

# EMERALD

Connect with Nature

GRAMMIKOS GROUP

**ADDRESS:** 17 PARNITHOS & KIFISOU ST, CHALANDRI **DELIVERY:** 2027



# Our philosophy

At our core, we believe that a home is more than just a physical space; it's an invaluable investment that provides security, comfort, and a profound sense of belonging.

Our mission is to craft spaces that align seamlessly with your needs and preferences, creating an ideal environment where you can thrive.

We prioritize the design of homes that not only cater to the modern lifestyle of their owners but also foster complete harmony with the surrounding environment.

Guided by principles of honesty, respect, trust, and responsibility, we conduct our business with integrity, ensuring positive relationships with our employees, customers, and partners.

Our commitment extends beyond individual well-being; we actively promote a high quality of life by embracing the bountiful benefits that nature offers, while simultaneously giving back to society and prioritizing environmental sustainability.



# Our Values

**Integrity:**

Our foundation rests on the principles of honesty, respect, trust, and responsibility. We approach our relationships with customers and partners transparently, ensuring integrity in all our transactions.

**Prosperity:**

We believe that your residence should mirror your identity and contribute to your overall well-being. Our commitment to prosperity is reflected in the design of energy-efficient and sustainable homes that not only benefit the individual but also positively impact society.

**Professionalism:**

Our approach to customer and supplier relationships is characterized by unwavering professionalism, regardless of the scale of the project. From the grandest vision to the smallest detail, we ensure a level of service that reflects our commitment to excellence. Professionalism is not just a part of our process; it is the heart of our philosophy.

**People:**

Every individual holds value in our eyes, and we understand the significance of human relationships. We've cultivated a culture within our organization that prioritizes trust, mutual support, and teamwork. This extends to our relationships with employees, customers, and partners, as we act responsibly for the collective well-being of the whole.



## Connect with Nature

Emerald is a boutique residential building frontline to the Rematia reserve, the most sought-after spot in Chalandri. Capturing the essence of exclusivity and natural beauty, it offers its residents a privileged living experience combining a unique blend of urban convenience and life close to nature.

The location is an ideal residential choice for those who prioritize tranquility and spaciousness, while wish to enjoy urban amenities.

# 7

**APARTMENTS**

55 - 124 sq.m

# 5

**MAISONETTES**

103 - 153 sq.m

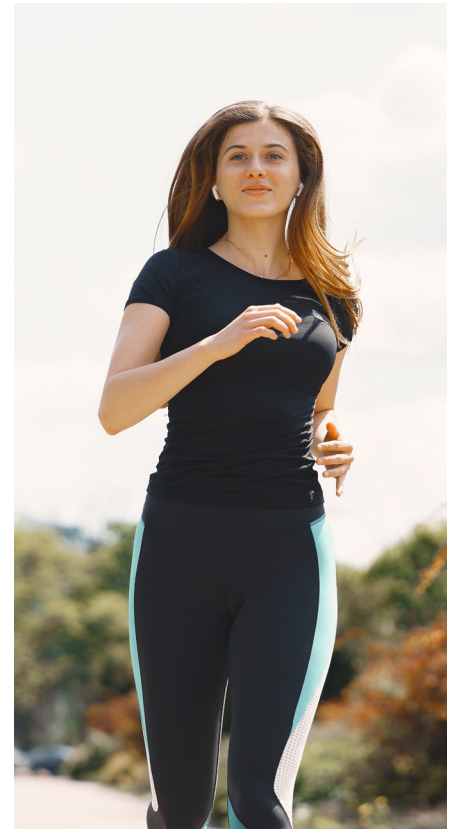
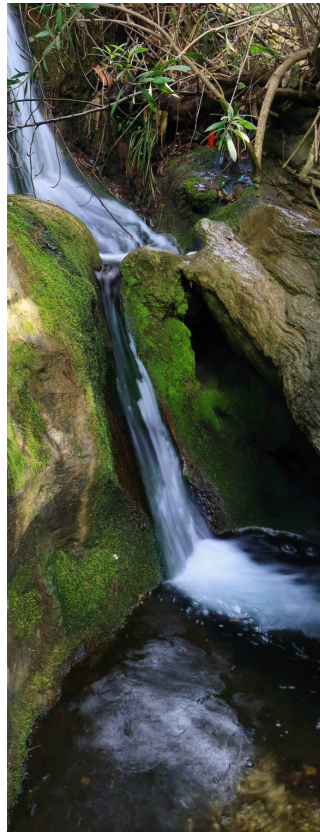
# 2

**MAIN  
ENTRANCES**



# The neighborhood

**Chalandri is a vibrant and attractive suburb for those who want to combine the urban lifestyle with nature and tranquility.** It offers a lively atmosphere with diverse dining options, nightlife, great sports facilities, private schools and friendly residents. It is next to some of the most beautiful areas of the northern suburbs, such as Maroussi, Vrilissia, Aghia Paraskevi and Psychiko.



**Emerald is very close to major avenues and roads, such as Attiki Odos (Exit 12), Pentelis Av, and large metro stations (Chalandri & Doukissis Plakentias), which connect the area with almost all of Attica. The location is perfect for people who want effortless commuting and convenience.**





## Architecture in harmony with nature

**Emerald stands as an architectural testament, where design transcends mere construction.** Clean, minimalist lines and geometric shapes, intentionally create large openings and spaces uniting the interior of each residence with its exterior. In this way the residents of Emerald can enjoy life close to nature.



## Design & Functionality

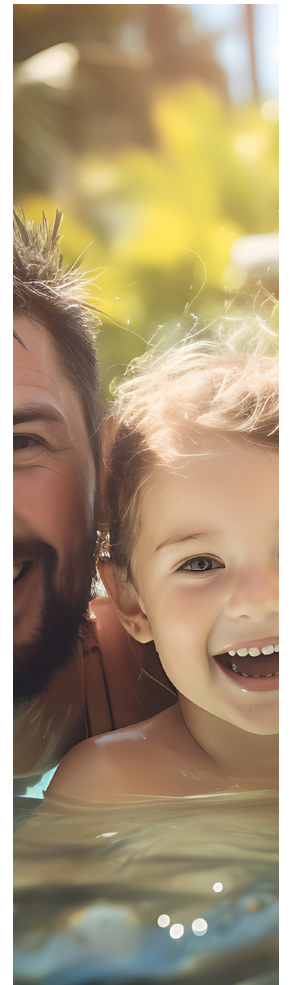
**Emerald is a unique combination of aesthetics and functionality.** Considering the requirements of contemporary lifestyle, emphasis was placed on ergonomic design and comfort. The implementation of clever architectural elements make Emerald a harmonious and welcoming living space.





# Quality materials

**Earth tones and high-quality materials** which are incorporated into the design, contribute in creating a warm peaceful atmosphere and improved quality of life.









## Sustainability & Quality of life

**Emerald is an A+ energy efficient building.** By applying design and construction best practices, we protect the environment, and we improve the quality of life of Emerald's tenants. The use of photovoltaic systems, heat pumps, high performance materials, and aluminum frames with double glazing, offers a pleasant everyday life all year round, while reducing energy consumption

# Building Amenities

- ✓ A+ energy efficiency
- ✓ External thermal insulation system
- ✓ Thermally broken aluminum window frames with double glazing
- ✓ Storage room for each apartment
- ✓ Parking spaces with pre-installation of EV chargers
- ✓ Large openings and modern architecture



# Apartment Amenities

- ✓ Photovoltaic panels
- ✓ A+ energy efficiency
- ✓ Underfloor heating with heat pump
- ✓ Cooling system with VRF - F/C
- ✓ Independent air conditioning per room
- ✓ Thermally broken aluminum window frames with double glazing
- ✓ Fire-resistant security door
- ✓ Pre-installation of alarm system
- ✓ Smoke detector
- ✓ High quality and durable materials
- ✓ Pre-installation of fiber optic infrastructure





# Apartments

7 APARTMENTS  
55 - 124 sq.m



APARTMENT	FLOOR	SQ	MASTER BEDROOM	BEDROOMS	BATH	WC	EV PARKING	STORAGE	BALCONIES SQ
<b>A01</b>	1 <sup>st</sup>	122	1	2	2	1	✓	✓	35
<b>B01</b>	1 <sup>st</sup>	56	-	1	1	-	✓	✓	18
<b>A02</b>	2 <sup>nd</sup>	124	1	2	2	1	✓	✓	32
<b>B02</b>	2 <sup>nd</sup>	55	-	1	1	-	✓	✓	18
<b>C02</b>	2 <sup>nd</sup>	93	2	-	2	1	✓	✓	35
<b>A03</b>	3 <sup>rd</sup>	122	1	2	2	1	✓	✓	35
<b>A04</b>	4 <sup>th</sup>	124	1	2	2	1	✓	✓	32



# Duplex

5 DUPLEX  
103 - 153 sq.m



DUPLEX	FLOOR	SQ	MASTER BEDROOM	BEDROOMS	BATH	WC	EV PARKING	STORAGE	GARDEN / POOL	BALCONIES	TOTAL SQ
C01	Gr & 1 <sup>st</sup>	153	1	2	2	1	☑	☑	Private garden & pool & balcony	☑	195
D01	1 <sup>st</sup> & 2 <sup>nd</sup>	137	1	2	2	1	☑	☑	-	☑	39
B03	3 <sup>rd</sup> & 4 <sup>th</sup>	103	-	2	1	1	☑	☑	-	☑	36
C03	3 <sup>rd</sup> & 4 <sup>th</sup>	145	1	3	3	1	☑	☑	-	☑	89
D03	3 <sup>rd</sup> & 4 <sup>th</sup>	149	1	3	2	1	☑	☑	-	☑	41





