



Hantzeri 6, Athens, Greece

Six-floor condominium building

brick SA

A unique place to live in Athens

The building is located at the junction of Hantzeri and Bairaktari Str just off the centre of Athens in a quiet, safe and peaceful neighbourhood that combines the advantage of a great urban location with a relaxed lifestyle in condominium living. What makes this location unique is the proximity to the centre of Athens through the metro network, which is only 350m away (Katehaki Station). At the same time the excellent communication by public transportation and the proximity of freeways 64 and E94 provide direct access to the port of Pireaus and the Athens International Airport, which is only 30 minutes away and offer innumerable possibilities of convenient access to malls and commercial centres that surround this area.

The proximity to the "Park of the Police Academy" and the "Goudi" Park and to the athletic venues which are close by provide an ideal surrounding for young children and families and encourage real neighbour interaction and a community spirit. The nearby shops, banks, entertainment centres and hospitals ensure the self sufficient character of the neighbourhood and make this place a comfortable and ideal place to live or spend time in Athens.



An inspired architecture

The building was designed by Dr. Milto Katsaros of the Architect Office M2K Architects. Dr Katsaros studied architecture at the National Technical University of Athens (NTUA) and continued his graduate studies at the University of Pennsylvania. He is currently lecturing at the School of Architecture of the NTUA. He has been granted numerous prizes in international and domestic architectural contests and is considered among the most promising contemporary architects in Greece.

Great care was taken in the design of the building to achieve a distinctive aesthetical identity which is based on the simplicity of the buildings facades by use of clear geometric forms and elemental construction materials. At the same time the thorough design of the buildings indoor



spaces guarantees high end quality details for the residents.

The core architectural concept is the vertical deployment of the building with three different types of residences, one bedroom apartments, 2-3 bedroom apartments and 2-3 bedroom penthouse maisonettes with an exclusive roof terrace sitting area. The residences are ordered in such a way that their privacy is fully guaranteed, while they contribute to the unique aesthetic appearance of the building.

A large storage room at the basement and a parking place at the ground floor are provided to each residence.

A building with high quality details

The high quality details that differentiate this building to common buildings in Athens, guarantee at any moment a comfort and safe living to the residents. For this purpose the residences and the common areas are built with use of the best materials: imported large sized ceramic tiles, marble floors, oak wood floors, doors with wood panels, designer bath furniture etc.

Safety and automations

The common areas of the building are equipped with fire and gas detectors as well as emergency lights.

The infrastructure for a burglar alarm is installed at each residence, while security is also ensured by use of a hard steel frame security door at the entrance of the apartment and motorized blinds at the windows and balcony doors. A high end video door phone is also installed at each residence.

Comfort

Each residence is heated autonomously by gas, while hot water is provided with use of a boiler operated with electricity, gas or solar energy. Each residence is equipped with the facilities necessary to be able to enjoy satellite TV.

A "brick S.A." project

brick is a homebuilders company founded in 2006 by the Civil Engineers Andreas Kilimiris and Nikos Gouvianakis. Mr Kilimiris who graduated from the NTUA and continued his graduate studies at Stanford University, has been involved in the design of some of the biggest development projects in Greece as a freelance consulting engineer and has a long experience in the supervision and consulting of construction projects. Mr Gouvianakis who is a graduate of the University of Thessaloniki has taken part in numerous complex construction projects in the private and public sector during the last 20 years.

brick is a dynamic company which advances constantly in order to provide quality services and to accommodate with consistency the individual needs of every project and client.

At **brick** we pay particular attention to the choice of materials and construction methods with ecological characteristics in our effort to guarantee better living conditions and a better environment to our clients. We are fully conscious that our work will affect the life of our clients for many years.



Brief description of the residences

First floor

Residence A1: Total area **47.82m² (515ft²)** with a storage room at the basement and a parking place at the ground floor

Available spaces: Combined living room - kitchen – dining room (30m²) with a balcony of approximately 13m², bedroom, bathroom, storage room

Residence A2: Total area **47.97m² (516ft²)**, with a storage room at the basement and a parking place at the ground floor

Combined living room - kitchen – dining room (30m²) with a balcony of approximately 9m², bedroom, bathroom, storage room

Second floor

Residence B: Total area **96.08m² (1034ft²)**, with a storage room at the basement and a parking place at the ground floor

Available spaces: Combined living room with a fireplace – dining room (32m²) with a balcony of approximately 9m²,

kitchen with a balcony, three bedrooms two of which with a balcony 18 m², bathroom, WC, storage room

Third floor

Residence C: Total area **92.23m² (993ft²)**, with a storage room at the basement and a parking place at the ground floor

Available spaces: Combined living room with a fireplace – dining room (34m²) with a balcony of approximately 9m², kitchen with a balcony, two bedrooms with a balcony 18 m², bathroom, WC, storage room

Fourth floor

Residence D: Total area **96.01m² (1033ft²)**, with a storage room at the basement and a parking place at the ground floor

Available spaces: Combined living room with a fireplace – dining room (32m²) with a balcony of approximately 9m², kitchen with a balcony, three bedrooms two of which with a balcony 18 m², bathroom, WC, storage room

Fifth & Sixth floor penthouse maisonettes

Maisonette E1: Total area **90.78m² (977ft²)**, in two levels with a roof garden 35m² approximately, a storage room at the basement and a parking place at the ground floor

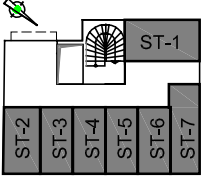
Available spaces: Combined living room with a fireplace – dining room (34m²) with a balcony of approximately 9m², kitchen with a balcony, two bedrooms with a balcony, bathroom, WC, storage room

Maisonette E2: Total area **113.07m² (1217ft²)**, in two levels with a roof garden 34m² approximately, a storage room at the basement and a parking place at the ground floor

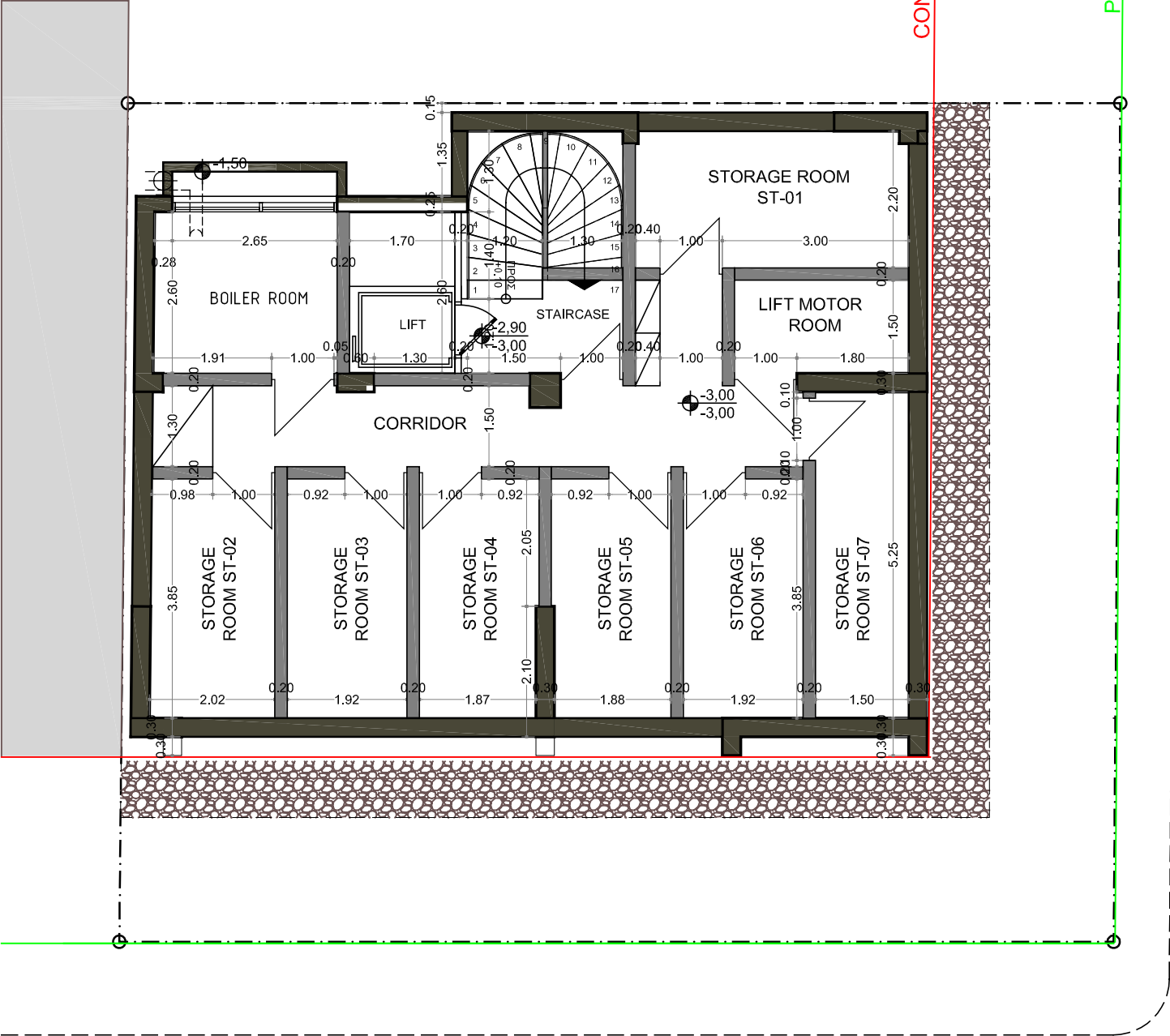
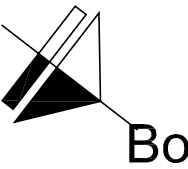
Available spaces: Combined living room with a fireplace – dining room (36m²) with a balcony of approximately 9m², kitchen with a balcony, three bedrooms two of which with a balcony, two bathroom, WC, storage room



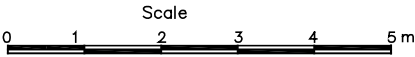
BASEMENT Storage Rooms



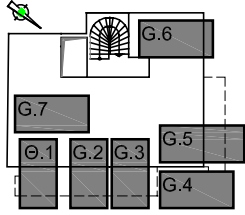
Area of ST-1: 13.26 m2
Area of ST-2: 10.43 m2
Area of ST-3: 9.24 m2
Area of ST-4: 9.24 m2
Area of ST-5: 9.24 m2
Area of ST-6: 9.24 m2
Area of ST-7: 11.26 m2



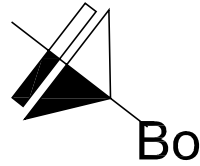
BAIRAKTARI Str



GROUND FLOOR Garage

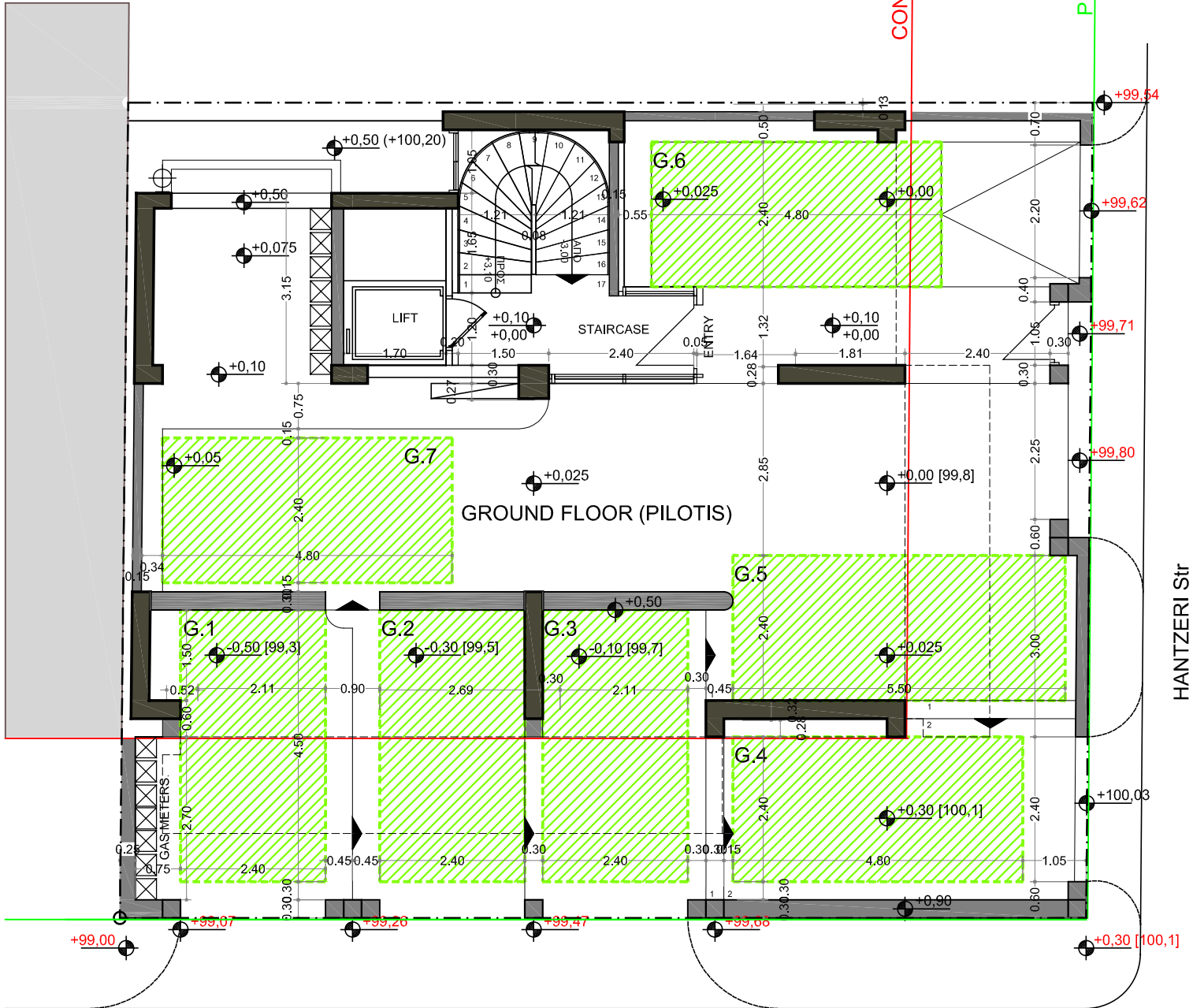


Area of G.1: 10.80 m2
Area of G.2: 10.80 m2
Area of G.3: 10.80 m2
Area of G.4: 11.52 m2
Area of G.5: 13.20 m2
Area of G.6: 11.52 m2
Area of G.7: 11.52 m2



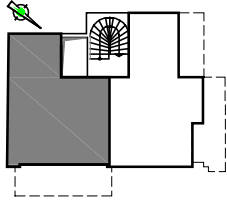
CONSTRUCTION LINE

PROPERTY LINE



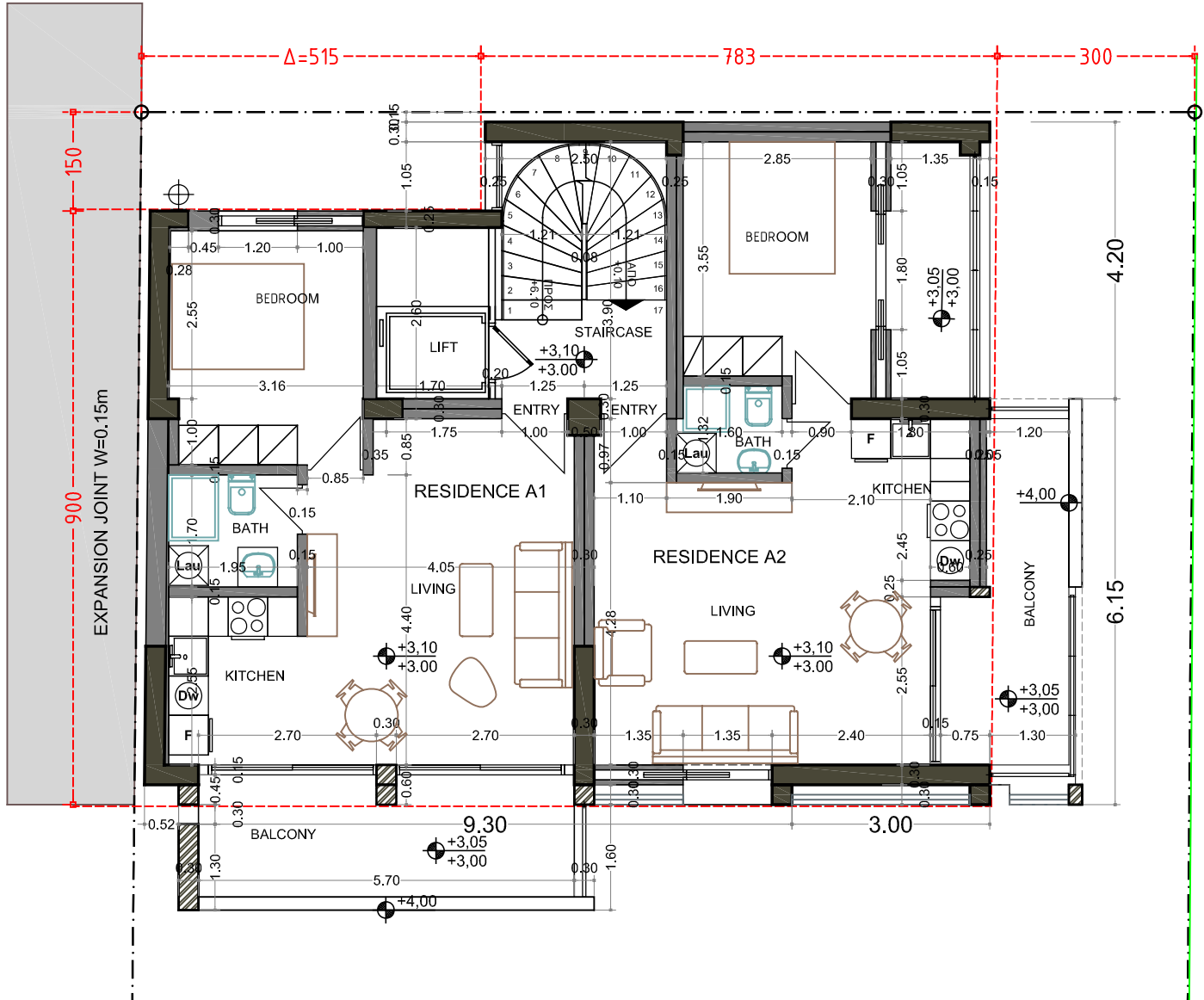
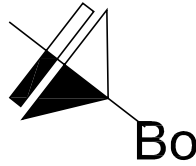
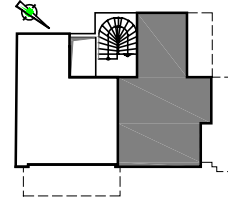
FIRST FLOOR Residence A1

Total area of condo : 47.82 m2
Living: 29.60 m2
Bedroom: 13.75 m2
Balconies: 12.82 m2



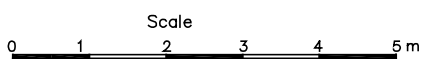
FIRST FLOOR Residence A2

Total area of condo : 47.97 m2
Living: 29.73 m2
Bedroom: 13.88 m2
Balconies: 8.52 m2



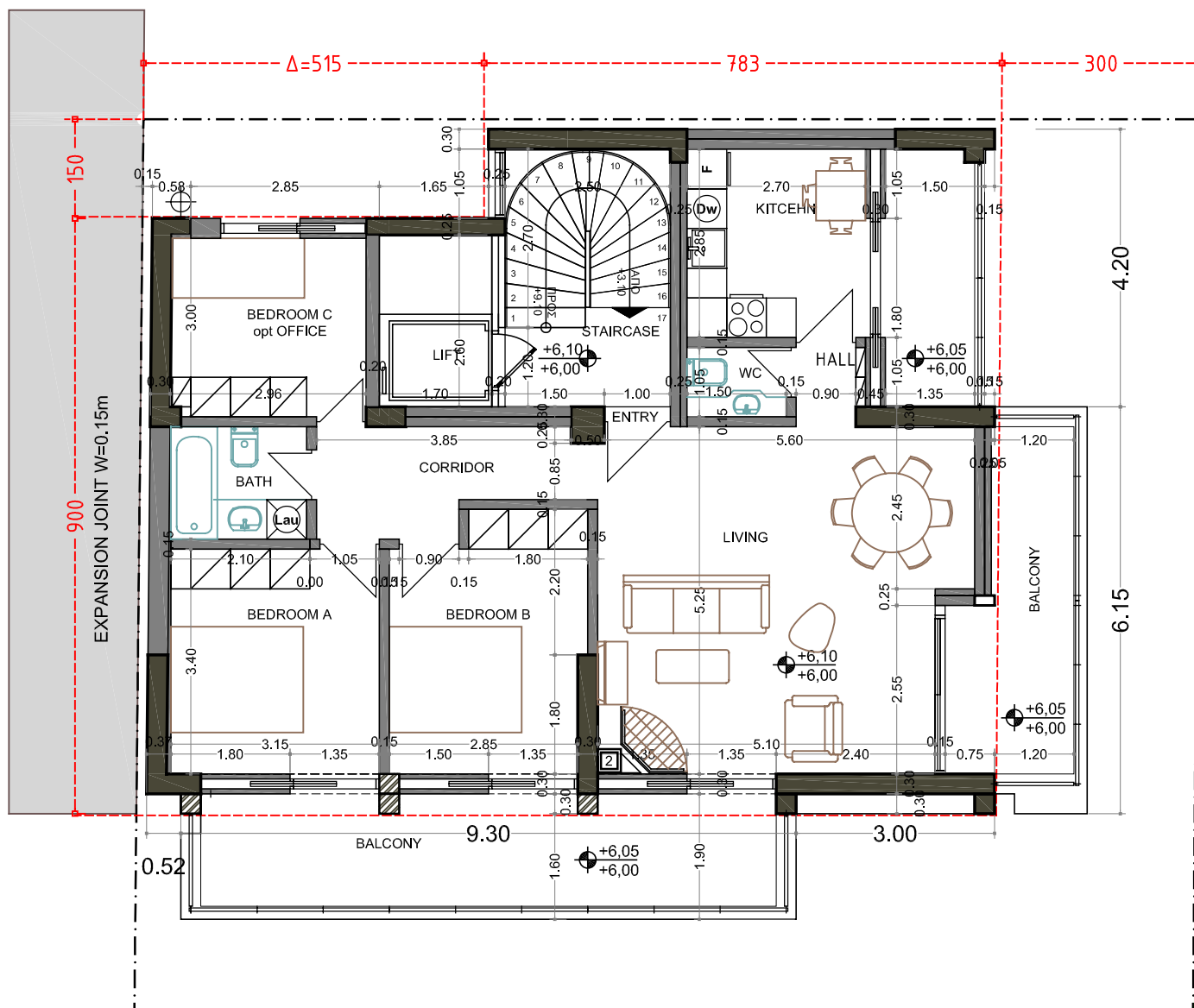
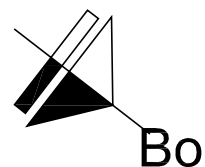
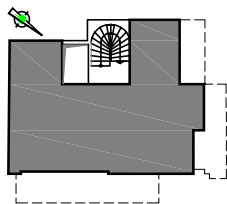
BAIRAKTARI Str

HANTZERI Str



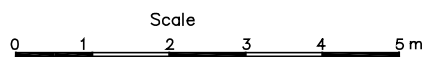
Total area of condo : 96.08 m²
 Living: 32.18 m²
 Kitchen: 10.72 m²
 Bedroom A: 13.76 m²
 Bedroom B: 13.36 m²
 Bedroom C: 10.86 m²

 Balconies: 27.04 m²

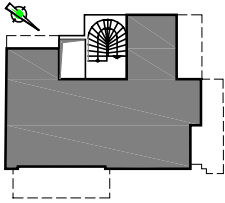


HANTZERI Str

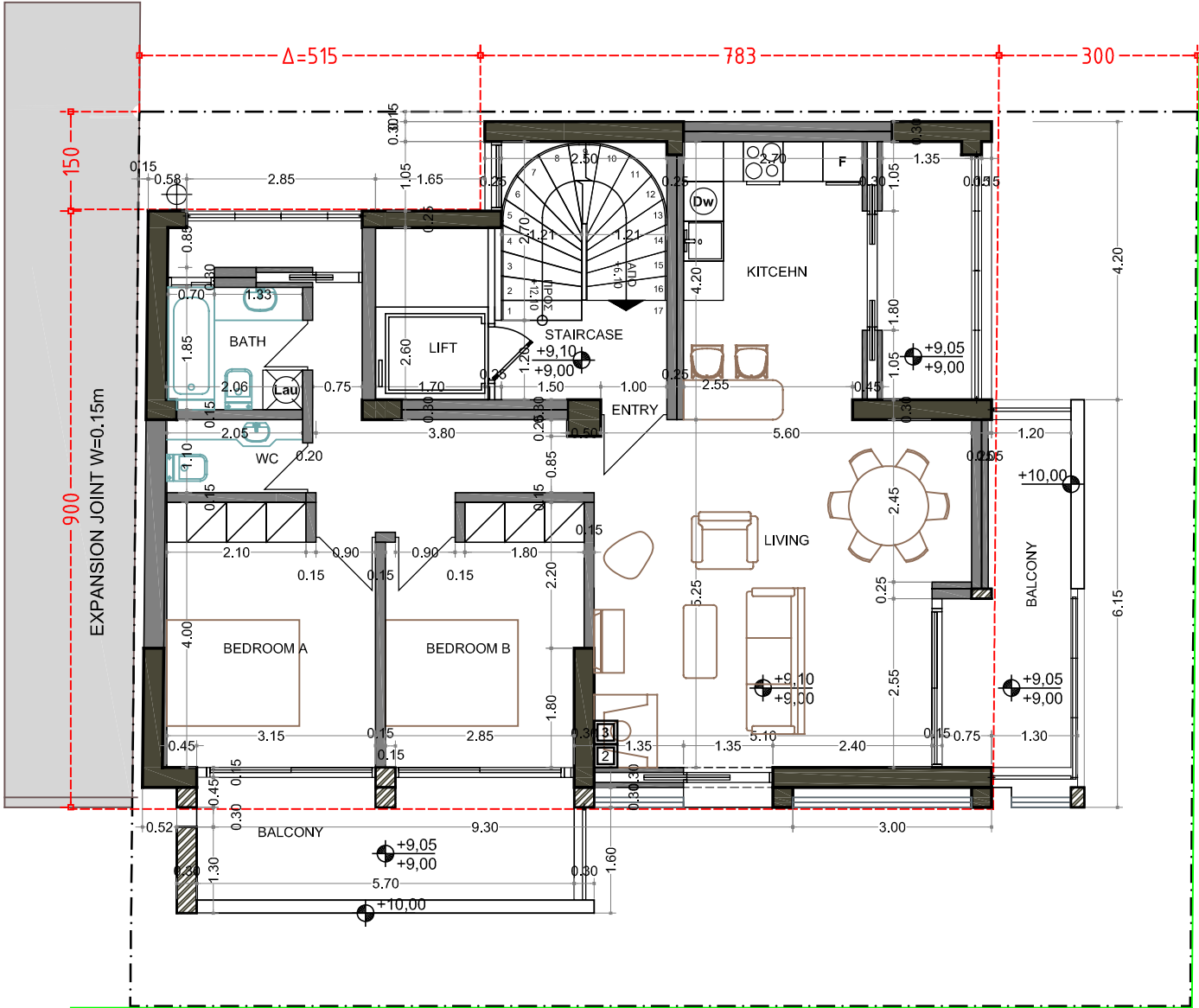
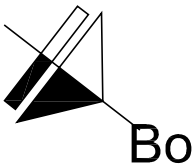
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THIRD FLOOR Residence C

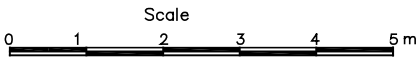


Total area of condo : 92.23 m2
Living: 34.3 m2
Kitchen: 11.3 m2
Bedroom A: 15.31 m2
Bedroom B: 13.36 m2
Balconies: 19.4 m2



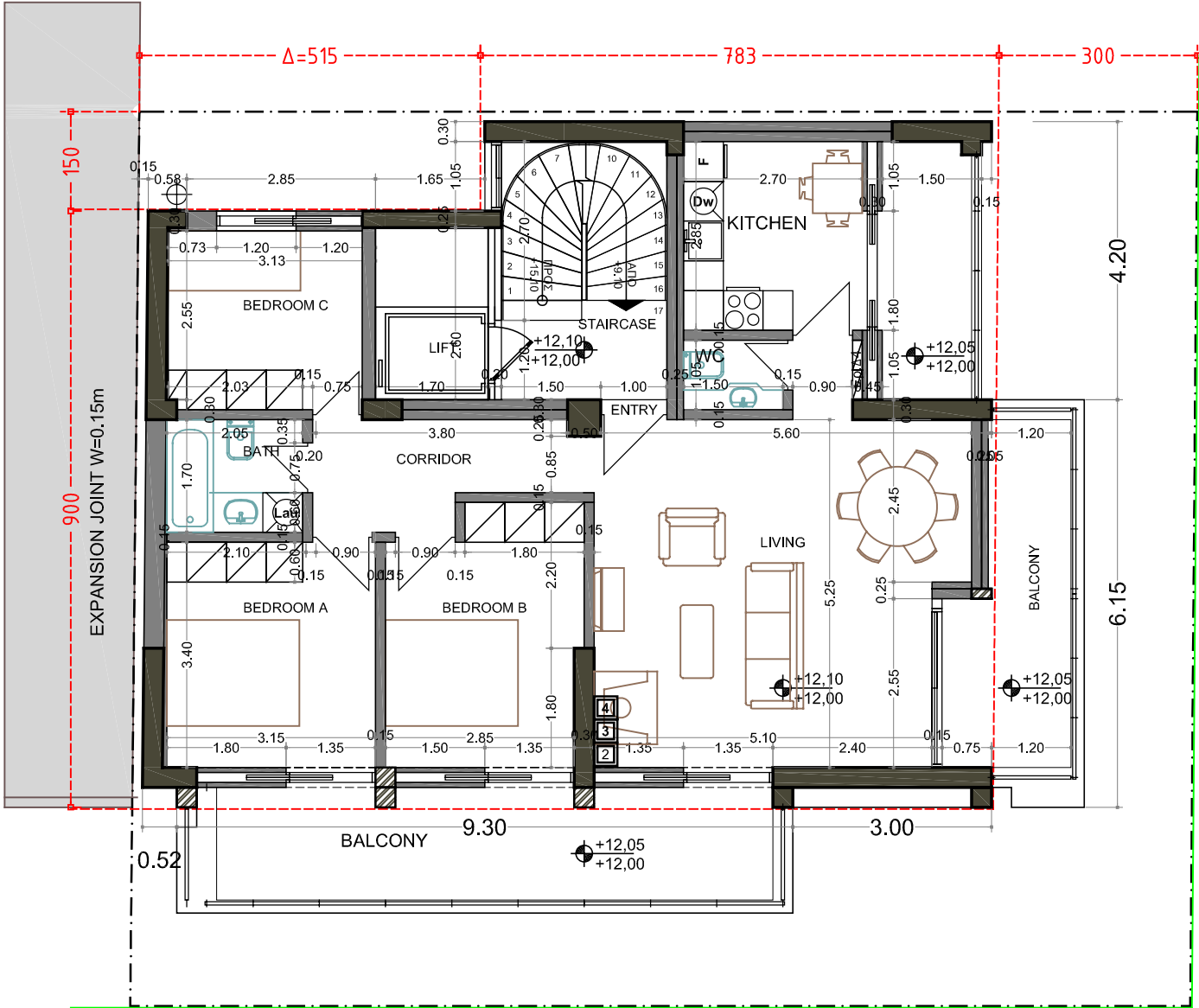
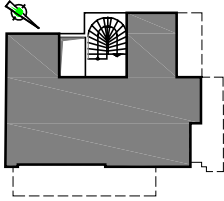
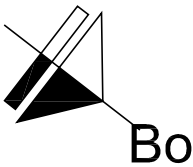
HANTZERI Str

BAIRAKTARI Str



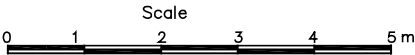
FOURTH FLOOR Residence D

Total area of condo : 96.01 m2
Living: 32.18 m2
Kitchen: 10.72 m2
Bedroom A: 13.76 m2
Bedroom B: 13.36 m2
Bedroom C: 10.86 m2
Balconies: 27.04 m2



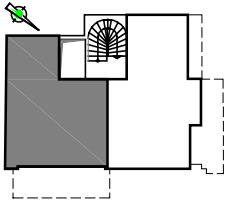
BAIRAKTARI Str

HANTZERI Str

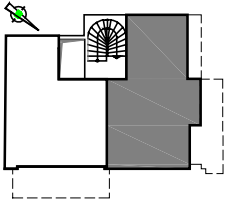
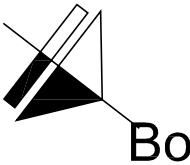


FIFTH FLOOR Residence E1 Total area of maisonette: 47.82+42.96=90.78 m2

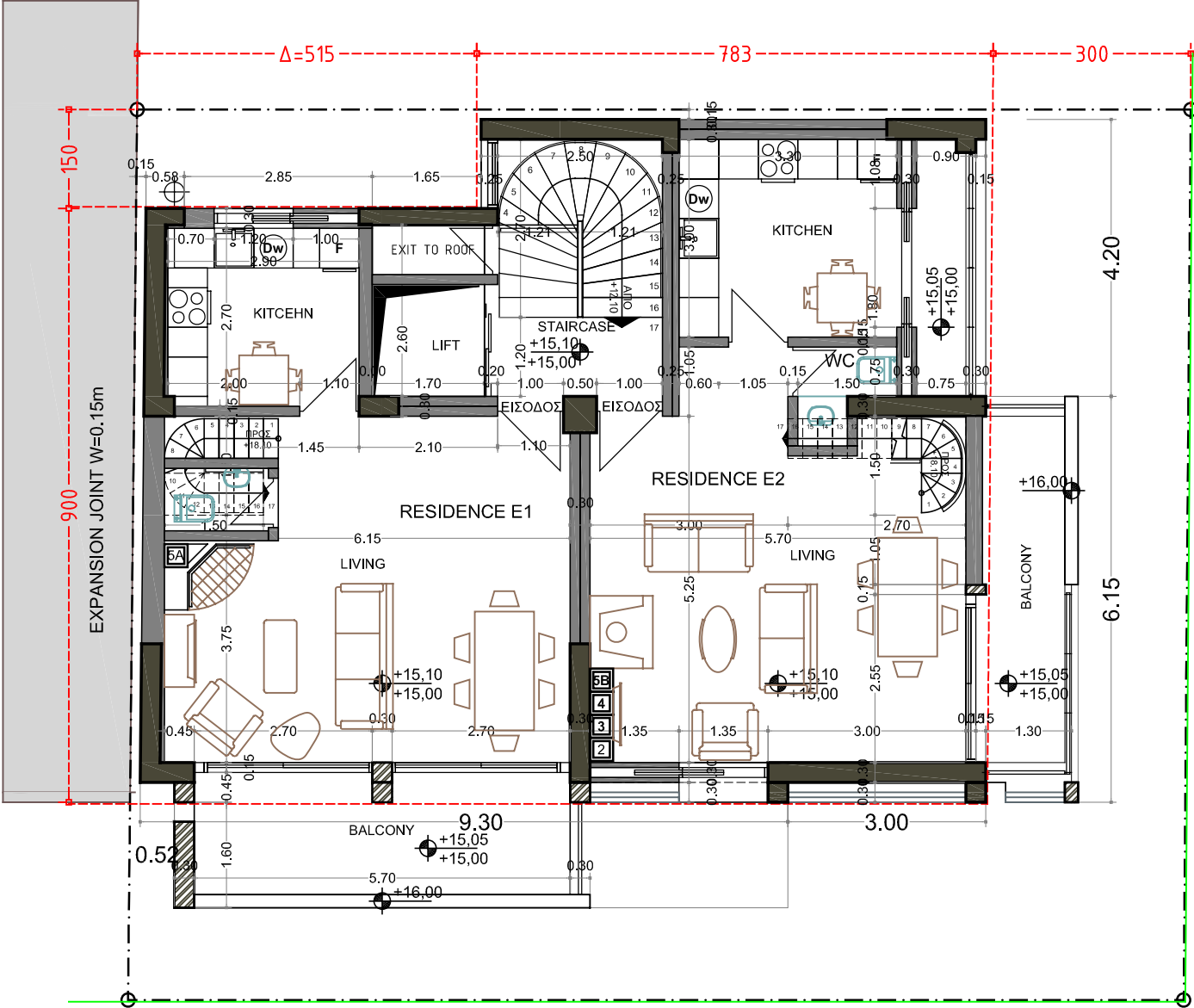
FIFTH FLOOR Residence E2 Total area of maisonette: 51.27+60.90=112.17 m2



Areas of Fifth floor:
Living: 34.10 m2
Kitchen: 10.85 m2
Terrace: 12.82 m2

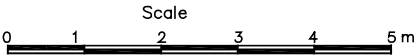


Areas of Fifth floor:
Living: 36.00 m2
Kitchen: 13.28 m2
Terrace: 8.52 m2



BAIRAKTARI Str

HANTZERI Str

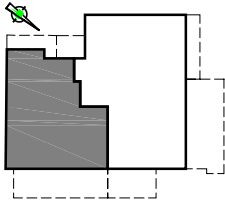


SIXTH FLOOR Residence E1

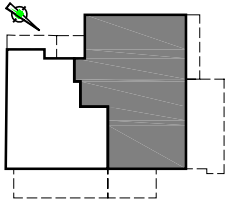
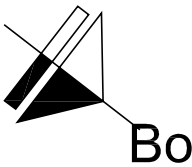
Total area of maisonette: 47.82+42.96=90.78 m2

SIXTH FLOOR Residence E2

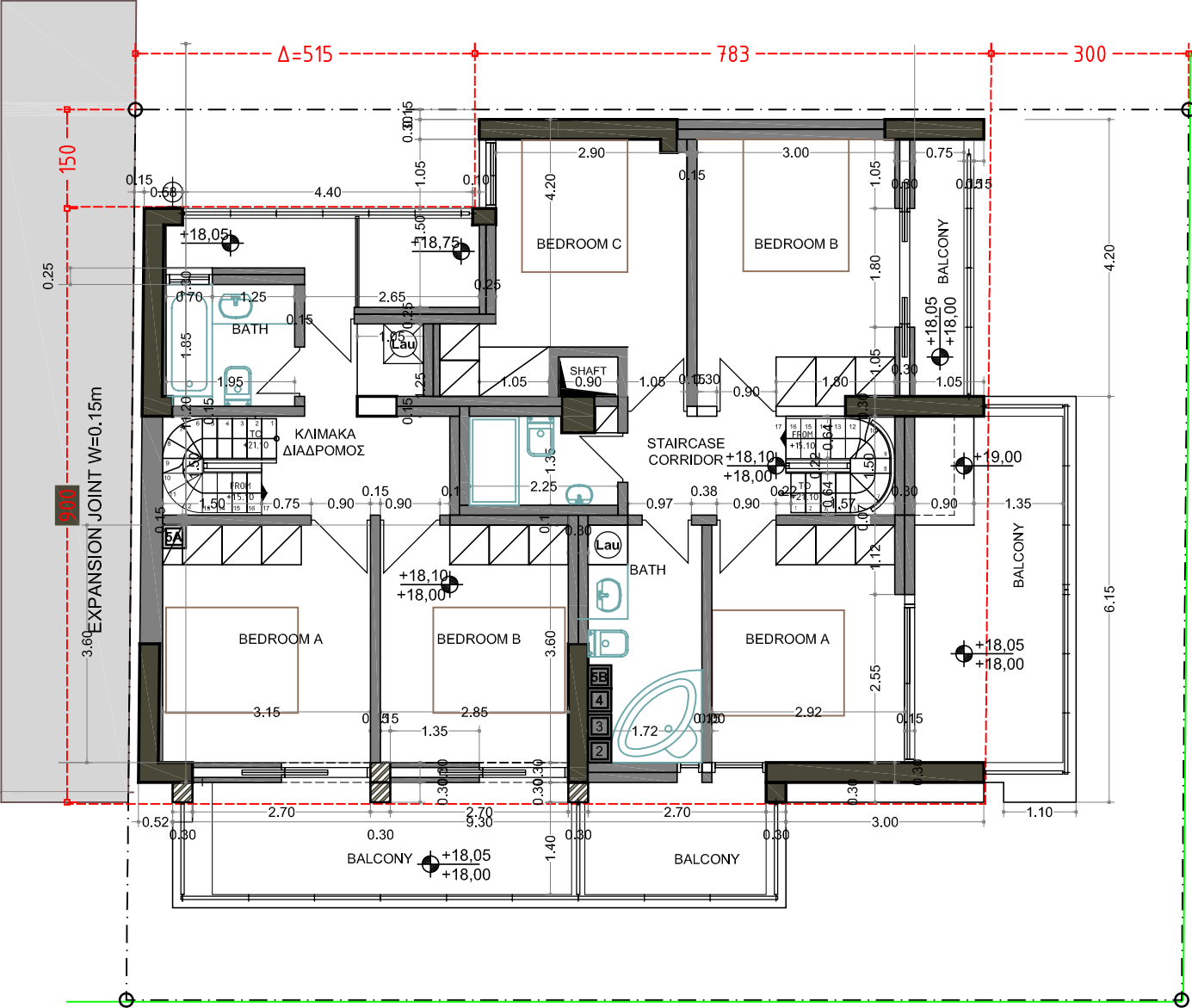
Total area of maisonette: 51.27+60.90=112.17 m2



Areas of sixth floor:
Bedroom A: 14.47 m2
Bedroom B: 14.14 m2
Terrace: 12.12 m2

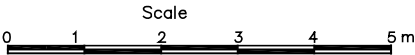


Areas of sixth floor:
Bedroom A: 12.75m2
Bedroom B: 15.18 m2
Bedroom C: 15.21 m2
Balconies: 24.57 m2



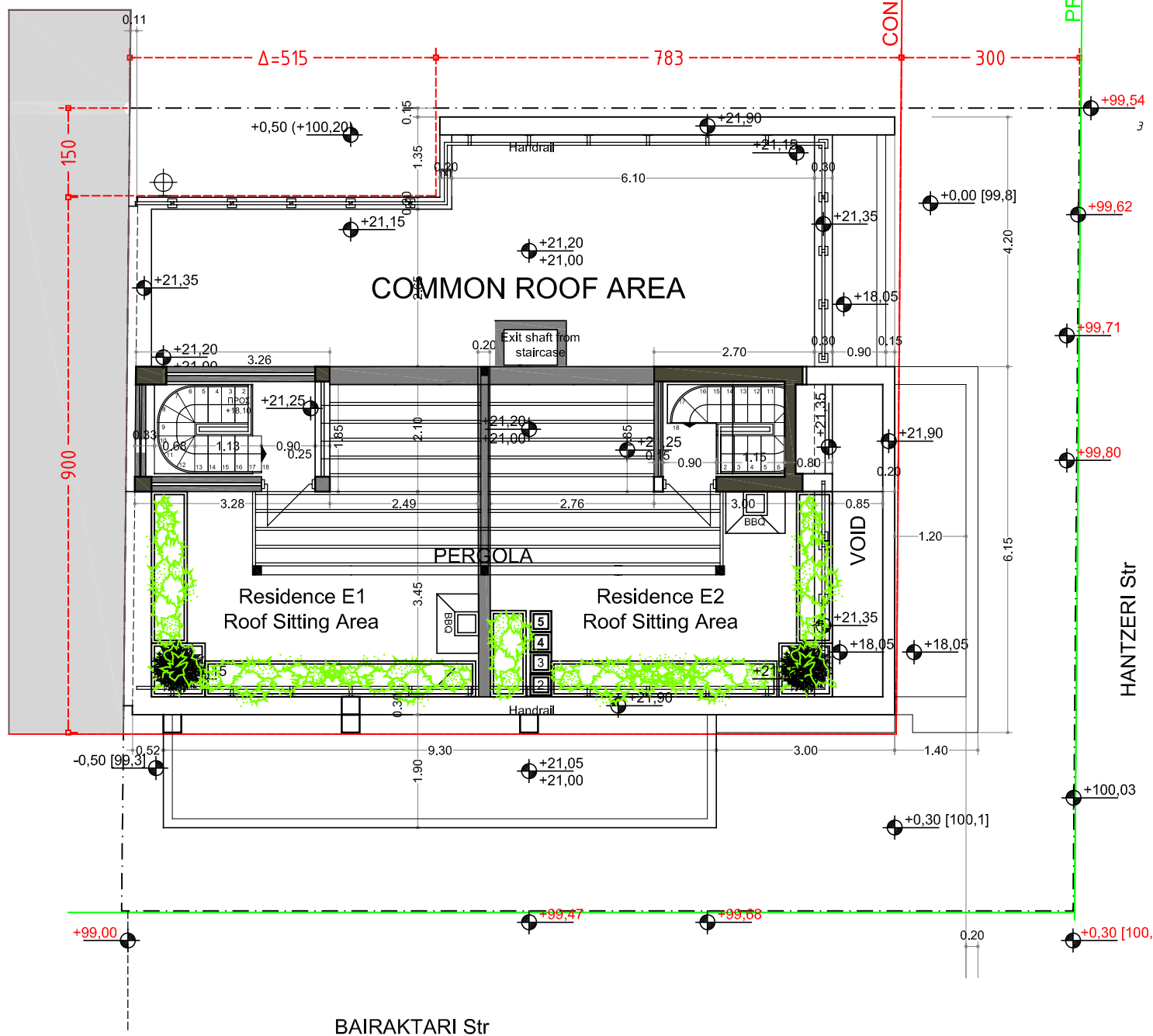
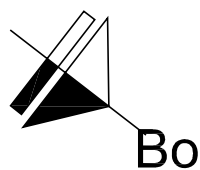
BAIRAKTARI Str

HANTZERI Str

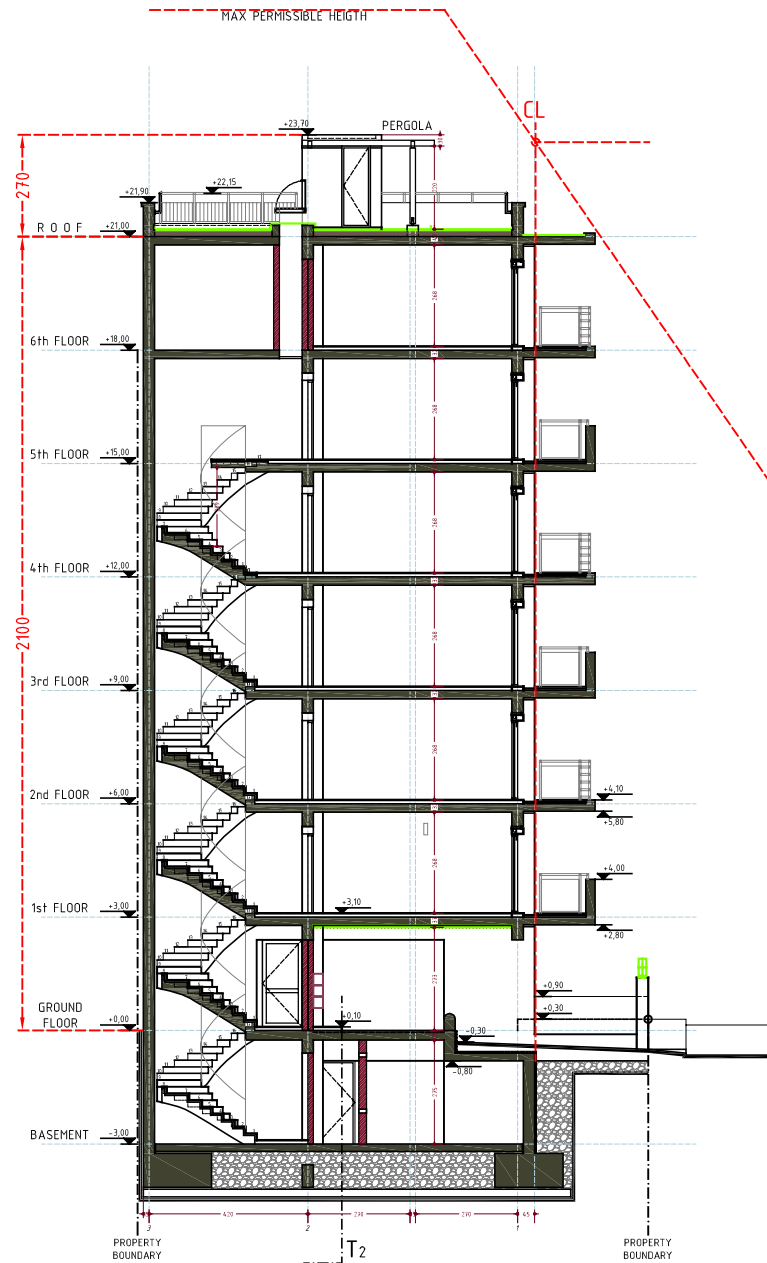


ROOF Residence E2

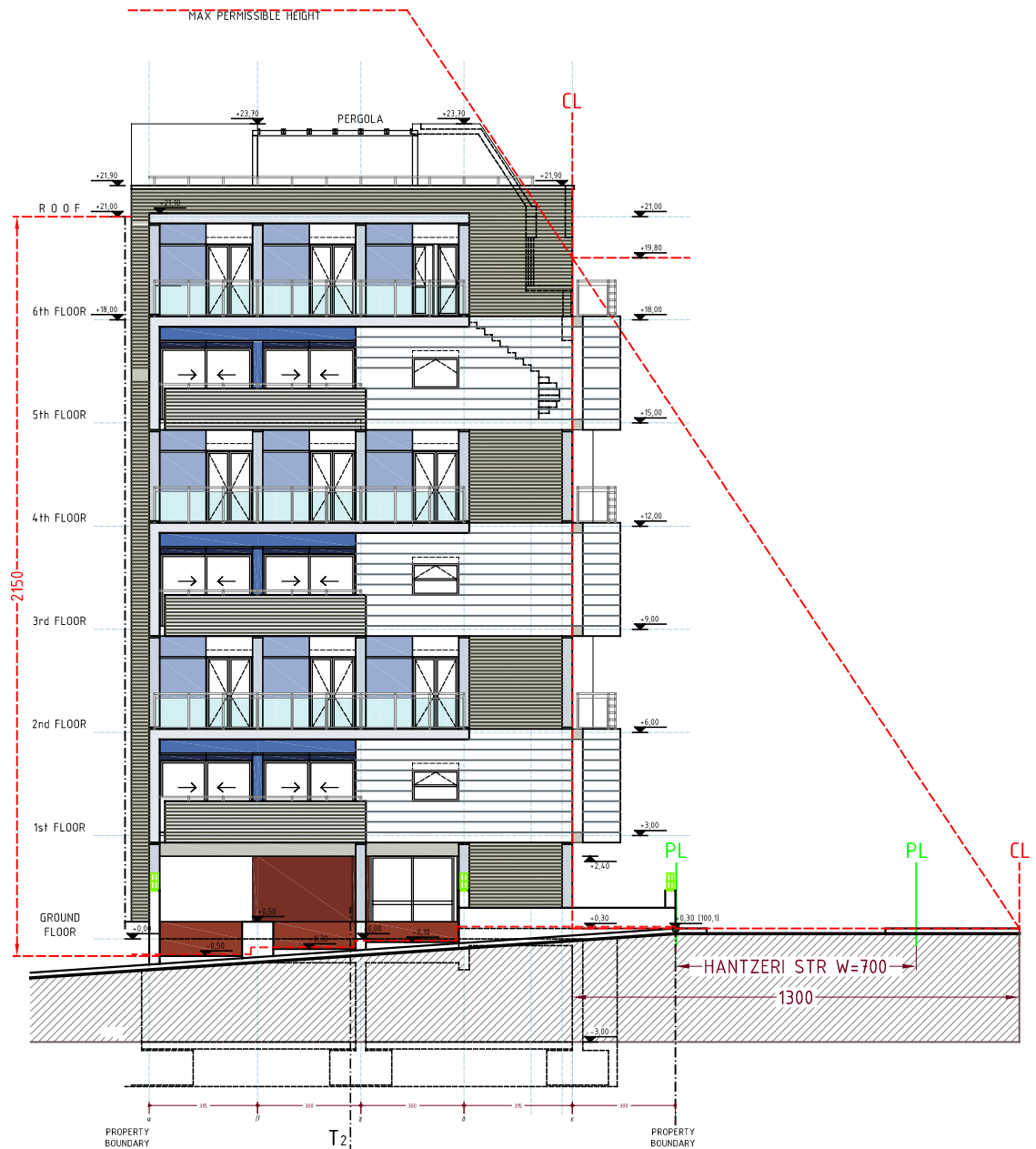
Roof sitting area: 33.42m²



SECTION T2-T2



NORTHEASTERN VIEW

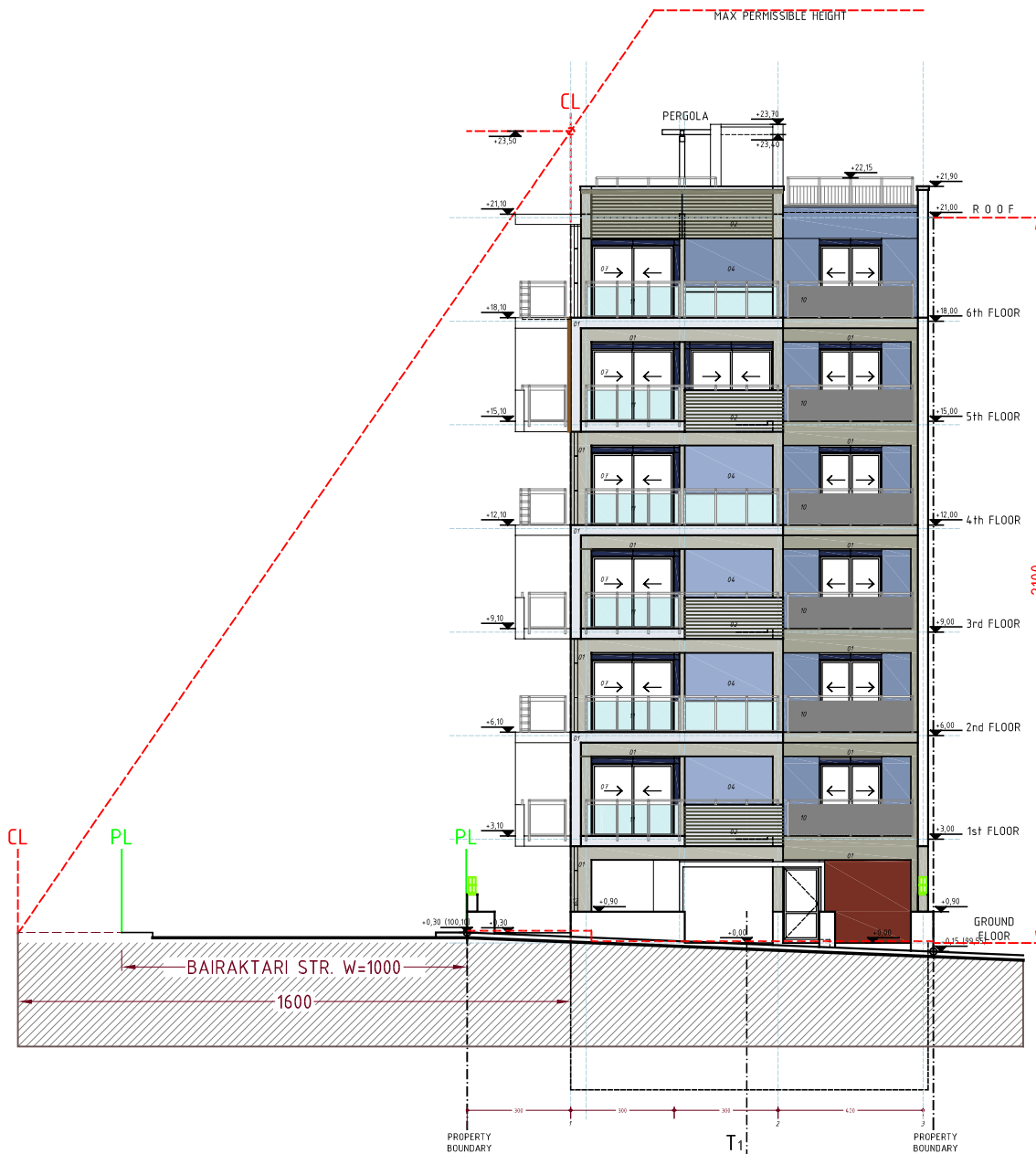


Six floor Condominium Building

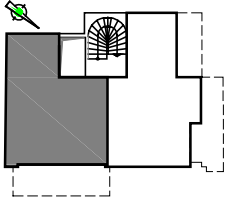
6 Hantzeri Str., Athens

Scale: 1:200

NORTHWESTERN VIEW

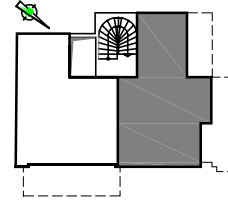


FIRST FLOOR Residence A1



Total area of condo : 47.82 m2
Living: 29.60 m2
Bedroom: 13.75 m2
Terrace: 12.82 m2

FIRST FLOOR Residence A2



Total area of condo : 47.97 m2
Living: 29.73 m2
Bedroom: 13.88 m2
Terrace: 8.52 m2



SPECIFICATIONS / MATERIALS

Bearing structure

Concrete: Reinforced concrete class C20/25 with class S500s rebars.

Walls

Internal: Single brick wall
External: Twin brick wall

Plasterwork and painting

Indoors: Three coats plastering followed by painting with plastic colour
Three coats plastering followed by painting with acrylic colour

Outdoors:

Floors

Bsemenet: Concrete industrial floor
Pilotis: Non slip ceramic tiles
Common indoors areas
1st-4th floor condos: "Serres" marble
5th-6th floor penthouse & all condo bedrooms : Ceramic tiles
Balconies: Wooden floor (European oak)
Baths/WC: Non slip ceramic tiles
Wall covers Ceramic tiles

Kitchens: Ceramic tiles btw base and wall cabinets
Baths/WC: Ceramic tiles up to level 2.20m

Frames - Doors

Doors & Windows: Aluminium frames (Alumil class 9200) painted w electrostatic paint and aluminium shutters electrically operated

Building Entry Door: Hard steel frame security door with wooden panels
Condo Entry Door: Hard steel frame security door with wooden panels
Internal doors: Lamintae faced doors
Storage room doors: Steel doors

Woodwork

Cupboards: Bakelite cupboards
Kitchen cabinets: Bakelite cabinets

Bathroom fixtures

Bathtub: Ideal Standard acrylic bathtub
WC: Ideal Standard Oceane series

Heating

Central Heating: Single pipe heating system with gas, autonomous for each residence
Hot water: Boiler 100lt operated w electricity, gas or solar
Radiators: Panel type radiators

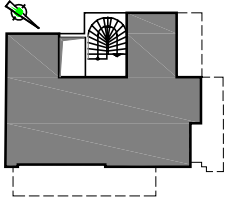
Electrical installation

Specifications: Greek regulations for indoors electrical installations
Video door phone: High end video door system that allows unlocking of the building door
Alarm system: Infrastructure and cables for the installation of a burglar alarm system
TV sockets: In each bedroom and each living room
Satellite TV sockets: In each living room

General

Lift: Hydraulic elevator (8 person capacity)
Parking area: One parking place for each residence
Storage: One storage room at the basement for each residence

SECOND FLOOR Residence B



Total area of condo : 96.08 m2
Living: 32.18 m2
Kitchen: 10.72 m2
Bedroom A: 13.76 m2
Bedroom B: 13.36 m2
Bedroom C: 10.86 m2
Balconies: 27.04 m2



SPECIFICATIONS / MATERIALS

Bearing structure

Concrete: Reinforced concrete class C20/25 with class S500s rebars.

Walls

Internal: Single brick wall
External: Twin brick wall

Plasterwork and painting

Indoors: Three coats plastering followed by painting with plastic colour
Three coats plastering followed by painting with acrylic colour

Outdoors:

Floors

Bsemenet: Concrete industrial floor
Pilotis: Non slip ceramic tiles
Common indoors areas "Serres" marble
1st-4th floor condos: Ceramic tiles

5th-6th floor penthouse & all condo bedrooms : Wooden floor (European oak)

Balconies: Non slip ceramic tiles
Baths/WC: Ceramic tiles

Wall covers

Kitchens: Ceramic tiles btw base and wall cabinets
Baths/WC: Ceramic tiles up to level 2.20m

Frames - Doors

Doors & Windows: Aluminium frames (Alumil class 9200) painted w electrostatic paint and aluminium shutters electrically operated

Building Entry Door: Hard steel frame security door with wooden panels
Condo Entry Door: Hard steel frame security door with wooden panels

Internal doors: Lamintae faced doors

Storage room doors: Steel doors

Woodwork

Cupboards:

Kitchen cabinets:

Bathroom fixtures

Bathtub:

WC:

Heating

Central Heating:

Hot water:

Radiators:

Electrical installation

Specifications:

Video door phone:

Alarm system:

TV sockets:

Satellite TV sockets:

General

Lift:

Parking area:

Storage:

Bakelite cupboards

Bakelite cabinets

Ideal Standard acrylic bathtub

Ideal Standard Oceane series

Single pipe heating system with gas, autonomous for each residence

Boiler 100lt operated w electricity, gas or solar

Panel type radiators

Greek regulations for indoors electrical installations

High end video door system that allows unlocking of the building door

Infrastructure and cables for the installation of a burglar alarm system

In each bedroom and each living room

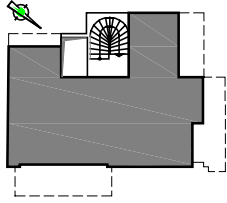
In each living room

Hydraulic elevator (8 person capacity)

One parking place for each residence

One storage room at the basement for each residence

THIRD FLOOR Residence C



Total area of condo : 92.23 m2
Living: 34.3 m2
Kitchen: 11.3 m2
Bedroom A: 15.31 m2
Bedroom B: 13.36 m2
Balconies: 19.4 m2



SPECIFICATIONS / MATERIALS

Bearing structure

Concrete: Reinforced concrete class C20/25 with class S500s rebars.

Walls

Internal: Single brick wall
External: Twin brick wall

Plasterwork and painting

Indoors: Three coats plastering followed by painting with plastic colour
Three coats plastering followed by painting with acrylic colour

Outdoors:

Floors

Bsemenet: Concrete industrial floor
Pilotis: Non slip ceramic tiles
Common indoors areas
1st-4th floor condos: "Serres" marble
5th-6th floor penthouse & all condo bedrooms : Ceramic tiles
Balconies: Wooden floor (European oak)
Baths/WC: Non slip ceramic tiles
Wall covers Ceramic tiles

Kitchens: Ceramic tiles btw base and wall cabinets
Baths/WC: Ceramic tiles up to level 2.20m

Frames - Doors

Doors & Windows: Aluminium frames (Alumil class 9200) painted w electrostatic paint and aluminium shutters electrically operated

Building Entry Door: Hard steel frame security door with wooden panels
Condo Entry Door: Hard steel frame security door with wooden panels
Internal doors: Lamintae faced doors
Storage room doors: Steel doors

Woodwork

Cupboards: Bakelite cupboards

Kitchen cabinets: Bakelite cabinets

Bathroom fixtures

Bathtub: Ideal Standard acrylic bathtub

WC: Ideal Standard Oceane series

Heating

Central Heating: Single pipe heating system with gas, autonomous for each residence

Hot water: Boiler 100lt operated w electricity, gas or solar

Radiators: Panel type radiators

Electrical installation

Specifications: Greek regulations for indoors electrical installations

Video door phone: High end video door system that allows unlocking of the building door

Alarm system: Infrastructure and cables for the installation of a burglar alarm system

TV sockets: In each bedroom and each living room

Satellite TV sockets: In each living room

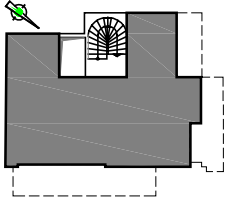
General

Lift: Hydraulic elevator (8 person capacity)

Parking area: One parking place for each residence

Storage: One storage room at the basement for each residence

FOURTH FLOOR Residence D



Total area of condo : 96.01 m²
Living: 32.18 m²
Kitchen: 10.72 m²
Bedroom A: 13.76 m²
Bedroom B: 13.36 m²
Bedroom C: 10.86 m²
Balconies: 27.04 m²



SPECIFICATIONS / MATERIALS

Bearing structure

Concrete: Reinforced concrete class C20/25 with class S500s rebars.

Walls

Internal: Single brick wall
External: Twin brick wall

Plasterwork and painting

Indoors: Three coats plastering followed by painting with plastic colour
Three coats plastering followed by painting with acrylic colour

Outdoors:

Floors

Bsemenet: Concrete industrial floor
Pilotis: Non slip ceramic tiles
Common indoors areas "Serres" marble
1st-4th floor condos: Ceramic tiles

5th-6th floor penthouse & all condo bedrooms : Wooden floor (European oak)

Balconies: Non slip ceramic tiles
Baths/WC: Ceramic tiles

Wall covers

Kitchens: Ceramic tiles btw base and wall cabinets
Baths/WC: Ceramic tiles up to level 2.20m

Frames - Doors

Doors & Windows: Aluminium frames (Alumil class 9200) painted w electrostatic paint and aluminium shutters electrically operated

Building Entry Door: Hard steel frame security door with wooden panels

Condo Entry Door: Hard steel frame security door with wooden panels

Internal doors: Lamintae faced doors

Storage room doors: Steel doors

Woodwork

Cupboards:

Kitchen cabinets:

Bathroom fixtures

Bathtub:

WC:

Heating

Central Heating:

Hot water:

Radiators:

Electrical installation

Specifications:

Video door phone:

Alarm system:

TV sockets:

Satellite TV sockets:

General

Lift:

Parking area:

Storage:

Bakelite cupboards

Bakelite cabinets

Ideal Standard acrylic bathtub

Ideal Standard Oceane series

Single pipe heating system with gas, autonomous for each residence

Boiler 100lt operated w electricity, gas or solar

Panel type radiators

Greek regulations for indoors electrical installations

High end video door system that allows unlocking of the building door

Infrastructure and cables for the installation of a burglar alarm system

In each bedroom and each living room

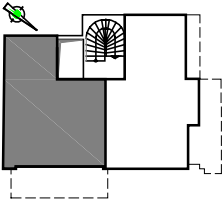
In each living room

Hydraulic elevator (8 person capacity)

One parking place for each residence

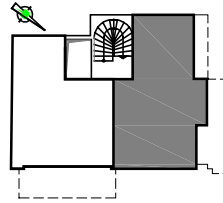
One storage room at the basement for each residence

FIFTH FLOOR Residence E1 Total area of maisonette: 47.82+42.96=90.78 m2

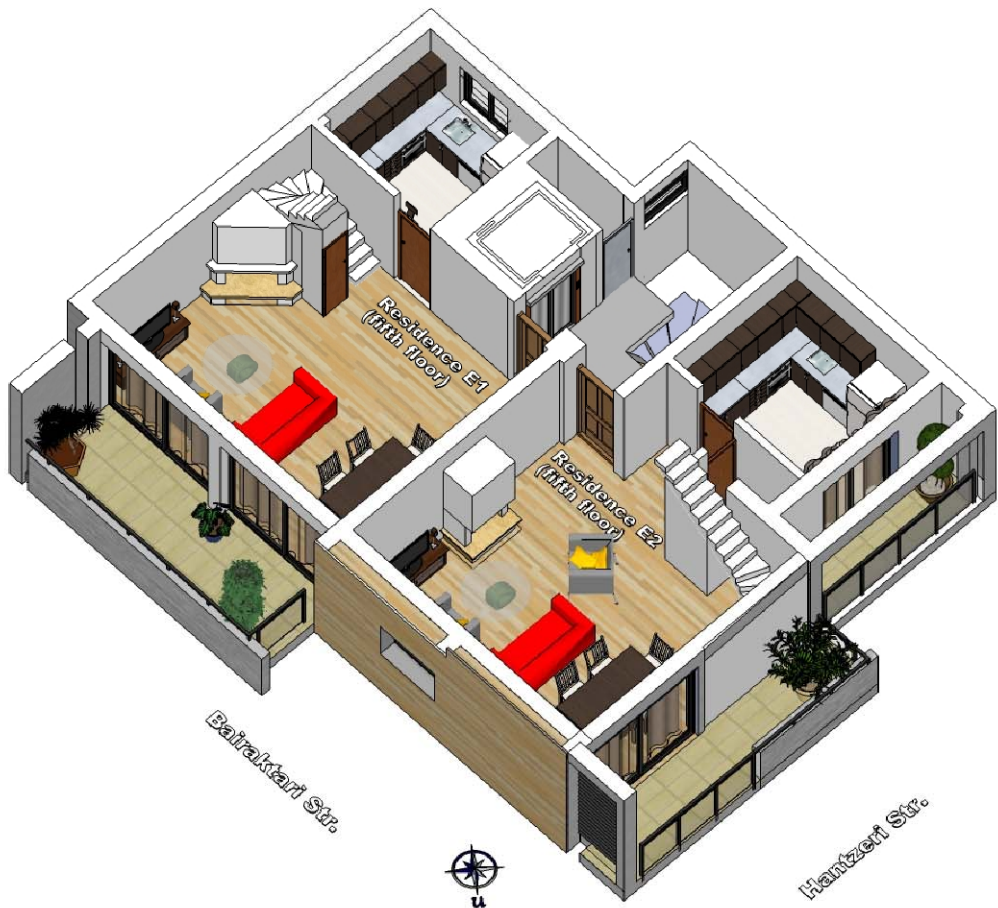


Areas of Fifth floor:
Living: 34.10 m2
Kitchen: 10.85 m2
Terrace: 12.82 m2

FIFTH FLOOR Residence E1 Total area of maisonette: 51.27+60.90=112.17 m2



Areas of Fifth floor:
Living: 36.00 m2
Kitchen: 13.28 m2
Terrace: 8.52 m2



SPECIFICATIONS / MATERIALS

Bearing structure

Concrete: Reinforced concrete class C20/25 with class S500s rebars.

Walls

Internal: Single brick wall
External: Twin brick wall

Plasterwork and painting

Indoors: Three coats plastering followed by painting with plastic colour
Three coats plastering followed by painting with acrylic colour

Outdoors:

Floors

Bsemenet: Concrete industrial floor
Pilotis: Non slip ceramic tiles

Common indoors areas
1st-4th floor condos: "Serres" marble
5th-6th floor penthouse & all condo bedrooms : Ceramic tiles

Wooden floor (European oak)

Balconies: Non slip ceramic tiles
Baths/WC: Ceramic tiles

Wall covers
Kitchens: Ceramic tiles btw base and wall cabinets
Baths/WC: Ceramic tiles up to level 2.20m

Frames - Doors

Doors & Windows: Aluminium frames (Alumil class 9200) painted w electrostatic paint and aluminium shutters electrically operated

Building Entry Door: Hard steel frame security door with wooden panels
Condo Entry Door: Hard steel frame security door with wooden panels

Internal doors: Lamintae faced doors

Storage room doors: Steel doors

Woodwork

Cupboards:

Kitchen cabinets:

Bathroom fixtures

Bathtub:

WC:

Heating

Central Heating:

Hot water:

Radiators:

Electrical installation

Specifications:

Video door phone:

Alarm system:

TV sockets:

Satellite TV sockets:

General

Lift:

Parking area:

Storage:

Bakelite cupboards

Bakelite cabinets

Ideal Standard acrylic bathtub

Ideal Standard Oceane series

Single pipe heating system with gas, autonomous for each residence

Boiler 100lt operated w electricity, gas or solar

Panel type radiators

Greek regulations for indoors electrical installations

High end video door system that allows unlocking of the building door

Infrastructure and cables for the installation of a burglar alarm system

In each bedroom and each living room

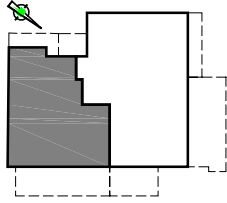
In each living room

Hydraulic elevator (8 person capacity)

One parking place for each residence

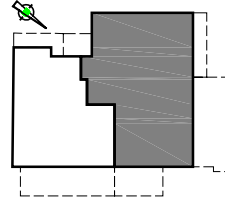
One storage room at the basement for each residence

SIXTH FLOOR Residence E1 Total area of maisonette: 47.82+42.96=90.78 m²

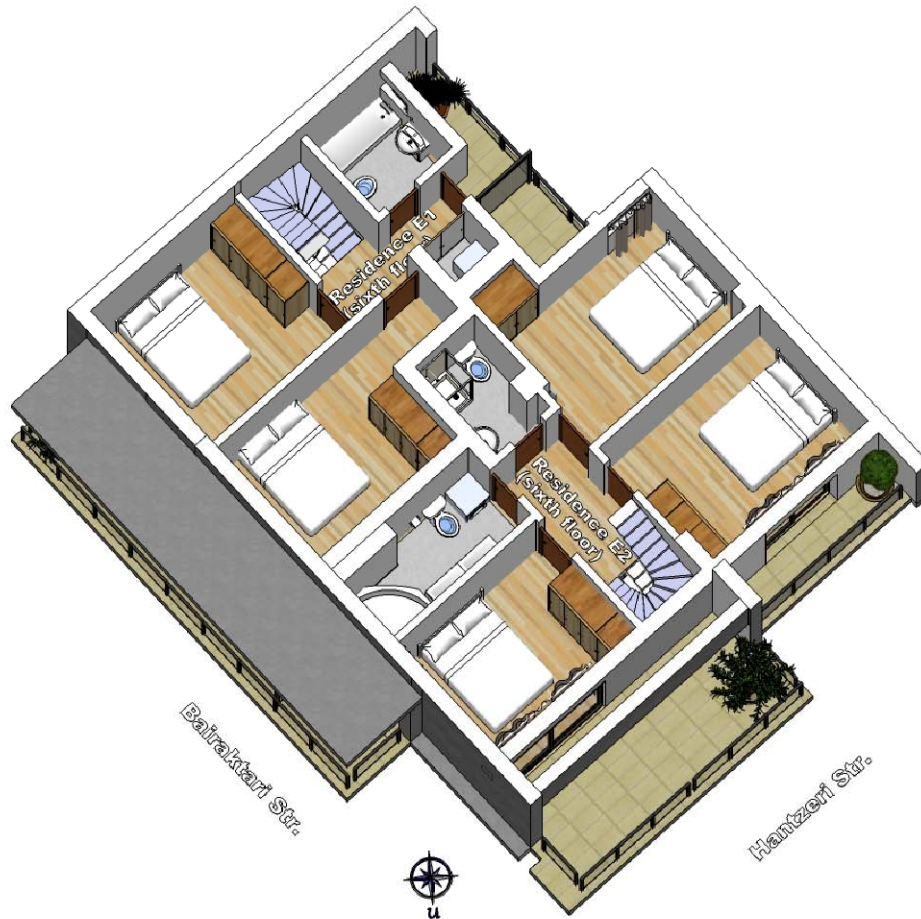


Areas of sixth floor:
Bedroom A: 14.47 m²
Bedroom B: 14.14 m²
Terrace: 12.12 m²

SIXTH FLOOR Residence E2 Total area of maisonette: 51.27+60.90=112.17 m²



Areas of sixth floor:
Bedroom A: 12.75m²
Bedroom B: 15.18 m²
Bedroom C: 15.21 m²
Balconies: 24.57 m²



SPECIFICATIONS / MATERIALS

Bearing structure

Concrete: Reinforced concrete class C20/25 with class S500s rebars.

Walls

Internal: Single brick wall
External: Twin brick wall

Plasterwork and painting

Indoors: Three coats plastering followed by painting with plastic colour
Outdoors: Three coats plastering followed by painting with acrylic colour

Floors

Bsemenet: Concrete industrial floor
Pilotis: Non slip ceramic tiles
Common indoors areas
1st-4th floor condos: "Serres" marble
5th-6th floor penthouse & all condo bedrooms : Ceramic tiles
Balconies: Wooden floor (European oak)
Baths/WC: Non slip ceramic tiles
Wall covers Ceramic tiles

Kitchens: Ceramic tiles btw base and wall cabinets
Baths/WC: Ceramic tiles up to level 2.20m

Frames - Doors

Doors & Windows: Aluminium frames (Alumil class 9200) painted w electrostatic paint and aluminium shutters electrically operated

Building Entry Door: Hard steel frame security door with wooden panels
Condo Entry Door: Hard steel frame security door with wooden panels
Internal doors: Lamintae faced doors
Storage room doors: Steel doors

Woodwork

Cupboards: Bakelite cupboards

Kitchen cabinets: Bakelite cabinets

Bathroom fixtures

Bathtub: Ideal Standard acrylic bathtub

WC: Ideal Standard Oceane series

Heating

Central Heating: Single pipe heating system with gas, autonomous for each residence

Hot water: Boiler 100lt operated w electricity, gas or solar

Radiators: Panel type radiators

Electrical installation

Specifications: Greek regulations for indoors electrical installations

Video door phone: High end video door system that allows unlocking of the building door

Alarm system: Infrastructure and cables for the installation of a burglar alarm system

TV sockets: In each bedroom and each living room

Satellite TV sockets: In each living room

General

Lift: Hydraulic elevator (8 person capacity)

Parking area: One parking place for each residence

Storage: One storage room at the basement for each residence