



VITRUVIUS
DEVELOPMENT | INVESTMENT



Natura Suites

107 MARATHONOS AVE.

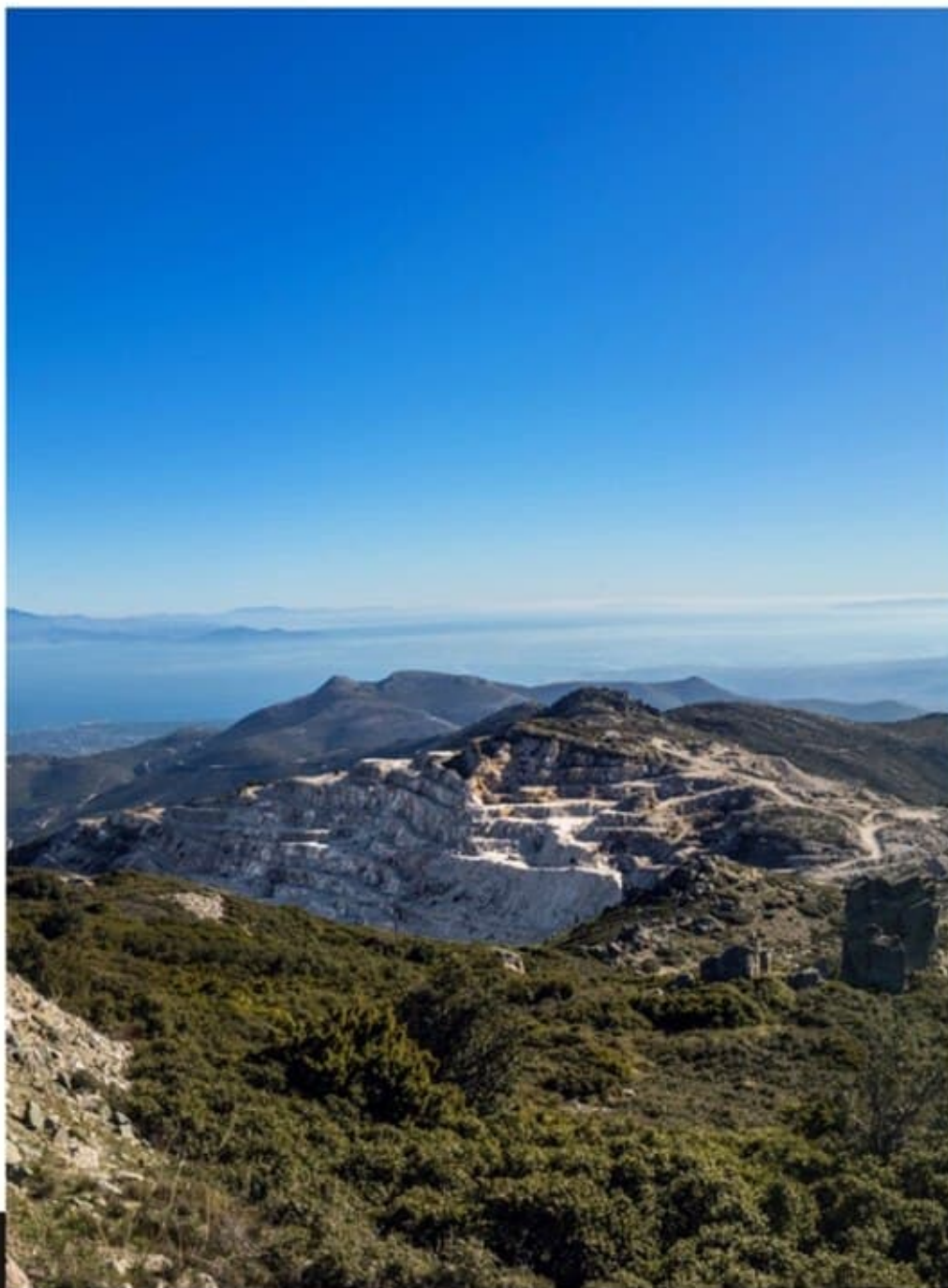


Welcome to Pallini

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

107 MARATHONOS AVE.

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 - 94.11 m²

883.26 total m²/building surface

Points of interest



450m
COFFEE SHOP

350m
KINDERGARTEN

750m
2ND PRIMARY
SCHOOL

200m
PHARMACY

100m
BANK

50m
GAS STATION

350m
HIGH SCHOOL &
GENERAL LYCEUM

300m
TENNIS
ACADEMY

300m
GOVERNMENT
OFFICE



Port of Rafina
13.2km. 18' drive

The American
College of Greece
8.5km. 15' drive

Port of Piraeus
27.1km. 35' drive

Syntagma Sq.
17.6km. 24' drive

Port of Lavrio
45.2km. 35' drive

Athens
International Airport
17km 12' drive





The apartments



GROUND FLOOR

GF1	83.39 m ²
GF2	96.01 m ²
GF3	94.11 m ²
GF4	67.11 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

Loft Apt GF1

Loft 18.75 m²



Bedrooms	2
Bathroom	1
Living Area	83.39 m ²
Covered yard	13.85 m ²

+ parking spot

Marathonos Ave.



walkway

Ground floor 64.64 m²



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

Loft Apt GF2

Loft 26.43 m²



Bedrooms	2
Bathrooms	2
Living Area	96.01 m ²
Covered yard	9.82 m ²

+ parking spot

Marathonos Ave.



walkway



Ground floor 69.58 m²



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

Loft Apt GF3

Loft 25.89 m²



Bedrooms	2
Bathrooms	2
Living Area	94.11 m ²
Covered yard	9.80 m ²

+ parking spot

Marathonos Ave.



walkway

Ground floor 68.22 m²



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

Loft Apt GF4

Loft 18.00 m²



Bedrooms	2
Bathrooms	2
Living Area	67.11 m ²
Covered yard	8.60 m ²

+ parking spot

Marathonos Ave.



walkway



Ground floor 49.11 m²



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

Marathonos Ave.



walkway



Bedroom 1

Bathroom 1

Living Area 52.69 m²

Balcony 21.75 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



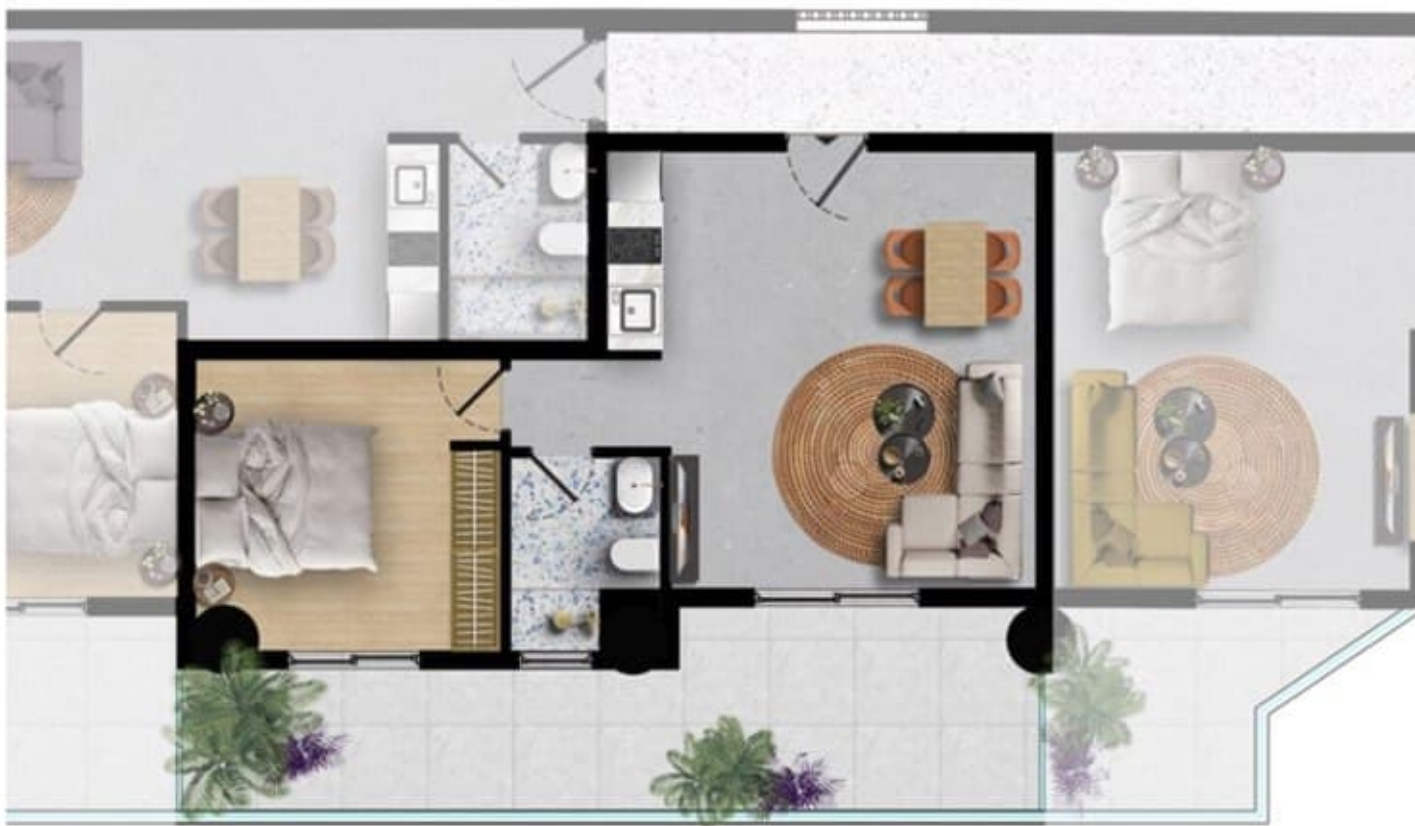
1st Floor

Apt A2

Marathonos Ave.



walkway



Bedroom 1

Bathroom 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



1st Floor

Apt A3

Marathonos Ave.



walkway



Studio Apartment

Bathroom	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

Marathonos Ave.



walkway



Bedroom 1

Bathroom 1

Living Area 47.28 m²

Balcony 17.20 m²

+ parking spot
+ storage room

Fully furnished and equipped:

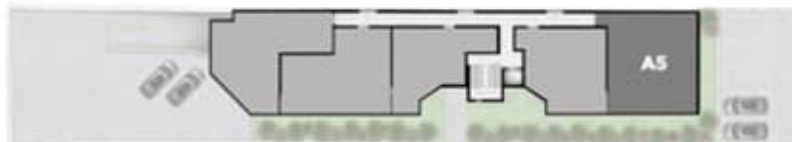
- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C



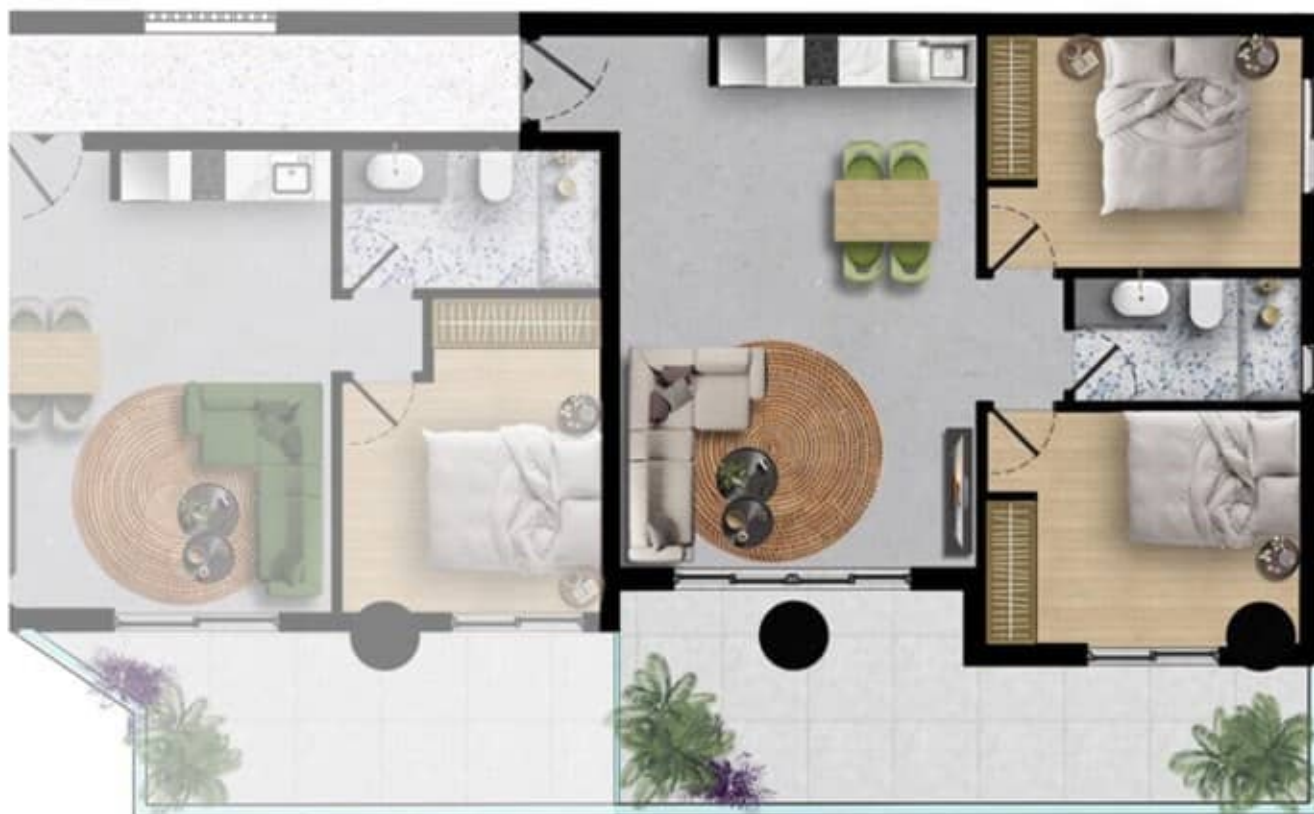
1st Floor

Apt A5

Marathonos Ave.



walkway



Bedrooms	2
Bathroom	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

Marathonos Ave.



walkway



Bedroom 1

Bathroom 1

Living Area 52.69 m²

Balcony 21.75 m²

+ parking spot

Fully furnished and equipped:

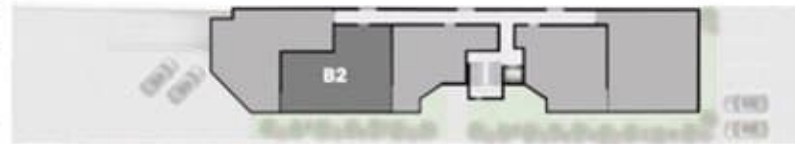
- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C



2nd Floor

Apt B2

Marathonos Ave.



walkway



Bedroom 1

Bathroom 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

Marathonos Ave.



walkway



Studio Apartment

Bathroom 1

Living Area 47.75 m²

Balcony 8.30 m²

+ parking spot
+ storage room

Fully furnished and equipped:

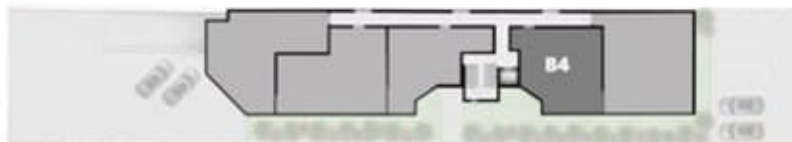
- Double bed
- Night-tables
- Closet
- Sofa
- Coffee table
- Dining table with chairs
- TV
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- Washing machine
- Bathroom equipment (toilet + basin + shower cabin)
- A/C



2nd Floor

Apt B4

Marathonos Ave.



walkway



Bedroom 1

Bathroom 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



2nd Floor

Apt B5

Marathonos Ave.



walkway



Bedrooms	2
Bathroom	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



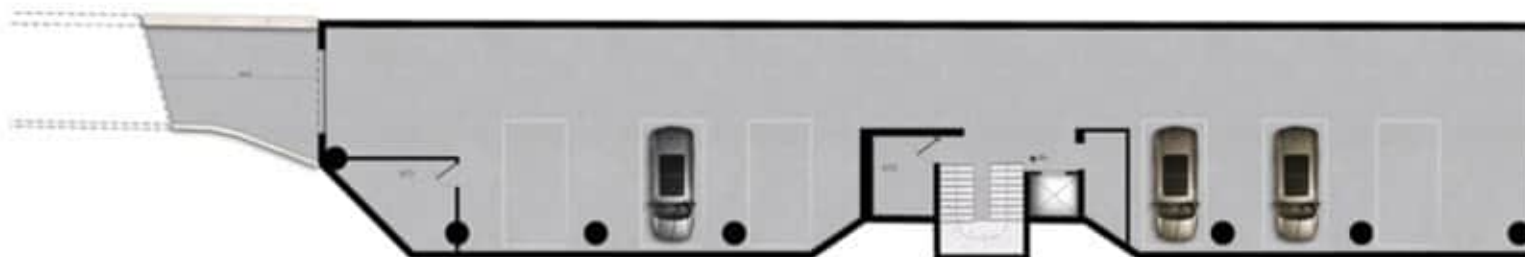
Parking Spots & Storages



Ground floor



Basement





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