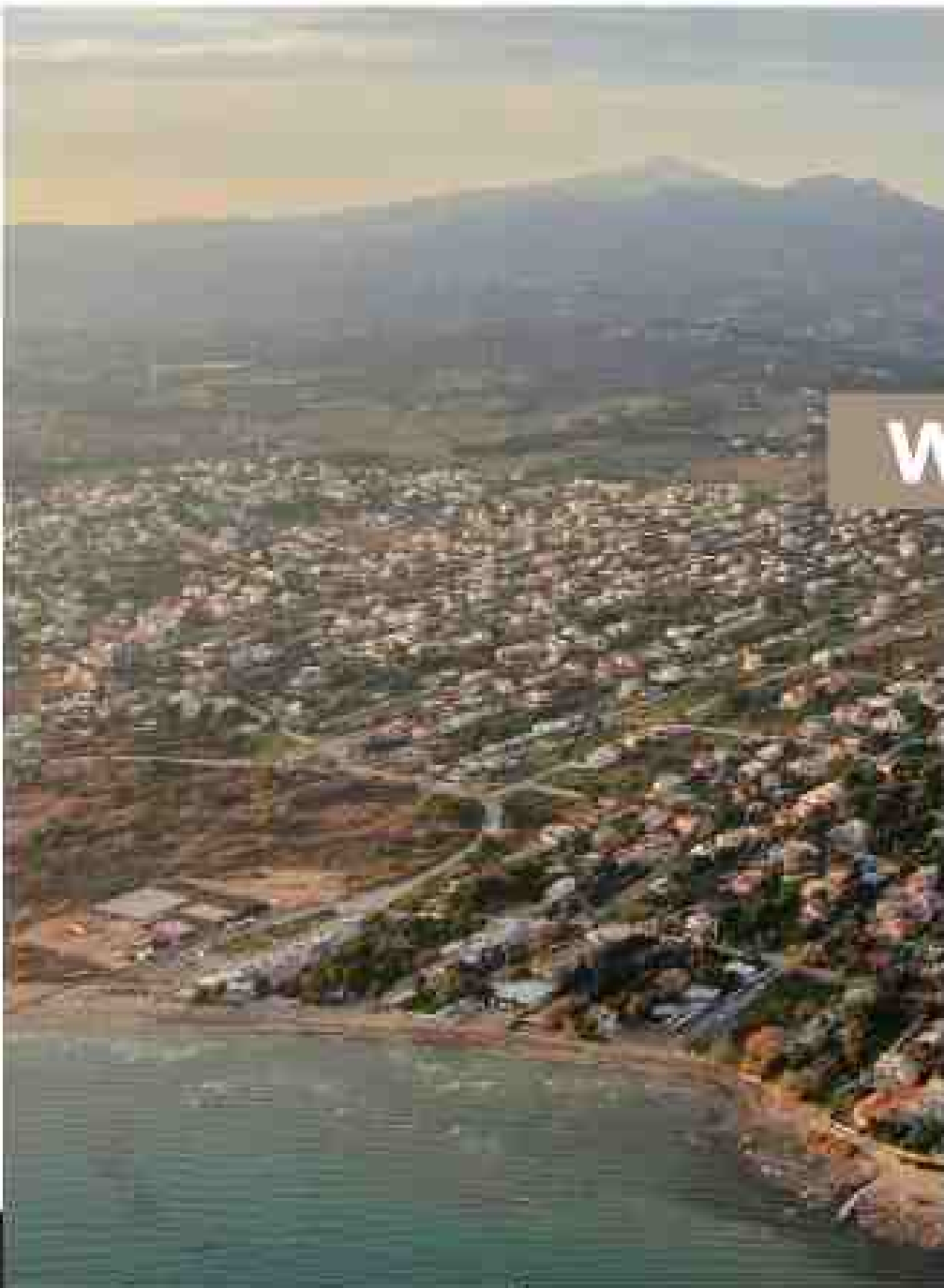




VITRUVIUS
DEVELOPMENT CORPORATION

Natura Suites

111 MARATHONOS AVE.



Welcome to Pallini

Pallini, one of the most enchanting neighborhoods in Attica, uniquely combines natural beauty with urban development. Located just a short distance from the center of Athens, it offers the tranquility and comfort that residents seek. The tree-lined streets, gardens, and squares create a welcoming environment, making it ideal for families and individuals wishing to enjoy a more serene pace.

A Community that Feels Like Home

Pallini is more than just a location; it's a thriving community where neighbors become friends. The neighborhood boasts excellent infrastructure, including schools (Greek-German School, Pierce - The American College of Greece, Campion International School, Costeas Geitonas, I. M. Panagiotopoulos School), medical facilities, and shopping centers (most notably the Designer Outlet and the Smart Park). The warmth and camaraderie among residents foster a sense of belonging that is hard to find elsewhere. With local markets, cafés, and restaurants that showcase the flavors of Greek cuisine, you'll find everything you need within walking distance.



Nature at Your Doorstep

For those who value outdoor activities, Pallini is a dream come true. The area is surrounded by beautiful parks and hiking trails, perfect for weekend adventures or evening strolls. It lies in a plain between the mountains Penteliko and Hymettus, whether you enjoy hiking, jogging, or simply basking in nature's beauty, the lush landscapes are right at your doorstep. Moreover, the proximity to stunning beaches of the Saronic Gulf, ensures you can soak up the sun and enjoy a refreshing dip in the sea whenever you desire.

Unmatched Accessibility

One of Pallini's most compelling features is its exceptional accessibility. The neighborhood is well-connected to the greater Athens area via public transport (commuter train, Metro, and buses) and major roadways, allowing easy commutes to work, school, or leisure activities. It is only 14 km east of Athens city center. Whether heading to the bustling city center or exploring the breathtaking coastline, your journey will be seamless. This connectivity enhances the convenience of living in Pallini, allowing you to enjoy all that the region has to offer.

Investment in Your Future

Investing in property in Pallini is not just about buying an apartment; it's about investing in your lifestyle and future. The real estate market in Pallini is thriving, making it a smart choice for both new homeowners and investors. As the demand for quality living spaces continues to rise, the value of your property is likely to increase over time. This means that your investment today will yield dividends for years to come.



Natura Suites

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Our Project in Pallini is designed to meet diverse needs and tastes. Whether you're looking for a cozy one-bedroom or a spacious family home, we have options that cater to every lifestyle. Each apartment boasts modern amenities, open layouts, and exquisite finishes, ensuring that your living space is both comfortable and stylish. Imagine coming home to a space that reflects your personality and makes you feel truly at ease.

Tailored Living Spaces Just for You!

3 floors

14 Apartments

47.28 - 71.71 m²

1076 total m²/building surface

Points of interest







The apartments

GROUND FLOOR

GF1	71.71 m ²
GF2	67.14 m ²
GF3	66.53 m ²
GF4	49.36 m ²

1ST FLOOR

A1	52.69 m ²
A2	52.65 m ²
A3	47.75 m ²
A4	47.28 m ²
A5	70.95 m ²

2ND FLOOR

B1	52.69 m ²
B2	52.65 m ²
B3	47.75 m ²
B4	47.28 m ²
B5	70.95 m ²









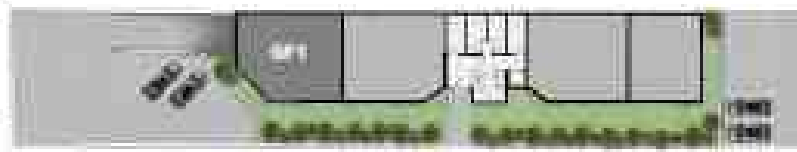




Ground Floor

Apt GF1

Neighborhood map



Entrance



Bedrooms	2
Bathroom	1
Living Area	71.71 m ²
Covered yard	7.26 m ²

+ parking spot
+ storage room

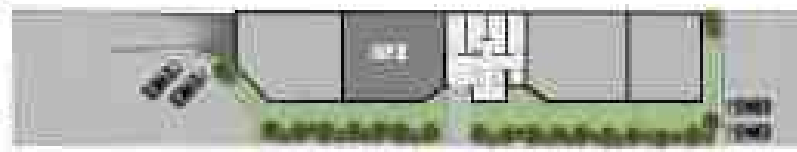
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

Ground Floor

Apt GF2

Northward Axis



Scale 1:500



Bedrooms	2
Bathroom	1
Living Area	67.14 m ²
Covered yard	11.81 m ²

+ parking spot
+ storage room

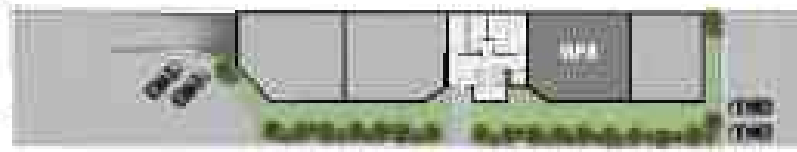
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

Ground Floor

Apt GF3

Advertisement Agency



Advertisement Agency



Bedrooms	2
Bathroom	1
Living Area	66,53 m ²
Covered yard	11,33 m ²

+ parking spot
+ storage room

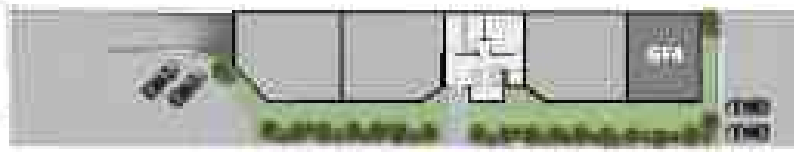
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

Ground Floor

Apt GF4

View from the apt



View from the street



Bedrooms	1
Bathroom	1
Living Area	49.36 m ²
Covered yard	8.84 m ²

+ parking spot
+ storage room

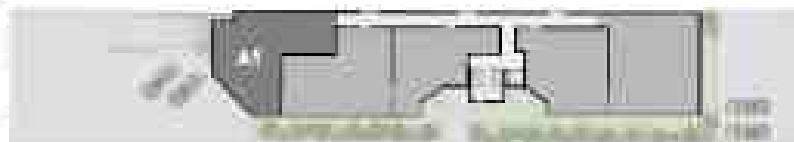
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

1st Floor

Apt A1

Northward direction



100m



Bedrooms	1
Bathrooms	1
Living Area	52.69 m ²
Balcony	21.75 m ²

+ parking spot

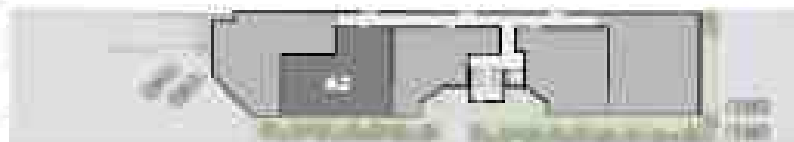
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

1st Floor

Apt A2

Apartment A2



Apartment A2



Bedrooms	1
Bathrooms	1
Living Area	52.65 m ²
Balcony	20.37 m ²

+ parking spot

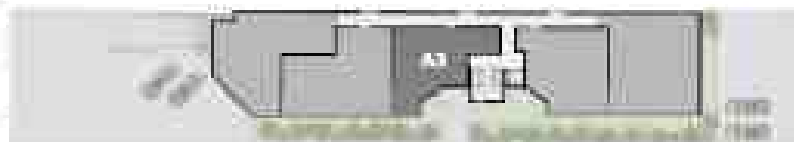
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

1st Floor

Apt A3

Northward Axis



Scale 1:500



Studio Apartment

Bathrooms	1
Living Area	47.75 m ²
Balcony	8.30 m ²

+ parking spot
+ storage room

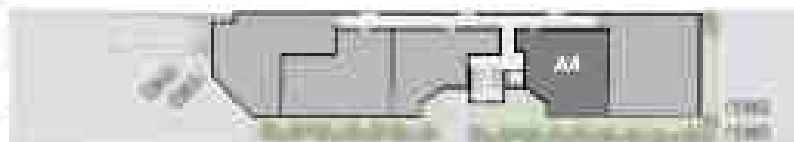
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

1st Floor

Apt A4

Apartment A4



Entrance



Bedrooms	1
Bathrooms	1
Living Area	47.28 m²
Balcony	17.20 m²

+ parking spot
+ storage room

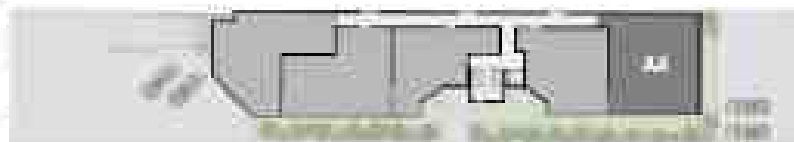
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

1st Floor

Apt A5

Northward Apt



Entrance



Bedrooms	2
Bathrooms	1
Living Area	70.95 m ²
Balcony	12.45 m ²

+ parking spot
+ storage room

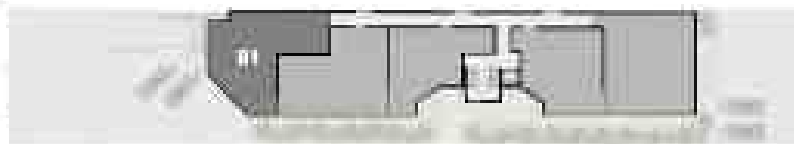
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

2nd Floor

Apt B1

Apartment B1



Apartment B1



Bedrooms	1
Bathrooms	1
Living Area	52.69 m ²
Balcony	21.75 m ²

+ parking spot

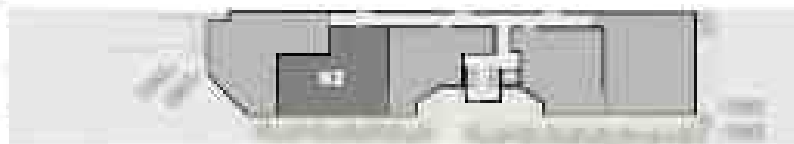
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

2nd Floor

Apt B2

Apartment B2



Apartment B2



Bedrooms	1
Bathrooms	1
Living Area	52.65 m²
Balcony	20.37 m²

+ parking spot

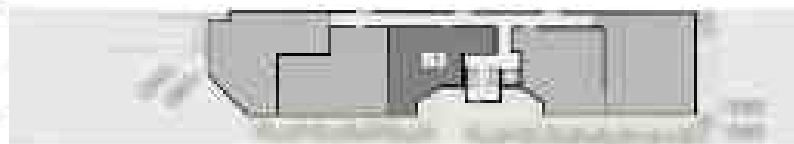
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

2nd Floor

Apt B3

Northward Axis



Northward Axis



Studio Apartment

Bathrooms	1
Living Area	47.75 m ²
Balcony	8.30 m ²

+ parking spot
+ storage room

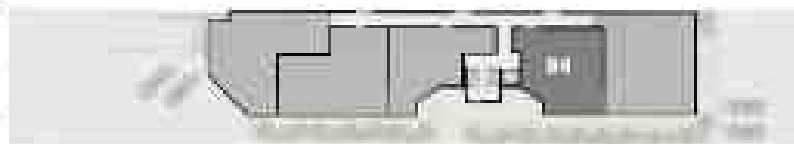
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

2nd Floor

Apt B4

Apartment B4



Apartment B4



Bedrooms	1
Bathrooms	1
Living Area	47.28 m ²
Balcony	17.20 m ²

+ parking spot
+ storage room

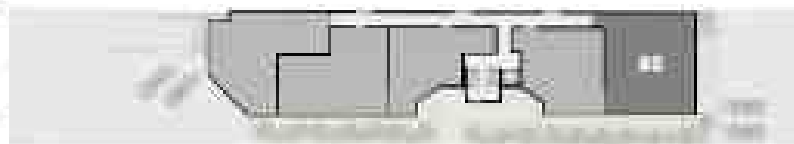
Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

2nd Floor

Apt B5

Apartment B5



Apartment B5



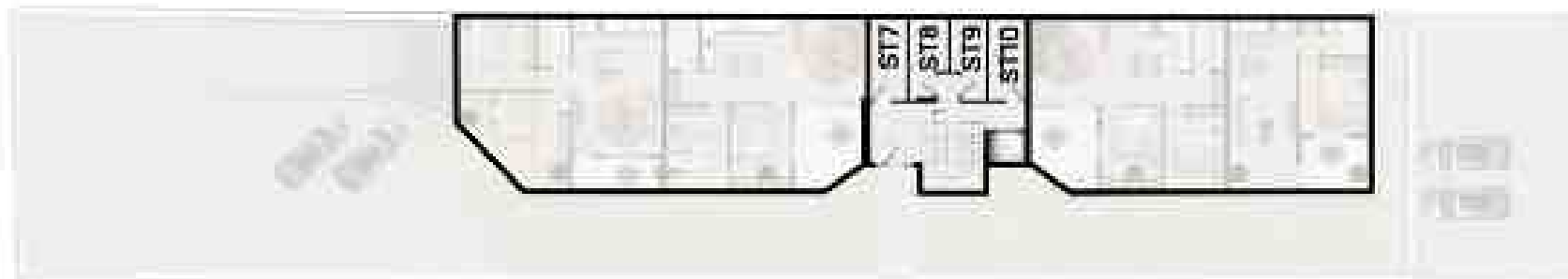
Bedrooms	2
Bathrooms	1
Living Area	70.95 m ²
Balcony	12.45 m ²

+ parking spot
+ storage room

Fully furnished and equipped:

- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C

Parking Spots & Storages



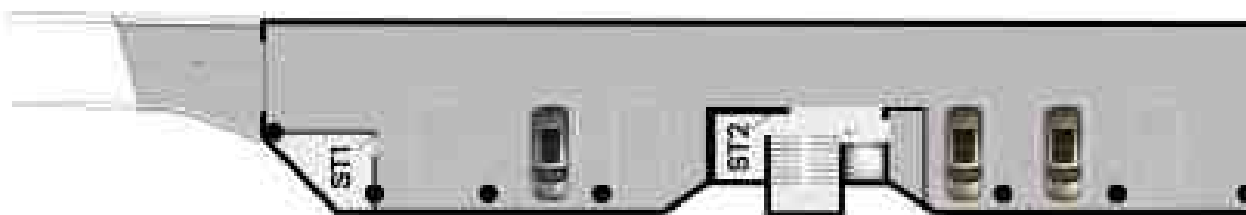
Semi-Floor

ST7 7.50 m²
ST8 7.00 m²
ST9 6.80 m²
ST10 7.50 m²



Ground floor

ST3 7.50 m²
ST4 7.00 m²
ST5 6.80 m²
ST6 7.50 m²



Basement

ST1 13.07 m²
ST2 8.55 m²





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