

# THE FIRST.

● WHERE SEASIDE CARELESSNESS MEETS COOL MODERNISM. ● WHERE NATURAL AMBIENCE MEETS WITH URBAN BEAUTY. ● WHERE SUB-URBAN ELEGANCE TOUCHES THE CITY. ● A PLACE THAT IS BEAUTIFUL AND DREAMY, COMBINING CASUAL ATTITUDE WITH AN UPSCALE SPIRIT. ● THAT IS WHERE A NEW HOME COULD BE WAITING FOR YOU.



**THE FIRST.**

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● WHERE SEASIDE CARELESSNESS MEETS COOL  
MODERNISM ● WHERE NATURAL AMBIENCE  
BLENDS WITH URBAN BEAUTY. ● WHERE  
SUBURBAN ELEGANCE TOUCHES THE CITY VIBE.  
● A PLACE THAT IS BOTH LIVABLE AND DREAMY,  
COMBINING CASUAL ATTITUDE WITH AN UPSCALE  
SPIRIT. ● THAT IS WHERE A NEW HOME COULD BE  
WAITING FOR YOU.

An architectural and aesthetic initiative aiming to upgrade the suburban landscape, by infusing it with a modern, state-of-the-art housing structure. What we envisioned was a statement building that would contribute to bringing Athens one step closer to the future, in terms of technological and visual alignment with what is considered relevant in major capitals around the world. First Residences were designed and built as a means of creatively bridging the space between the center of Athens and the Athens Riviera. A mix of temperaments that unify the state of being a downtown person and a coast lover.

Strong materials, high quality construction and ideal proportions are a few of the key elements our project is based on. The point was not to mimic forms and ideas that are already out there, but to invent a way of expressing through space, design and efficiency, while at the same time bringing forth the aspect of beauty, both internal and external, as a fundamental criterion in the house creating and searching process.

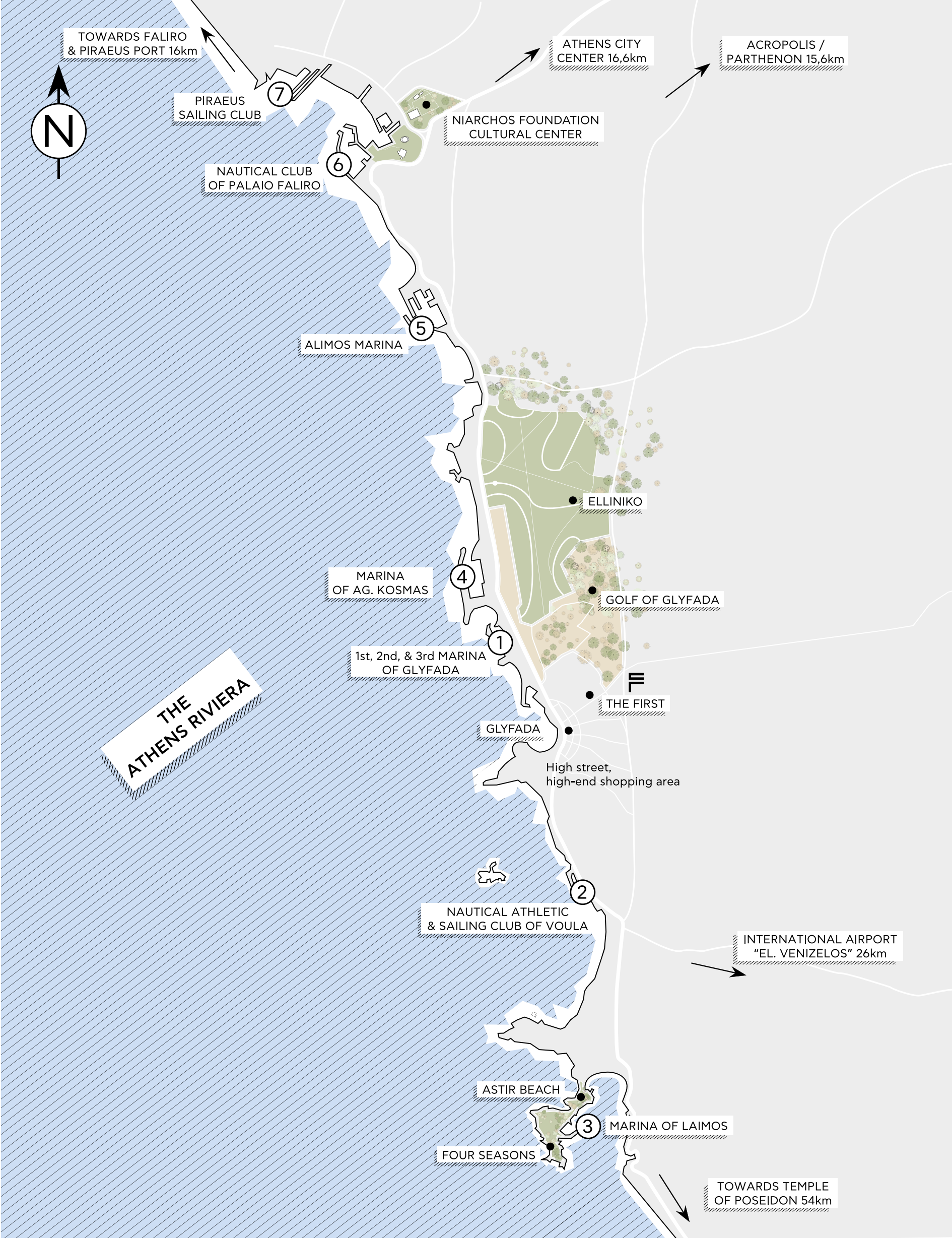
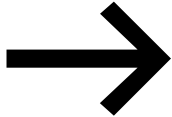


# ONE PLACE - VARIOUS MEANINGS

10

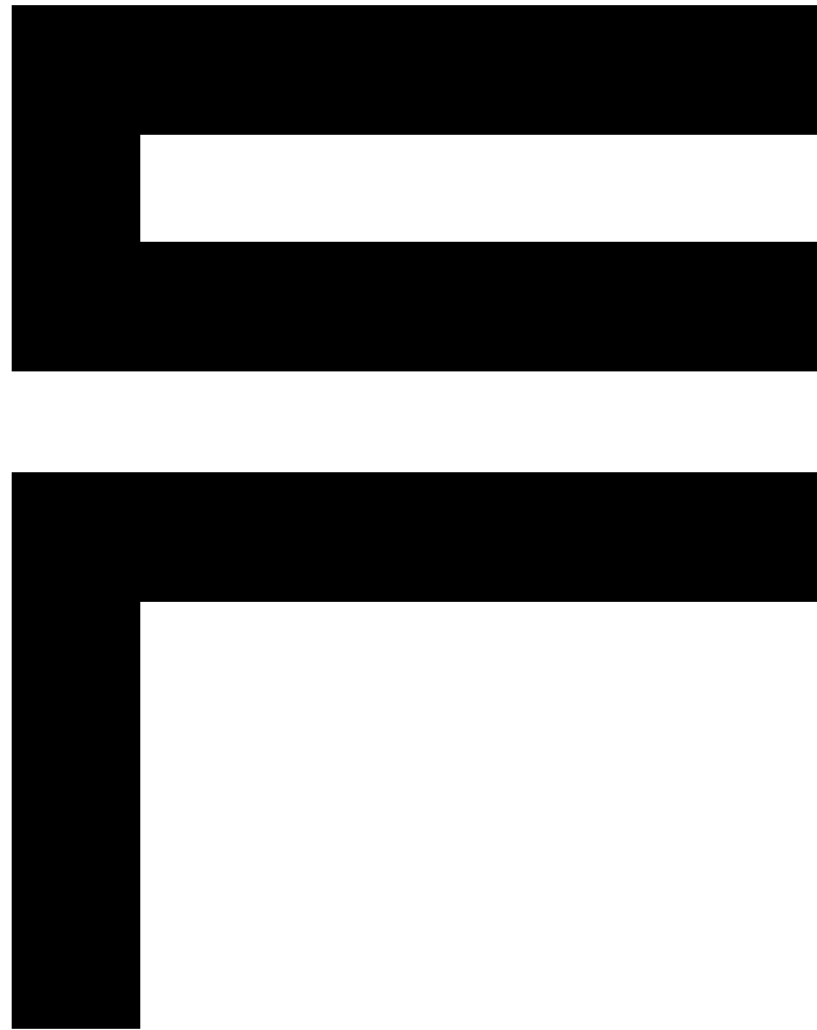
The location chosen for the development of The First was anything but random. As a part of the city sprawling by the sea, the area of Glyfada carries a special significance on both a symbolical and a literal level. On the one hand, it represents all those elements Greece is known for, such as openness, airiness and natural beauty. On the other hand, it lies in close proximity to some of the city’s most prestigious, emblematic and popular destinations and landmarks like the Stavros Niarchos Foundation Cultural Center, the Athens Riviera, the Astir complex and the Temple of Poseidon. The city center of Glyfada is close too, rendering the casual urban stroll easy and enjoyable.

- ➊ 1st, 2nd, & 3rd MARINA OF GLYFADA
- ➋ NAUTICAL ATHLETIC & SAILING CLUB OF VOULA
- ➌ MARINA OF LAIMOS
- ➍ MARINA OF AG. KOSMAS
- ➎ ALIMOS MARINA
- ➏ NAUTICAL CLUB OF PALAIO FALIRO
- ➐ PIRAEUS SAILING CLUB



# BE THE FIRST

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The prospect of living in a place that grants you access to the best of what Athens has to offer was our top priority while planning The First. In order for a modern house to be relevant and functional in terms of social and interpersonal lifestyle choices, it has to offer its residents the opportunity to be involved in anything, get everywhere and, simultaneously, the chance to be secluded in an elite and upscale environment.



# RESIDENCES UNCOVERED

14



***The Entrance***



## ***3-Level Townhouse***

Airy vastness, design intelligence, architectural superiority, laid-back living. Enjoy The First's 3-Level 257 m<sup>2</sup> Townhouse with a double-height ceiling at the entrance and the dining room, that evokes an amazing lofty sensation. Comprising the basement, the ground floor and the mezzanine floor, and boasting both a 350 m<sup>2</sup> secluded garden and a 12 m x 4 m swimming pool, the 3-Level Townhouse proves that minimalist luxury and modern practicality are the fundamental traits of today's elegant living.

A swimming pool adjacent to the playroom's glass wall is an aesthetically modern and technologically premium feature that creatively connects two entirely different spaces. An aquarium-like concept, elegantly designed and carefully executed, shows that modern housing is about bridging worlds and not dividing them, while delivering holistic and ergonomic experiences that please the eye and sooth the mind.

Architectural ingenuity meets practical efficiency and beauty at the underground bedroom where an opening to a private English court, illuminated by natural light, creates a dialogue between the inside and the outside.





GROUND FLOOR

MEZZANINE FLOOR







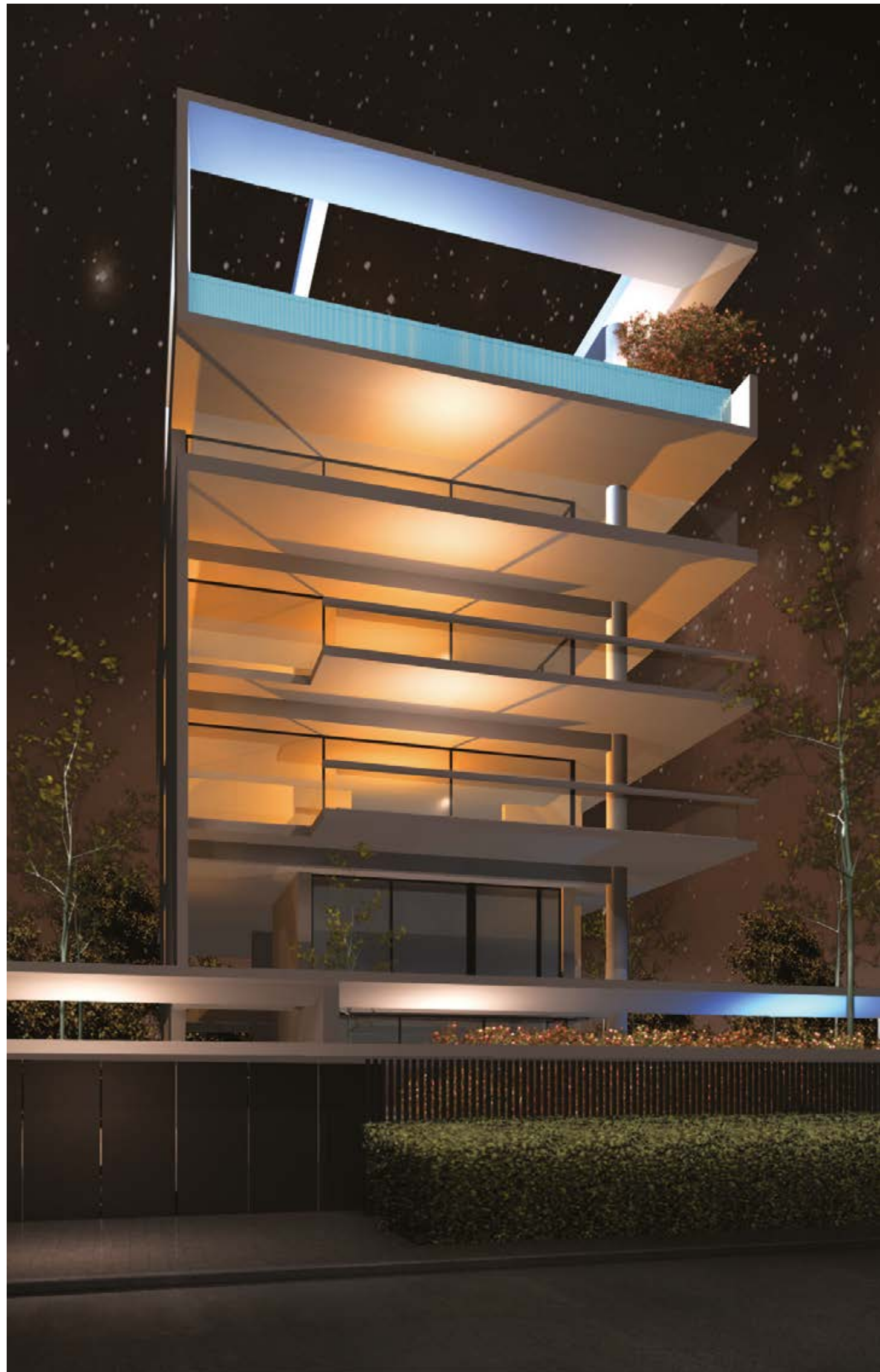


1st &  
2nd Floor

Two almost identical apartments of 135m<sup>2</sup> and 138m<sup>2</sup> respectively covering the entire respective floor and each including a balcony/terrace area of 70m<sup>2</sup>. Each one includes three bedrooms (one of which is the master bedroom), and three baths.

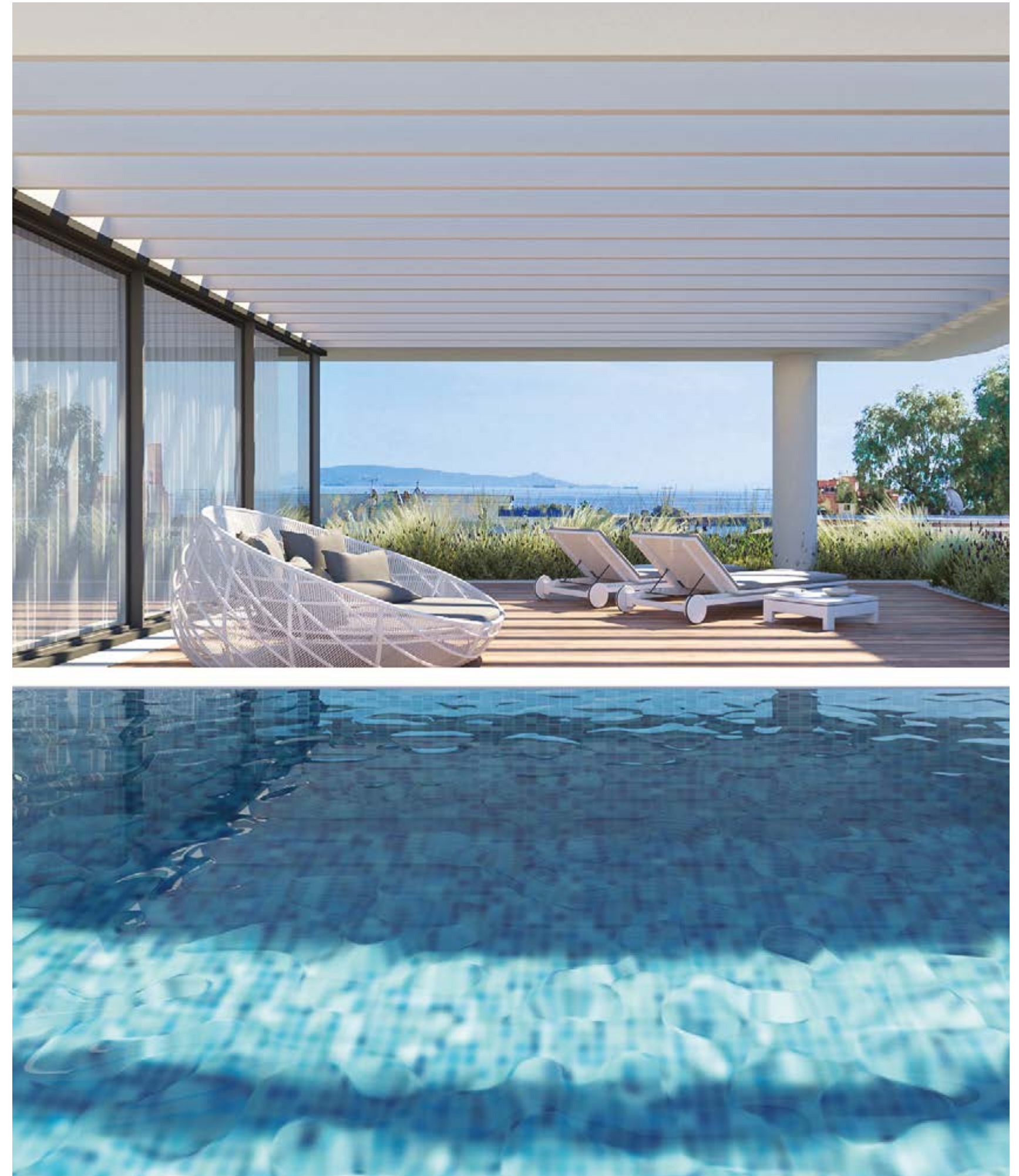
All sides of each apartment offer impressive views, while the balconies boast a modern glass balustrade and may be unified with the interior areas of the apartment in an open space synthesis, for long periods during a year. A beautiful feeling of privacy and brightness is guaranteed. Each apartment comes with two underground large parking spaces and one underground storage area.





### ***The Penthouse***

An amazing view and an infinity pool are only two of the numerous premium amenities featured in the First's 3rd and 4th floor 205m<sup>2</sup> three-bedroom penthouse. The penthouse offers 167m<sup>2</sup> on the entire 3rd floor and a rooftop living area of 38m<sup>2</sup> with the exclusive use of the entire 4th floor rooftop which includes a design pergola and a teak wood deck. This penthouse is set to indulge you with the graceful experience of true high living on the 40 m<sup>2</sup> balcony of the 3rd floor and the breath-taking 160 m<sup>2</sup> terrace on the 4th (pool included). Includes a service room of 30 m<sup>2</sup> with a laundry area in the basement together with two large parking spaces.







T H E



S P L A S H

# SPECIAL FEATURES

- 01

Independent “state-of-the-art” Variable Refrigerant Volume (VRV), a system that provides individual temperature zone control, independently not only for each housing unit (apartment), but also for every room in each apartment.
- 02

Under-floor heating and cooling system in addition to the VRV system above.
- 03

Continuous supply of hot water from two alternative sources, using either electricity or natural gas.
- 04

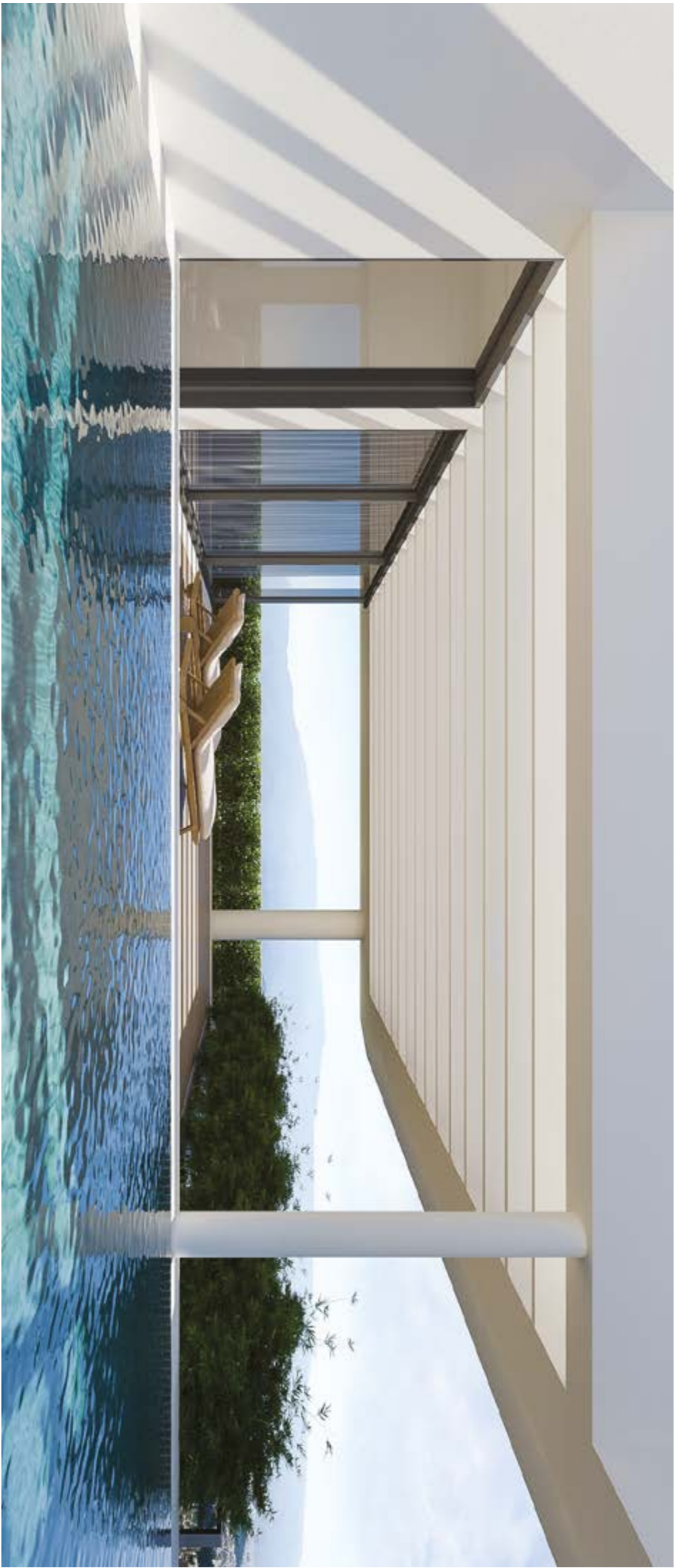
Structural Voice-Data cabling and CCTV system for each housing unit.
- 05

Extra-thin, highly aesthetically pleasing, aluminum frames with “anti-vandal” Saint Gobain glass quality.
- 06

Frameless interior doors from floor to ceiling.
- 07

Independent, “Smart-Home”, KNX/EIB system that manages and controls electrical devices within each housing unit (apartment), depending on individual programming and activation. Each owner will be able to remotely operate the interior lighting, shutters, blinds, the under-floor heating and cooling, the air-conditioning, etc. of their apartment.
- 08

External thermal and sound insulation in accordance with the latest standards as per Greek legislation.



# THE BOTTOM LINE

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Choosing a house is a practical necessity but it is also a cultural state of mind. The First was built to encompass all aspects of good living, from the materials from which the residences were made, to the plethoric experience they promise to deliver.

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**A NEW LIFE  
STARTS HERE**