

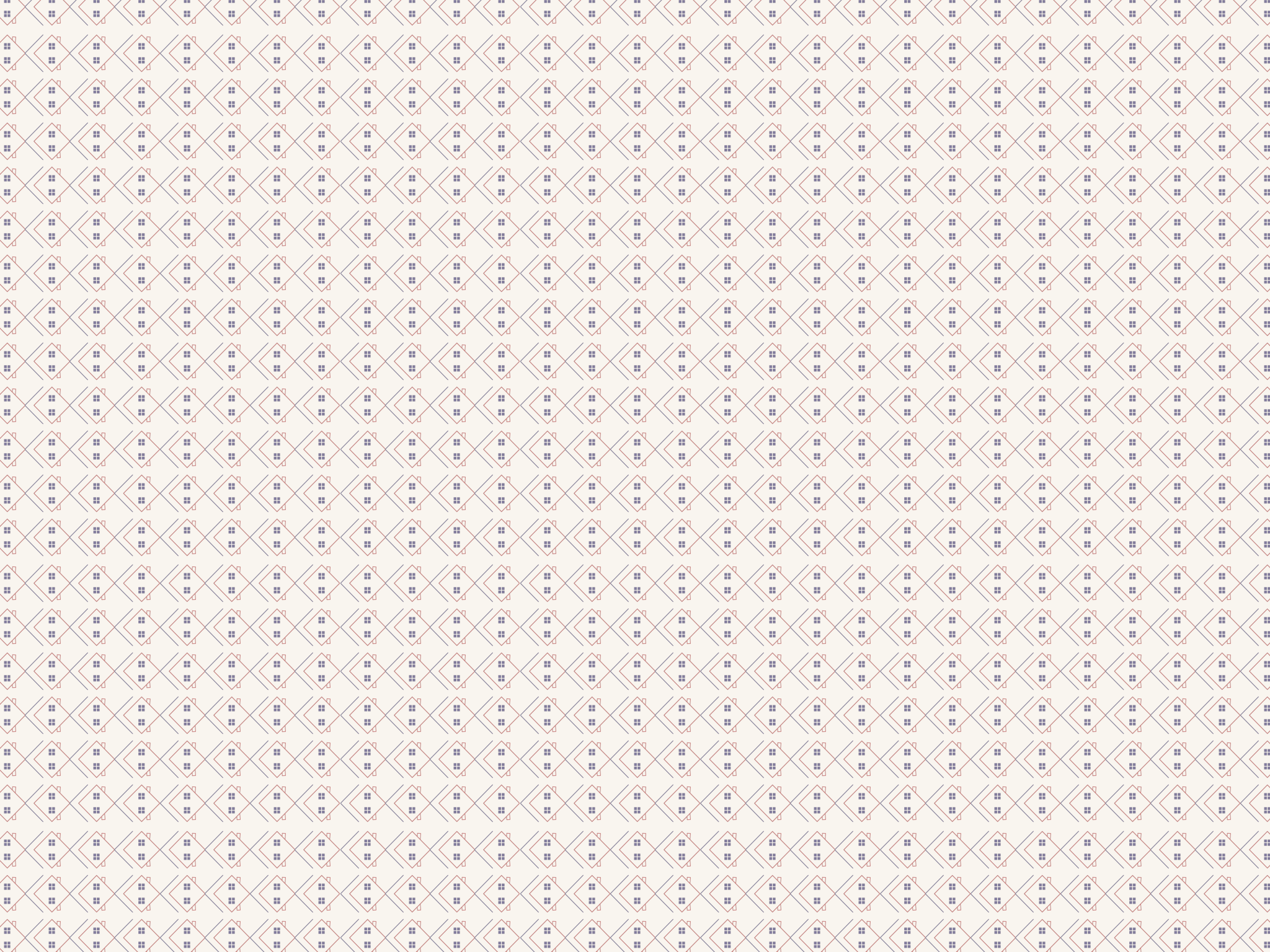
RESIDENTIAL COMPLEX



6 autonomous residences, designed
with an emphasis on quality,
aesthetics and sustainability

www.homeatus.gr







The **dELPIS** complex in Epanomi, Thessaloniki consists of 6 autonomous residences, designed with an emphasis on quality, aesthetics and sustainability.

This is a residential project that redefines the modern home, combining the tranquility of nature with technology and functionality.

MORE THAN JUST A HOUSE

LOCATION | EPANOMI

Epanomi is a safe and welcoming place. Low crime rates, green spaces and a family-friendly lifestyle create ideal living conditions. Residents can enjoy activities in nature and on the beaches, while benefiting from a calm and simple daily life.



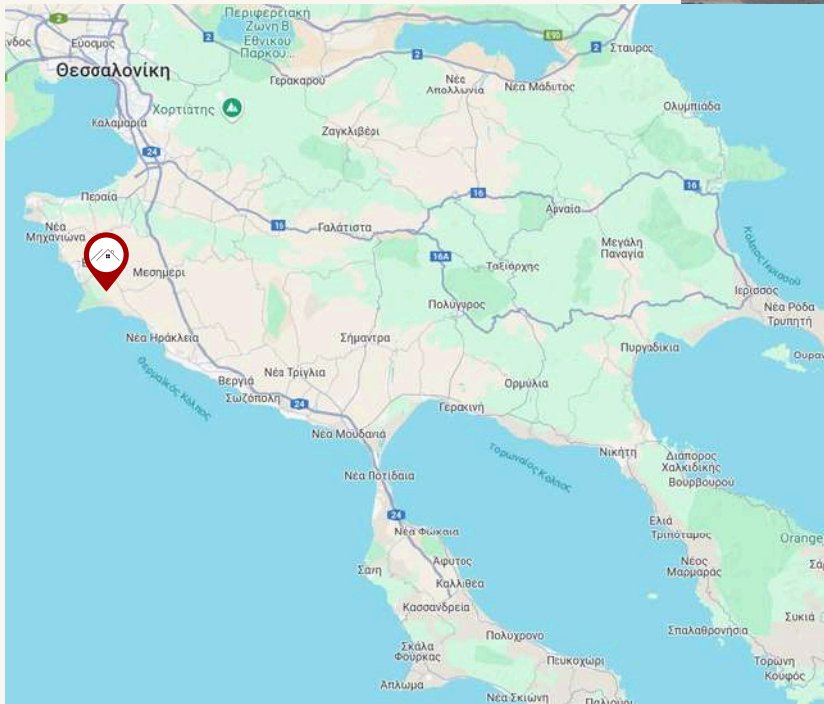
32km from
Thessaloniki



23km from
the airport



Next to
Halkidiki



Entertainment &
Shopping



Beaches



Wetlands



Schools & Services

Natural beauty & beaches

Epanomi is famous for its impressive beaches, such as Potamos, Fanari and Navagio, which attract visitors from all over Greece. Also, one of the biggest advantages of Epanomi is its close distance from Halkidiki. In just a few minutes, residents can enjoy the beaches, picturesque villages and natural treasures of Halkidiki.

Easy access & connection

Epanomi is located just 32 km from Thessaloniki, offering residents the opportunity to enjoy the tranquility of the countryside without being far from the comforts of the city. Furthermore, Thessaloniki International Airport (SGK) is just 23 km away, offering direct & quick access to domestic & international destinations.



Entertainment & Gastronomy

Traditional taverns with fresh local produce offer authentic Greek flavors, while modern cafes and beach bars create unique experiences of relaxation and socialization.

Infrastructure & everyday comfort

Shopping centers, supermarkets, shops, pharmacies and doctors are located within close proximity, offering everything a family needs. At the same time, there are schools (primary, middle, high schools) as well as vocational schools (IEK, EPAL).

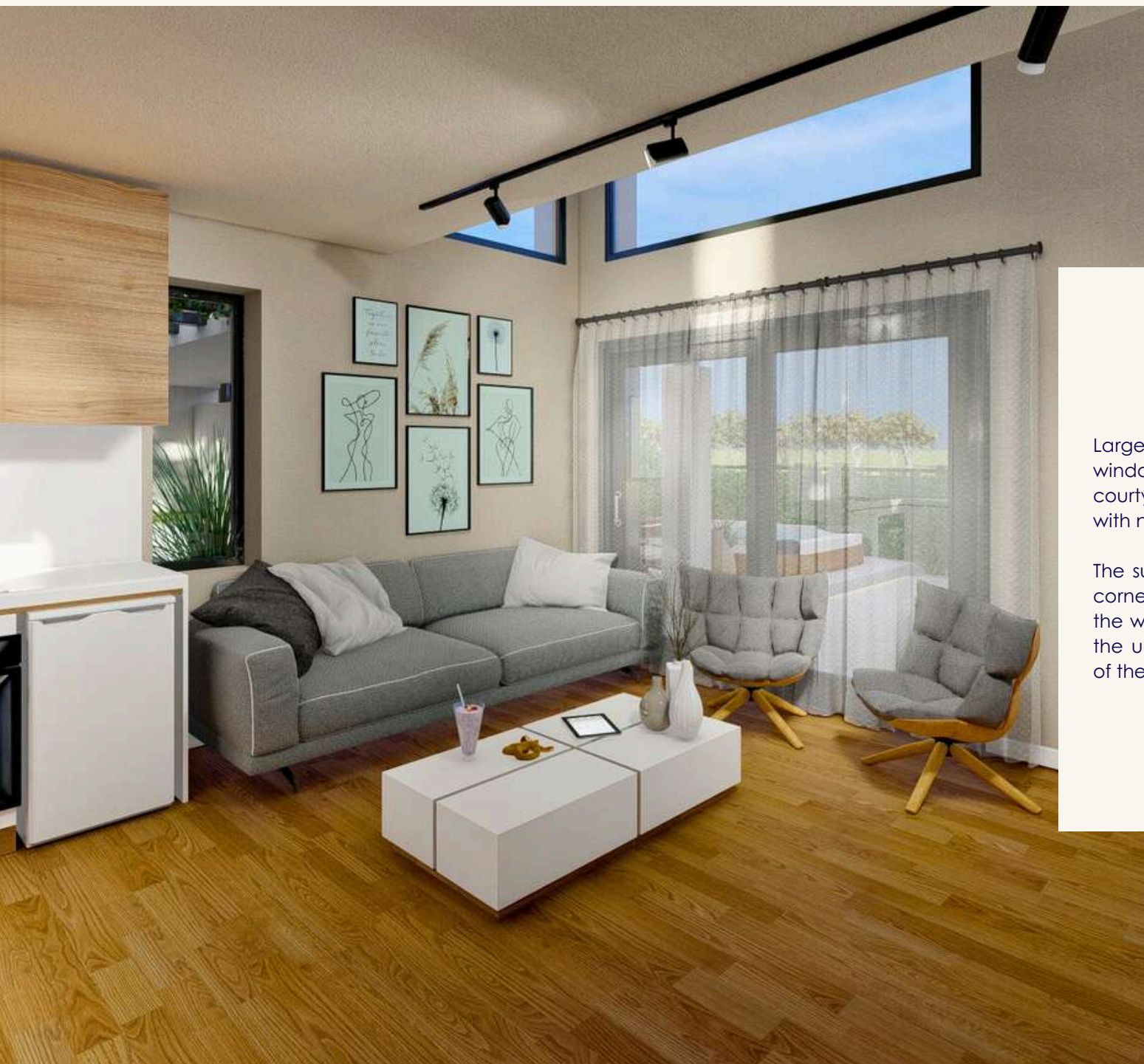


Architecture

The unique architectural composition makes the most of natural light and ventilation, while each residence is designed to offer a sense of complete privacy and independence. The use of natural stone, earthy tones and elegant geometric lines creates a warm yet modern aesthetic.



Each of the 6 residences becomes a personal retreat.
A space that offers comfort, quality of life and a sense of harmony with the natural environment.



Light flow

Large openings, impressive windows and spacious courtyards fill each residence with natural light from all sides.

The sun diffuses freely into every corner of the house, highlighting the warmth of the materials and the unique architectural identity of the complex.

Materials

The homes are built with high quality materials.

Natural stone, metal details and wooden additions guarantee durability and elegance.

Earthy tones and thoughtful textures create an elegant and welcoming space, ideal for calling it "home".





Design

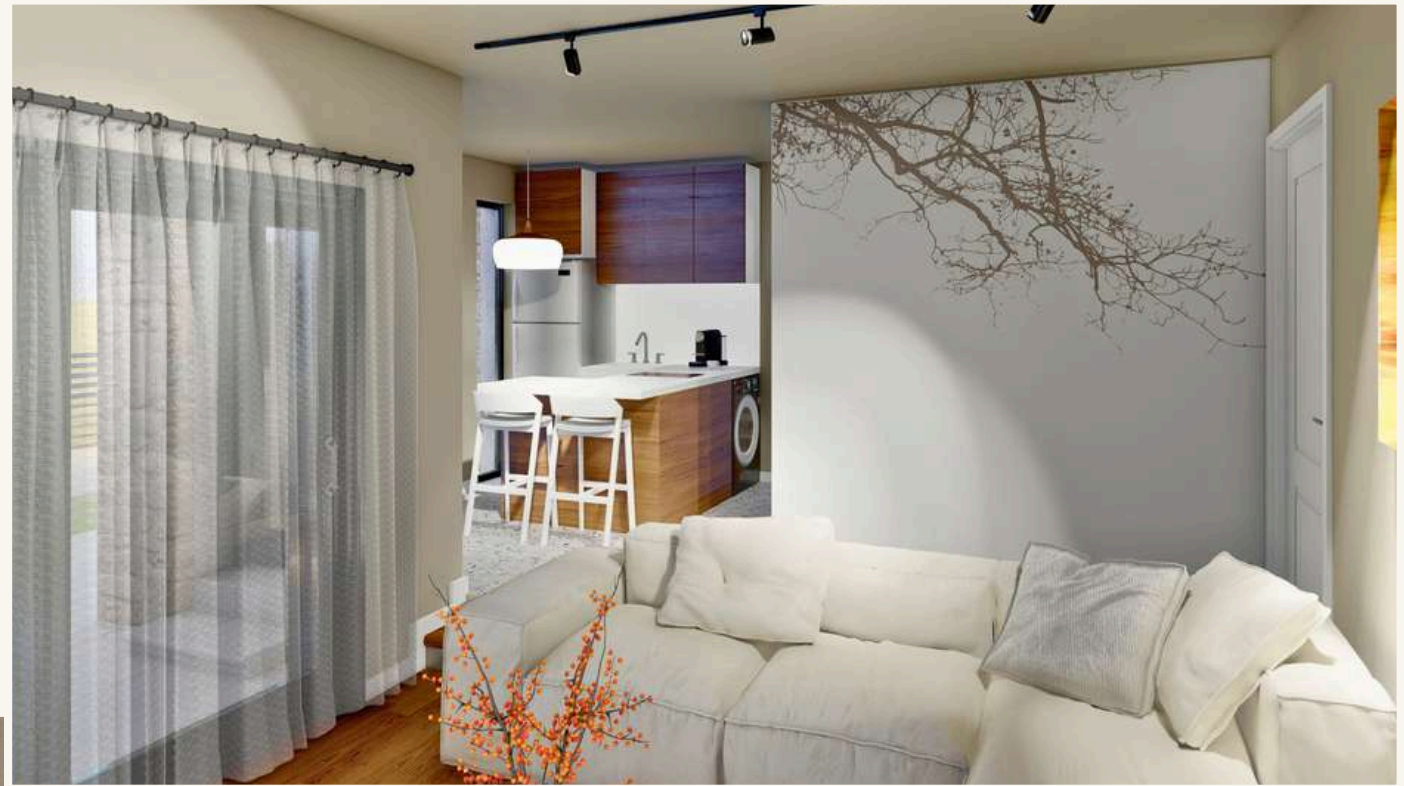
The design emphasizes comfort and functionality:

modern heating and cooling systems,
smart home capabilities,
thermal insulation and photovoltaic systems,

which offer ideal living conditions all year round,
with low energy costs.







The architectural style of each residence combines the modern with the timeless.

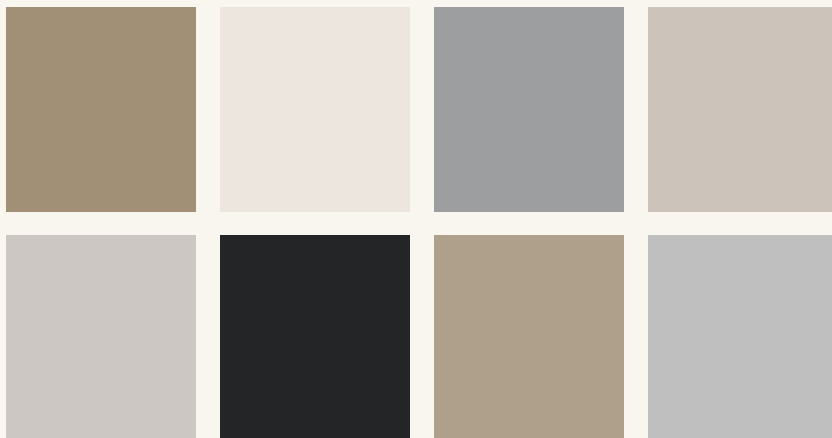
The simple exterior harmoniously "ties" with the pleasant, homely atmosphere of the interior.





The use of earthy tones is one of the most timeless and elegant choices in interior design. Earthy hues, such as gray, brown, stone beige and olive green, are inspired by nature and create a sense of calm, coziness and warmth in the home.

COLORS & MATERIALS



GENERAL OVERVIEW









The complex offers two types of residences, with the option of choosing between a standard or luxury equipment package.



TWO LEVELS OF EQUIPMENT

STANDARD & LUX

GENERAL FEATURES:

-  Energy efficiency of the house A+,
-  Location in a favorable east-west orientation,
-  External thermal insulation,
-  Perimeter fencing, 2 m high, with a combination of concrete and metal,
-  Shared parking spaces at the entrance of the complex,
-  High quality materials

LET'S
FIND
HOME



EXTERNAL FEATURES

STANDARD



External security door, with double armor and soundproofing



Energy-efficient thermal windows with double glazing (LOW-E),



Hot water with solar panels



Parking spaces for two cars in an outdoor pergola near the residence, with waiting electric vehicle chargers

LUX



External security door, with double armor and soundproofing



Energy-efficient thermal windows with double glazing (LOW-E),



Hot water with solar panels



Parking spaces for two cars in an outdoor pergola near the residence, **with EV chargers**



Photovoltaics installed on the roof of the house



Jacuzzi



INTERNAL FEATURES

STANDARD



Interior doors



Cooling - Heating with air conditioning units



Pre-installation of an alarm system



Pre-installation of natural gas



CCTV pre-installation



Smoke detector in the kitchen

LUX



Interior doors



Heat pump for underfloor heating - cooling



Alarm instalation



Pre-installation of natural gas



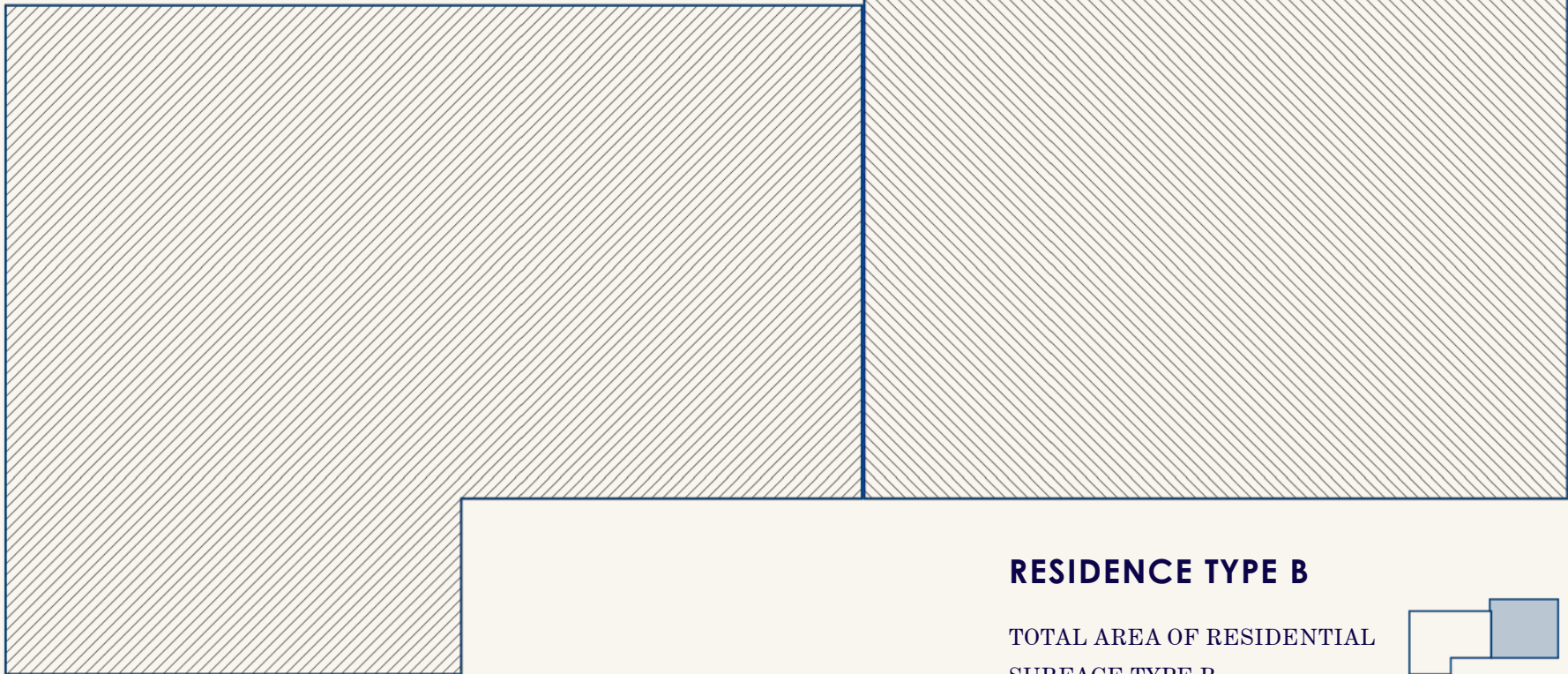
CCTV pre-installation



Smart home automation



Smoke detector in the kitchen



RESIDENCE TYPE A

TOTAL AREA OF RESIDENTIAL
SURFACE TYPE A



<u>LIVING SURFACE AREA</u>	126,10 m ²
<u>NET SURFACE AREA</u>	46,25 m ²
<u>GROSS SURFACE AREA</u>	62,70 m ²
<u>VERANDA AREA ON GROUND</u>	53,50 m ²

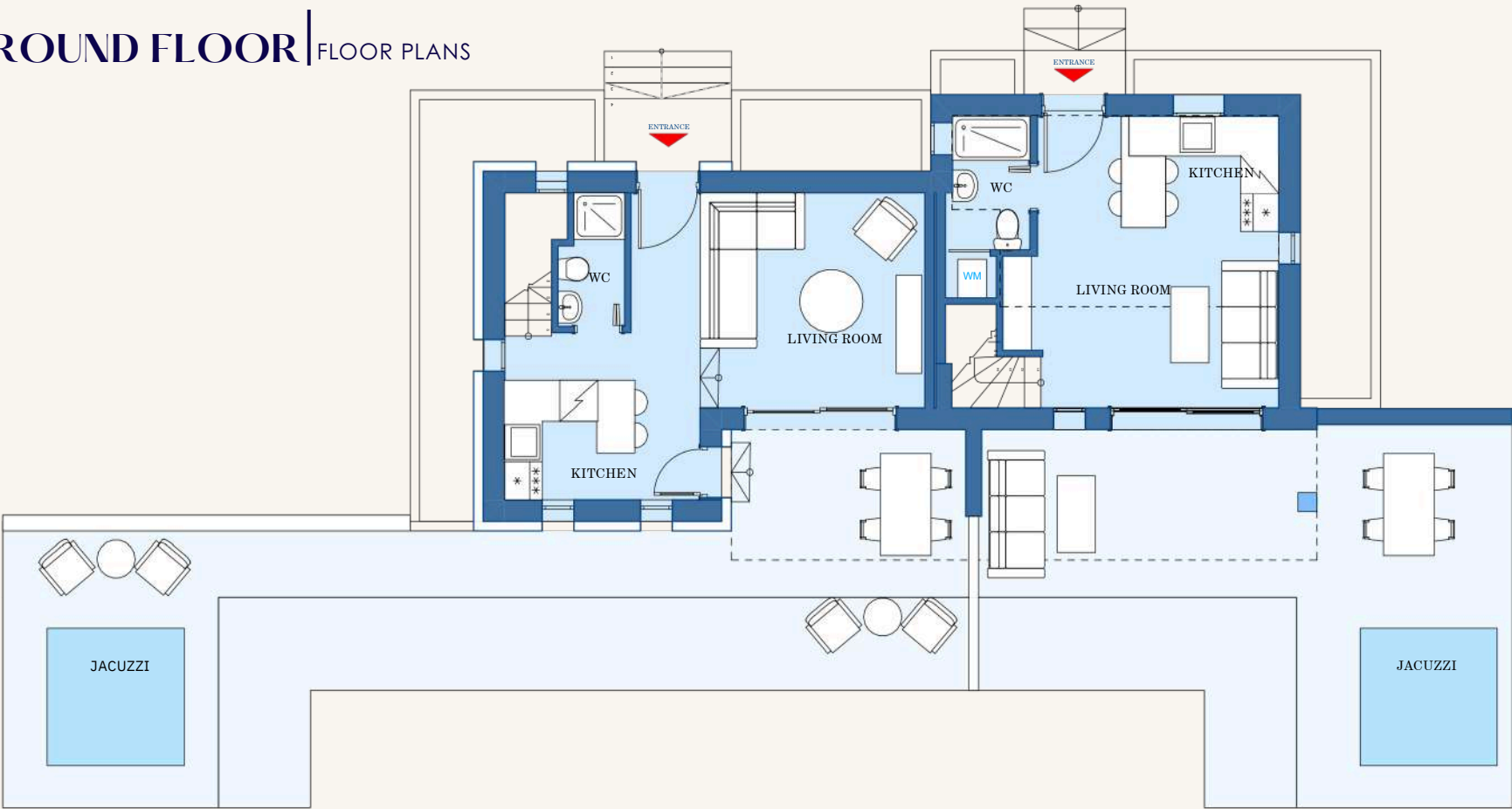
RESIDENCE TYPE B

TOTAL AREA OF RESIDENTIAL
SURFACE TYPE B



<u>LIVING SURFACE AREA</u>	86,25 m ²
<u>NET SURFACE AREA</u>	36,35 m ²
<u>GROSS SURFACE AREA</u>	46,15 m ²
<u>VERANDA AREA ON GROUND</u>	44,00 m ²

GROUND FLOOR | FLOOR PLANS

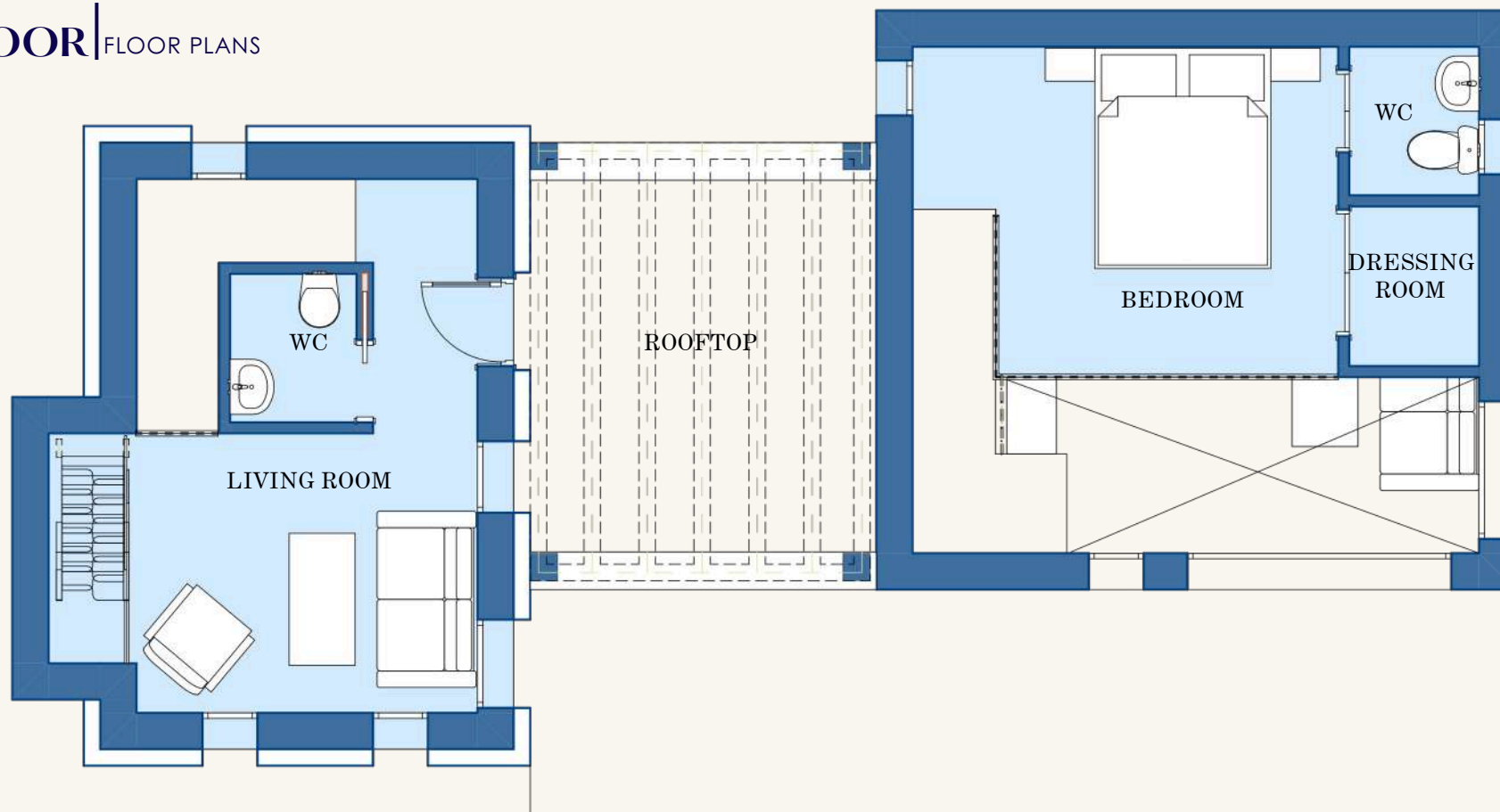


TYPICAL GROUND FLOOR PLAN
OF RESIDENTIAL HOUSE TYPE A

LIVING SURFACE AREA	85,80 m ²
CLEAN SURFACE AREA	24,95 m ²
MIXED SURFACE AREA	32,45 m ²
VERANDA AREA ON GROUND	53,35 m ²

TYPICAL GROUND FLOOR PLAN
OF RESIDENTIAL HOUSE TYPE B

LIVING SURFACE AREA	72,45 m ²
NET SURFACE AREA GROSS	22,05 m ²
SURFACE AREA	28,45 m ²
TERRACED AREA	44,00 m ²



TYPICAL FLOOR PLAN OF
RESIDENTIAL HOUSE TYPE A

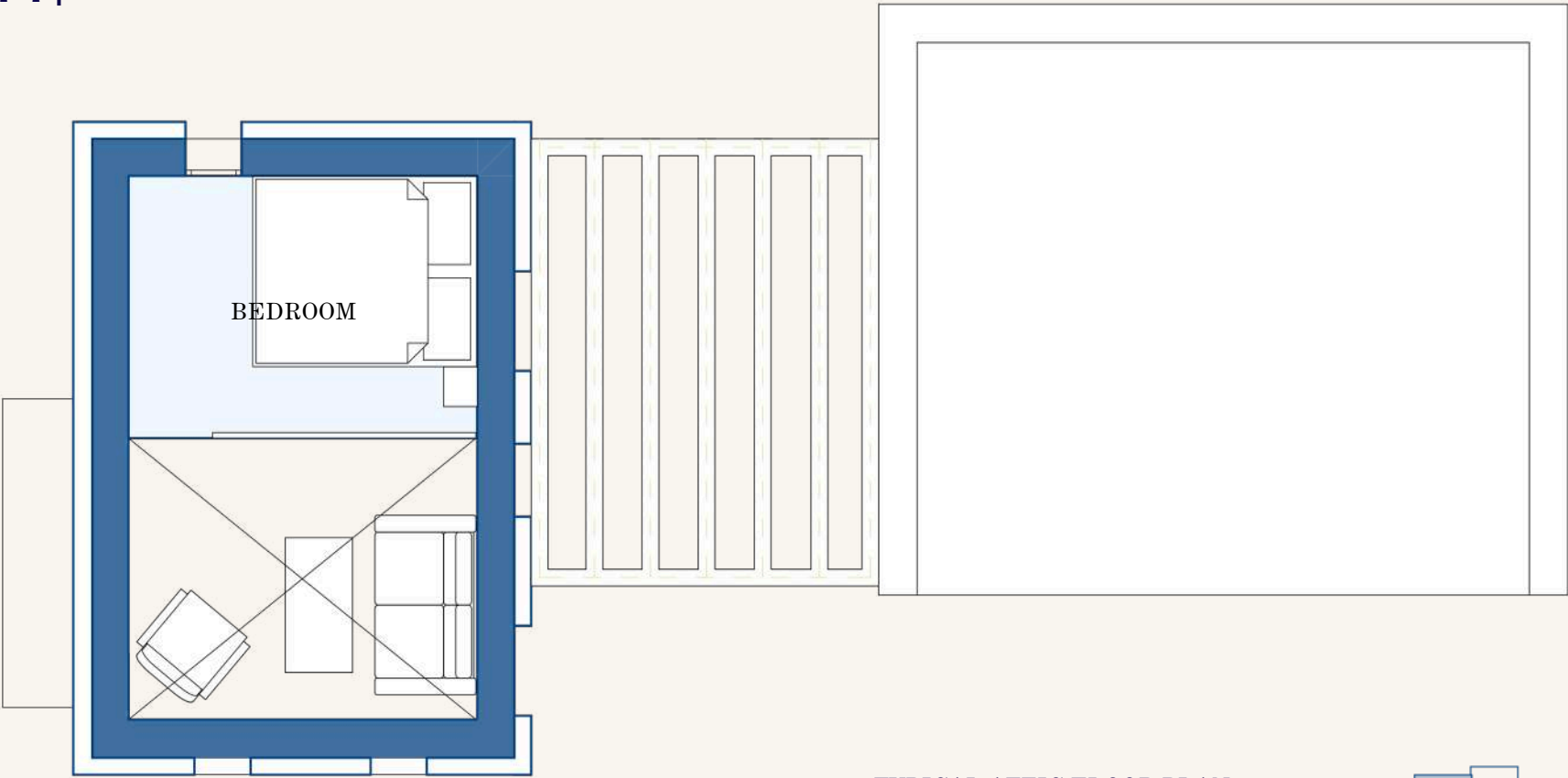


<u>LIVING SURFACE AREA</u>	33,05 m ²
<u>NET SURFACE AREA</u>	14,05 m ²
<u>GROSS SURFACE AREA</u>	20,25 m ²
<u>ROOF AREA</u>	12,80 m ²

TYPICAL FLOOR PLAN OF
RESIDENTIAL HOUSE TYPE B



<u>LIVING SURFACE AREA</u>	14,30 m ²
<u>NET SURFACE AREA</u>	14,30 m ²
<u>GROSS SURFACE AREA</u>	17,70 m ²

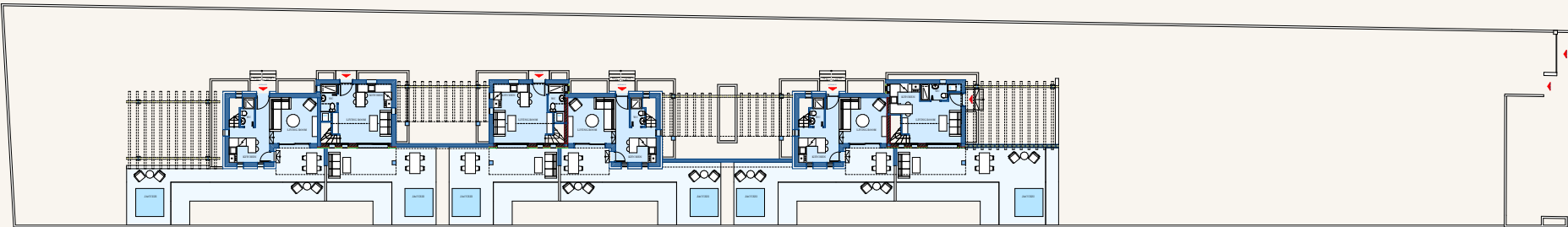


TYPICAL ATTIC FLOOR PLAN
RESIDENTIAL SURFACE TYPE A



<u>LIVING SURFACE AREA</u>	<u>7,25 m²</u>
<u>NET SURFACE AREA</u>	<u>7,25 m²</u>
<u>GROSS SURFACE AREA</u>	<u>10,00 m²</u>

PLOT | FLOOR PLANS



SMART & GREEN

The complex is designed with respect for the environment and future generations. Photovoltaic panels, energy class A+, double energy glazing and charging infrastructure for electric vehicles are just some of the features that make it environmentally friendly.



Taking advantage of Greece's 250+ days of sunshine,

we create homes with minimal environmental footprint and maximum energy efficiency.

HOMEATUS

HOMEATUS was founded in 2000 and over the years has evolved to be able to respond to the needs and demands of the market.

We undertake comprehensive design, study, supervision and construction services for private and public projects, renovations of homes, offices and apartments, building permits and store operating permits as well as energy upgrades, mainly through the implementation of the works of the Exocono program.



VISION

We make your dreams for a better life come true.



MISSION

To transform customer desires into quality projects.



PURPOSE

We want to build relationships of trust with our clients, offering comprehensive services and high-quality projects.



The information contained in this publication is provided for general, indicative purposes only and does not constitute a binding offer, a term of contract or any form of guarantee, express or implied. The dwellings have been designed to the highest degree of accuracy, however they may have minor deviations or additional improvements in the final realization, and the floor plans are used only as general guiding representations.

Photorealistic suggestions have been made for presentation purposes, as there may be slight variations in colors and materials. The furniture and other objects depicted are indicative and are intended solely for visual guidance purposes.

Floor plans, colors, sizes and closet locations in kitchens and bathrooms, as well as the surfaces and private outdoor spaces shown, are approximate and subject to change without prior notice.

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All buildings and premises are subject to obtaining the necessary planning permissions. Full and final specifications will be communicated to the buyers at the transfer stage, in hard copy.



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Διπλή δεξιά

