



THE SWELL



Integrated Real Estate Development

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“The Swell”,
a new 4-level luxury building of four apartments with basement,
loft, attic and a swimming pool, is constructed.
It is located in a central but quiet street in Glyfada
in a green environment.

THE SWELL

23 Semelis str, Glyfada



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The core of The Swell architectural design is harmony. The design is conceptually inspired by the sea, its hidden geometry and has been imbued by the harmonic motion of its waves. The intention of this architectural language is evident in the 'movement' of the slabs as well as in the vertical curved elements situated in between the floors that look like waves holding the slabs. The thin and curved slabs in combination with the organic parapets around them are key features of the building's composition creating a dynamic but at the same time light construction that reminds of a sculpture. The building consist of 4 apartments qualified for A+ energy efficiency class. All the apartments combine high-end construction materials and advanced mechanical and electrical technologies that follow the latest advancements such as "smart" home systems and VRV systems for temperature control.

Key points

- ENERGY CATEGORY A+
- PHOTOVOLTAIC SYSTEMS
- SOLAR SYSTEMS
- KNX – SMART HOME
- VRV FOR FLOOR HEATING
- VRV AIR CONDITIONING
- ENERGY GAS FIREPLACES
- GLASS PARETS
- GAS SUPPLY
- MARBLE FLOOR FLOORS (except bedrooms)
- BEDROOM WOODEN FLOORS
- BALCONIES MARBLE TILE



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APARTMENT 1 268,81 sqm

THE SWELL

BRIGHT GROUND FLOOR APARTMENT WITH BASEMENT AND LOFT

GROUND FLOOR	107,40sqm
LIVING ROOM KITCHEN	60sqm
MASTER BEDROOM	13,70sqm
BATHROOM	4,50sqm
WARDROBE	3,33sqm
WC	1,64sqm
BASEMENT	87,28sqm
MASTER BEDROOM	17,27sqm
BATHROOM	
WARDROBE	6,99sqm
BATHROOM	7,98sqm
MASTER BEDROOM WITH CLOSET	13,92sqm
BATHROOM	5,52sqm
LAUNDRY	11,13sqm
LOFT	74,13sqm
MASTER BEDROOM WITH CLOSET	14,37sqm
BATHROOM	3,20sqm
MASTER BEDROOM WITH CLOSET	17,50sqm
BATHROOM	5,61sqm
GARDEN	251,63sqm
POOL	23,85sqm
STORE S3	11,13sqm
PARKING SPACE	P2,P3,P10 outdoor



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APARTMENT **2** 127,46 sqm

BRIGHT FLOOR APARTMENT 2nd FLOOR

LIVING ROOM & KITCHEN	57,50sqm
MASTER BEDROOM WITH CLOSET	14,64sqm
BATHROOM	2,93sqm
BEDROOM WITH CLOSET	11,35sqm
BEDROOM WITH CLOSET	10,30sqm
BATHROOM (COMMON)	3,27sqm
WC	2,23sqm
BALCONY IN THE SOUTH SIDE WITH TZACUZI	30,31sqm
BALCONY IN THE NORTH SIDE	10,46sqm
SEMI – OUTDOOR SPACE	13,58sqm
STORE S1	11,64sqm
PARKING SPACE	P1,P9 outdoor



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APARTMENT **3** 137,60 sqm

MOUNTAIN VIEW

BRIGHT FLOOR APARTMENT 3rd FLOOR

LIVING ROOM & KITCHEN	59,17sqm
MASTER BEDROOM WITH CLOSET	13,08sqm
BATHROOM	3,06sqm
MASTER BEDROOM WITH CLOSET	12,36sqm
BATHROOM	3,10sqm
MASTER BEDROOM WITH CLOSET	11,92sqm
BATHROOM	4,24sqm
WARDROBE	2,64sqm
LAUNDRY	1,81sqm
WC	1,66sqm
BALCONY IN THE SOUTH SIDE WITH TZACUZI	29,63sqm
BALCONY IN THE NORTH SIDE	23,84sqm
STORE S2	8,95sqm
PARKING SPACE	P5,P8



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APARTMENT 4 262,63 sqm

THE SWELL

SEA VIEW – MOUNTAIN VIEW

BRIGHT APARTMENT WITH 4 & 5th FLOOR ATTIC

APARTMENT	166,70sqm
LIVING ROOM & KITCHEN	72,50sqm
MASTER BEDROOM	24sqm
BATHROOM	10,70sqm
WARDROBE	7,73sqm
MASTER BEDROOM WITH CLOSET	14,88sqm
BATHROOM	4sqm
LAUNDRY	2,68sqm
WC	2,13sqm
ATTIC	95,93sqm
MASTER BEDROOM	20,75sqm
BATHROOM	4,90sqm
WARDROBE	4,65sqm
MASTER BEDROOM	19,25sqm
BATHROOM	4,60sqm
WARDROBE	4,44sqm
BALCONY	
BALCONY IN THE SOUTH SIDE WITH TZACUZI	23,55sqm
BALCONY IN THE NORTH SIDE	12,59sqm
STORE S4	15,66sqm
STORE S5	8,06sqm
PARKING SPACE	P4,P6,P7



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