

O Properties
DEVELOPMENTS

O₁ LUXURY RESIDENCE

Welcome to 01 Luxury Residence Where Elegance Meets the Aegean

Imagine waking up to the sound of waves, stepping outside to golden sunlight and enjoying your morning coffee just steps away from the sea.

01 Luxury Residence by O Properties Development brings this dream to life in the coastal gem of Artemida - one of the most serene and sought-after seaside towns near Athens.

Just 30 minutes from the vibrant city center and 10 minutes from Athens International Airport, Artemida blends relaxed beachside living with easy access to the city. During summer, the town transforms into a lively hub filled with culture, nightlife, and endless seaside adventures.

Nestled on a quiet corner, only a minute's walk from both the beach and the heart of town, 01 Luxury Residence features a striking modern architectural design crafted for comfort and sophistication.

This boutique development consists of 8 elegantly designed apartments across 3 levels, with select units offering captivating sea views from the 1st and 2nd floors. Whether you're seeking a summer getaway, a smart investment, or a forever home - 01 is your gateway to inspired coastal living.



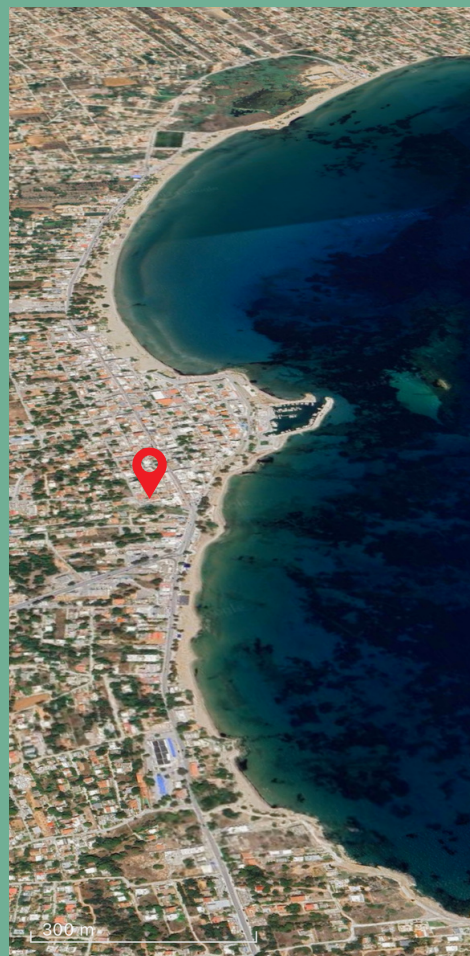


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PROJECT LOCATION

ARTEMIDA — A HIDDEN GEM BY THE AEGEAN

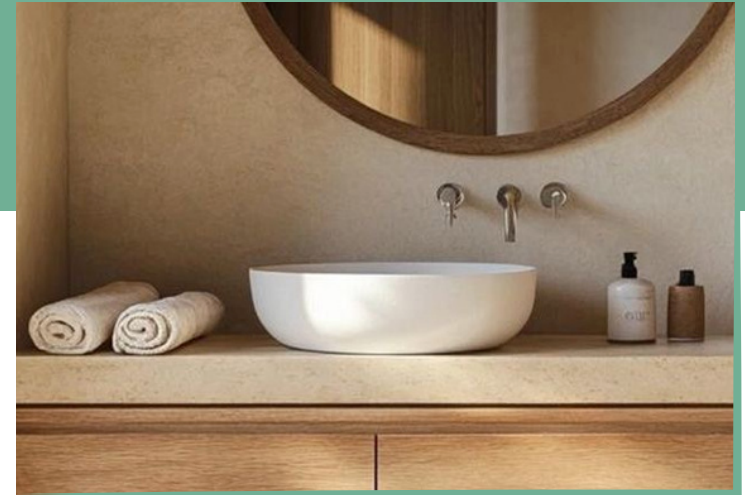
Tucked away on the sun-kissed eastern coast of Attica, Artemida is one of Greece's best-kept secrets - a coastal town where everyday life feels like a holiday. Once known as the sacred land of the goddess Artemis, this seaside haven carries echoes of ancient legends, with the Temple of Artemis Brauron still standing as a symbol of the area's rich heritage. But Artemida is far more than its past - it's a place where crystal-clear waters meet golden sands, and where each corner invites you to slow down and savor life. Just steps from your door, you'll find quaint local taverns, the charming port of Artemis, and the area's famous beach, where you can choose between peaceful, untouched shores or the buzz of stylish beach bars and lounges. Whether you're chasing sunsets, enjoying fresh seafood by the water, or simply soaking in the Aegean breeze, Artemida offers a unique balance of tranquility, culture, and convenience - all just 10 minutes from the airport and 30 minutes from Athens.



01. Sea Distance	135m
02. Pharmacy	60 m
03. Super Market	200 m
04. Artemida Center	100 m
05. Bank	150 m
06. Rafina Port	7 km
07. Airport	10 km
08. Athens City Center	29 km
09. Glyfada	35 km
10. The Ellinikon Riviera	37 km
11. Piraeus	52 km

MINIMAL DESIGN

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



TIMELESS AESTHETICS

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.

THE APARTMENTS

Unit	Floor	TNA	NET BUA	Balconies Terrace	Bedrooms	Bathroom
A-1	GF	80 m2	61 m2	19 m2	2	1
A-2	GF	36 m2	36 m2	--	1	1
A-3	GF	69 m2	53 m2	16 m2	2	1
B-1	1st	85 m2	71 m2	14 m2	2	1
B-2	1st	51 m2	41 m2	10 m2	1	1
B-3	1st	73 m2	54 m2	19 m2	2	1
C-1	2nd-Penthouse	119 m2	53 m2	66 m2	1	1
C-2	2nd-Penthouse	80 m2	43 m2	37 m2	1	1

TNA: Total Net Area

NET BUA: Net Built UP Area

| GROUND FLOOR



Apartment 1

m² Total Net Area: 80 m2

 Bedrooms: 2

 Bathroom: 1

 Living Room: 1

 Kitchen: 1

 Private Backyard



Apartment 2

m² Total Net Area: 36 m2

 Bedrooms: 1

 Bathroom: 1

 Living Room: 1

 Kitchen: 1

 Private Backyard



Apartment 3

m² Total Net Area: 69 m2

 Bedrooms: 2

 Bathroom: 1

 Living Room: 1

 Kitchen: 1

 Private Backyard

| FIRST FLOOR



Apartment B1

m² Total Net Area: 85 m2

 Bedrooms: 2

 Bathroom: 1

 Living Room: 1

 Kitchen: 1

 Sea View Balcony



Apartment B2

m² Total Net Area: 51 m2

 Bedrooms: 1

 Bathroom: 1

 Living Room: 1

 Kitchen: 1

 Sea View Balcony



Apartment B3

m² Total Net Area: 73 m2

 Bedrooms: 2

 Bathroom: 1

 Living Room: 1

 Kitchen: 1

 Sea View Balcony

| SECOND FLOOR

Penthouse: C1

m² Total Net Area: 119 m2

Bedrooms: 1

Bathroom: 1

Living Room: 1

Kitchen: 1

Sea View Balcony



Penthouse: C2

m² Total Net Area: 80 m2

Bedrooms: 1

Bathroom: 1

Living Room: 1

Kitchen: 1

Sea View Balcony

LIVING ROOM

Our living room combines comfort & style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family



BEDROOM

Experience peace and luxury in your bedroom! Designed for comfort and relaxation, our bedrooms feature high-quality materials and modern furnishings. The quiet, cozy space invites you to enjoy restful sleep and tranquility, creating a perfect retreat from the everyday hustle. It's your personal haven for relaxation and rejuvenation.



BATHROOM

Our bathrooms are designed with modern elegance and practicality in mind. Featuring high-quality fixtures and contemporary finishes, they offer a comfortable space for your daily routines. With thoughtful attention to detail, each bathroom provides a relaxing and efficient environment, combining style and functionality for your ultimate convenience and enjoyment.



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