

NINE
LIVING

Luxury Apartments



NINE
LIVING

Luxury Apartments

Contents

02 | The Athenian Riviera

04 | Location

06 | Lifestyle

10 | The Architecture

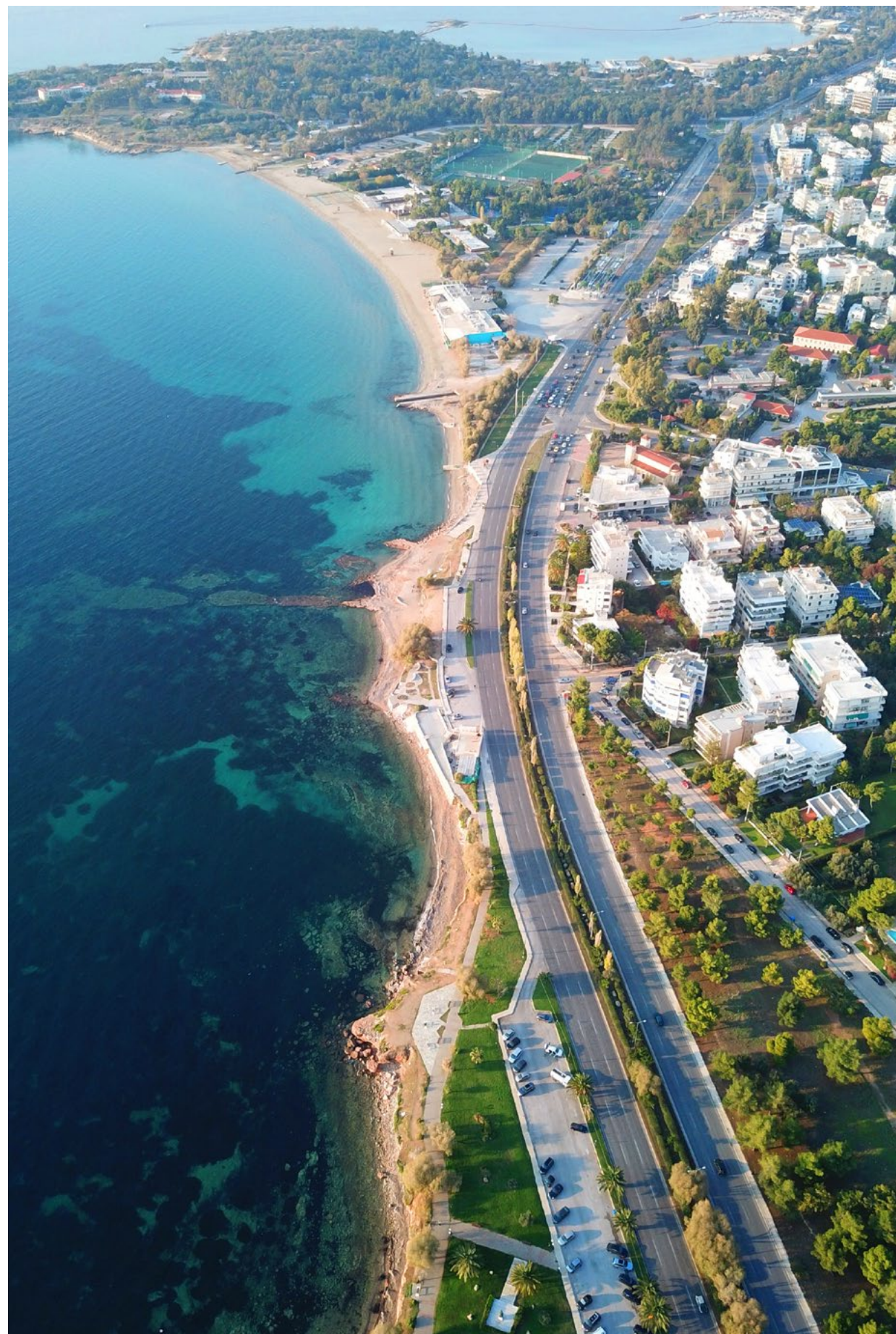
16 | The Interior

21 | Specifications

22 | The Developers

23 | The Architect





Living On Cloud Nine

Seagulls soar along the glittering coast south of the Greek capital. Beneath their wings stretches a vision of a land blessed by the Gods: pristine beaches as far as the eye can see, natural wonders sculpted by the hand of time, secret lakes and other hidden gems, not to mention timeless ruins that whisper of the past.

It's a place of vibrant charm and endless excitement; a place that feels like the perfect holiday destination, and yet more and more people are calling it home. A mere thirty minutes' ride from the city center, the Athenian riviera is teeming with residents and visitors alike, all busy enjoying a lifestyle straight out of a postcard.

At the heart of this exceptional area, overlooking Kavouri beach, Nine Living offers the best of both worlds: natural beauty and urban convenience; daily comfort and exciting activities; sheltered privacy and a cosmopolitan lifestyle. It's a year-round vacation home that makes you feel like it's always summer, and, in Greece, that's not an overstatement.



Aerial view of Vouliagmeni

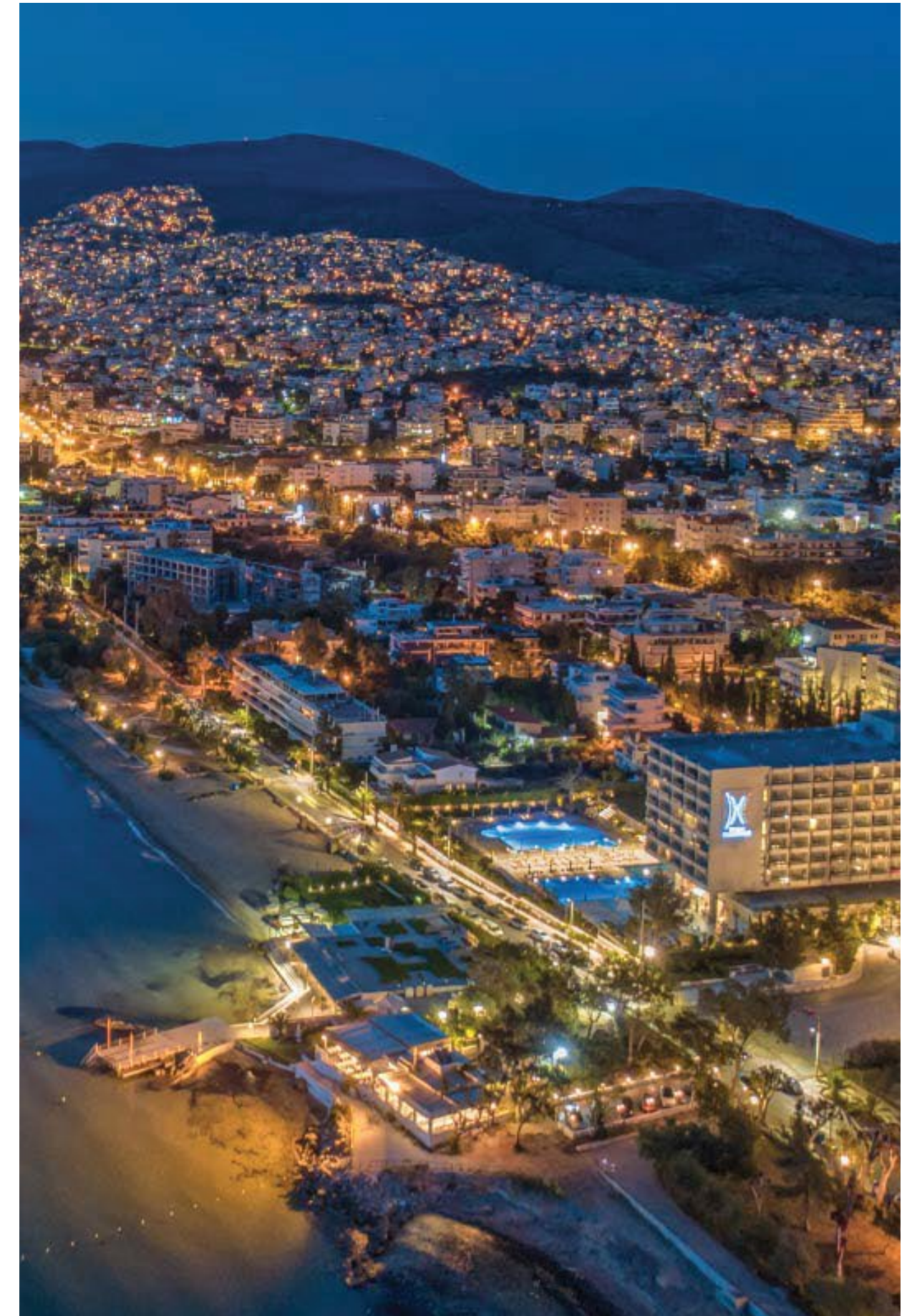
Voilà Voula

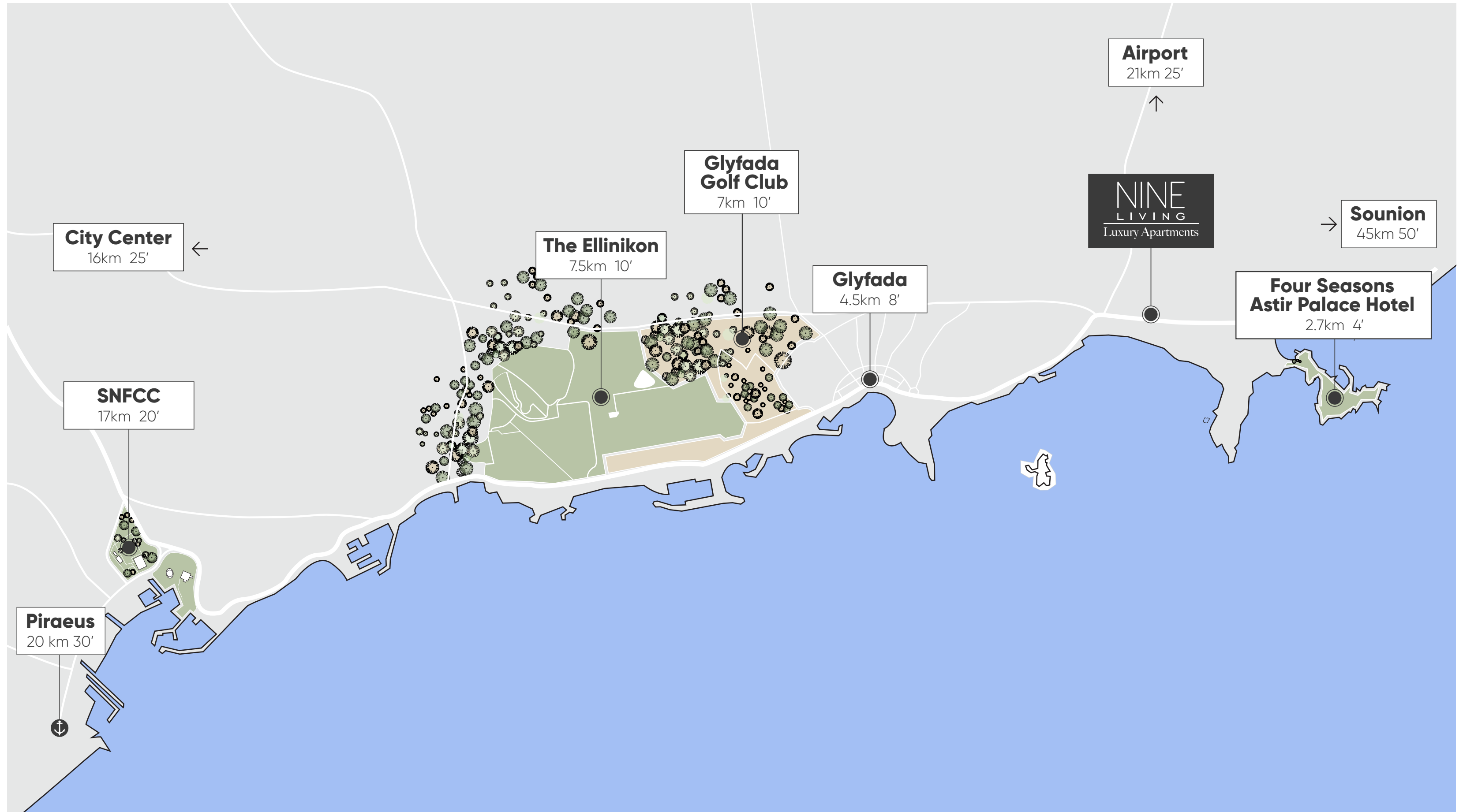
The first three rules of real estate are location, location and location. Nine Living stands as a landmark in the exclusive neighborhood of Voula, an area that has become synonymous with first-class tourism and luxurious lifestyles.

Among the lineup of prestigious destinations within easy driving distance of Voula are some of the foremost tourist hotspots in the country: Astir Beach with its clear-blue waters; the historic Cape Sounion; the upcoming Ellinikon district; the Stavros Niarchos Foundation Cultural Center; the spectacular Lake Vouliagmeni; the exclusive golf course in Glyfada; the old port of Piraeus; and of course, the legendary Acropolis.

Voula has it all!

If that wasn't enough, Voula is also five minutes away from the nightlife and shopping hub of Glyfada, as well as thirty minutes away from the airport, offering its residents a great deal of convenience. The entire area is undergoing an incredible rate of development and is fast becoming a thriving suburb.







Everyday Is A Holiday

Nine Living lives up to its name. With the dizzying array of destinations and amenities offered by the Athenian Riviera, the project caters to a wide variety of lifestyles. From family activities to select hobbies, from relaxing locations to a wild nightlife scene, there's something there for everyone.

Whether for leisure, tourism or culture, the pursuit of happiness has never been smoother. Sandy beaches and summer seas await those looking for a place in the sun, while luxurious venues provide the kind of lifestyle that belongs on a magazine cover: sailboats racing on the Aegean wind, wide-eyed sightseers exploring the national treasures of Greece, partygoers dancing the night away in Glyfada, or even hikers wandering the verdant wilderness. It's a renowned hotspot buzzing with the effervescent bustle of people from all around the world. Meanwhile, the project itself is a haven of nestled bliss surrounded by wide gardens and a hedge of trees that offer both shade and privacy from the outside world.

No matter how high the expectations, Nine Living answers every aspiration with the Greek version of "la dolce vita". It brings everything a homeowner could possibly dream of to the table; the whole nine yards.



The Ellinikon | The Largest Greenfield Urban Regeneration Project In Europe.



The Stavros Niarchos Foundation Cultural Center



Lake Vouliagmeni



Shopping in Glyfada



Astir Beach



Kavouri Tennis Club



Cape Sounion



Volleyball by the beach



Island Club



The Four Seasons | Astir Beach

Nine Villas In One

Displaying the traditional white of traditional Greek homes, Nine living nevertheless stands as a uniquely designed building. Its mishmash of geometric shapes in asymmetrical arrangements blends order and chaos into a harmonious visual symphony that feels at once new and yet familiar.

The façade features a plethora of openings that together offer 360-degree views of the surrounding landscape; so much so that it seems like there are more apertures than walls, making for an exceptionally airy and open interior. The spacious units come in threes, with the three ground floor apartments each boasting a private garden with a pool. The three middle and three top floor apartments meanwhile have balconies that extend in dynamic and interconnected ways, all arranged at just the right angles to ensure absolute privacy.

Nine units, nine homes, one groundbreaking project to intertwine them in unique and organic ways. Nine Living redefines community life in one of the most glamorous up-and-coming suburbs of Greece.





The white, breezy façade immediately evokes a Mediterranean mood, with the high-end materials and modern design reflecting the premium lifestyle that residents enjoy within Nine Living's walls. A deliberate sense of flow is built into the open layout, creating a consistently roomy feeling.

The exterior seamlessly extends the effective living space, blending indoors and outdoors as though they were one continuous zone. It's the perfect design for such a sunny place, especially one that is so lovingly cultivated.



Patches of greenery adorn each level, making sure every corner of the project feels lush. This natural touch extends to the surrounding landscaped yard that rings the premises, with trees serving as a natural fence.

The plant species have been carefully handpicked to offer a variety of exotic and vibrant flora. Completing each of the three private gardens is a traditional Greek olive tree, the symbol of the nearby city of Athens; a constant reminder of Nine Living's privileged location.





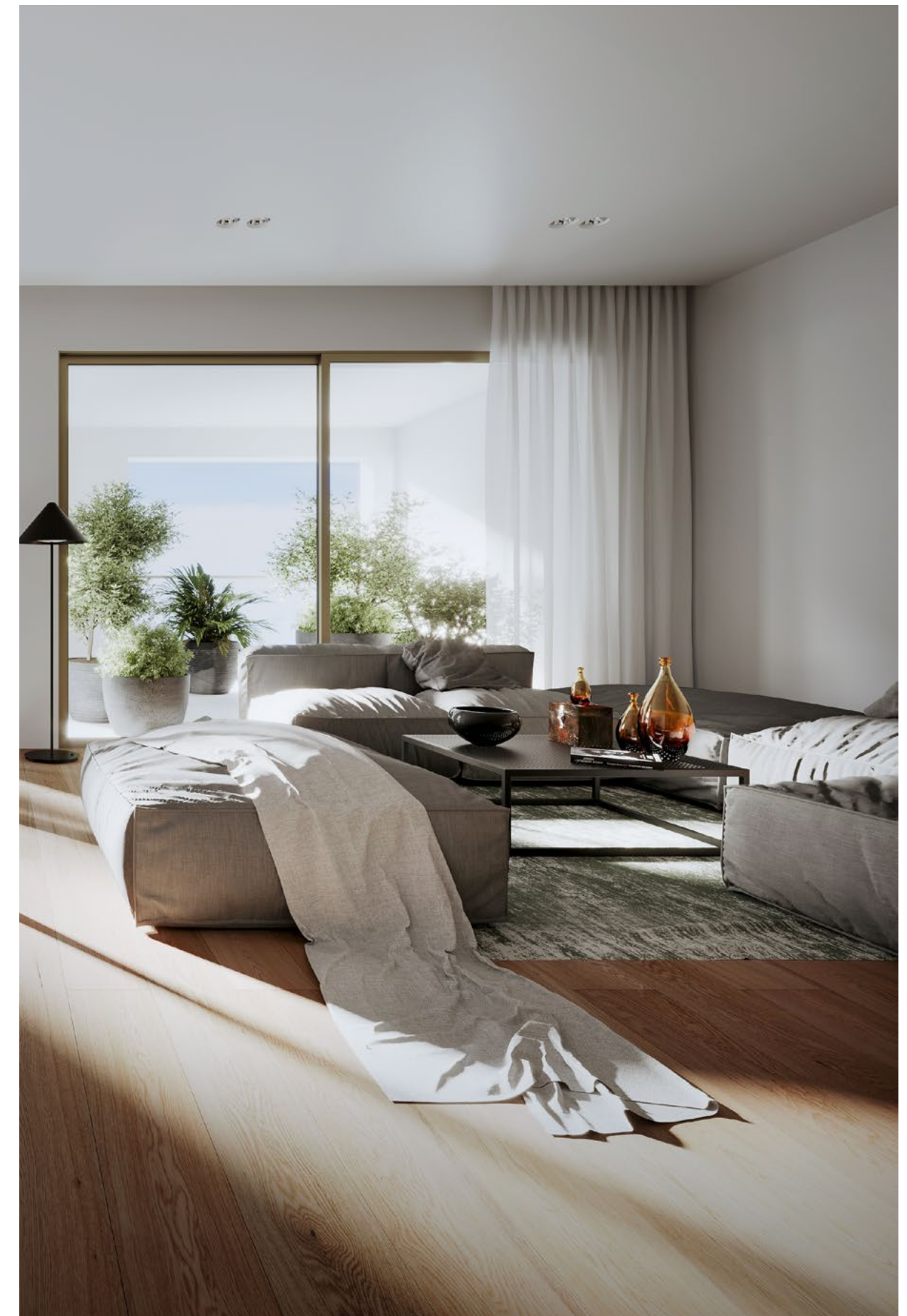


Inner Beauty

Nine living is more than just a pretty façade. Superb interiors and expertly sculpted rooms offer a first-class experience to both residents and visitors alike.

From the living room to the bedroom, the spaciousness blurs the line between indoors and outdoors. The strategically placed openings allow for both light and air to circulate freely, which blends with the bespoke lighting to create contrasted areas and dynamic spaces. The interior flow is streamlined to optimize each area as well as the connections in between.

High-end materials adorn each room in earthy tones of rich wood, imposing marble and vibrant metals, offering just enough contrast to bring out the ubiquitous, lighthearted white. The overall impression is a warm, welcoming, tastefully modern yet quaint interior that feels like it's just waiting for someone to move in.





The ground floor apartment features a spacious living room with a whimsical view on its own private swimming pool.



Stairs and bookcases find clever spots to wind around or embed themselves in, while whole areas serve several purposes.



Form and function blend seamlessly to create spaces that are as enjoyable to look at as they are to navigate.



The open kitchens and dining rooms embrace the freedom of movement and airy quality built into the architecture.



The open, roomy layout holds true throughout; every room is connected to the outside, even the bathrooms.



The interiors reflect the white, breezy mood of the façade, making sure every room feels like a summer day in Greece.



Specifications

Kitchens

Full height kitchens tailored for built-in appliances • First-class ceramic kitchen sinks • High-finished integrated quartz worktops • User-friendly handleless units • Smooth soft close drawers • Designated areas for built-in laundry rooms

Bathrooms

Freestanding showers • Premium ceramic vanity units • Premium sanitary ware and mixers • Integrated toilet flushing system • Independent bidet shower in every bathroom

Interior Finishes

Fully insulated thermal break sliding windows with aluminum profile, double glazing and mosquito screens • High-finished lacquered closets • High-end ceramic tiles in reception floors • High-quality modern flooring in bedrooms

Terraces

Private balconies for each apartment • Private landscaped gardens and swimming pool for ground-level maisonettes

Cooling & Heating

A+ energy rating • Individual VRV air-conditioning system • Air Conditioning provision on balconies • Energy-efficient underfloor heating • Integrated heat pump and solar water heating • Lush green roofs and insulating thermal facades

Common Areas

Secure underground parking for mid and upper units • Private access and parking for ground-level maisonettes • Private underground storage

Security

Fully-fledged home alarm system • 24/7 video entry system • Extensive CCTV network along the perimeter wall, as well as in the garage and the communal areas • High security locks • Smoke and heat detectors

Electrical & Lighting

Electrically operated shutters • Individual Electric Vehicle charging connection for every unit powered by the relevant apartment's grid • State-of-the-art architectural lighting • Leading-edge distribution board complete with earthing system



Meet The Developers

9 Living is the latest pet project of B&B Realty. Veteran developers with an extensive background in engineering and an eye for detail, B&B Realty have built a solid reputation over the years, bringing high-profile projects to completion in the Levant since 1994.

This includes exceptional residential, commercial and industrial projects in Lebanon, Egypt and Greece. The latter has become a particular focus for their work, with upcoming plans for the Greek riviera in Voula, Glyfada and the Cyclades. The future looks as bright as the Mediterranean sun for these passionate professionals as they pursue their vision to ever wider horizons.

B&B Realty is proud to be a part of the storied Bouri Group. Established in the 1940s, the Bouri Group is involved in a wide array of activities, including trade, manufacturing, and, since the 1970s, real estate. Becoming a leading name in each sector, the holding group has expanded far and wide, establishing a presence in countries all across the Mediterranean. Led by the third generation of the family, it now aims to set up shop in the Gulf, bringing ever more thriving businesses under its celebrated umbrella.

The Architect

Nizar Sabbagh Architects was started by its eponymous founder in Beirut back in 2006. With big plans for the future, the team grew in size and scope, taking on a wide variety of projects in the residential, commercial and hospitality sectors both in Lebanon and abroad.

Their uniquely personal approach to architecture and remarkable expertise led them to spearhead projects in Dubai, Egypt, Germany, Sierra Leone and Greece, where they opened a new office in 2021. Now a truly international firm, they have continued to push their experience and creativity to new heights with each passion project.

Each of these has helped them carve out a stellar reputation in the market. Their prestigious portfolio features projects that have redefined the skyline of Beirut, including the famed Smallville Hotel and Ciel et Jardin buildings. Greece has become the focus of their ongoing work, with three concurrent upcoming residential projects in just one year: Metaxa in Voula, Mizu Terraces in Glyfada, and Nine Living itself.

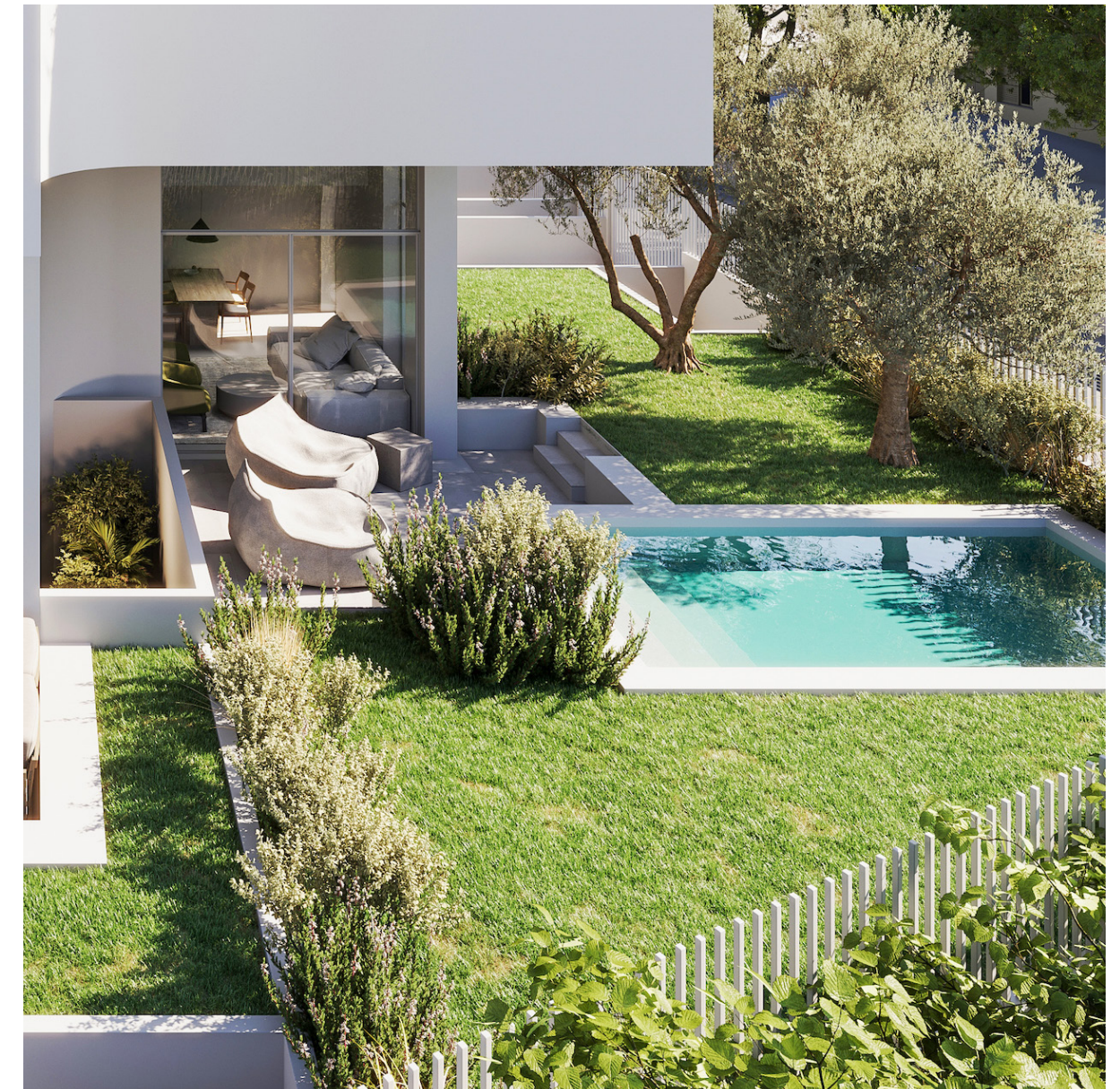
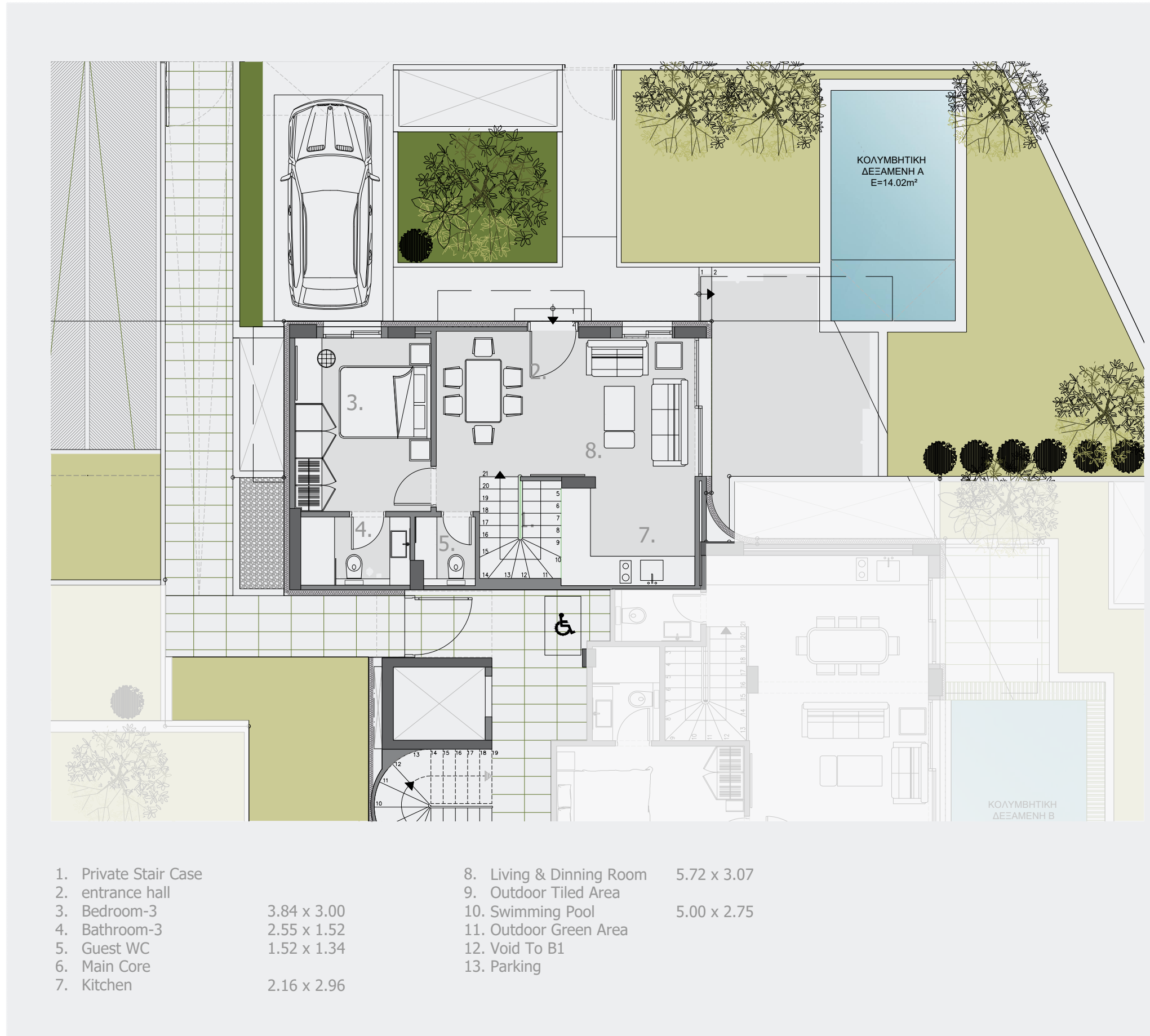
www.nizarsabbagh.com





Maisonette A | Ground Floor

NINE LIVING | FLOOR PLANS



Basement Floor
131m²

Ground Floor
56.2m²

Total Area
187.2m²

Pool Size
13.75m²

Garden Area
141.25m²

Maisonette A | Basement Floor



- | | | |
|------------------------|-------------|--|
| 1. Private Stair Case | | |
| 2. entrance hall | | |
| 3. Bedroom-1 | 3.84 x 3.00 | |
| 4. Bathroom-1 | 2.49 x 1.72 | |
| 5. Bedroom-2 | 4.30 x 3.95 | |
| 6. Bathroom-2 | 2.52 x 2.80 | |
| 7. Maid's Bedroom | 2.98 x 2.49 | |
| 8. Maid's Bathroom | 2.49 x 1.22 | |
| 9. Living Room | 5.68 x 5.00 | |
| 10. English Court Yard | | |
| 11. Swimming Pool | 5.00 x 2.75 | |
| 12. Main Core | | |
| 13. Laundry room | 2.80 x 2.50 | |



Maisonette B | Ground Floor



Basement Floor
113.5m²

Ground Floor
58.5m²

Total Area
172m²

Pool Size
21m²

Garden Area
194m²

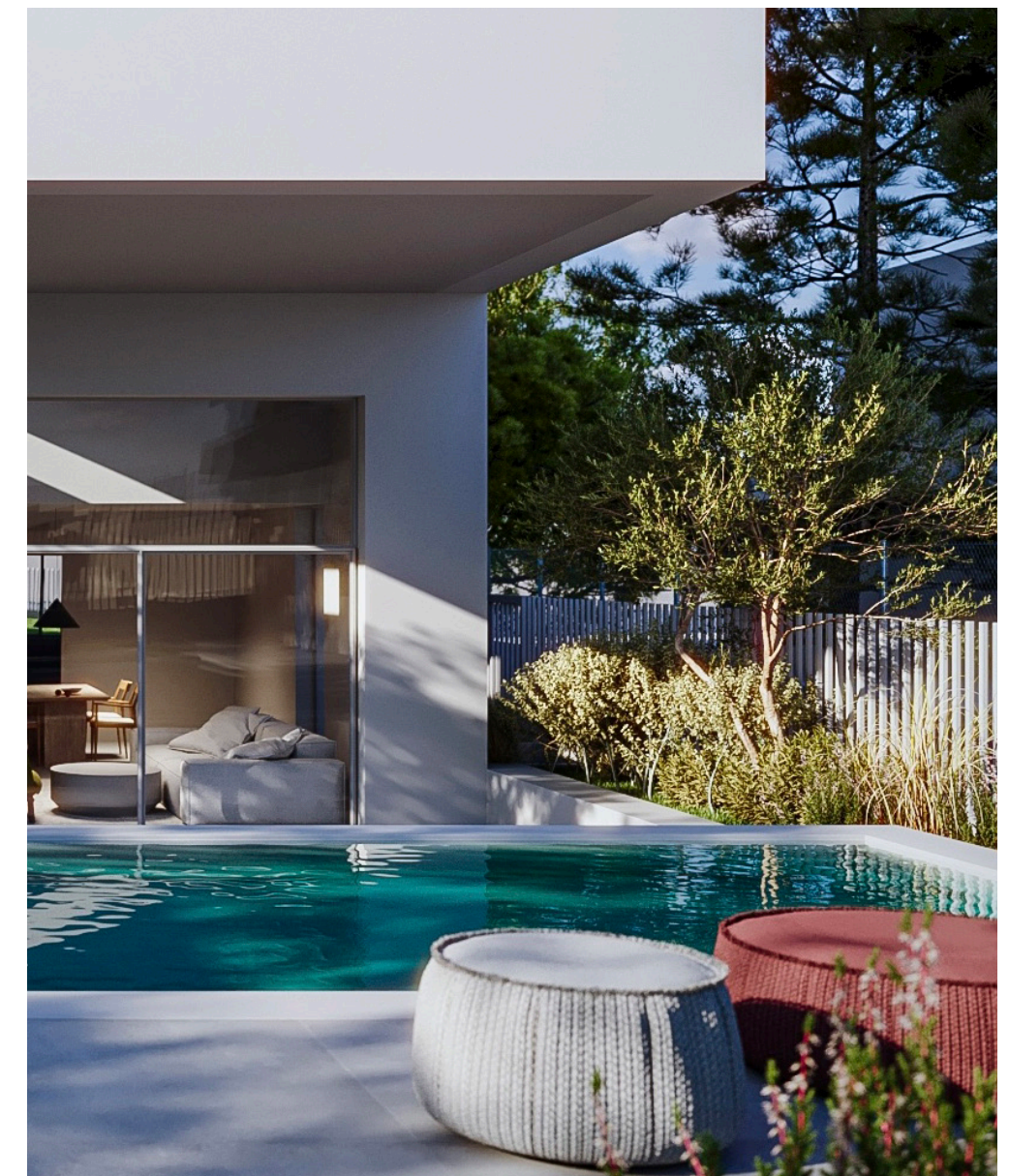
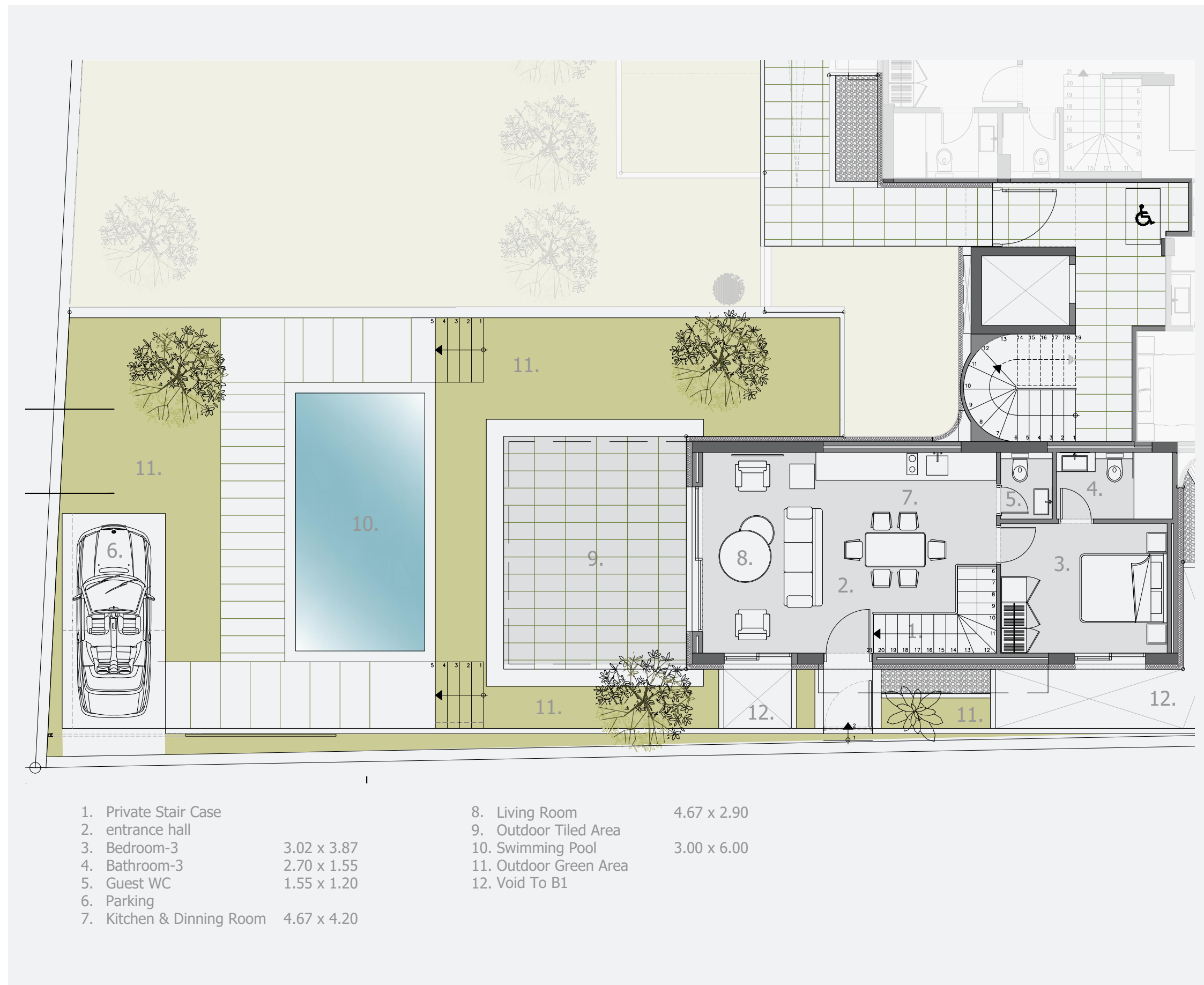
Maisonette B | Basement Floor



- | | | | |
|-----------------------|-------------|------------------------|-------------|
| 1. Private Stair Case | | 8. Maid's Bathroom | 2.99 x 1.20 |
| 2. entrance hall | | 9. Living Room | 3.60 x 4.70 |
| 3. Bedroom-1 | 3.01 x 4.69 | 10. English Court Yard | |
| 4. Bathroom-1 | 2.50 x 3.06 | 11. Swimming Pool | 3.00 x 7.00 |
| 5. Bedroom-2 | 4.56 x 3.06 | 12. Main Core | |
| 6. Bathroom-2 | 2.30 x 3.06 | 13. Dining room | 3.20 x 4.70 |
| 7. Maid's Bedroom | 2.29 x 3.20 | 14. Kitchenette | |



Maisonette C | Ground Floor



Basement Floor
101.5m²

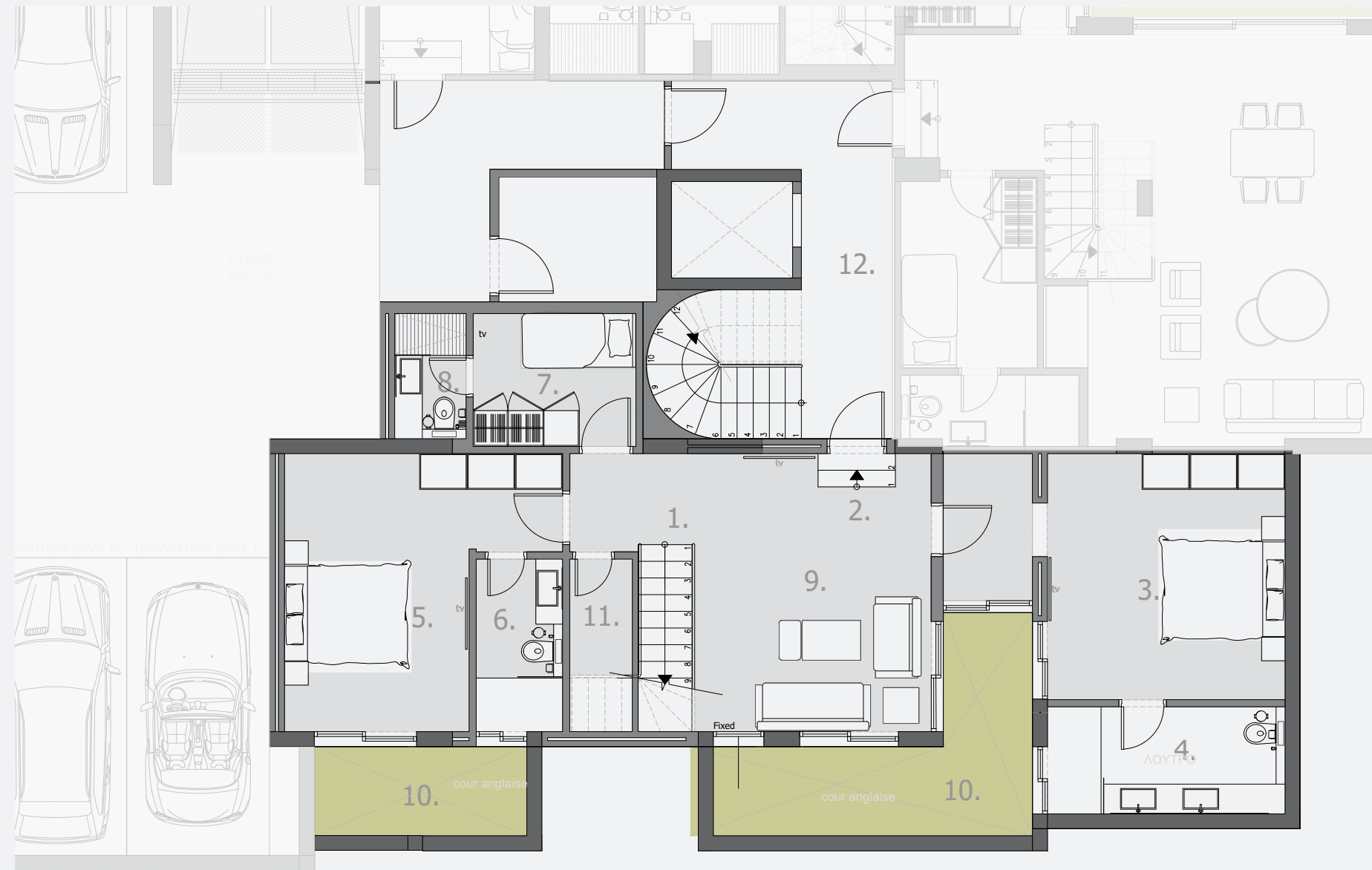
Ground Floor
61.5m²

Total Area
163m²

Pool Size
21m²

Garden Area
183m²

Maisonette C | Basement Floor



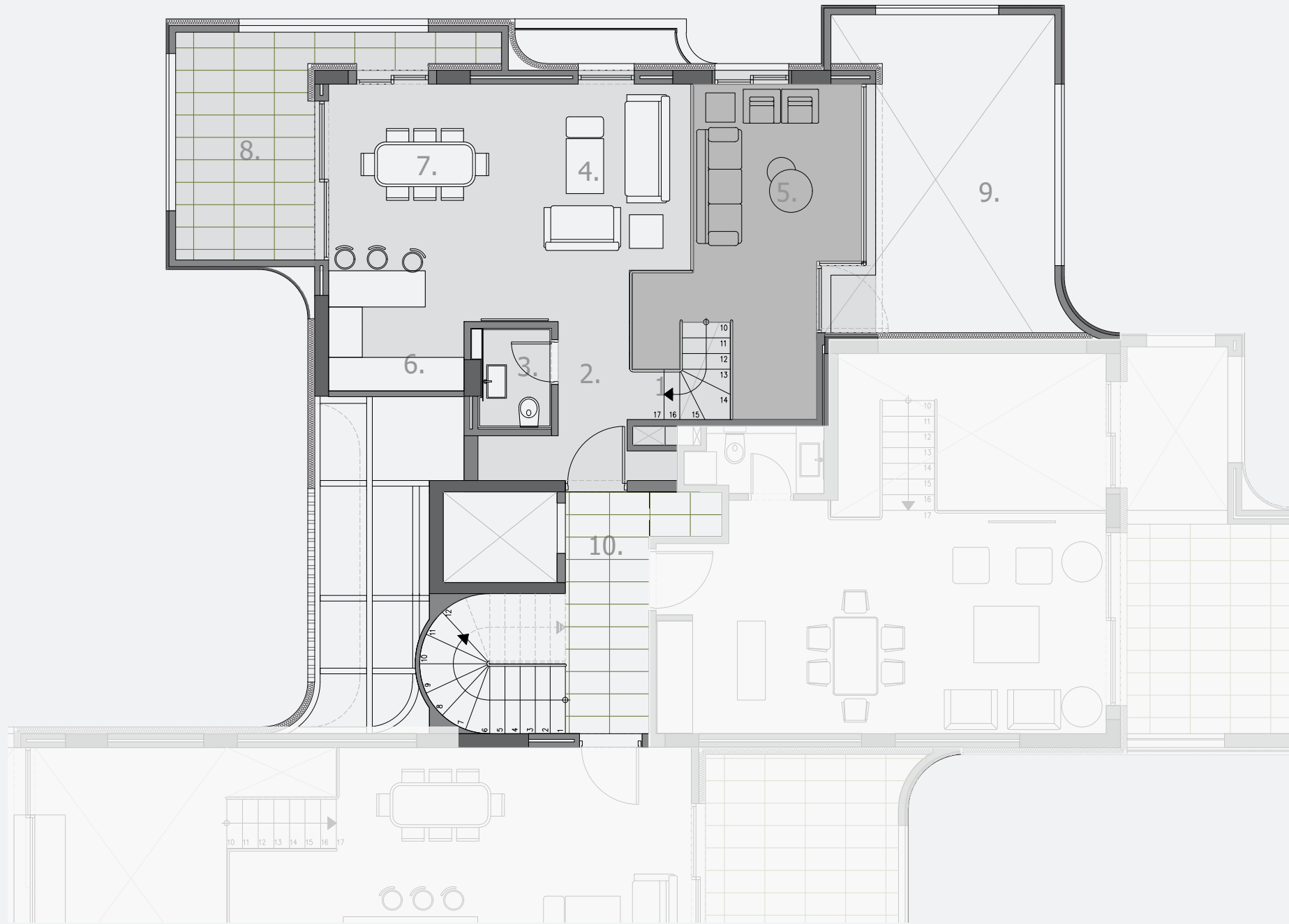
B - Γ = 47.23m

ΟΔΟΣ ΔΕΝΑΞΑ

- | | | | |
|-----------------------|-------------|------------------------|-------------|
| 1. Private Stair Case | | 8. Maid's Bathroom | 2.10 x 1.20 |
| 2. entrance hall | | 9. Living Room | 4.67 x 3.97 |
| 3. Bedroom-1 | 4.13 x 3.99 | 10. English Court Yard | |
| 4. Bathroom-1 | 3.99 x 1.80 | 11. Laundry Room | 2.90 x 1.05 |
| 5. Bedroom-2 | 4.67 x 3.10 | 12. Main Core | |
| 6. Bathroom-2 | 2.90 x 1.45 | 13. Dining room | 3.20 x 4.70 |
| 7. Maid's Bedroom | 2.23 x 2.73 | | |



Duplex D | Second Floor



- | | | |
|------------------------------|-------------|-----------------|
| 1. Private Stair Case | | 8. Outdoor Area |
| 2. entrance hall | | 9. Void To FF |
| 3. Guest WC | 1.77 x 1.31 | 10. Main Core |
| 4. Upper Living Area | 3.20 x 4.24 | |
| 5. Void to Lower living Area | | |
| 6. Kitchen | 2.55 x 3.00 | |
| 7. Dinning Room | 3.14 x 3.00 | |



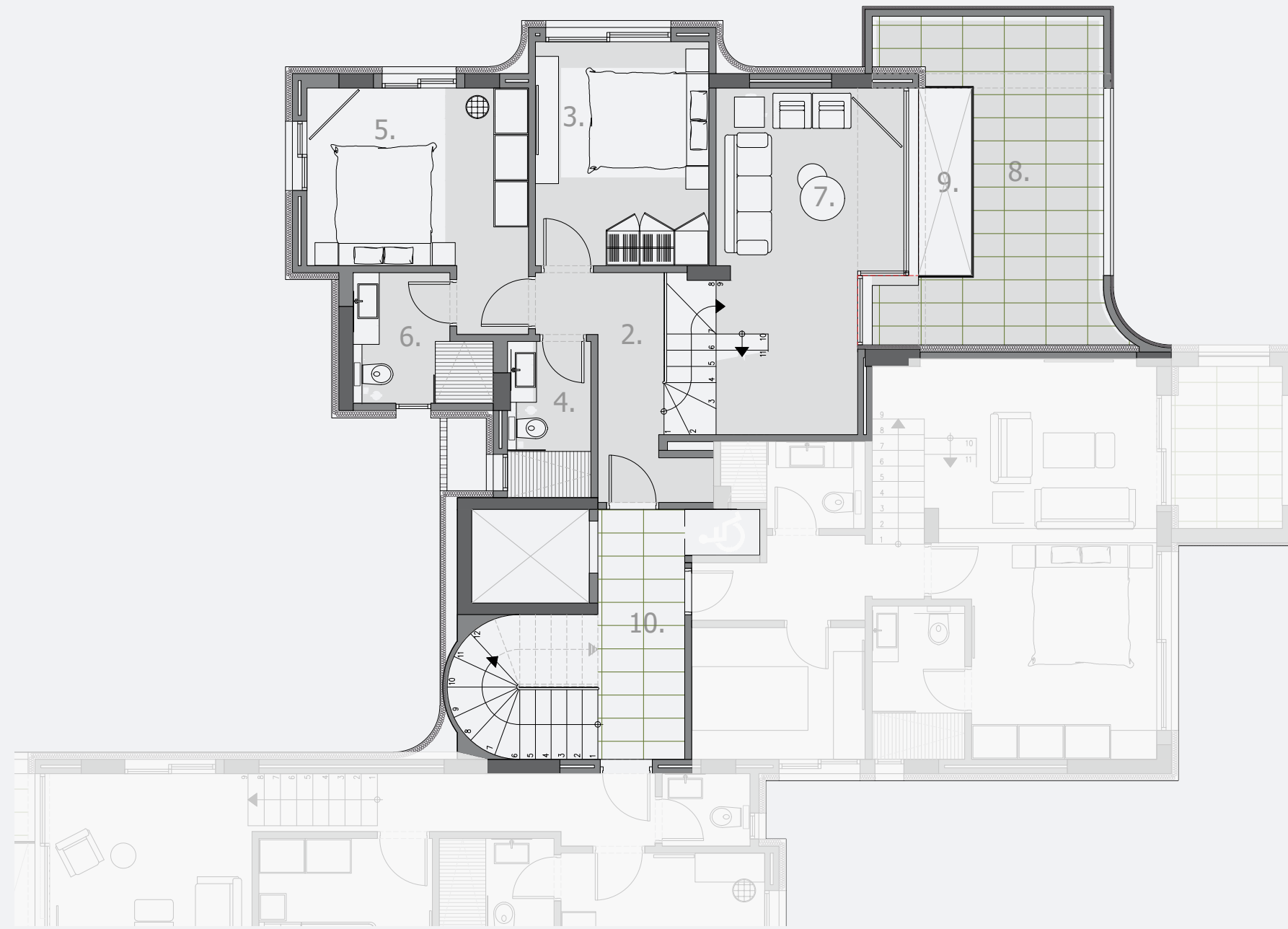
First Floor
75.5m²

Second Floor
48m²

Total Area
120.5m²

Balconies
37m²

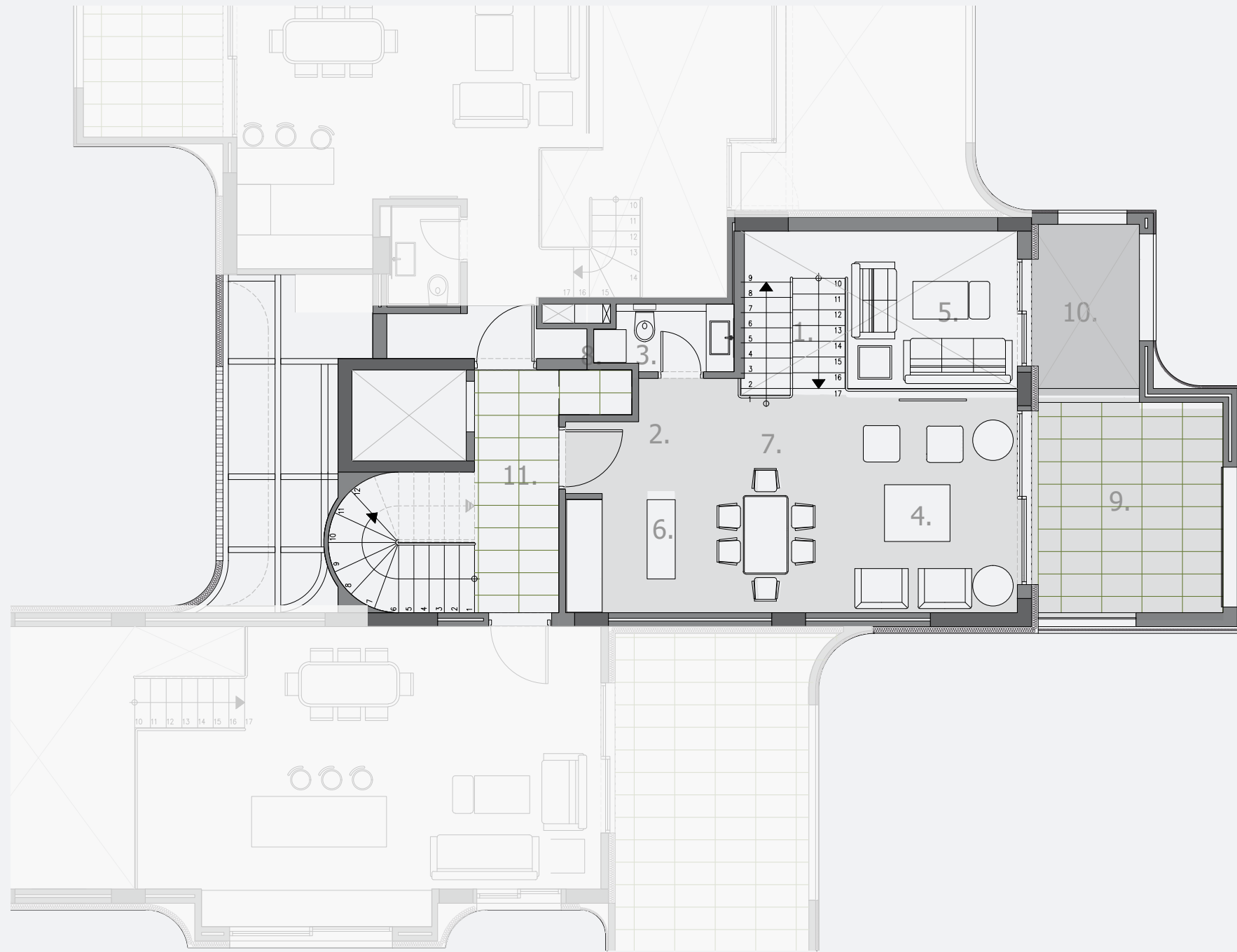
Duplex D | First Floor



- | | | |
|-----------------------|-------------|-----------------|
| 1. Private Stair Case | | 8. Outdoor Area |
| 2. entrance hall | | 9. Void To GF |
| 3. Bedroom-1 | 3.87 x 3.00 | 10. Main Core |
| 4. Bathroom-1 | 1.44 x 2.70 | |
| 5. Bedroom-2 | 3.07 x 3.83 | |
| 6. Bathroom-2 | 2.27 x 2.42 | |
| 7. Living Room | 3.25 x 3.16 | |



Duplex E | Second Floor



- | | | |
|------------------------------|-------------|-----------------|
| 1. Private Stair Case | | 8. Laundry Room |
| 2. entrance hall | | 9. Outdoor Area |
| 3. Guest WC | 2.10 x 1.20 | 10. Void To FF |
| 4. Upper Living Area | 3.85 x 3.10 | 11. Main Core |
| 5. Void to Lower living Area | | |
| 6. Kitchen | 1.95 x 4.17 | |
| 7. Dining Room | 3.02 x 3.85 | |



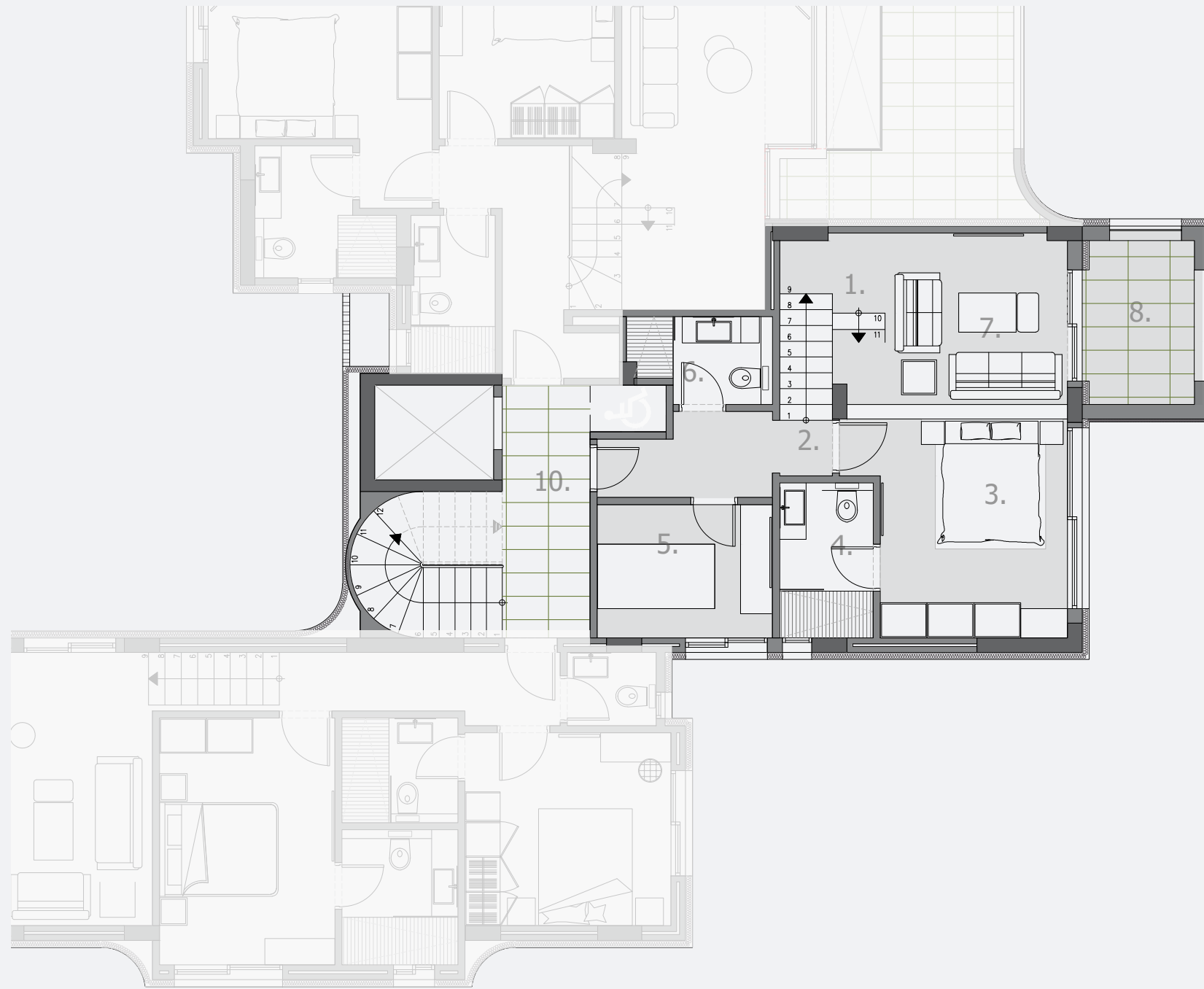
First Floor
43m²

Second Floor
57m²

Total Area
100m²

Balconies
22m²

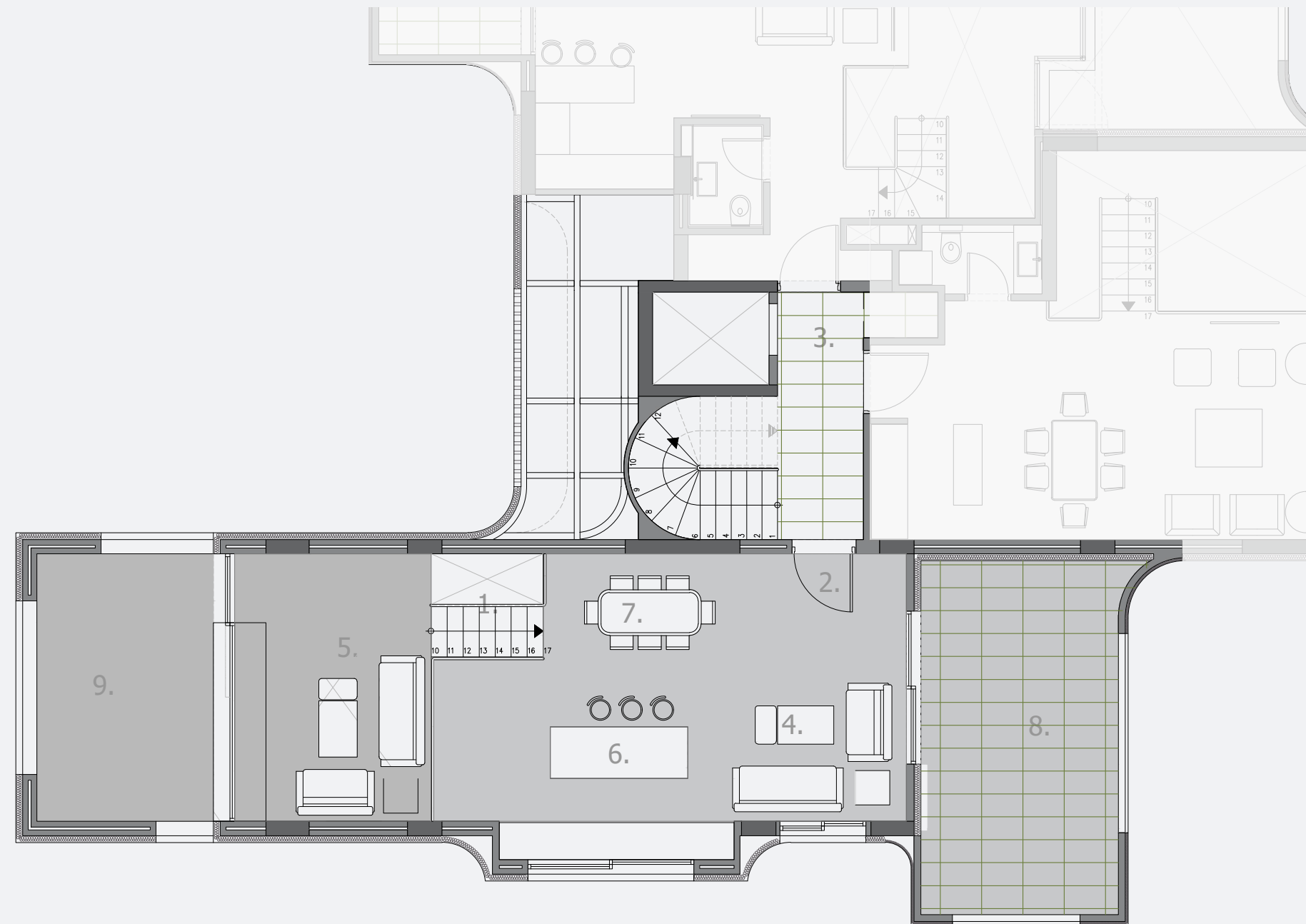
Duplex E | First Floor



- | | | |
|-----------------------|-------------|-----------------|
| 1. Private Stair Case | | 8. Outdoor Area |
| 2. entrance hall | | 9. Void To GF |
| 3. Bedroom-1 | 3.87 x 3.20 | 10. Main Core |
| 4. Bathroom-1 | 1.60 x 2.75 | |
| 5. Bedroom-2 | 3.00 x 3.87 | |
| 6. Bathroom-2 | 2.99 x 1.50 | |
| 7. Living Room | 5.02 x 2.93 | |



Duplex F | Second Floor



- 1. Private Stair Case
- 2. entrance hall
- 3. Main Core
- 4. Upper Living Area 4.67 x 3.01
- 5. Void to Lower living Area
- 6. Kitchen 2.30 x 4.10
- 7. Dinning Room 4.00 x 3.02
- 8. Outdoor Area
- 9. Void To FF



First Floor
73.5m²

Second Floor
49.5m²

Total Area
123m²

Balconies
43m²

Duplex F | First Floor



- | | | | |
|-----------------------|-------------|-----------------|-------------|
| 1. Private Stair Case | | 8. Guest WC | 1.25 x 1.52 |
| 2. entrance hall | | 9. Outdoor Area | |
| 3. Bedroom-1 | 3.52 x 3.30 | 10. Void To GF | |
| 4. Bathroom-1 | 1.98 x 1.79 | 11. Main Core | |
| 5. Bedroom-2 | 4.22 x 3.00 | | |
| 6. Bathroom-2 | 1.98 x 2.31 | | |
| 7. Living Room | 4.67 x 3.50 | | |



Duplex G | Third Floor



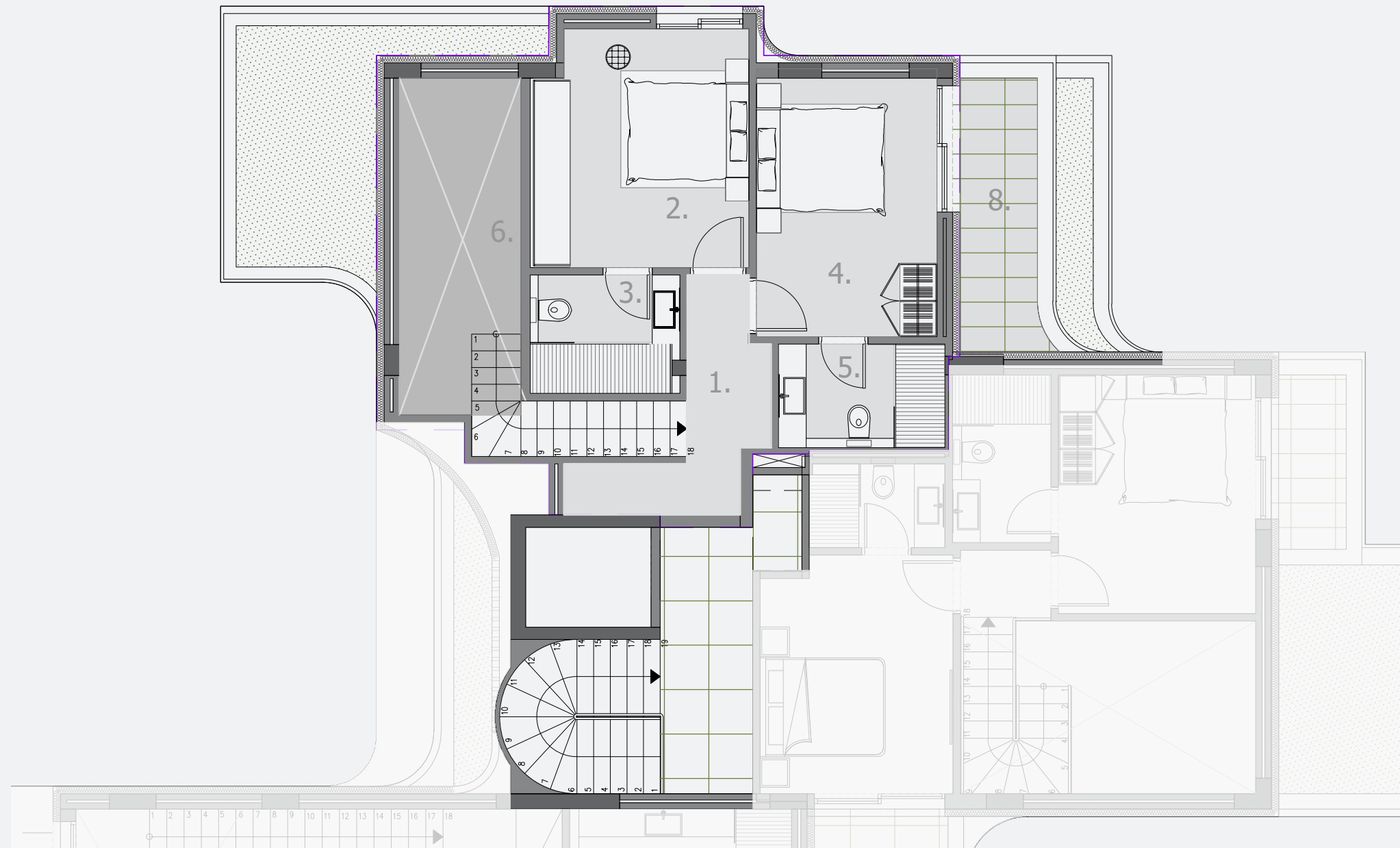
Third Floor
67m²

Attic Floor
53m²

Total Area
120m²

Balconies
43m²

Duplex G | Attic Floor



- 1. Private Stair Case
- 2. Bedroom-1 3.87 x 3.00
- 3. Bathroom-1 1.92 x 1.88
- 4. Bedroom-2 4.19 x 2.93
- 5. Bathroom-2 2.70 x 1.68
- 6. Void to 3rd floor
- 7. Main Core
- 8. Balcony



Duplex H | Third Floor



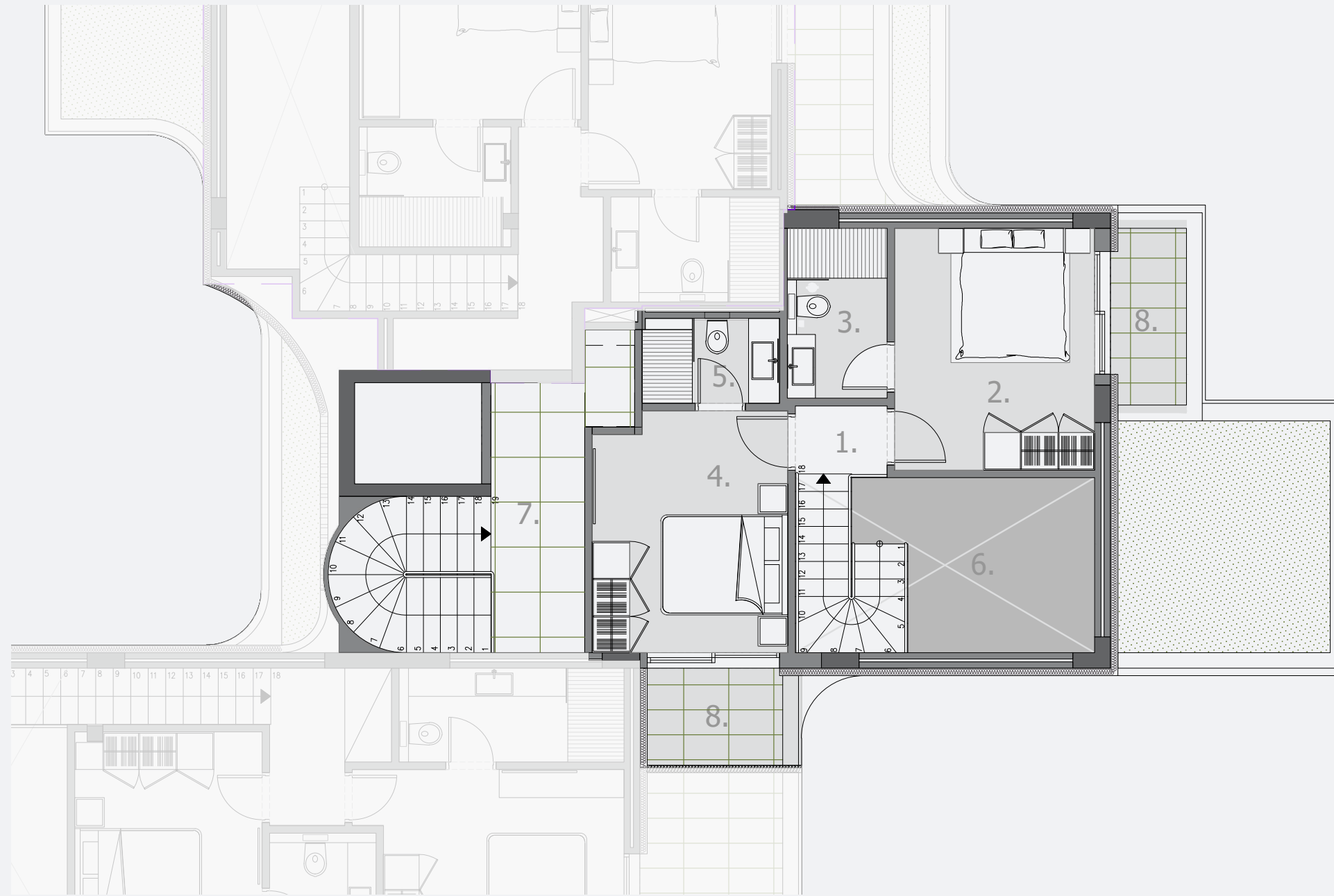
Third Floor
57m²

Attic Floor
44m²

Total Area
101m²

Balconies
40m²

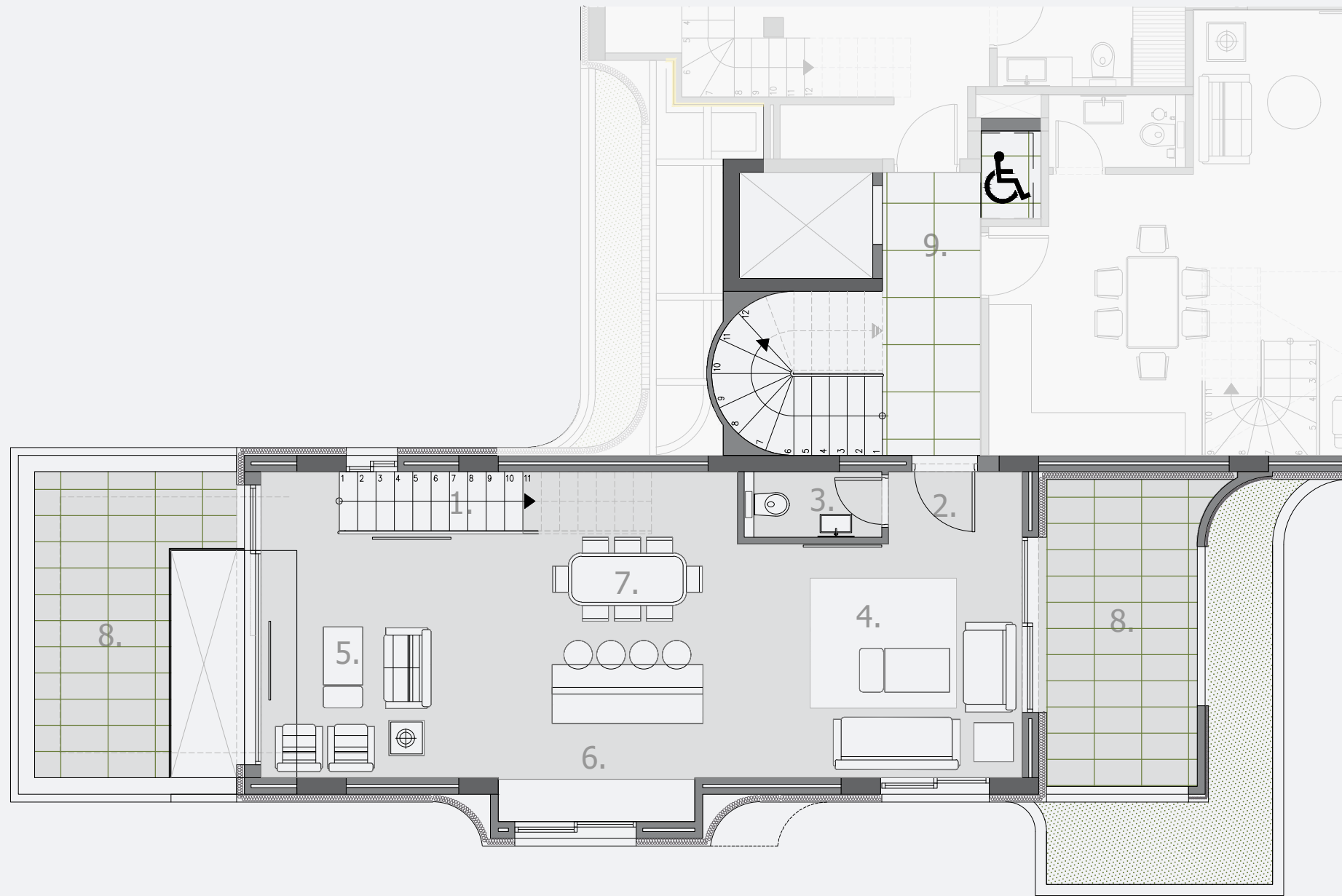
Duplex H | Attic Floor



- 1. Private Stair Case
- 2. Bedroom-1 3.87 x 3.20
- 3. Bathroom-1 2.72 x 1.60
- 4. Bedroom-2 3.87 x 3.33
- 5. Bathroom-2 3.20 x 1.36
- 6. Void to 3rd floor
- 7. Main Core
- 8. Balcony



Duplex I | Third Floor



- | | | |
|-----------------------|-------------|-----------------|
| 1. Private Stair Case | | 8. Outdoor Area |
| 2. entrance hall | | 9. Main Core |
| 3. Guest WC | 1.00 x 2.10 | |
| 4. Living Area 1 | 4.34 x 3.57 | |
| 5. Living Area 2 | 3.77 x 3.17 | |
| 6. Kitchen | 3.00 x 2.05 | |
| 7. Dinning Room | 3.30 x 3.30 | |



Third Floor
68.5m²

Attic Floor
53.5m²

Total Area
122m²

Balconies
43m²

Duplex I | Attic Floor



- 1. Private Stair Case
- 2. Bedroom-1 3.85 x 3.05
- 3. Bathroom-1 3.60 x 1.50
- 4. Bedroom-2 4.32 x 3.00
- 5. Bathroom-2 2.70 x 1.70
- 6. Void to 3rd floor
- 7. Main Core
- 8. Balcony





NINE
LIVING

Luxury Apartments