



# M10

## VOULA

a new living standard

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# M10

## VOULA

**a new living standard**

M10 in Voula is a testament to innovative design inspired by organic living needs. This exceptional residential development offers four special and unique premium residences, meticulously crafted with utmost care and attention to detail. The structure of the building showcases a captivating blend of sleek lines and harmonious geometry, creating a visually striking and architecturally impressive masterpiece. Embrace the lifestyle of the Athenian Riviera and make this your new home.

Residents will have access to a state-of-the-art 25 SQM gym, convenient parking spaces, and storage facilities in the basement. Surrounding private gardens with pools create a magical and luxurious atmosphere.

Don't miss the opportunity to live in this extraordinary haven that combines modern living with natural harmony.









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WELCOME  
HOME









### THE VILLA ALFA | **GFA [BS, GF, 1<sup>ST</sup> FLOOR]**

This luxurious three-level residence spans 219 SQM and boasts three spacious master bedrooms, providing ample space for relaxation and comfort. It also features a guest WC for added convenience. The luminous common living spaces add a touch of elegance and style, and the stunning private garden measuring 106 SQM, complete with an 27 SQM private pool (\*depth 2m), creates a serene oasis for outdoor entertainment and relaxation. The residence comes with a large storage room of 38 SQM in the basement, one parking space, and access to the gym.

### THE VILLA BETA | **GFB [GF & 1<sup>ST</sup> FLOOR]**

Presenting an exquisite two-level maisonette covering an area of 114 SQM, this remarkable property showcases two master bedrooms, providing a spacious and secluded living environment. Additionally, a guest WC is included for added convenience. Boasting a private garden spanning 191 SQM, accompanied by a 22 SQM private pool (\*depth 1m), residents can relish abundant space and indulge in outdoor leisure, with a tranquil and opulent ambiance. The residence comes with a storage room of 8 SQM in the basement, one parking space, and access to the gym.

### THE WHOLE FLOOR APARTMENT | **2A [2<sup>ND</sup> FLOOR]**

Introducing a truly luxurious full-floor apartment spanning 154 SQM, this exquisite residence features two master bedrooms, ensuring ample space and privacy. With the inclusion of an open-plan kitchen, luminous living spaces, and a guest WC, this apartment offers a seamless blend of elegance and functionality. Adding to its allure, the apartment boasts 70 SQM of verandas, providing an unflustered outdoor retreat for relaxation and entertainment. The residence comes with a storage room of 8 SQM in the basement, one parking space, and access to the gym.

### THE PENTHOUSE MAISONETTE | **3A [4<sup>TH</sup> & 5<sup>TH</sup> FLOOR]**

Presenting a magnificent penthouse maisonette, this luxurious residence spans 223 SQM and offers an unparalleled living experience. Boasting four master bedrooms, two guest WCs, and luminous living spaces, this opulent penthouse seamlessly combines style and functionality. The highlight of this extraordinary residence is the expansive 112 SQM of verandas, featuring a jacuzzi, creating a captivating outdoor retreat for relaxation and entertainment. The residence comes with a spacious storage room of 21 SQM in the basement, two parking spaces, and access to the gym.





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# VOULA

*Experience the dynamic vitality  
of the genuine Athens Riviera  
and its unique ambiance*

Nestled along the stunning Athens Riviera, the district of Voula offers a captivating blend of natural beauty, vibrant culture, and luxurious living.

With its pristine sandy beaches, crystal-clear waters, and breathtaking sunsets, Voula is a haven for beach lovers and outdoor enthusiasts. The coastal promenade is lined with trendy cafes, restaurants, and bars, creating a lively and cosmopolitan atmosphere.

The district boasts excellent amenities, including top-rated schools, medical facilities, and recreational spaces. Its proximity to the city center allows for easy access to Athens' historical landmarks and cultural attractions.

Whether you seek relaxation by the sea or a vibrant social scene, Voula offers an idyllic coastal lifestyle that is second to none.





## PRISTINE BEACHES AND BREATHTAKING SUNSETS

Voula, nestled along the Athens Riviera, offers stunning sandy beaches, crystal-clear waters, and unforgettable sunsets, making it a paradise for beach lovers and nature enthusiasts.

## LIVELY AND COSMOPOLITAN ATMOSPHERE

The coastal promenade of Voula is lined with trendy cafes, restaurants, and bars, creating a vibrant and cosmopolitan ambiance that caters to the refined tastes of residents and visitors alike.



## NOTABLE LANDMARKS AND ATTRACTIONS

Voula has landmarks like Voula Beach, Voula Square, Vouliagmeni Marina, Lake Vouliagmeni, and Kavouri Open-Air Theater, offering cultural experiences and natural wonders.

## CONVENIENT LIVING AND ACCESSIBILITY

Voula benefits from modern infrastructure, like well-maintained roads, public transportation options, and easy access to the Athens International Airport and Piraeus Port, ensuring seamless connectivity.

## A Coastal Haven of Natural Beauty & Luxurious Living



## UPSCALE BOUTIQUES AND EXCLUSIVE RESORTS

Voula is home to upscale boutiques, designer shops, and luxurious resorts, providing a sanctuary for those seeking a sophisticated and indulgent lifestyle.

## EXCELLENT AMENITIES AND INFRASTRUCTURE

With top-rated schools, medical facilities, and recreational spaces, Voula offers excellent amenities for residents. Its proximity to the city center allows for easy access to Athens' historical landmarks and cultural attractions.





## THE PROJECT NEIGHBORHOOD



### PROXIMITIES

**FOOD DELI** 120M

**GAS STATION** 300M

**NURSERY SCHOOL** 400M

**PRIMARY SCHOOL** 400M

**VET** 400M

**KAVOURI BEACH** 700M

**VOULIAGMENI** 1.7KM

**ASTIR BEACH** 3KM

**ASTIR MARINA** 3.4KM

**GLYFADA SHOPPING AREA** 5KM

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# THE PROJECT IN THE ATHENIAN RIVIERA

**PIRAEUS PORT**  
22.5KM

**NIARCHOS FOUNDATION  
CULTURAL CENTER**  
17.3KM

**ATHENS CENTER  
SYNTAGMA SQ.**  
17KM

**THE ELLINIKON  
PROJECT**  
7.5KM

**GLYFADA**  
5.5KM

**VOULA**  
2KM

**VOULIAGMENI**  
1.7KM

→  
TO CAPE SOUNION

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# THE DEVELOPMENT AT A GLANCE

## THE DEVELOPMENT



NEW  
CONSTRUCTION



A+  
ENERGY CLASS



EST. DELIVERY  
2027 (1st. Q)



PAYMENT  
FACILITIES

## THE UNITS



4 FLOORS



4 UNITS



114-223 SQM



2-3-4 BEDROOMS

## AMENITIES



BASIC SMART  
BUILDING INTEGRATION



LARGE  
WINDOWS



GYM



GAS



WALK-IN  
CLOSETS



PRIVATE GARDEN/  
ROOF GARDEN



PRIVATE POOLS /  
JACUZZI



STORAGES



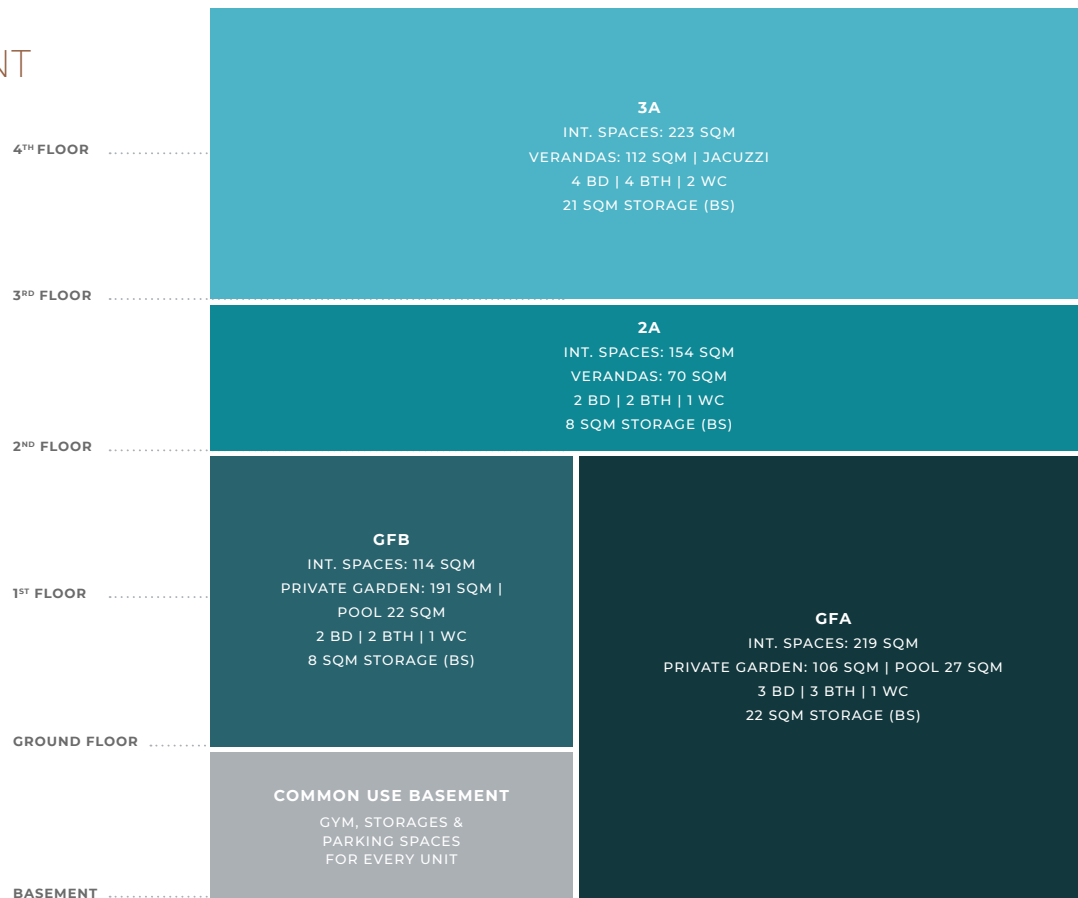
PARKING  
SPACES

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# THE DEVELOPMENT ANALYSIS













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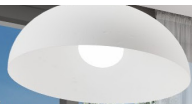


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# FLOORPLANS

ID	3A
FLOORS	3 <sup>RD</sup> & 4 <sup>TH</sup>
SQM	223 SQM
BEDROOMS	4
BATHROOMS	4
WC	2
OUTDOOR/ VERANDAS	VERANDAS 112 SQM
JACUZZI	1
PARKING	2
STORAGE	21 SQM



FLOOR 4



FLOORPLANS

ID	3A
FLOORS	3 <sup>RD</sup> & 4 <sup>TH</sup>
SQM	223 SQM
BEDROOMS	4
BATHROOMS	4
WC	2
GUEST WC	
VERANDAS	112 SQM
OUTDOOR/VERANDAS	
JACUZZI	1
PARKING	2
STORAGE	21 SQM



FLOOR 3





FLOORPLANS

ID	2A
FLOORS	2 <sup>ND</sup>
SQM	154 SQM
BEDROOMS	2
BATHROOMS	2
WC	1
GUEST WC	
VERANDAS	70 SQM
OUTDOOR / VERANDAS	
PRIVATE POOL	-
PARKING	1
STORAGE	8 SQM



FLOOR 2



FLOORPLANS

ID	GFB
FLOORS	GF & 1 <sup>ST</sup>
SQM	114 SQM
BEDROOMS	2
BATHROOMS	2
WC	1
OUTDOOR/ VERANDAS	PRIVATE GARDEN 191 SQM
PRIVATE POOL	22 SQM
PARKING	1
STORAGE	8 SQM



FLOOR 1





# FLOORPLANS









ID	GFB
FLOORS	GF & 1 <sup>ST</sup>
SQM	114 SQM
BEDROOMS	2
BATHROOMS	2
WC	1
GUEST WC	
PRIVATE GARDEN	191 SQM
OUTDOOR/ VERANDAS	
PRIVATE POOL	22 SQM
PARKING	1
STORAGE	8 SQM



GROUND FLOOR



FLOORPLANS

ID	GFA
 FLOORS	BS, GF & 1 <sup>ST</sup>
 SQM	219 SQM
 BEDROOMS	3
 BATHROOMS	3
WC GUEST WC	1
 OUTDOOR/ VERANDAS	PRIVATE GARDEN 106 SQM
 PRIVATE POOL	27 SQM
 PARKING	1
 STORAGE	38 SQM











FLOOR 1





FLOORPLANS









ID	GFA
 FLOORS	BS, GF & 1 <sup>ST</sup>
 SQM	219 SQM
 BEDROOMS	3
 BATHROOMS	3
WC GUEST WC	1
 OUTDOOR/ VERANDAS	PRIVATE GARDEN 106 SQM
 PRIVATE POOL	27 SQM
 PARKING	1
 STORAGE	38 SQM



GROUND LEVEL



FLOORPLANS

ID	GFA
 FLOORS	BS, GF & 1 <sup>ST</sup>
 SQM	219 SQM
 BEDROOMS	3
 BATHROOMS	3
WC GUEST WC	1
 OUTDOOR/ VERANDAS	PRIVATE GARDEN 106 SQM
 PRIVATE POOL	27 SQM
 PARKING	1
 STORAGE	38 SQM

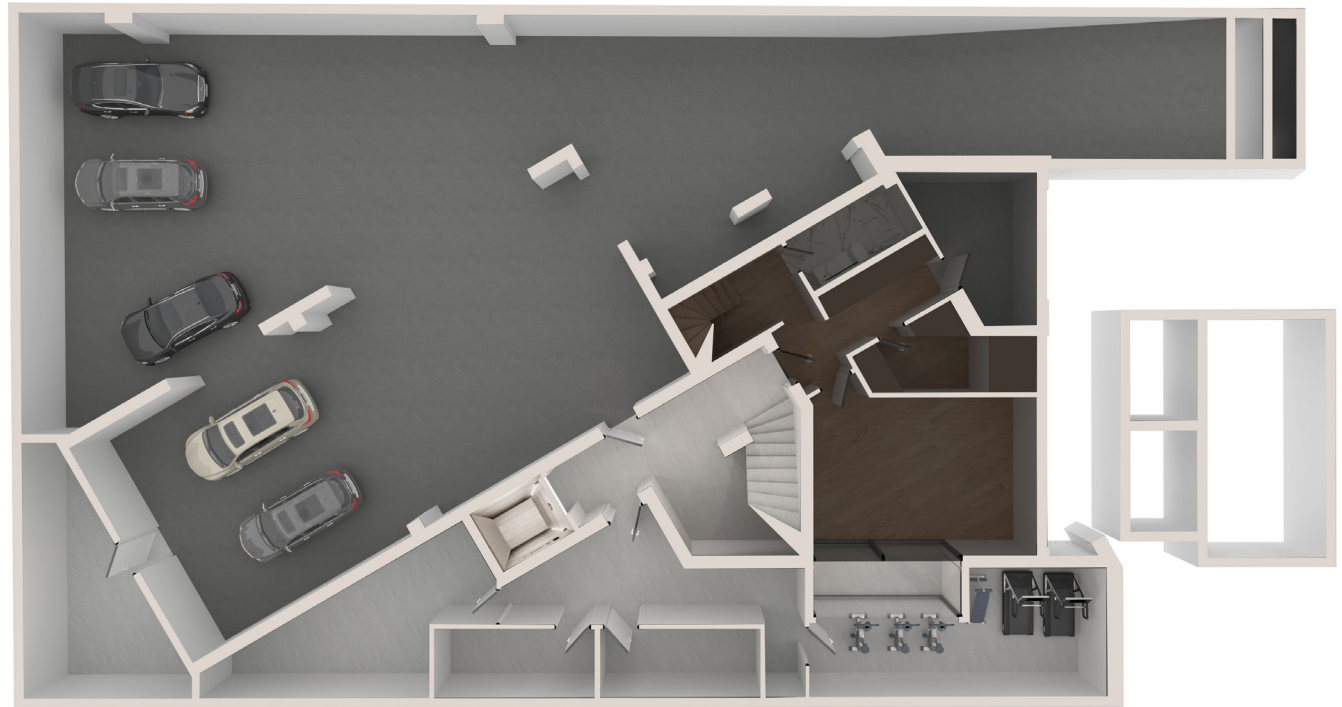


BASEMENT





# FLOORPLANS



**BASEMENT**  
PARKING SPACES, COMMON-USE GYM & STORAGES

# THE DEVELOPMENT INVENTORY

ID RESIDENCE	FLOORS	LEVELS	SQM	BEDROOMS	BATHROOMS	WC GUEST WC	POOL / JACUZZI	OUTDOOR / VERANDAS	INDOOR PARKING	STORAGE
GFA	GF, BS & 1 <sup>ST</sup>	3	219 SQM	3	3	1	PRIVATE POOL 27 SQM	PRIVATE GARDEN 106 SQM	1	38 SQM
GFB	GF & 1 <sup>ST</sup>	2	114 SQM	2	2	1	PRIVATE POOL 22 SQM	PRIVATE GARDEN 191 SQM	1	8 SQM
2A	2 <sup>ND</sup>	1	154 SQM	2	2	1	-	VERANDAS 70 SQM	1	8 SQM
3A	3 <sup>RD</sup> & 4 <sup>TH</sup>	2	223 SQM	4	4	2	JACUZZI	VERANDAS 112 SQM	2	21 SQM





# BUILDING MODERN GREECE

## ESTIA DEVELOPMENTS COMPANY PROFILE

Estia Developments is a prime real estate developer that creates designed 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, Portugal, and Lebanon. Our extensive portfolio covers a wide range of properties to cater to all your needs.

## SHAPE

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

## TRANCEND

Estia Developments' unique projects, innovative architecture, and transcending design aim to redefine the real estate scene in Europe and take the urban landscape to the next level.







ESTIA

YOUR TRUSTED DEVELOPER

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