



# CASABLANCA

LUXURY RESIDENCES

*a sculpture to live in*

VOULA | ATHENS RIVIERA





[estiadevelopments.com](http://estiadevelopments.com)

# CASABLANCA

*a sculpture to live in*

## THE PROJECT

### AT A GLANCE

Washed by the crisp waters of the Saronic Gulf, at the southern suburb of Voula, CASABLANCA finds itself at the buzzing heart of the fabled Athenian Riviera.

Nested on Asklipiou Street, a beautiful residential address that ends up on Poseidonos Avenue, CASABLANCA is an ultra luxurious development with a unique design that masterfully taps onto the more artistic flow of the city.

Fluid curves grace the skyline with an impactful futuristic structure that spreads across a strategically located plot.





# CASABLANCA

*a sculpture to live in*

Its three units stretch comfortably, bringing elegant living to a completely fresh incarnation of contemporary and sustainable architecture.

Blurring the lines between sculpture and structure, a soft and rounded façade floats above the city, celebrating the warm Athenian sun as it reflects its golden hues on the interiors of CASABLANCA's three striking apartments.

Each carrying its own tailor-made scenario, together they create a tale of exquisite discipline. The front walls of the units are nothing less than massive glass windows, opening up to the incredible views of the scenery, while taking in the abundant gifts of Greece's all-year mild conditions.





## THE DEVELOPMENT



NEW LUXURY  
DEVELOPMENT



RESIDENTIAL  
PROJECT



**653 M<sup>2</sup>**  
GSA



PAYMENT  
FACILITIES



**5**  
FLOORS



**3**  
UNITS



**127-245 M<sup>2</sup>**  
SIZES



**2-4**  
BEDROOMS

## CONSTRUCTION DETAILS



CONTEMPORARY  
ARCHITECTURE



SMART-HOME  
INTEGRATION



ORGANIC  
LIVING



NATURAL  
GAS



A+  
ENERGY TYPE



SOLAR  
PANELS

## AMENITIES



POOLS



JACUZZIS



STORAGES



GYM



SERVICE  
ROOM



PARKING  
LOT



PRIVATE  
ELEVATORS



FLOOR  
HEATING



WALK-IN  
CLOSETS





# VOULA

## THE GEM OF THE ATHENIAN RIVIERA



The proximity to the sea, the attractive landscape and the ongoing development of the Athens Riviera classify the overall area as a prime location, making it popular with high income residents.



Voula is attractive to high-income buyers thanks to its high-standard architecture, large detached houses and villas, low building factor, high percentage of private and municipal green, and an outstanding urban design.



Voula provides easy access to the centre of Athens, and is adjacent to Glyfada, the main business and retail center of the Athenian Riviera, to the northwest and Vouliagmeni, the home of the most luxurious hotels in the country - the Four Seasons Astir Palace, to the south.





# CASABLANCA

## THE PROXIMITIES

- **3.6 KM** DIVANI APOLLON PALACE & THALASSO
- **1.5 KM** GLYFADA SHOPPING AREA
- **5.4 KM** ASTIR BEACH
- **6 KM** LAKE VOULIAGMENI
- **15KM** SYNTAGMA SQUARE
- **5 KM** ELLINIKON PROJECT
- **22 KM** PIREUS PORT
- **23 KM** ATHENS INTERNATIONAL AIRPORT
- **47 KM** CAPE SOUNIO
- **100 M** VOULA BEACH
- **5 KM** 1ST GLYFADA MARINA
- **17 KM** STAVROS NIARCHOS CULTURAL CENTER

























# PANORAMIC LIVING

CASABLANCA is designed in such way to have an open space living area that opens up to a breathtaking panoramic view.







# ULTRA CHIC INTERIORS

The interior design proposal includes  
high-end marble and reflective surfaces.







# CASABLANCA

FLOOR PLANS | GFA

BASEMENT





# CASABLANCA

FLOOR PLANS | GFA

GROUND FLOOR





# CASABLANCA

FLOOR PLANS | GFA

1ST FLOOR





# CASABLANCA

FLOOR PLANS | GFA

2<sup>ND</sup> FLOOR





# CASABLANCA

FLOOR PLANS | 2A

BASEMENT





# CASABLANCA

FLOOR PLANS | 2A

3<sup>RD</sup> FLOOR





# CASABLANCA

FLOOR PLANS | 3A

BASEMENT





# CASABLANCA

FLOOR PLANS | 3A

4<sup>TH</sup> FLOOR





# CASABLANCA

FLOOR PLANS | 3A

5<sup>TH</sup> FLOOR





## CASABLANCA | INVENTORY

ID	FLOOR/S	INTERIOR SIZES	VERANDAS	GARDEN	BEDROOMS	BATHROOMS	WC	PARKING SPACES	PRIVATE POOL	HOUSE-KEEPER STUDIO	STORAGE	GYM
GFA	BS,GF, 1 <sup>ST</sup> & 2 <sup>ND</sup>	285 SQM	75 SQM	232 SQM	5	5	1	2	25 SQM	-	9 SQM	38 SQM
2A	3 <sup>RD</sup>	127 SQM	43 SQM	-	2	2	1	1	JACUZZI 5 SQM	26 SQM	7 SQM	-
3A	4 <sup>TH</sup> & 5 <sup>TH</sup>	179 SQM	146 SQM	88 SQM	3	3	1	2	13 SQM	19 SQM	9 SQM	-





ESTIA DEVELOPMENTS

## COMPANY PROFILE

### **BUILDING MODERN GREECE**

Estia Developments is a prime real estate developer that creates design-led residential properties of the highest quality for families or individuals in search of homes matching their modern lifestyles.

With a diverse portfolio spanning high-end properties and urban residences, Estia Developments is well-positioned to cater to any lifestyle, whether you prefer the vivid streets of Athens Center or The South Athens Riviera.





ESTIA DEVELOPMENTS

# OUR ETHOS



## EXPAND

Estia Developments has widely expanded over the past year with offices in Greece, Lebanon, Hong Kong, China, Spain and Portugal. Our extensive portfolio covers a wide range of properties to cater for all your needs.

## SHAPE

Shaping lifestyles every day, Estia Developments has helped over 2000 people from around the world in making their first move into a profitable investment and has provided more than 600 Greek Golden Visas.

## TRANSCEND

Estia's unique projects, innovative architecture and transcending design aim to redefine the realty scene in Greece and taking the urban landscape to the next level.



# CONTACT US

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