

ΞΚ 37

ΚΑΠΟΔΙΣΤΡΙΟΥ 37

EK 37

## PROJECT

The purpose of the design brief was to create innovative and dynamic building forms.

**K37** underwent a thorough technical and architectural analysis, aiming to be a high-end contemporary building, introducing both aesthetic and functional virtues.

The main building volume can be perceived as a cubic structure; patios and architectural elements, nonparallel or inclined, create a “shell” form that dresses its core and enhances the perspective illusion and intentional asymmetry. These elements grant an atmospheric, yet powerful, identity.

The white plastered extrusions playfully intervene with the dark core. As they delicately project, they offer a functional shading system and planting surfaces, which intensify the presence of nature. The choice of elegant materials, high quality construction and dynamic proportions was the highest priority. Functionality and efficiency, both internally and externally, were also fundamental.



## LOCATION

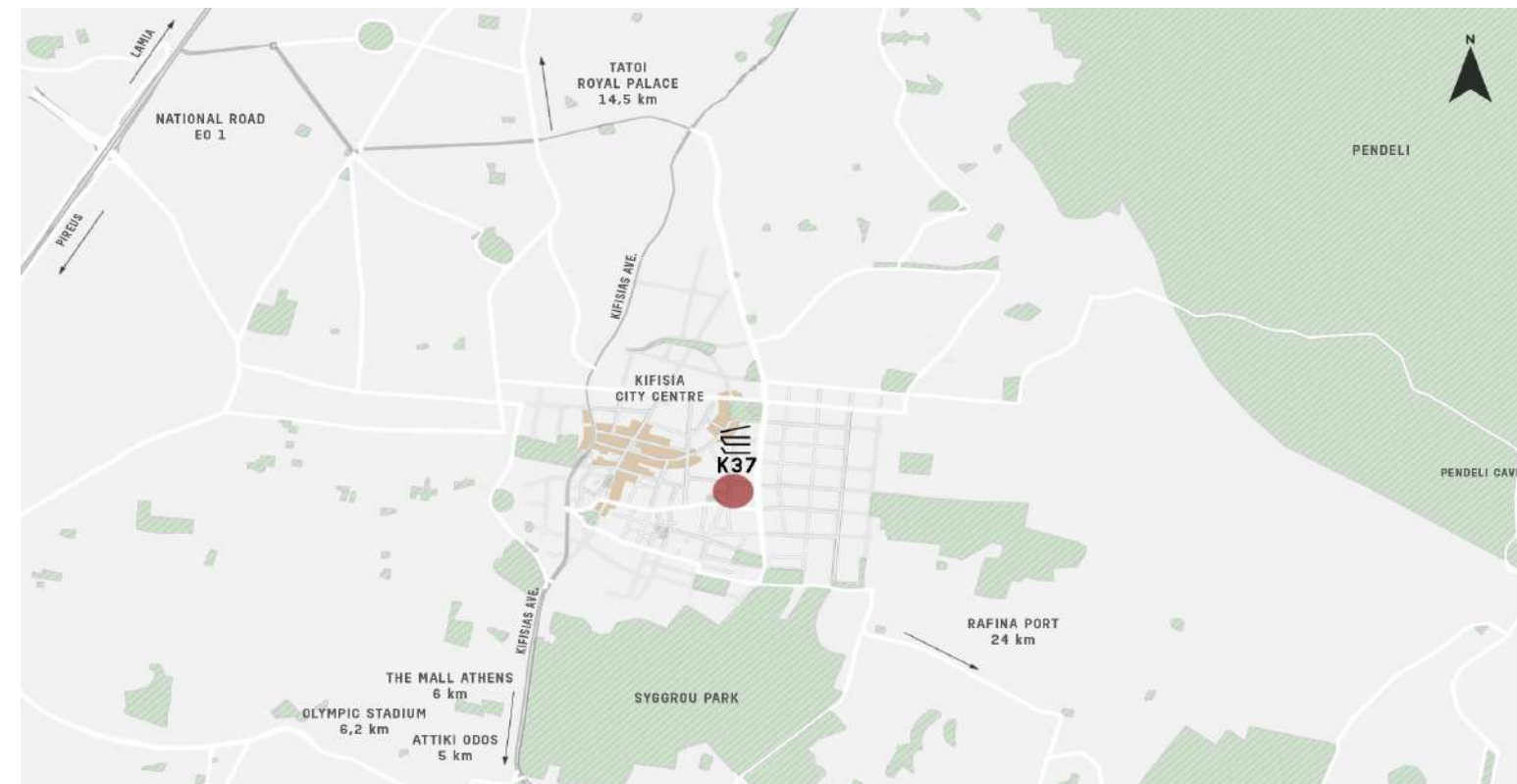
The development's strategic location uplifts its virtues. The suburban landscape of Kifissia represents the human well-being; the organized city planning and the high aesthetics blend with the strong presence of tradition and nature.

Highland climate, parks and nature attractions turn the region into an ideal place to live in and enjoy everyday activities.

Walking around green alleys, vivid squares, and hidden spots.

The building respects and follows the great cultural process of the area, since it hosts museums and exhibition places, numerous important neoclassical buildings, and modern architectural gems.

**K37** is designed with a sense of scale, elegantly becoming a neighborhood landmark. The perfect balance between modern and classic is achieved through clear, linear, white forms mixed with sharp angles and dynamic structural elements.





## INFO

**K37** lies in a plot of 986,10 m<sup>2</sup> in the residential zone of Kifisia. The building extends from basement to the second floor attic, and it contains 4 housing units: a ground floor maisonette, two first floor 2-bedroom apartments, and one second floor maisonette. All apartments have access to outdoor areas offering impressive vistas. The basement accommodates service amenities. Besides MEP spaces, there are storage spaces, laundry rooms and two parking spaces per unit.



# Ground Floor

This property of 230,44 m<sup>2</sup> is ideally designed for a family. The maisonette extends from ground floor to basement. Spacious living / dining room, kitchen, and floor to ceiling window frames offer perfect balance between indoor and outdoor.

The bedrooms extend at the back, in the quieter part. The master bedroom with spacious wardrobes, and en suite bathroom and the other two bedrooms with sharing bathroom.

In the basement, the 87,90 m<sup>2</sup> include spacious everyday living / dining area, kitchenette & staff room.

In the back of the plot there is a private garden with a 10 x 3,5 m swimming pool, accommodating a fire pit and large outdoor sunken sitting area right next to it.



GROUND FLOOR MAISONETTE : 230,44 m<sup>2</sup>

Garden: 500 m<sup>2</sup>

Pool: 35 m<sup>2</sup>

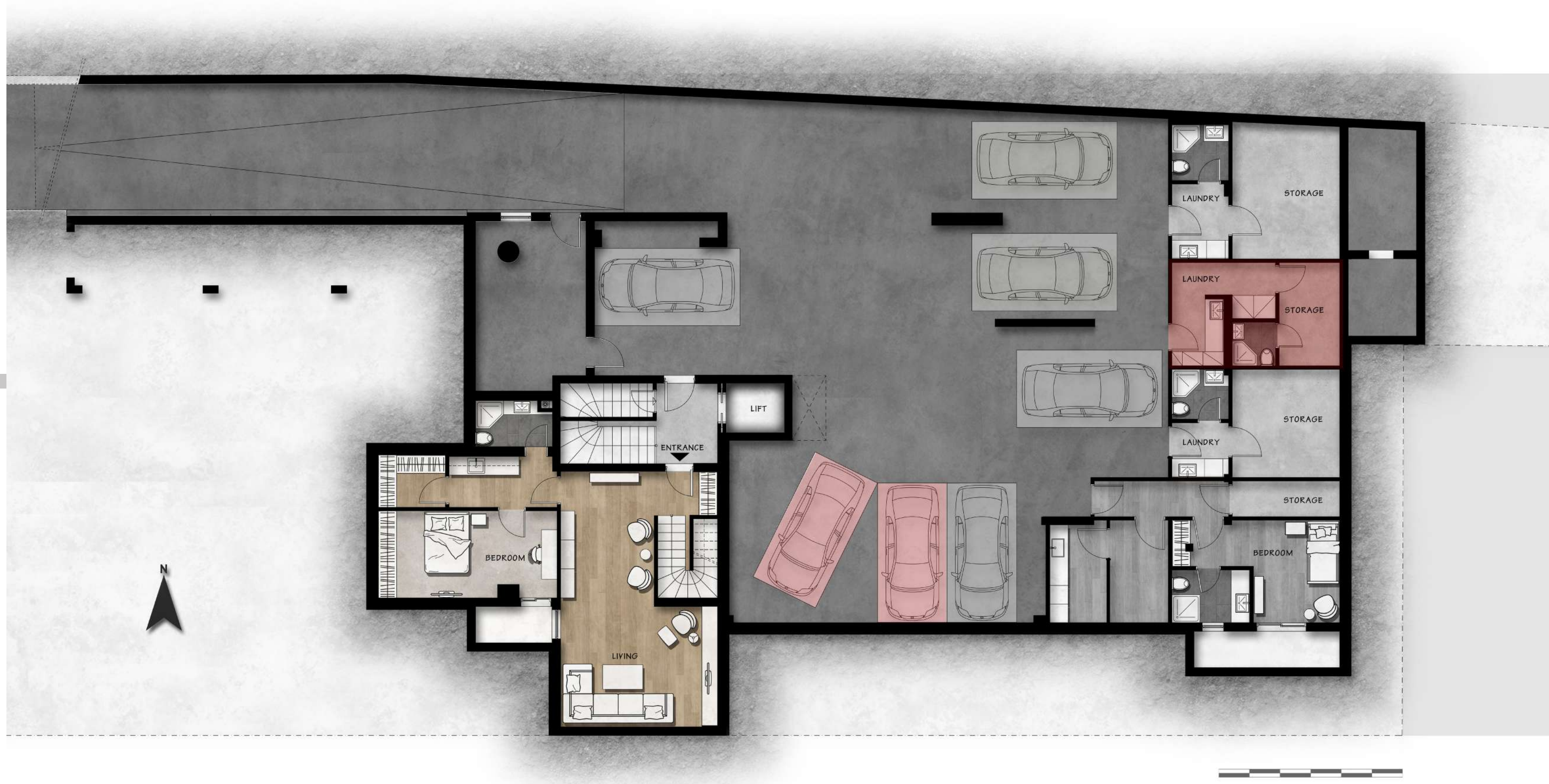
Basement Storage: 20,06 m<sup>2</sup>

Parking: 2

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# 1st Floor A1

Two similar in size units extend on the first floor. A1 a two bedroom (one master) 127,18 m<sup>2</sup> apartment. Each living room is spacious and bright leading to a 20 m<sup>2</sup> balcony with glass balustrades. The corner floor to ceiling window frames offer not only the connection between indoor and outdoor, but also an element of freedom. The apartment comes with laundry, storage space and two parking lots in the basement.



APARTMENT A1: 127,18 m<sup>2</sup>  
 Terraces: 32m<sup>2</sup>  
 Basement Storage & Laundry: 21,51 m<sup>2</sup>  
 Parking: 2



BASEMENT





# 1st Floor A2

A2 is a two bedroom (one master) 113,10 m2 unit. Each living room is spacious and bright leading to a 20 m2 balcony with glass balustrades. The corner floor to ceiling window frames offer not only the connection between indoor and outdoor, but also an element of freedom. The apartment comes with laundry, storage space and one parking lot in the basement.

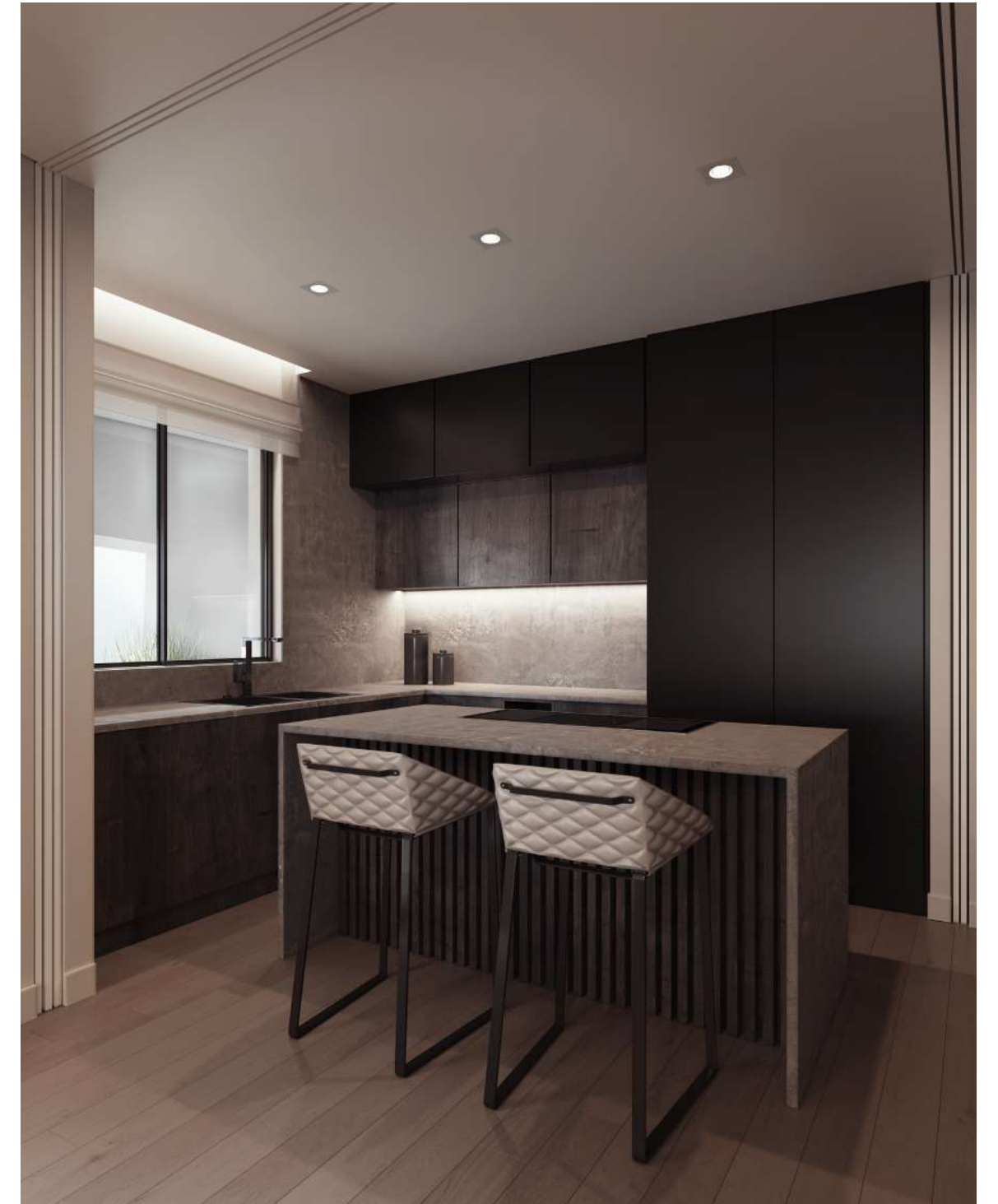


APARTMENT A2: 113,10m<sup>2</sup>  
 Terraces: 39m<sup>2</sup>  
 Basement Storage & Laundry: 27,31 m<sup>2</sup>  
 Parking: 1



BASEMENT





# 2nd Floor

An exceptional residence that oozes quality. This 209,50 m<sup>2</sup> apartment is designed with thoroughness in every detail.

Each of the three bedrooms is en suite maximizing the needs of flexibility of a modern family.

The second floor terrace (120 m<sup>2</sup>) unifies the interior with the exterior. One can enjoy the suburban view without limits.

Nature is always present, and the exclusive 14 x 3,9 m swimming pool on the rooftop completes the needs of luxury and comfort. The apartment includes a staff room, laundry and storage space in the basement, as well as two parking spaces.



SECOND FLOOR MAISONETTE: 209,50 m<sup>2</sup>

Terraces: 210m<sup>2</sup>

Pool: 54m<sup>2</sup>

Basement Staff Room, Laundry & Storage: 47,01 m<sup>2</sup>

Parking: 2

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3rd  
Floor







BASEMENT



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## FEATURES

- 1.** External thermal insulation in accordance with the latest Greek legislation standards.
- 2.** Under-floor heating and cooling system.
- 3.** Variable Refrigerant Volume (VRV) system provided by heat pumps, offering temperature zone control, independently for each housing unit.
- 4.** Continuous supply of hot water.
- 5.** Structural Voice-Data cabling.
- 6.** Thermal insulated aluminum frames.



## INFO

Actrium S.A. is a Greek investment company established in 2019 that successfully operates in real estate. The company has developed a wide network of renowned partners in the field of real estate who have deep knowledge and experience. Aiming for premium quality and continuous growth, the company invests in privileged locations and luxurious constructions, which are characterized by minimal aesthetics and modern, dynamic design. The unique architectural approach with the excellent quality materials compose a flawless, high standard outcome that meets the highest expectations.



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