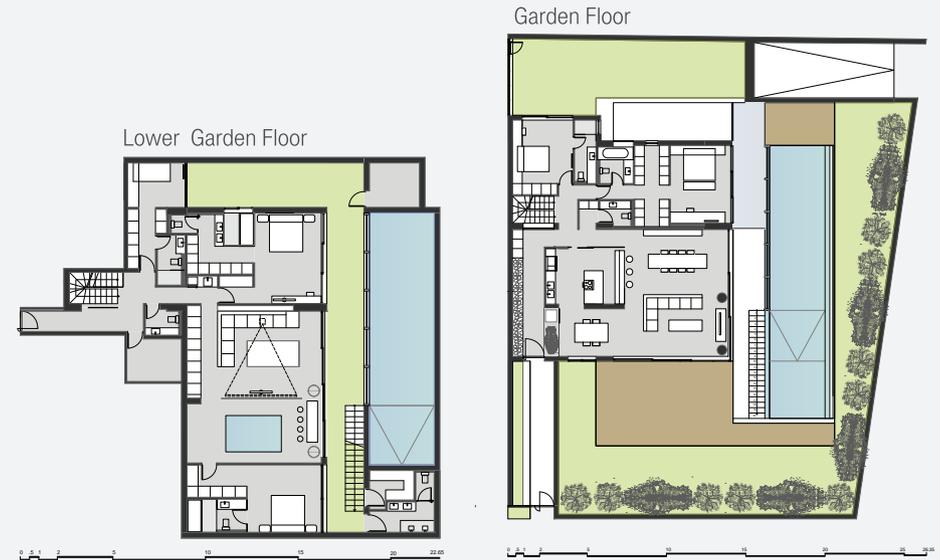
- Extensive relaxation / entertainment suite (den) with projection area, spa pool / jacuzzi and bar.
- Glass wall / sliding doors admit shimmering light from glass-walled swimming pool.
- Exceptionally large double bedroom with ensuite bathroom and dressing area.
- Glass wall / sliding doors on swimming pool side.
- Second large double bedroom with ensuite bathroom and glass wall looking onto swimming pool area.
- Guest WC.
- Discrete service bedroom with ensuite WC / shower.
- Storeroom.
- Private swimming pool (73.06 m²).
- Steam room / Hammam and changing room.
- Basement storeroom (10.90 m²).
- Two parking spaces.

The pool has a glass wall facing the townhouse, creating an aquarium effect of shimmering light, visible from within.

Garden Floor

- Open-plan living room / dining area with line kitchen, cooker island and breakfast bar. Glass wall / sliding doors overlooking pool on one side and extensive hardwood-decked terrace on the other side.
- Double bedroom with ensuite bathroom and extensive dressing room area.
- Glass wall overlooking swimming pool.
- Second double bedroom with ensuite bathroom overlooking garden.
- Guest WC.
- Large landscaped and planted garden of 416.38 m².

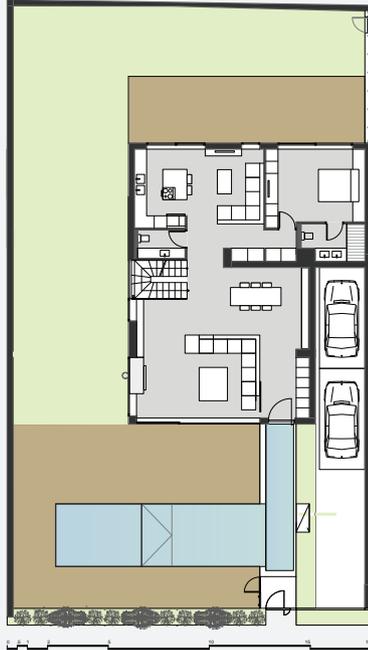
The townhouse is completely independent within the main building, having its own front door and autonomous mains services.



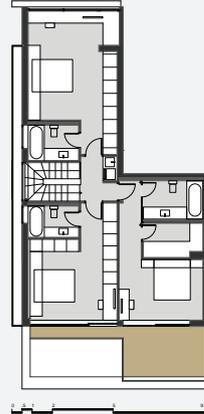
BUILDING B

Townhouse B2 / 253.91 m²

Garden Floor



Upper Floor



Garden Floor plus upper floor

A distinctive 4-bedroom townhouse on two floors with spacious private garden and swimming pool.

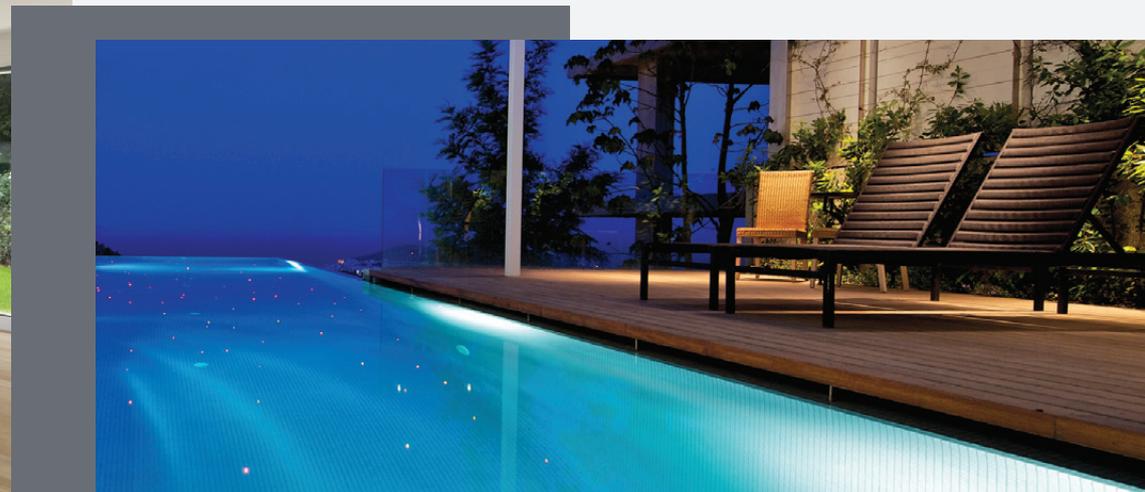
Garden Floor

- Private entrance along a glass walkway that crosses a glittering water feature.
- Open-plan living room / dining area with sliding glass doors opening onto hardwood-decked terrace and private swimming pool (37.40 m²).
- Open-plan kitchen with cooker island / breakfast bar and second living room.
- Double bedroom with ensuite bathroom opening onto hardwood-decked terrace and overlooking garden.
- Guest WC.
- Large landscaped and planted garden of 350.15 m².
- Two adjacent parking spaces.

Upper Floor

- Three double bedrooms with ensuite bathrooms, one with adjacent dressing room.
- Basement storeroom (8.55 m²).

The townhouse is completely independent within the main building, having its own front door and autonomous mains services.



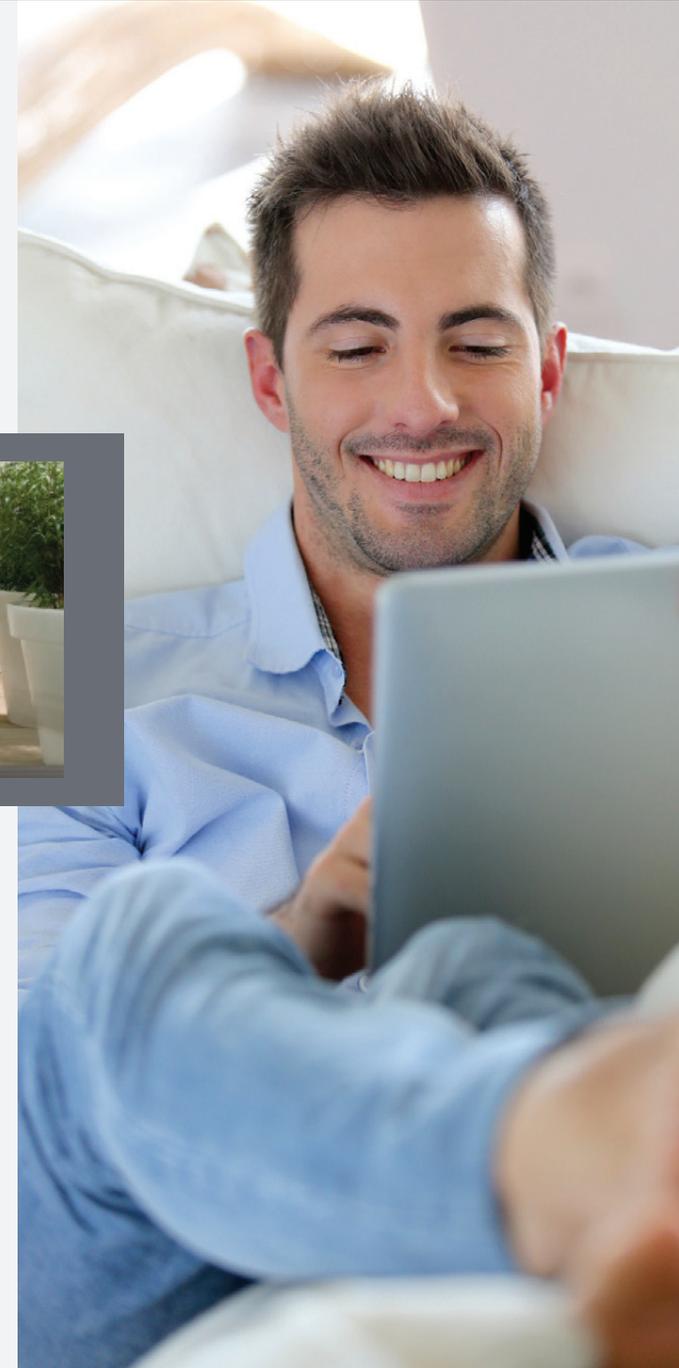
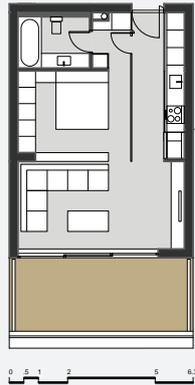
BUILDING B

Apartment B3 / 52.90 m²

Floor A

A compact studio apartment with large balcony.

- Open plan living room and line kitchen screened from double bedroom area and ensuite bathroom.
- Sliding glass doors open onto wide hardwood-decked balcony.
- Basement storeroom (6.00 m²).
- Single parking space.



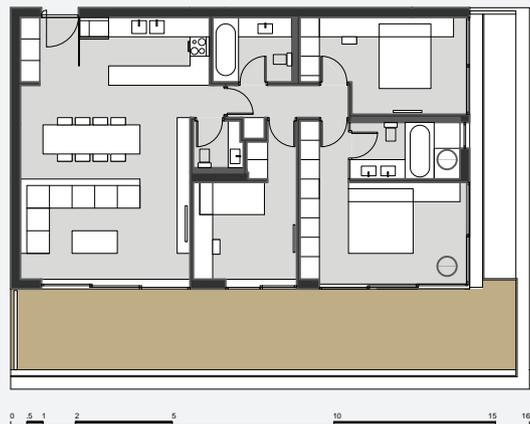
BUILDING B

Apartment B4 / 122.35 m²

Floor A

A generous 3-bedroom apartment with large balcony.

- Open-plan living room / dining area with line and counter style kitchen. Opens onto balcony.
- Double bedroom with ensuite bathroom.
- Double bedroom and single bedroom with shared bathroom.
- Guest WC.
- Wide hardwood-decked balcony running the length of the apartment.
- Basement storeroom (7.15 m²).
- Two parking spaces.



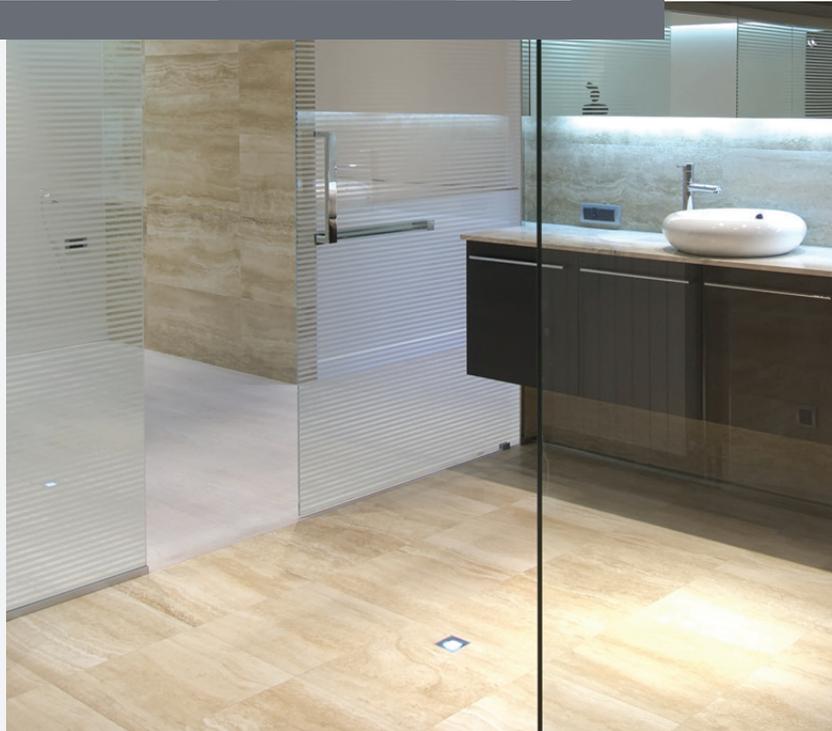
BUILDING B

Apartment B5 / 88.02 m²

Floor A

A spacious 1-bedroom corner apartment with wraparound balcony.

- Open-plan living room with line and counter style kitchen, breakfast bar and separate utility area. Opens onto hardwood-decked balcony on two sides.
- Double bedroom with ensuite bathroom.
- Guest WC.
- Basement storeroom (6.90m²).
- Single parking space.



BUILDING B

Apartment B6 / 215.62 m²

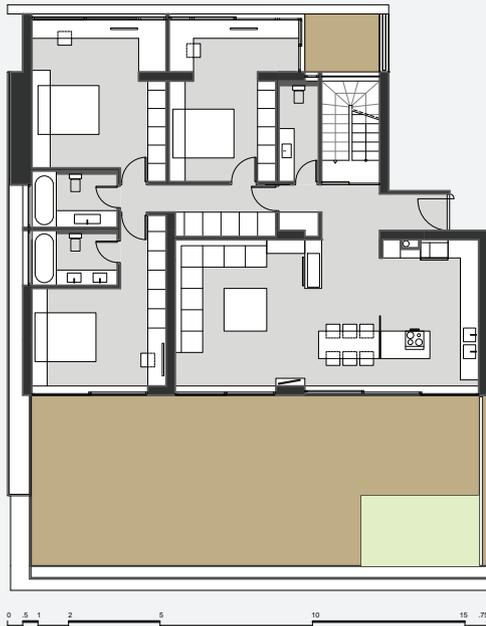
Floor B plus lower floor

A spacious 4-bedroom duplex apartment with exceptionally wide balcony.

Upper Floor

- Open-plan living room / dining area and L-shaped kitchen with cooker island and long breakfast bar.
- Large sliding glass doors open onto exceptionally wide hardwood-decked balcony with partial sea view.
- Double bedroom with ensuite bathroom, opens onto balcony.
- Two double bedrooms with shared bathroom. Small private balcony for one of the bedrooms.
- Guest WC.

Upper Floor

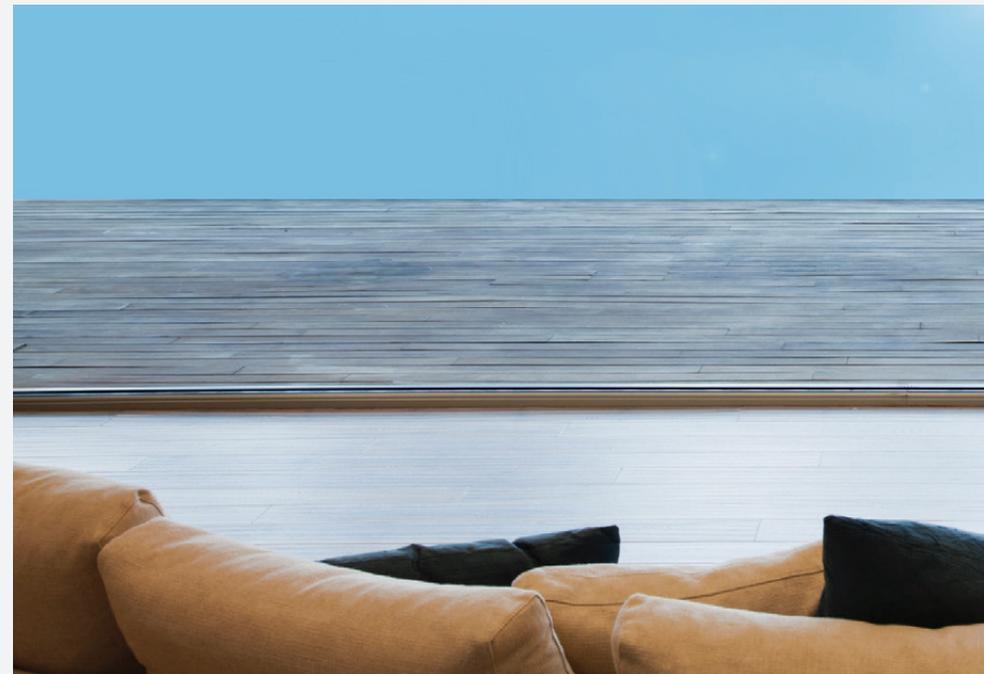
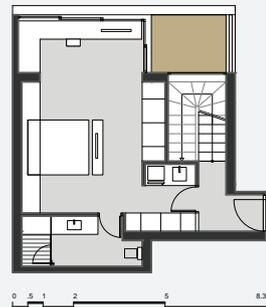


Lower Floor

- Large double bedroom with ensuite WC and shower. Opens onto small private balcony.
- Micro kitchen and outside door access allow use as independent bed-sitting room.
- Independent service bedroom in the basement with ensuite WC / shower and kitchenette (17.70 m²).
- Basement storeroom (9.15 m²).
- Double parking space.

Interior hardwood flooring extends onto the extra wide balcony (6.4 m) so that living space merges effortlessly with the natural environment. With the sliding doors open, the impression is something like the deck of a ship.

Lower Floor



BUILDING B

Apartment B7 / 197.55 m²

Floor B

An expansive 3-bedroom apartment with exceptionally wide balcony.

- Long open-plan living room / dining area opening onto exceptionally wide hardwood-decked balcony with partial sea view.
- Separate L-shaped kitchen with cooker island / breakfast bar. Access to main balcony.
- Double bedroom with ensuite bathroom.
- Two double bedrooms with shared bathroom, one with access to rear balcony.
- Guest WC.
- Independent service bedroom in the basement with ensuite WC / shower and kitchenette (16.85 m²).
- Basement storeroom (7.65 m²).
- Double parking space.

Interior hardwood flooring extends onto the extra wide balcony (6.4 m) so that living space merges effortlessly with the natural environment. With the sliding doors open, the impression is something like the deck of a ship.



BUILDING B

Penthouse B8 / 250.54 m²

Floors C & D

A highly desirable 3-bedroom penthouse apartment on two floors with private roof garden and rooftop swimming pool.

Lower Floor

- Open-plan living room with generous dining area, opposite large, open galley kitchen with pantry and breakfast area with access to small rear balcony.
- Two double bedrooms with ensuite bathrooms, one with access to large front hardwood-decked balcony with sea view.
- Guest WC.

Upper Floor

- Self-contained rooftop suite consisting of open-plan living room / study / double bedroom and ensuite bathroom.
- Micro kitchen.
- Opens onto planted roof garden with extensive terrace (122.70 m²) and swimming pool (15.40 m²).
- Independent service bedroom in the basement with ensuite WC / shower and kitchenette (18.20 m²).
- Basement storeroom (8.60 m²).
- Double parking space.

Stunning sea view across the Saronic Gulf from both floors.



BUILDING B

Penthouse B9 / 294.17 m²

Floors C & D

A highly desirable 4-bedroom penthouse apartment on two floors with private roof garden and rooftop swimming pool.

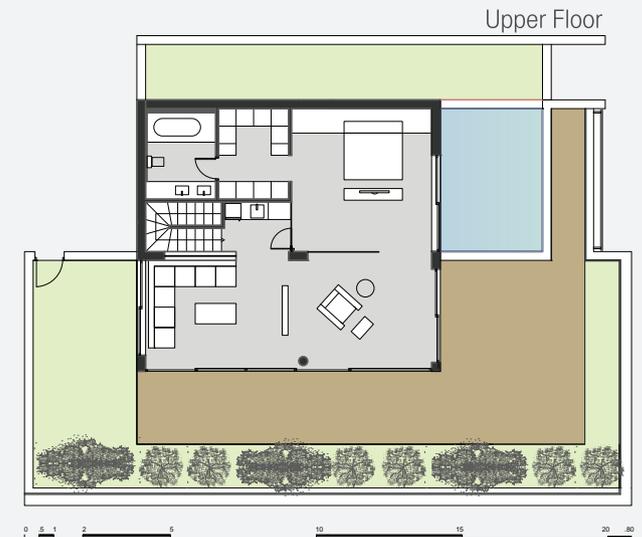
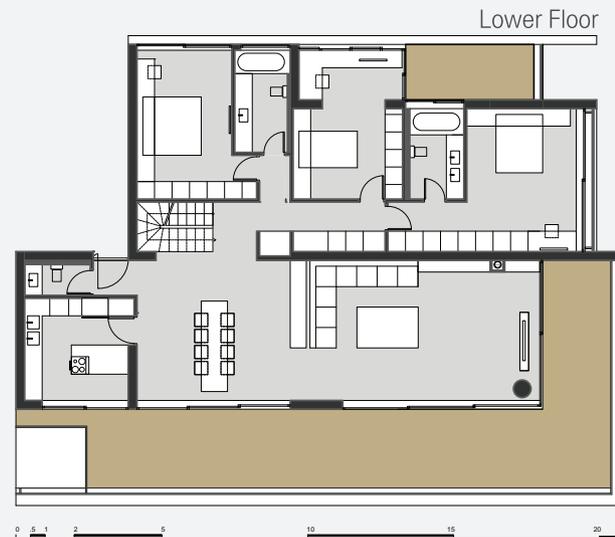
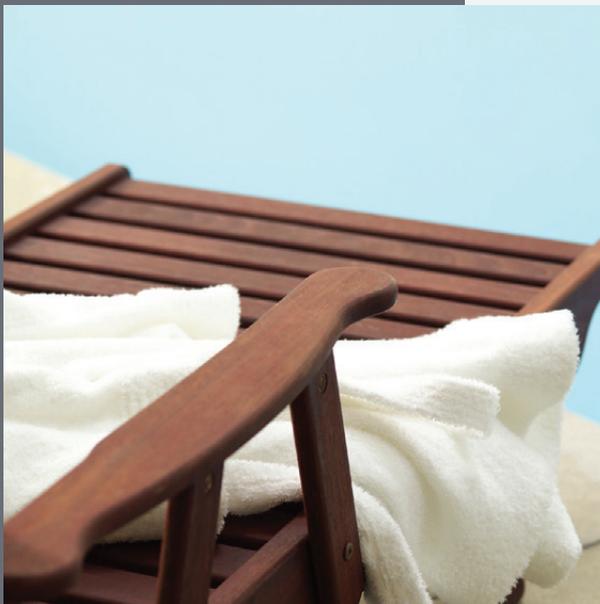
Lower Floor

- Long open-plan living room with generous dining area, opening onto wraparound hardwood-decked balcony with sea view.
- Separate L-shaped kitchen with cooker island / breakfast bar and access to large front balcony.
- Large double bedroom with ensuite bathroom.
- Two double bedrooms with shared bathroom, one with access to rear balcony.
- Guest WC.

Upper Floor

- Self-contained rooftop suite consisting of open-plan living room / study area and screened-off double bedroom with large dressing area and ensuite bathroom.
- Micro kitchen.
- Opens onto planted roof garden with extensive wraparound terrace (173.66 m²) and swimming pool (22.55 m²).
- Independent service bedroom in the basement with ensuite WC / shower and kitchenette (21.37 m²).
- Basement storeroom (13.57 m²).
- Double parking space.

Stunning sea view across the Saronic Gulf from both floors.





The Architects

ISV architects create buildings and interiors from a clear vision illuminated by a sense of space that places human beings centre-stage, and creates aesthetic form from function and convenience.

Plane surfaces and unobtrusive design rhythms yield balance and harmony. Interior space responds to the outside environment, reflecting the moods and spectacle of the natural world, resonating in the human soul.

Home is a place of security but also of contentment.







The Developer

Emerald Developments S.A. is an Athens-based property developer which belongs to the Photos Photiades Group of Cyprus. Begun in 1942, the group now employs 1,100 people and occupies leading positions in the industrial, commercial, banking, construction and land development sectors, both at home and internationally.

Apart from Emerald Terraces and other city developments, the company is undertaking a large-scale project in Crete, developing a 1,600,000 m² stretch of company-owned land beside the sea, to establish an ecologically-sound luxury integrated resort to international specifications. This unique development incorporates two five-star hotels and a luxurious residential village.



CONTACT



Emerald Developments S.A.

240 Syngrou Ave. & 2 Pindou Str., 176 72 Athens, Greece

Tel. +30 210 95 20 090

Fax +30 210 95 20 850

email : emeralddevelopments@otenet.gr



Graphic Design: Petroula Tsipitori
English Copywriting: Richard Worsnop
Printing: Nikos Patrikalas & Co.

