



HARMONY
RESIDENCES
ATHENS

ENTER A WORLD OF REFINED ELEGANCE AND EXCEPTIONAL COMFORT

D. ZAVOS GROUP CYPRUS

Established in 1980, D. Zavos Group has created a revolutionary concept in the Cyprus property and development industry, with a holistic offering of exceptional value and solid investment opportunities, as well as comfort and services synonymous with a 5-star hotel.

Based in Limassol, D. Zavos Group offers clients a variety of cutting-edge properties in prime locations all across Cyprus. These include luxury villas, apartments, and residences, available to rent

or buy. The Group also possesses a large portfolio of commercial properties that can be rented out to companies for investment purposes. Currently, the D. Zavos Group stands at the pinnacle, showcasing a portfolio of more than 160 Commercial and Residential projects in Cyprus, with an impressive 130 holding individual title deeds. With 43 years of excellence in Cyprus' developing industry, the D. Zavos Group is embarking on a new chapter of expansion into Greece, marked by the introduction of Harmony Residences Athens.

43+

Years of Experience

9500+

Individual Properties Sold

160+

Unique Residential & Commercial Projects

14

Proprietors of 14 shopping and office centers

3

Hotels

10+

Customer services

EMBRACING TRANQUILLITY



Duplex Maisonette Living Room

HARMONY RESIDENCES

Welcome to **Harmony Residences Athens** by D. Zavos Group, a haven of tranquillity situated in the heart of Kallithea, Greece. Nestled within the captivating southern surroundings of Athens near the picturesque Faliro coast, Kallithea boasts an undeniable allure, making it a highly sought-after locale for those in search of an idyllic living environment.

Kallithea's unique blend of natural beauty, relaxed ambiance, and proximity to the coast, as well as the city centre, make it a perfect setting for those seeking a harmonious balance between city living and peaceful retreat. Harmony Residences Athens is in a close proximity to Syggrou Avenue, a central avenue in Athens, and a short walk from 5-star hotels such as Intercontinental and the Grand Hyatt Athens.

Kallithea is an area filled with local and upscale restaurants, excellent supermarkets and open-air farmer's markets, museums, and art galleries, as well as the Stavros Niarchos Foundation Cultural Centre operating as a library and art space.



PRIME LOCATION



REFINED ELEGANCE AND COMFORT BY D. ZAVOS GROUP

Step into **Harmony Residences Athens**, and you'll enter a world of refined elegance and exceptional comfort. The interiors have been meticulously designed to reflect a blend of modern aesthetics and functional spaces, each with a carefully crafted idea that exceeds all expectations. Expansive living areas are bathed in natural light, creating a warm and inviting ambiance. **Harmony Residences Athens** also utilises the incredible views of the surrounding cityscape with thoughtfully positioned

frame windows that offer captivating views of Kallithea and Athens in general. The design optimizes the plot's orientation, allowing sunlight to illuminate every corner and ensuring a bright and airy living environment.

Careful consideration has been given to energy-efficient elements, thermal insulation, and the use of sustainable materials, showcasing a commitment to both luxury and sustainability.



Bedroom

MODERN DESIGN REIMAGINED

Harmony Residences Athens stands as a towering testament to architectural finesse and modern design principles. Its bold design elements draw the eye upward, emphasizing its verticality and grandeur. The defining feature, an elegant facade frame, graces the building, encasing the balconies throughout multiple floors before culminating like a drapery at the roof, imparting a sense of grace and sophistication. This design not only enhances its aesthetic appeal but also strategically ensures the privacy of its residents, providing a pleasant retreat from the bustling city

life while harmoniously blending with the urban landscape. Each balcony is equipped with ample space for greenery, as well as a sitting area, while the building's upward facing façade works perfectly as a barrier for privacy for residents.

The verticality of the building is also highlighted by the middle vertical decoration wall. The building's privacy focus is also enhanced with it being built away from the main road which, in combination with the planting, creates a natural sound barrier for less noise pollution.



Duplex Maisonette Living Room

BEYOND YOUR SPACE

At **Harmony Residences Athens**, the focus extends beyond just living spaces—it's about a lifestyle enriched with luxury and convenience. The building presents a plethora of amenities tailored to meet the needs and desires of its future residents. The basement is intelligently designed, accommodating multiple parking spaces, storage facilities, and a dedicated mechanical room to ensure seamless day-to-day living. The pilotis level offers an additional four parking spaces and an inviting shared green space at the backyard, promoting community interaction and leisure. The building's energy class

is A+, while the shading elements and colours have been carefully chosen for maximum thermal insulation. Every single material has been chosen by a team of experts for the materials define the best adaptation to its natural environment. Environmental awareness regarding this project led to its structural elements such as the multi-level planting and the water elements on the roof, acting as reinforcements for the microclimate of the building.

Harmony Residences Athens is a building made for its residents from start to finish.



Roof Garden

ELEVATING YOUR LIVING

A unique feature of **Harmony Residences Athens** is the focus placed on creating spaces meant for living – not just showcasing. Meticulous thought has gone into designing every single apartment with two on each floor for ample and maximum space optimisation.

The development boasts 4 floors of 1-bedroom and 2-bedroom apartments, while the 5th and 6th floor feature two luxurious duplex maisonettes,

one 2-bedroom and one 3-bedroom – perfect for the most ideal living as well as for investing.

Both maisonettes grant privileged access to a private rooftop oasis adorned with a state-of-the-art BBQ, creating an outdoor culinary haven. The rooftop extends into an exterior living area, allowing for al fresco gatherings and breathtaking views, blending opulence with a touch of the heavens.



Apartment Living Room

Architectural floor plan of a building with a parking lot and a courtyard. The plan shows a building with a complex shape, including a central staircase and a courtyard. The parking lot is located to the left of the building, with several cars parked. The courtyard is located to the right of the building. The plan includes dimensions for rooms and cars, and labels for various areas like 'KENTRIKO ANAKLITIKIO YPOLEILO' and 'TITANI AREA'.

[illegible]

The architectural floor plan illustrates a two-story apartment building. The plan is divided into two main sections, 101 (top) and 102 (bottom), separated by a central corridor and staircase area. The top section (101) is colored green and features a Master Bedroom (2.90x3.91), a Bedroom (3.40x3.55), a Living Room-Kitchen (4.02x7.26), and a Bathroom (2.01x2.06). The bottom section (102) is colored pink and features a Bedroom (3.04x4.04), a Living Room-Kitchen (3.44x6.66), and a Bathroom (1.40x2.43). Both sections have balconies: the top section has a Balcony (13.50 T.M.) and a Balcony (16.00 T.M.), while the bottom section has a Balcony (17.00 T.M.). A central staircase area is labeled 'KENTRIKO KULMAKOZITAZIO A OPOSBOY' and is located between the two sections. The plan also shows a central corridor (101, 102) and a central staircase area (3.37x3.25). The overall dimensions of the building are 84.00 T.M. (width) and 52.00 T.M. (depth).

The floor plan shows two units, 201 and 202, with their respective room layouts and dimensions. Unit 201 is highlighted in green and Unit 202 in red. Common areas and balconies are also labeled.

Unit 201 (Green):

- Overall Area: 84.00 T.M.
- Master Bedroom: 2.90'3.91
- Bedroom: 3.40'3.55
- Bathroom: 2.01'2.06
- Bathroom: 1.48'2.28
- Balcony: 13.50 T.M.

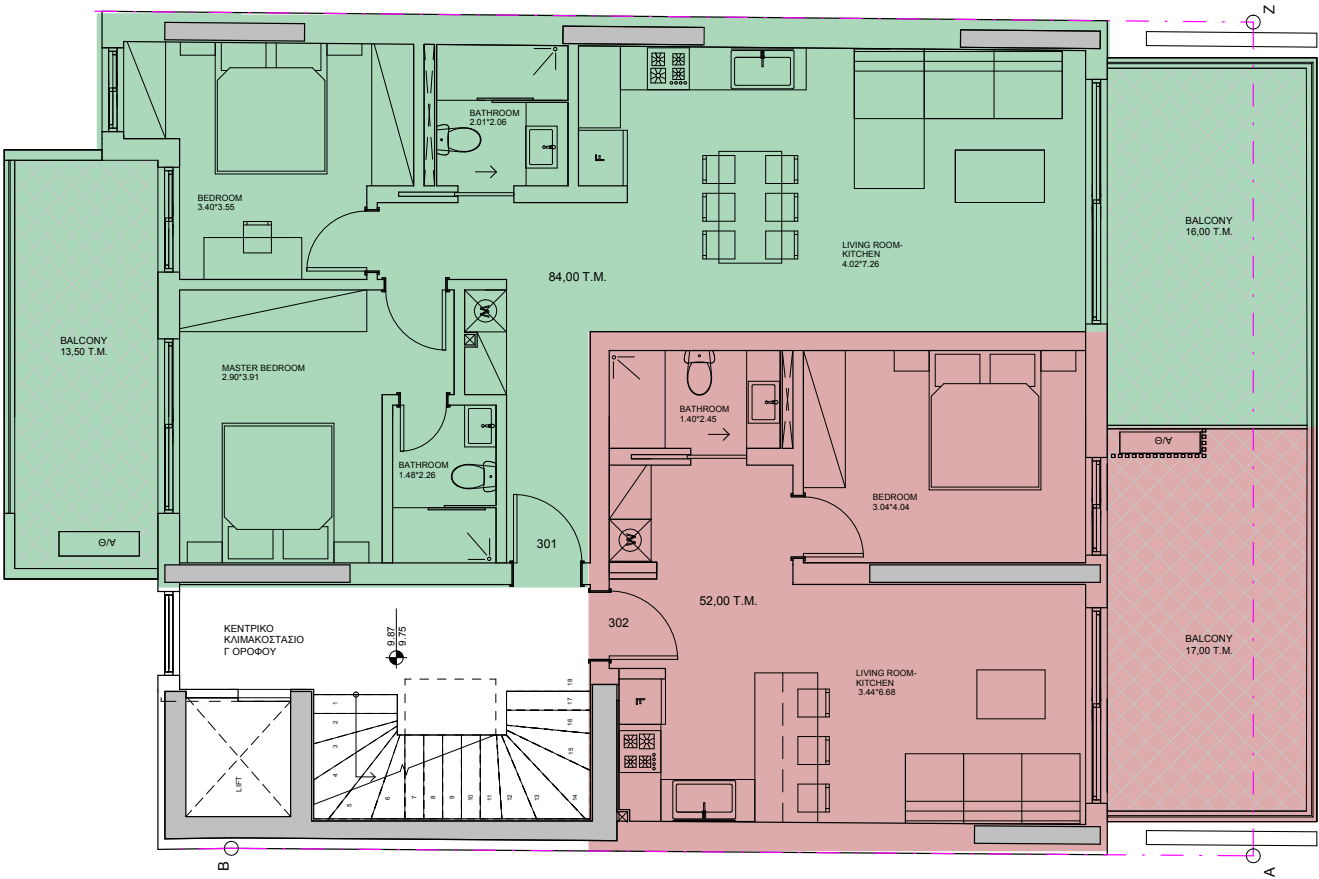
Unit 202 (Red):

- Overall Area: 52.00 T.M.
- Living Room-Kitchen: 4.02'7.28
- Bedroom: 3.04'4.04
- Bathroom: 1.40'2.45
- Living Room-Kitchen: 3.44'6.68
- Balcony: 17.00 T.M.

Common Areas:

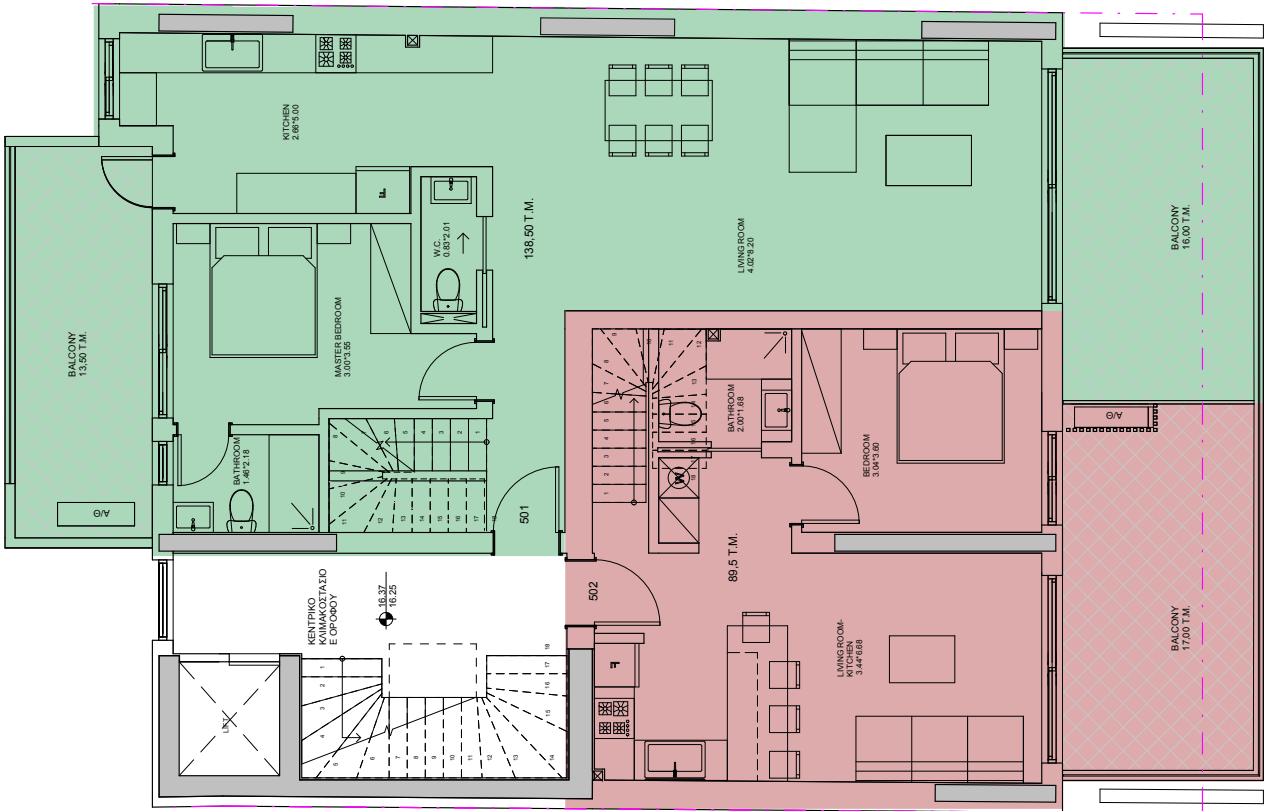
- Balcony: 16.00 T.M.
- Staircase: 6.82'6.80
- Entrance: KENTRIKO KIMAKOZETAZIO B OFOFOY

3RD FLOOR

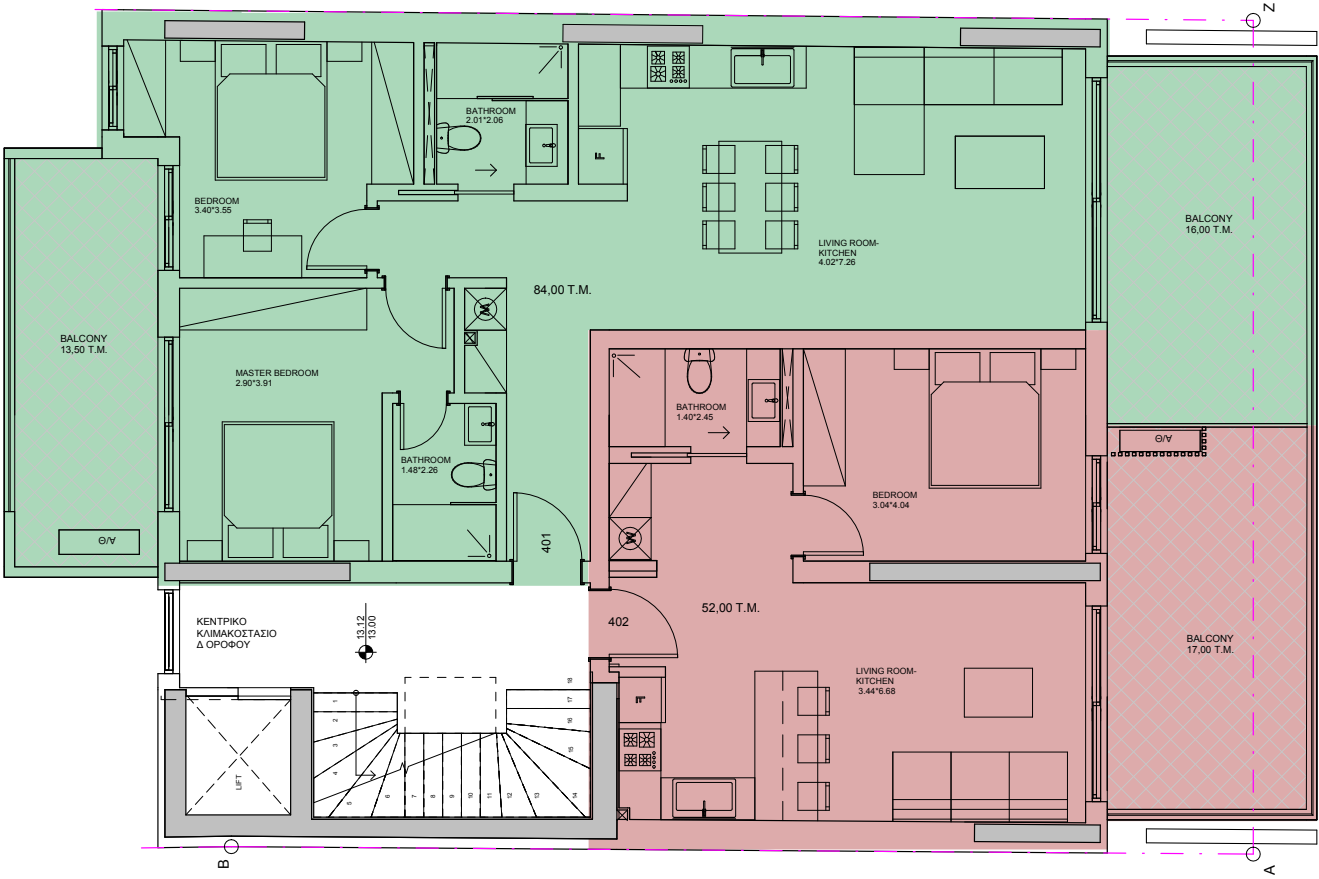


5TH FLOOR

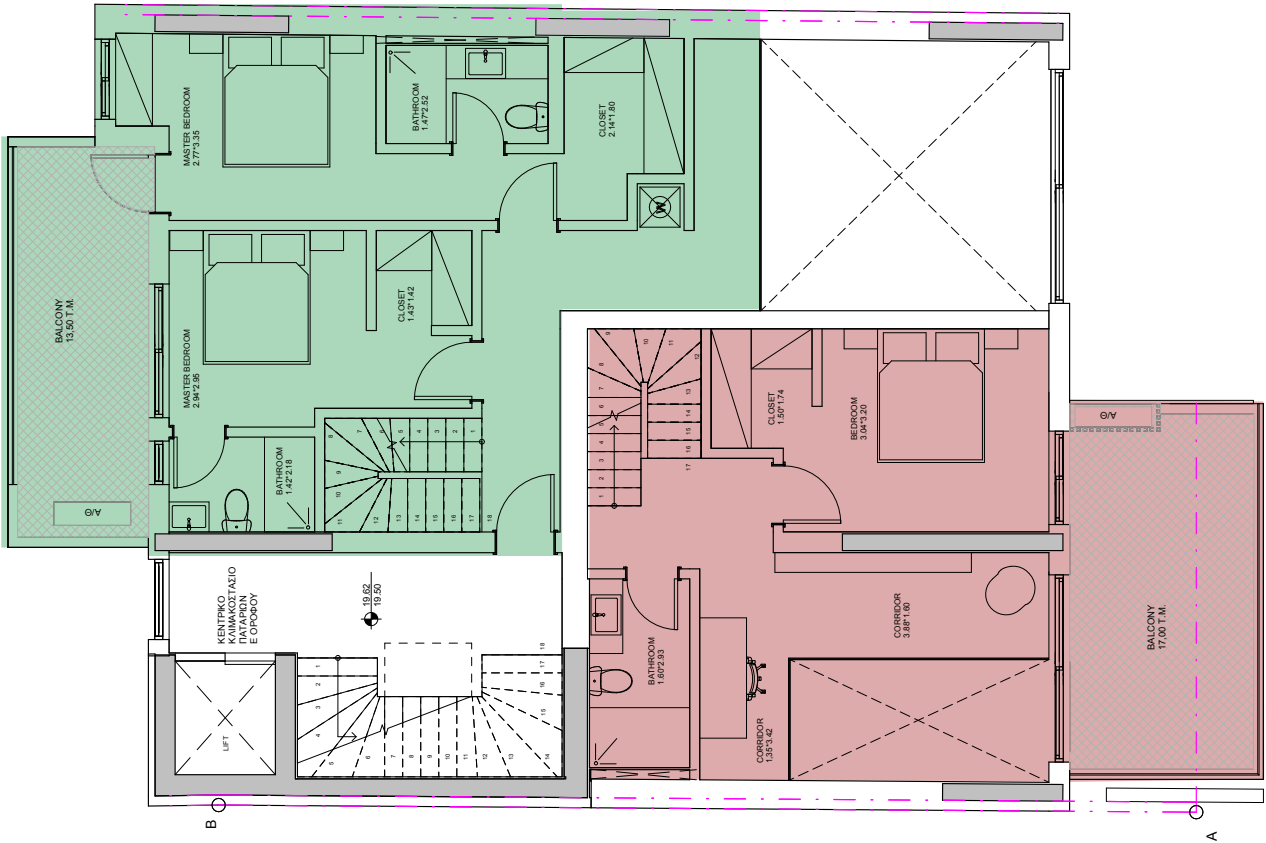
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4TH FLOOR



6TH FLOOR





HARMONY RESIDENCES
ATHINENS

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