

PPK
EXCLUSIVE
DEVELOPMENT

WELCOME TO
Aetheria
Residences
Redefining Eclectic Living



ECLECTIC LUXURY LIVING REDEFINED

Our Legacy

PPK Exclusive Development is the natural evolution of a story that began more than three decades ago with PPK Constructions a company recognised for its structural integrity, consistency, and respect for the people who live in its buildings.

The New Chapter

Born from this legacy, **PPK Exclusive Development** focuses on luxury residences in Athens and select destinations, carrying the same engineering discipline into a more refined, human-centred way of living.

Aetheria Residences p The Eclectic Landmark

With **Aetheria Residences in Glyfada**, this philosophy takes a clear architectural form: an eclectic, sculpted landmark where light, privacy and calm are engineered as carefully as the structure itself.

Our Philosophy

Each project is meticulously crafted to become a discreet point of reference, enhancing the prestige of its surroundings while offering strong long-term value for discerning owners and investors. Collaborating with leading architects and specialist partners, we blend high aesthetics, advanced technology, and sustainable practices to create homes that are as forward-thinking as they are serene and comfortable.

Backed by the reliability of **PPK Constructions**, **PPK Exclusive Development** offers a seamless, stress-free experience from concept to delivery. Our residences are not simply properties, but unique life spaces and lasting statements of discernment, designed for those who expect more from where and how they live.



A PRIVILEGED LOCATION

IN THE HEART OF GLYFADA, THE CAPITAL OF THE **ATHENIAN RIVIERA**

WITH AMAZING SEA VIEWS

13 km to Athens Center & Acropolis

UNESCO World Heritage at your doorstep. Seamless connection to the capital's cultural epicenter, world-renowned monuments, and millennia of history.



In the heart of the Athenian Riviera.

Minutes on foot to cosmopolitan beaches and azure waters. Wake to sea views, stroll to beachfront cafés, and embrace the Mediterranean at your leisure. Coastal living, elevated.

300 m from the sea (Glyfada Beach).
500 m from the "Marina Galleria".



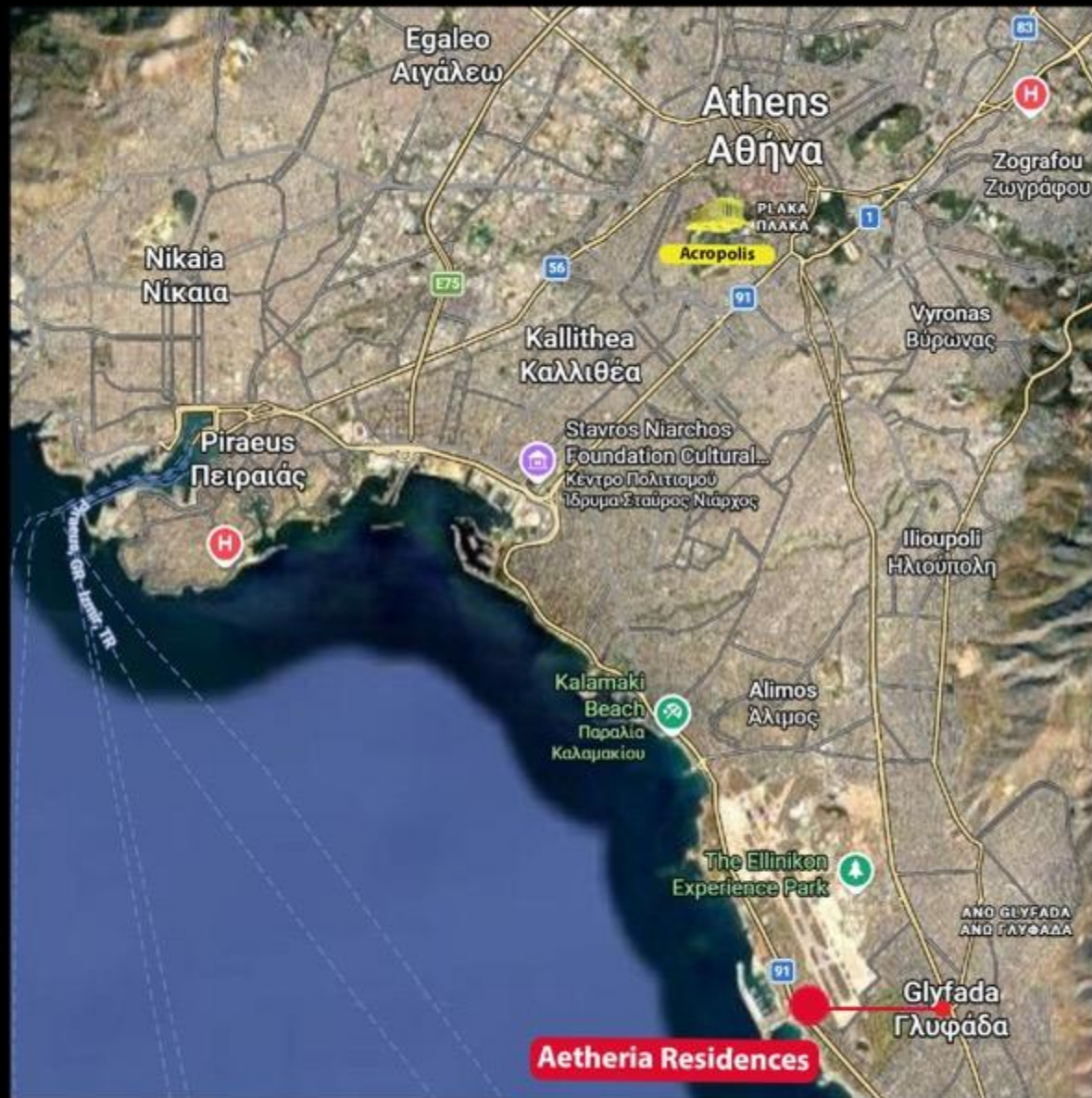
A PRIVILEGED LOCATION

IN THE HEART OF GLYFADA, THE CAPITAL OF THE ATHENIAN RIVIERA

WITH AMAZING SEA VIEWS

1.2 km to Glyfada Center

The beating heart of the Athenian Riviera. Designer boutiques, gourmet restaurants, luxury marina, and an elite international lifestyle, all within walking distance.



A PRIVILEGED LOCATION

IN THE HEART OF GLYFADA, THE CAPITAL OF THE **ATHENIAN RIVIERA**

WITH AMAZING SEA VIEWS



Aetheria Residences is adjacent to the ELLINIKON PROJECT.

Adjacent to Europe's largest urban regeneration project. The Ellinikon brings world-class infrastructure, Foster + Partners' iconic Riviera Tower, luxury retail, and a new metropolitan park, amplifying property values and lifestyle prestige.

Opposite Hard Rock, with a hotel and casino.
1,200 m from RIVIERA TOWER.



AETHERIA RESIDENCES

ECLECTIC ARCHITECTURE

BY 314
studio

A sculpted development in Glyfada, where architecture becomes an everyday experience of calm and privacy.

Architectural Vision by 314 Architecture Studio

Aetheria Residences by 314 Architecture Studio is a bold statement that true luxury begins with intelligent, uncompromising design. Conceived as a single sculpted volume on a rare plot in Glyfada, it opens towards the Athens Riviera and harmonises inside and outside, lifting everyday life above the ordinary.

Human Centric Exclusivity

Within approximately 507 sq.m. of built area, Aetheria hosts only four generous residences, each with ideal orientation, abundant natural light and cross-ventilation. Large openings extend living areas onto deep, inhabitable terraces, so owners experience the Riviera as part of their daily routine, not just a distant view.

From City to Sanctuary

Greenery and water are woven into the ground floor and rooftop, creating a calm, choreographed transition from street to private refuge. In the basement, private storage rooms, five parking spaces and skylights bringing light and air to auxiliary spaces enhance the feeling of a discreet single residence.

Eclectic Living & Sustainable Luxury

Open-plan layouts, expansive glazing and carefully selected materials, the extensive panels, YTONG insulation building systems, lush planting and high-performance glass, form a quiet yet distinctly personal identity. With A+ energy rating, heat pumps, hybrid photovoltaics, shading systems and advanced insulation, Aetheria supports a life of comfort, privacy and calm, a timeless, ethereal architectural statement for the few.



EXCLUSIVE LOCATION

AT THE HEART OF ATHENIAN RIVIERA

Aetheria Residences occupies a singular vantage point within the Athenian Riviera, just minutes from the most transformative urban project of the Mediterranean. What truly elevates life at Aetheria is the rare combination of tranquility and immediate proximity.

Within a few minutes' on foot you can arrive at The Ellinikon's landmark casino resort, immerse yourself in a next-generation retail and entertainment mall, step aboard from the revitalized marina, or experience the new Costa Navarino-branded hotel and residential components that are redefining luxury hospitality in Athens.

This unique constellation of destinations frames your everyday life, not as distant aspirations, but as effortless extensions of your private sanctuary on the Riviera.



EXCLUSIVE LOCATION

AT THE HEART OF ATHENIAN RIVIERA

Aetheria Residences enjoys an unparalleled location in the cosmopolitan center of Glyfada, the flagship of the Athenian Riviera, where luxury boutiques, fine dining, and a continuous beachfront lined with pristine beaches shape everyday life.

Just minutes from Flisvos Marina—Greece's premier superyacht hub—and Astir Marina Vouliagmeni, an exclusive haven with private beach clubs, residents benefit from privileged access to two of the Mediterranean's most iconic marinas and coastlines, seamlessly combining yachting, golf, and vibrant nightlife with direct connectivity to central Athens and the International Airport.



Glyfada Center



Athens International
Airport



Athens Center



Piraeus Port



Athenian Riviera



Prestigious
Marinas



Major Motorways

LIFESTYLE

ECLECTIC RIVIERA LIVING

From Sunlit Shores to Cosmopolitan Nights

Around **Aetheria Residences**, every day flows from sun-soaked moments on Glyfada's Blue Flag beaches to leisurely lunches at sophisticated waterfront restaurants with world-class cuisine.

Evenings bring designer shopping, elegant beach bars, golf and sports clubs, and a vibrant scene of gourmet dining and upscale nightlife, while the nearby Ellinikon project further amplifies the district's lifestyle appeal and long-term value.





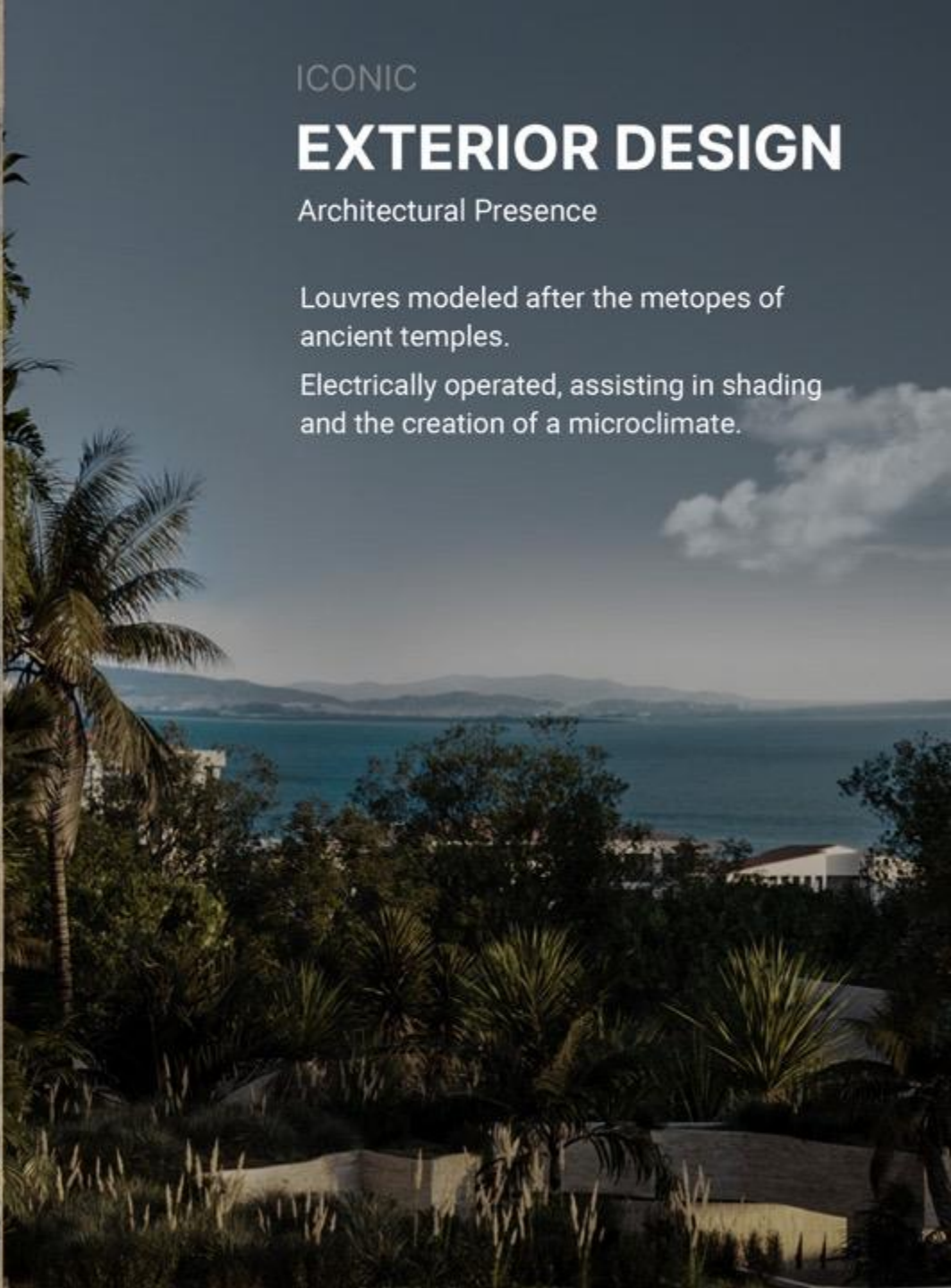
ICONIC

EXTERIOR DESIGN

Architectural Presence

Louvres modeled after the metopes of ancient temples.

Electrically operated, assisting in shading and the creation of a microclimate.



EXTERIOR ARCHITECTURE

A CONTEMPORARY DIALOGUE WITH HERITAGE

Aetheria Residences emerge as a sculpted monolithic volume, clean geometry and precise form create a presence that feels both modern and timeless.

The façade is articulated through vertical elements inspired by **the Rhythmic Columns of Ancient Greek Temples**: custom-designed **electrically operated blinds** that create depth, shadow, and scale while actively controlling light and temperature.





These contemporary "flutes" echo classical proportion and order, yet function as dynamic climate moderators, **generating natural shade and a cooling microclimate** that enhances comfort and energy efficiency.

Deep terraces, carefully placed openings, and integrated greenery soften the architectural mass, establishing a powerful yet understated dialogue with the Riviera landscape.

This is quiet luxury: substance over noise, timeless over trends, intelligence woven into beauty.

AETHERIA RESIDENCES

A VERTICAL SANCTUARY OF ECLECTIC RESIDENCES

Aetheria Residences comprise a meticulously crafted five-story building with basement, offering an intimate collection of exceptional homes across approximately 687 sqm total built area.

This exclusive address features two generous maisonettes, one spanning lower and ground floor with direct garden and pool access, the other crowning the building across the third and fourth floors as a penthouse with private pool and panoramic rooftop terrace, alongside two sophisticated single-level residences on the first and second floors.

Each residence is designed with private outdoor spaces, gardens, and internal courtyards that flood the interiors with natural daylight, creating a rare urban oasis just minutes from the coastline of the Athenian Riviera.



1

Maisonette (1 apartment)

The Garden Residence

Lower & Ground Floor

This dual-level sanctuary anchors the building with direct garden access and a private pool surrounded by lush vertical planting.

The lower level hosts auxiliary spaces, wellness areas, living room, bathroom, master bedroom, and service rooms, while the ground floor unfolds as an expansive open-plan living, dining, and kitchen zone with floor-to-ceiling openings that dissolve boundaries between interior comfort and outdoor serenity. Gardens that channel natural light deep into the residence, while the seamless integration of water features and organic landscaping together with the garden and the pool, creates a cooling microclimate and an atmosphere of absolute tranquility, your private retreat within the city.



2

Elevated Serenity

1st Level

The first-floor residence is gracefully set above the garden level, enjoying a privileged sense of elevation while remaining visually connected to the lush outdoor landscape below.

An open-plan living and dining area extends onto a generous private terrace, where the custom, temple-inspired blinds orchestrate light, shade, and privacy throughout the day.

Large openings frame views toward the Riviera and the internal green courtyards, bathing the interiors in soft, filtered daylight.

This is elevated serenity: a refined, single-level home that feels suspended between the intimacy of the garden and the openness of the sky.

3

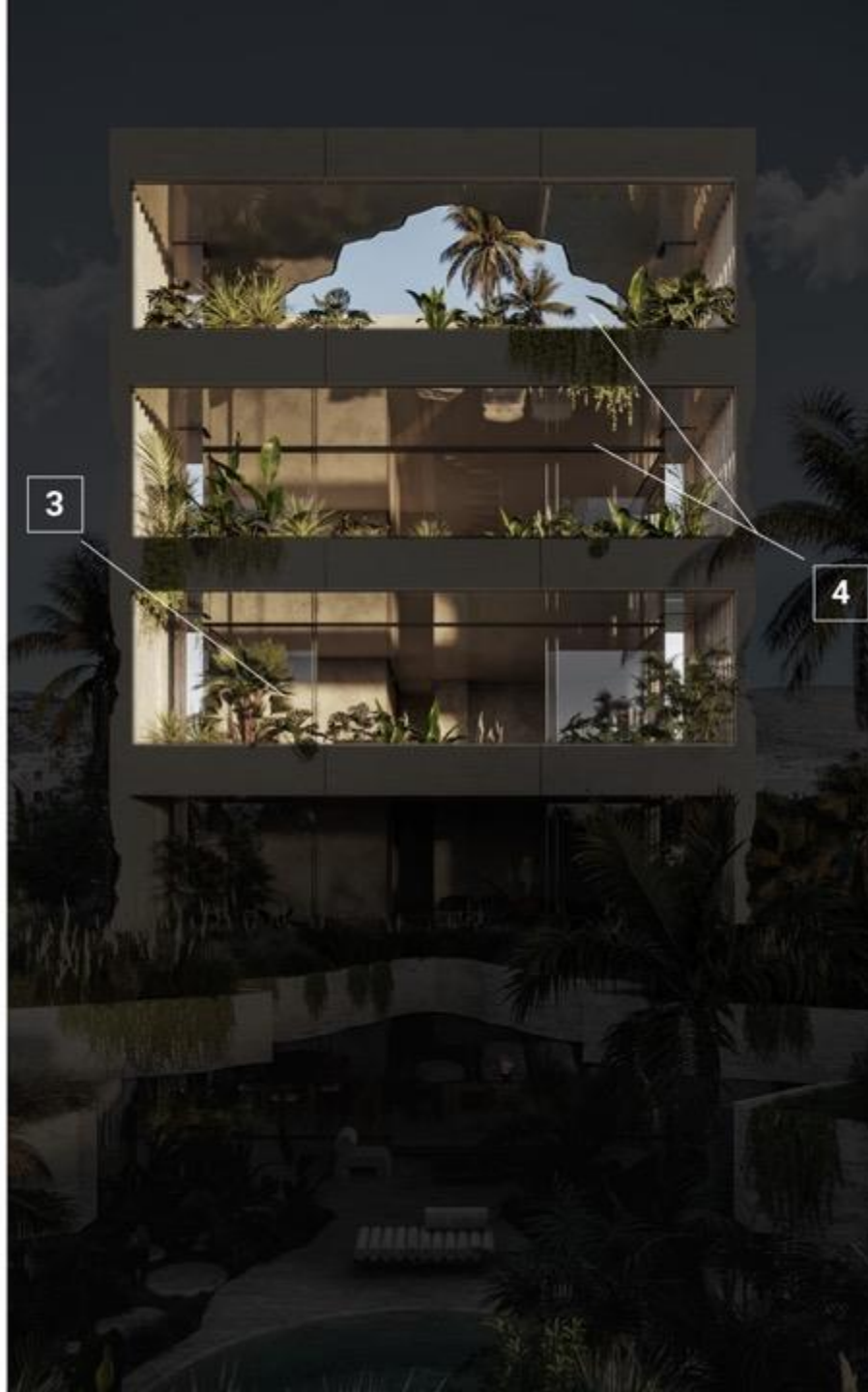
The Horizon Residence

2nd Level

The second-floor residence rises one level higher, offering an almost identical layout but with a more pronounced sense of openness and horizon.

The expansive living and dining spaces continue the open-plan philosophy, flowing onto a deep terrace that captures long, cinematic views over the neighborhood canopy and toward the sea.

The vertical blinds and carefully placed openings craft a sophisticated play of light and shadow, enhancing both comfort and privacy in the sleeping quarters with en-suite bathrooms. Here, everyday life unfolds against a broader skyline, a home for those who seek quiet luxury with a subtly amplified perspective.



4

Penthouse (1 apartment)

The Sky Residence

3rd & 4th Level

Crowning Aetheria, this penthouse maisonette spans the upper two floors with a private pool and commanding rooftop deck that transform everyday living into an elevated experience.

The third floor offers expansive social spaces with panoramic terraces and seamless indoor-outdoor flow, while the fourth floor provides intimate sleeping areas and private zones beneath open sky.

A dedicated rooftop sanctuary, complete with private pool, lounge areas, vertical greenery, and uninterrupted views stretching from the Saronic Gulf to the shimmering lights of the Riviera, becomes your personal masterpiece. Here, architectural elegance meets absolute sky: spectacular views, absolute serenity, ultimate prestige.

PEACE OF MIND

IN YOUR PRIVATE SANCTUARY **GARDEN**

The moment you cross the boundary, the atmosphere changes.

The street fades and you enter a world of water, palms and soft curves, where the building rises gently from a layered garden.

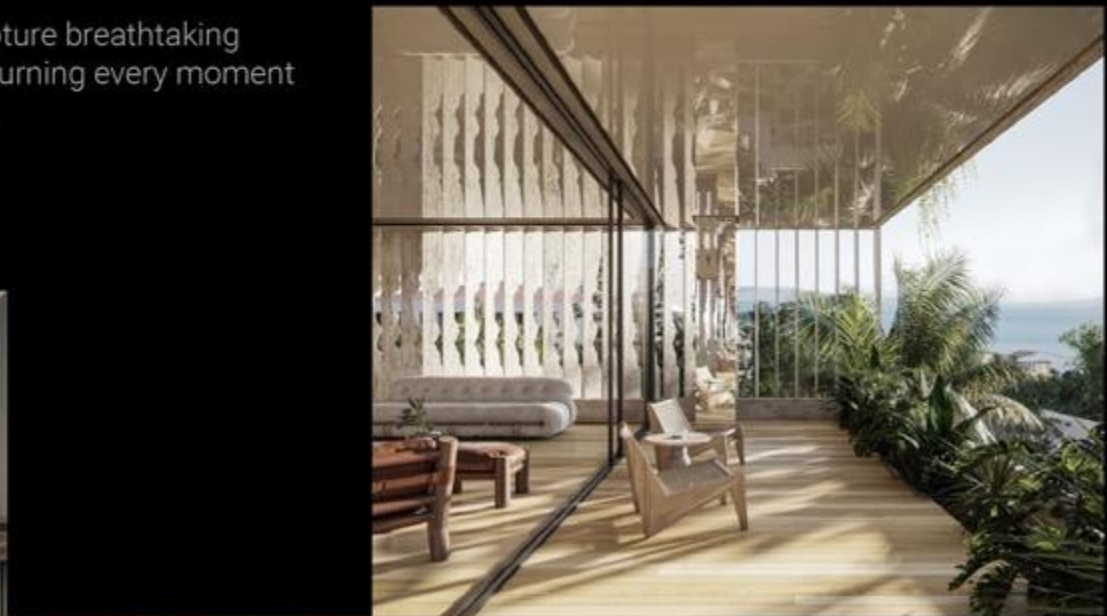
This is the beginning of your private tour: a path that leads you through greenery, a pool and quiet corners, to a home that feels more like a sanctuary than an address, promising a new way of arriving, every single day.



TAKE A BREATH

ENJOY THE SPECTACULAR SEA VIEW

Floor-to-ceiling vistas capture breathtaking cityscapes and sunsets, turning every moment into a living masterpiece.



RIVIERA PANORAMA LOUNGE

LIVING ON THE HORIZON

Soft sofas, warm wood and full-height glass create a space that feels more like a pavilion than a room, a place where you can sit back, watch the day unfold over the treetops and feel the Riviera become the backdrop of your everyday life.

The ceilings of the living room, dining area, and verandas are made of Barrisol, which reflects the floor, enhances the sense of space, and adds a feeling of luxury to the interior.



DINING AREA

LONG DINNERS SHORT DISTANCES

The dining table sits at the heart of the home, framed by warm textures and quiet light. It is close enough to the kitchen for effortless hosting, yet set apart enough for conversations to deepen and time to slow.

You can imagine family celebrations, intimate dinners and late-night tastings unfolding here, each one becoming part of the story of the house.



KITCHEN & CASUAL DINING

THE EVERYDAY ENTERTAINING SPACE

This is where mornings start, calls are taken, deals are closed and glasses are poured at the end of the day. The clean lines of the kitchen and the mirrored surfaces reflect light and views, making even the simplest breakfast feel elevated.



It is a space built for people who live fast but appreciate slow moments, the kind of kitchen where friends inevitably gather and stay longer than planned.

BATHROOM

YOUR PRIVATE SPA RITUAL

The bathroom in Aetheria feels less like a service space and more like a carefully crafted retreat. The warm light, continuous stone and walk-in shower create a setting where the day can begin with clarity and end with complete release. It is where you rinse off the city, reset after travel and take a few quiet minutes that belong only to you, a small, daily luxury that soon becomes indispensable.



MASTER BEDROOM

PERSONAL RETREAT

This master bedroom is designed as a private cocoon, lit softly from above and opening gently to the outside. The circular light washes the room in a calm glow, while the floor-to-ceiling glazing of the frame, lets you wake up with the trees and fall asleep knowing the world is at a distance.

It is a space that feels curated, not decorated, a quiet stage for slow mornings, late-night conversations and the rare luxury of truly closing the door on everything else.



PENTHOUSE

ELEVATED LIVING

Experience life above it all. Expansive layouts, private terraces, and panoramic horizons define a residence designed for those who expect the exceptional.



BALCONY

YOUR OPEN-AIR
RETREAT

Designed for tranquil mornings, sunlit afternoons, and elegant evenings outdoors.

PENTHOUSE

ELEVATED LIVING

Experience life above it all. Expansive layouts, private terraces, and panoramic horizons™ define a residence designed for those who expect the exceptional.

POOL ELEVATED OUTDOOR EXPERIENCE

Generous outdoor pool area with refined finishes create a personal oasis where comfort meets breathtaking surroundings.



ROOF POOL

SKY-LEVEL INDULGENCE

An exclusive rooftop oasis featuring a stunning pool, lounge areas, and sweeping views where leisure meets luxury above the city.



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GARDEN RESIDENCE - 1 APARTMENT



FLOOR PLAN **LOWER FLOOR**



FLOOR PLAN **GROUND FLOOR**

UNIT AREA
109 sqm

LIVING ROOM
1

MASTER BEDROOM
1

BATHROOM
1

WARDROBE
1

STORAGE AREA
1

UNIT AREA
129 sqm

GARDEN
113 sqm

SWIMMING POOL
31 sqm

LIVING ROOM
1

BATHROOMS
3

BEDROOMS
2

PARKING LOTS
2

THE SERENITY RESIDENCE



FLOOR PLAN
A LEVEL

UNIT AREA
126 sqm

GARDEN
yes

LIVING ROOM
1

MASTER BEDROOM
1
BEDROOM
1

BATHROOMS
3

PARKING LOTS
1

STORAGE AREA
1

THE HORIZON RESIDENCE



FLOOR PLAN
B LEVEL

UNIT AREA
126 sqm

LIVING ROOM
1

MASTER BEDROOM
1
BEDROOM
1

BATHROOMS
3

PARKING LOTS
2

STORAGE AREA
1

PENTHOUSE THE SKY RESIDENCE



FLOOR PLAN **C LEVEL**



FLOOR PLAN **D LEVEL**

UNIT AREA
126 sqm

LIVING ROOM

1

MASTER BEDROOM

1

BATHROOMS

2

WARDROBE

1

PARKING LOTS

2

STORAGE AREA

1

TOTAL UNIT AREA

195 sqm

UNIT AREA

69 sqm

GARDEN

52 sqm

SWIMMING POOL

17 sqm

LIVING ROOM

1

BATHROOMS

3

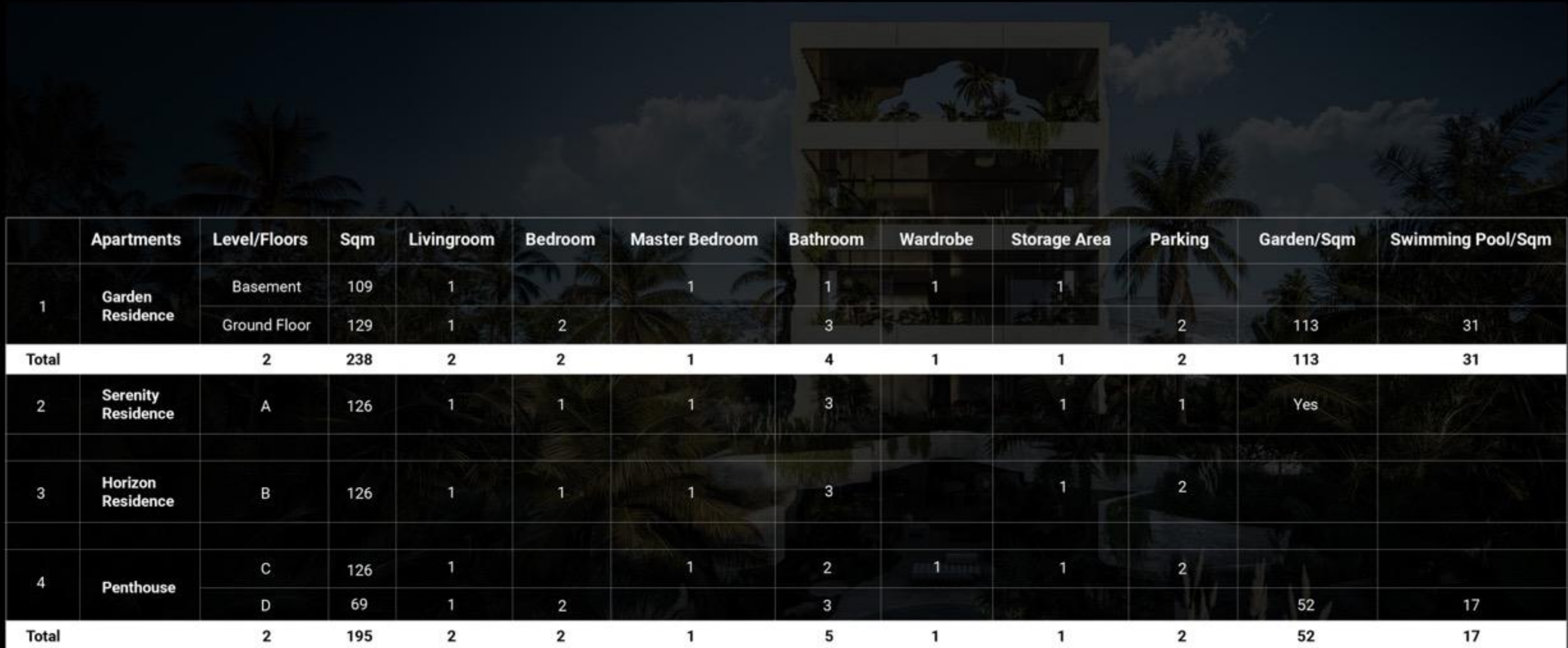
BEDROOMS

2

AETHERIA RESIDENCES

TAILORED TO YOUR VISION

Detailed specifications by apartment and floor level



	Apartments	Level/Floors	Sqm	Livingroom	Bedroom	Master Bedroom	Bathroom	Wardrobe	Storage Area	Parking	Garden/Sqm	Swimming Pool/Sqm
1	Garden Residence	Basement	109	1		1	1	1	1			
		Ground Floor	129	1	2		3			2	113	31
Total		2	238	2	2	1	4	1	1	2	113	31
2	Serenity Residence	A	126	1	1	1	3		1	1	Yes	
3	Horizon Residence	B	126	1	1	1	3		1	2		
4	Penthouse	C	126	1		1	2	1	1	2		
		D	69	1	2		3				52	17
Total		2	195	2	2	1	5	1	1	2	52	17

AMENITIES

CRAFTED FOR EFFORTLESS EVERYDAY LIVING

At Aetheria Residences, every amenity is envisioned to make daily life smoother, more comfortable, and quietly luxurious, from effortless arrival and thoughtful storage to tranquil outdoor retreats and future-ready sustainable living.



Parking

Effortless Arrival

Secure underground parking with direct building access ensures a smooth, sheltered arrival every time you come home.



Storage

Order Made Easy

Dedicated basement storage rooms for each residence keep living areas uncluttered while valuables remain safely organized and close at hand.



Pools & Gardens

Private Oasis

Ground-level and rooftop swimming pools, together with landscaped planting and water features, create serene outdoor retreats for relaxation and discreet social moments.



Safety & Comfort Systems

Discreetly Assured

Well-planned circulation, compliant structural design, and engineered building systems work together to provide a safe, comfortable living environment on every level.

AMENITIES

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Sun Photovoltaic Panels

Power from the Sky

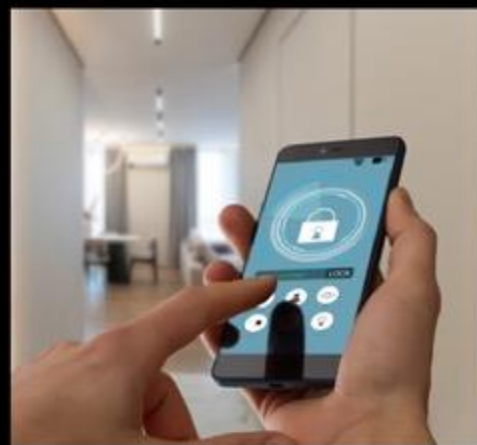
Hybrid photovoltaic panels on the roof harness solar energy to support the building's A+ energy performance, reducing consumption while enhancing long-term sustainability.



Electric Vehicle Charging

Ready for Tomorrow

Dedicated EV-ready parking infrastructure allows residents to conveniently charge their electric vehicles at home, supporting greener mobility without sacrificing comfort or convenience.



Smart Home Applications

Living, Intelligently

Smart home provisions enable residents to control lighting, climate, and shading from their devices, creating a responsive living environment tailored to their preferences.

SUSTAINABLE EXCELLENCE

A+ ENERGY CLASS & BIOCLIMATIC DESIGN

Aetheria Residences achieves A+ energy performance through advanced thermal insulation, YTONG structural systems, high-efficiency heat pumps, rooftop photovoltaic panels, energy-efficient glazing, and natural ventilation strategies that significantly reduce consumption while maximizing comfort.

Bioclimatic design leverages solar gain in winter, with water features and vertical gardens creating pleasant microclimates and enhancing air quality for long-term sustainable living.

Inspired by the timeless rhythm of ancient Greek temple columns, custom electrically operated vertical blinds form a sculptural second skin to the façade, finely tuning light, shade, and privacy throughout the day.

By reducing heat gain, improving natural ventilation, and collaborating with planted terraces, they create cooler, more comfortable interiors, where architectural elegance directly supports environmental performance.



The Science of Engineering Excellence

PRECISION MEETS ARCHITECTURAL ARTISTRY



Lighting

Bespoke lighting design highlights the building's sculpted geometry while ensuring a human-centric atmosphere. Through strategic architectural openings and circular skylights, natural light becomes a primary design element, complemented by a discreet, high-efficiency LED infrastructure that adapts to every mood and transition of the day.

Smart Home Technologies

The residences feature an advanced, future-ready smart-home ecosystem that offers effortless control over the living environment. Residents can intuitively manage climate, lighting, and shading systems via digital devices, integrating high-end automation that enhances daily convenience without compromising the building's minimalist aesthetic.

Electrical Infrastructure

The building is equipped with a robust, modern electrical network designed for long-term reliability and sustainable mobility. This includes dedicated provisions for Electric Vehicle (EV) charging stations in the underground parking and a high-performance system capable of supporting all contemporary digital and energy-heavy requirements.

Sustainability

Boasting an A++ energy rating, Aetheria utilizes hybrid photovoltaic panels and high-efficiency heat pumps to achieve energy autonomy. Bioclimatic principles govern the design, cross-ventilation, and water elements to create a self-regulating microclimate that minimizes the building's environmental footprint.

Construction Materials

The structural integrity is defined by a 10cm high-performance thermal shell and the use of YTONG building systems for superior insulation. Tactile, organic materials like white cement coatings, natural timber, and energy-rated glazing (Ug 1.2) are meticulously chosen to ensure acoustic privacy, thermal comfort, and a timeless finish.



Aetheria Residences

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Experience

Aetheria Residences

