

A woman and a child are walking away from the camera on a paved path. The path is lined with large, leafy trees on both sides, creating a canopy effect. Sunlight filters through the leaves, casting shadows on the path. In the background, a car is visible on the road. The overall scene is peaceful and scenic.

**elatia, Kifisia, Athens**

- who we are

One of the **top 3** developers in Cyprus premium real estate market

**103** projects in portfolio

**16** projects in **Athens**

Over **180** employees in 5 countries

Operations in **Cyprus, Greece, Portugal and Canada**

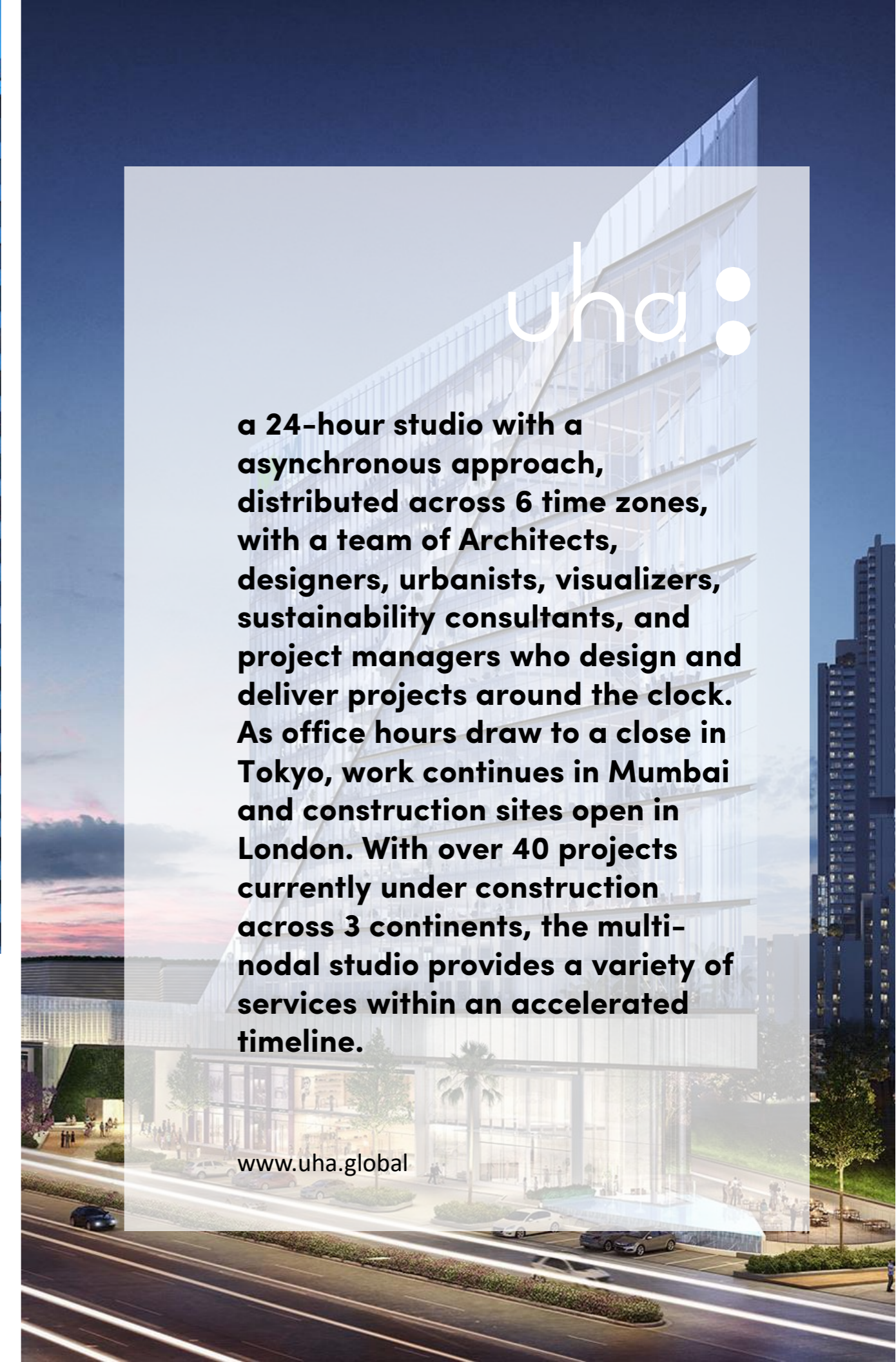
Full scope of real estate services **from project development to property management**





**:serenity- architecture**

bbf.com



uha:

**a 24-hour studio with a asynchronous approach, distributed across 6 time zones, with a team of Architects, designers, urbanists, visualizers, sustainability consultants, and project managers who design and deliver projects around the clock. As office hours draw to a close in Tokyo, work continues in Mumbai and construction sites open in London. With over 40 projects currently under construction across 3 continents, the multi-nodal studio provides a variety of services within an accelerated timeline.**

[www.uha.global](http://www.uha.global)



:elatia - location

## ● Kifisia, the aristocracy of Athens

a quiet, sophisticated and of natural beauty environment

an ecologically clean and very green area with picturesque parks, a countryside vibe and a nostalgic charm

greenery and flowers, the stately towers and the impressive mansions of the 19th century that appear in unexpected corners

a commercial hub and favorite entertainment destination for Athenians of all ages



# ● ● Kifisia

close to many international schools and kindergartens with recreational activities for kids

private premium education in a high-standard lifestyle for kids and parents

inspiring an aristocratical vibe in a prestigious and one of the most expensive suburbs of Athens

quiet tree-lined streets and horse-drawn carriages



kifisia



athens



30min  
:Athens city centre



40min  
:Piraeus Port



40min  
:Athens Riviera beaches




40min  
:Athens International Airport



 20min  
:Thanopoulos Deli-  
supermarket



 15min  
:Tatoi club  
Wellness center




 20min  
:Tennis Club  
athletic center  
kifisia



:elatia



 15min  
:Zirinio Athletic  
Center



 12min  
:suburban  
railway kifisia




 20min  
:kifisia center



 15min  
:kifisia forest



 15min  
:Syggrou Park







# Premium Private schools and kindergartens for your kids



:elatia

 :Mini College  
Nurcery school 

10min

 :St Catherine's  
British School



 5min

 :Sofias  
Kinderhaus 


15min

 :Melina's  
Kindergarten


 10min


 :Benakio Children  
Foundation 


15min

 :International School  
of Athens

 10min

 :Arsakeia - Tositseia  
Schools Ekali

 20min

 :ACS Athens  
International school

 30min



# :elatia - description

# ● elatia – general information

gated luxury residential complex

10 new age aristocratic residences

2 building blocks

3-storey building

maisonettes, 2 to 5-bed apartments  
and penthouses



# :elatia – facilities

## private areas

- swimming pools
- roof terrace
- Jacuzzi
- parking area
- storage area

## common areas

- gym
- sauna
- kids playground

## apartments designed for families

Enjoyment and comfort of a warm winter and a cool summer home atmosphere with:

- underfloor heating
- double glazed windows
- high-end materials
- signature finishes





**:luxury.lifestyle.safety**





## **a** : building block a

- 2 triplexes on the ground floor with exclusive swimming pools
- 1 apartment on the ground floor with exclusive swimming pool
- 1 apartment in 1<sup>st</sup> floor
- 1 penthouse with exclusive use of the roof terrace

## **b** : building block b

- 1 apartments on the ground floor with private swimming pool
- 2 apartments on the 1<sup>st</sup> floor
- 2 penthouses with exclusive use of the roof terraces



## ● elatia for active & modern parents

- gated community residence with controlled access for the privacy and safety of residents
- ideal for Athenians and expats as well as families with young kids who wish to upscale their lifestyle
- for those who wish to combine outdoor activities with sublime and elegant interiors
- who value status high-end finishes and home amenities



● ● elatia for active & modern parents

bbf.com





## ● elatia for kids

Enjoy, play, be secure and have fun in comfort

- in a community sense together with elegance and charm
- in safety and comfort interiors are combined beautifully with the exterior tranquil landscape
- in shared spaces for mums and kids such as communal kids playground, gym and sauna
- with private swimming pools at ground floor apartments

# bbf:

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# build.better.future

