



Exclusive Luxury Homes  
in the Athens Riviera

Your Gateway to Luxury  
Living near the Sea

Home

Project: Aetheria  
Residential Collection  
Design: Omniview

## Design Vision by Omniview

Aetheria, by Omniview, is shaped by structure and restraint — eight homes carved into a calm, sculptural geometry defined by repetition, balance, and precision. The building hides complexity behind simplicity, integrating architectural, interior, and landscape design into a seamless whole.

What you see is clarity. What you feel is calm.



### Ground Maisonettes

I1 — 237.31 m<sup>2</sup> | 4 beds | Garden | Pool

I2 — 272.74 m<sup>2</sup> | 4 beds | Garden Pool

I3 — 210.07 m<sup>2</sup> | 3 beds | Garden

### Apartments

A1 — 102.48 m<sup>2</sup> | 2beds

A2 — 84.97 m<sup>2</sup> | 2 beds

A3 — 67.70 m<sup>2</sup> | 1 bed

### Penthouse Maisonettes

B1 — 158.49 m<sup>2</sup> | 3 beds | sea view

B2 — 227.44 m<sup>2</sup> | 4 beds | pool | elevator | sea view



Omniview architecture in a boutique building of eight.

Built with 40 cm Orthoblock and 15 cm Thermal Facade

Smart home. A++. VRV. Underfloor heating Rehau Varionova.

Premium VRV system-DAIKIN

Solar water heater | Photovoltaic System (central)

Custommade Kitchens and Wardrobes

Full architectural lighting study in the external as well as the internal of the building by BRIGHT SPECIAL LIGHTING SA

Calm material language: oak floors, slim doors, architectural clarity



## Location



Kavouri Beach 5'  
 Varkiza Beach 7'  
 Vouliagmeni lake/beach 9'  
 Voula Beach 10'  
 Glyfada Beach 11'  
  
 Glyfada shopping 9'  
 St Lawrence College 10'  
 Asklepion Hospital 9'  
 Super Market 11'  
 Golf area 13'



Mini Market 1'  
 Gym 2'  
 Nursery School 3'  
 Pharmacy 4'  
 Cafe 5'  
 Nearest Hiking 6'  
 Premium food store 11'  
 Tennis Club 11'  
 Famous Hiking 20'

A quiet neighborhood with direct access to the urban fabric of the Athenian Riviera — close to Varkiza, Vouliagmeni, the airport, and the entire coastal line.

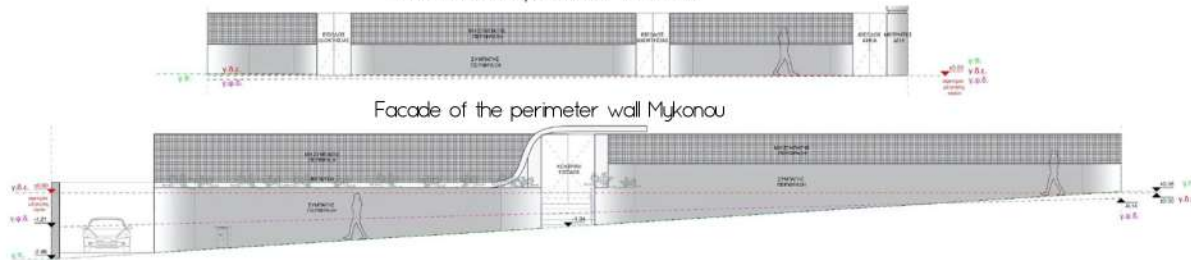


Dilou 18, Voula



Facade of the perimeter wall Dlou

**Facades of perimeter walls**



Scan the QR code to see videos and photographs from completed Sunnyland apartments, prior to their delivery.





## Materials | Technicals

applies to all units of the Aethria Project

Renders shown in this section may be from other units within the project and are used for indicative purposes only.



## Interior Materials & Design

Natural oak wood floors

Built-in bioethanol fireplace

Full-height wardrobes

Large-format anti-slip tiles

Custom-made kitchen



Custom-made kitchen cabinetry, with high-resistance melamine and ergonomic design (up to 247 cm).



Full-height wardrobes, with melamine and built-in LED lighting.



Bioethanol fireplaces, elegantly clad in line with the interior design study.



Eco-friendly solid oak floors, first-grade quality treated with non-toxic, formaldehyde-free varnishes. Moisture-resistant and lifetime guaranteed. No sanding required.





## Materials | Technicals

applies to all units of the Aethera Project

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## Construction & Openings

A++ energy class

High-Quality Wall Construction

Exterior thermal façade STO system

Orthoblock masonry system

Premium Quality DAIKIN Heat Pumps

Glass balcony railings with triplex 8+8mm securit panels.

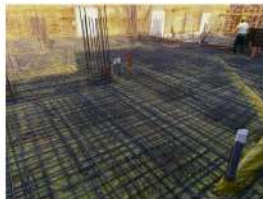
Energy-efficient aluminium frames (ALUMIL)

Four-season double glazing with high thermal and acoustic performance

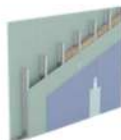
Security entrance door



Certified High Strength ready mix concrete C30/37 by La Farge



Reinforcing steel bars by Sidenor



Exterior walls built with KEBE Orthoblock insulating bricks and a 12-15 cm STO thermal façade system.

Interior partitions constructed with KNAUF W112 or Rigips dry-wall system, using water-resistant double gypsum boards and mineral wool insulation.



Aluminium frames with thermal break technology by Alumil with double energy-efficient glazing and integrated mosquito screens.



Interior doors by GOLDEN DOOR sleek "less" design, with Convex handles or similar premium brand.



## Materials | Technicals

applies to all units of the Aethera Project

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Heating | Cooling | Smart

Underfloor heating

Individual heat pump per unit

Premium VRV system-DAIKIN

Solar water heater

Photovoltaic System (central)

Smart home installation

Full architectural lighting study -BRIGHT

Alarm pre-installation

EV charger in the Garage



Full installation of REHAU VARIONOVA underfloor heating system, ensuring comfort and performance.



Semi-centralized VRV heat pump system by DAIKIN, with wall-mounted and wired controllers, plus silent-type bathroom ventilation.

Each apartment is equipped with a smart automation system that allows remote or local control via smartphone or tablet of:  
Lighting, Heating/Cooling, Hot water supply,  
Garage door



The building is designed to meet A++ energy standards, equipped with an advanced photovoltaic system for energy efficiency and cost savings.



Full architectural lighting study and installation of spots and rails, in the external as well as the internal of the building by BRIGHT SPECIAL LIGHTING SA



## Athens Riviera Projects

Design: 314 Studio



Design: 314 Studio



Design: 314 Studio



Design: Omniview



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### Athens Riviera Projects

Design, 3D Studio



Design, 3D Studio



Design, 3D Studio



Design, Concept



State-of-the-Art Buildings  
On the Athens Riviera-Greece

Design, Concept Studio



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We know how to  
deliver exceptional  
quality, build trust  
through transparency,  
and create residences  
that stand the test of  
time

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