

# MAIZONETTES BY THE SEA IN DIMINIO KORINTHIAS



L.C. DEVELOPMENT S.A.

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## CONSTRUCTION COMPANY OF “GI & KATASKEVI”

The construction company of “Gi & Kataskevi” through its president - managing director, has been an active member of the construction sector of Greece for over Thirty years.

The Company’s profile includes housing developments in the West suburbs of Athens which include the suburbs of Koridallios, Nikaia, Amfiali, and also luxurious villas in Politeia and Dionisos.

In the last ten years, the company undertaken the construction and development of holiday apartments through out the coast of Peloponnese( central-east Peloponnese), in such area the company is the market leader.

The team of engineers, and architects that comprises the company are all well experienced thus creating the best possible solutions for by the sea houses-apartments - maizonettes to meet the buyers needs. The construction process is monitored by the highest security measures (with guidance from Professors of the Greek Technical University) to ensure the greatest earthquake resistant protection.

Our experience, credibility, the size, and financial status of our group of companies Ensure an investment with an increasing rate of return each year.

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## THE BUILDING PLOT

The building plot on which the complex shall be erected is located in the town layout called **DIMINIO**.

DIMINIO is a well-known traditional holiday resort and is located at a distance of 110 kms from Athens, on the axis of the Athens – Corinth - Patra National Road. The building plot is of 5,000 sq. metres area. It has a façade of 20 m to the seaside. The sea at this point is excellent for swimming, as it has been awarded by the EC with the blue flag. At a small distance from the plot there is a Towns Commercial center of Kiato, and in 10 kms lies the Xilokastro Marina for boats Tennis, basketball and volley courts. Each summer the European Beach volley tournament is held in Xilokastro and so athletes from all over the world visit Xilokastro and DIMINIO.

### BUILDING PLOTS EXPLOITATION DATA

BUILDING PLOT SURFACE:	5,500 m <sup>2</sup>
TOTAL COVERED AREA:	1,650 m <sup>2</sup>
TOTAL BUILDED AREA (TWO LEVELS):	2,440 m <sup>2</sup>
PAVED ROADS, GREEN SPACES & POOLS:	3,850 m <sup>2</sup>



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## THE COMPLEX

The **26 maizonettes** building complex is composed of **2 types** of buildings in order to obtain morphological similarity which shall provide the total complex with a pleasurable appearance. All buildings have a total height of 7,50 meters and are composed of two or three floors (inc. basement).

The selection of construction of 2 types of buildings of a height equal to the one allowed in the area took place in order to achieve a minimum coverage of the plot so that large uncovered spaces may be laid out between the buildings. In this way the complex inhabitants may have more private green spaces and the possibility to have a direct view to the sea or to the green spaces in the area that is outside the Town layout, this shall be possible for all maizonettes.

Similarly all maizonettes shall have direct cooling from the summer sea breeze since the complex is only 20 meters from the beach!



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## MAIZONETTES

The complex shall be comprised of **26 maizonettes** in total, 7 of which shall have a surface of 110 m<sup>2</sup> and 19 shall have a surface of 88 m<sup>2</sup>.

### **a) The 110 m<sup>2</sup> maizonette**

Will comprise of two floors. The first floor shall have a surface of 53 m<sup>2</sup> and will be connected with an internal staircase leading to the ground floor, which will be of 57 m<sup>2</sup> surface. On the ground floor will be the Entrance, Living – Dinning Room (with a big covered veranda), Kitchen (with a balcony) and a W.C. On the first floor will be the three bedrooms (with balconies) and a bathroom.

### **b) The 88 m<sup>2</sup> maizonette**

Will comprise of two floors. The first floor shall have a surface of 40 m<sup>2</sup> and will be connected with an internal staircase leading to the ground floor, which will be of 48 m<sup>2</sup> surface. On the ground floor will be the Entrance, Living – Dinning Room (with a big covered veranda), Kitchen (with a balcony) and a W.C. On the first floor will be the two bedrooms (with balconies) and a bathroom.

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## **PARKING SPACES**

There shall be **28 private car parking spots** in the complex area, near each building.

## **ACCESS ROADS – PEDESTRIAN STREETS**

The access roads for cars shall be paved and pedestrian roads shall have colored pavement slabs in order to obtain a high aesthetic result comparable to the buildings Architecture.

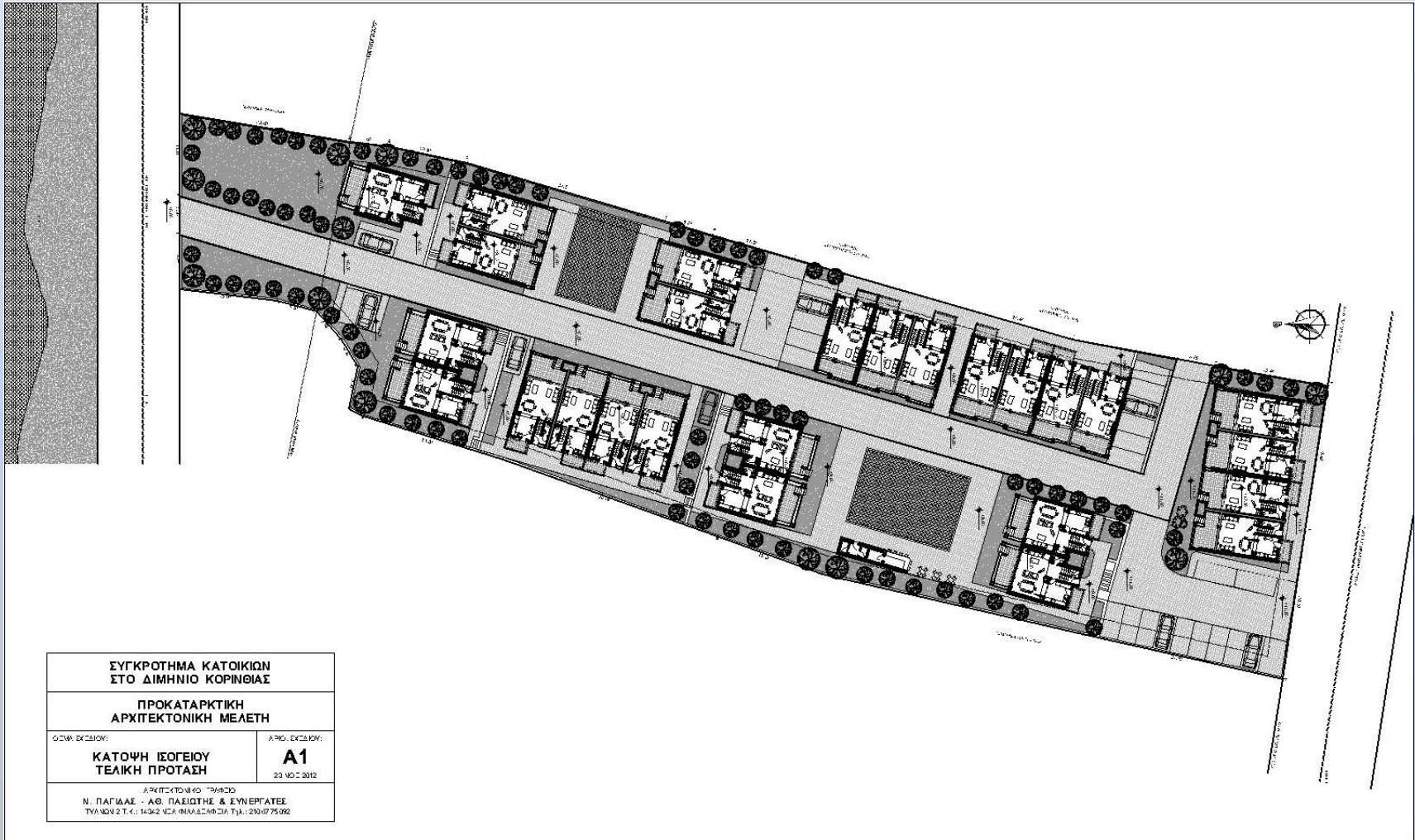
## **SWIMMING POOLS**

The complex includes two swimming pools for use from all the complex inhabitants, one measured area 140 m<sup>2</sup> and one 96 m<sup>2</sup>. There also will be an open bar and changing cabins.

## **GREEN SPACES**

These shall be laid out with Lawn, low plants (bushes) and trees will be planted in combination with the buildings verandas and balconies.

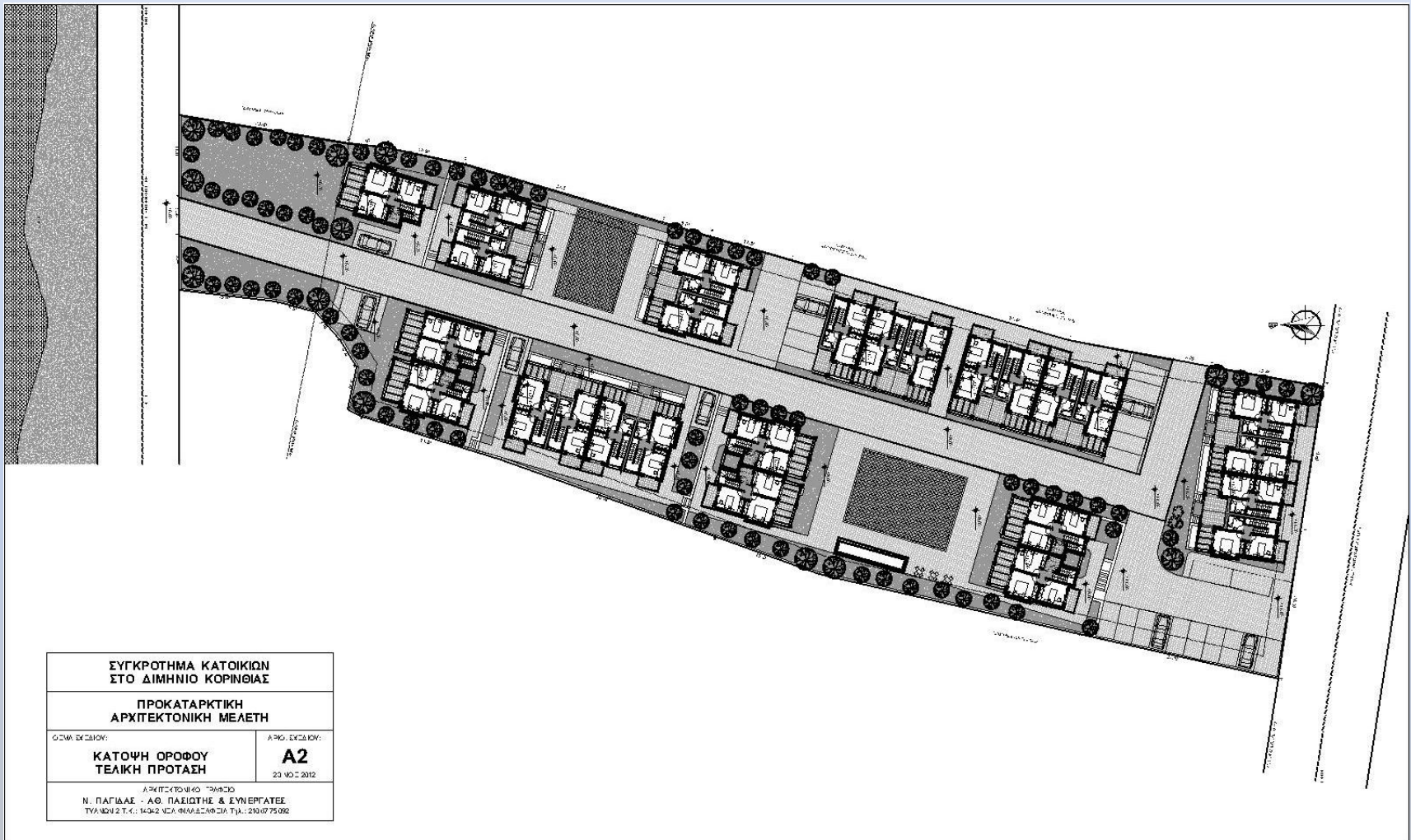
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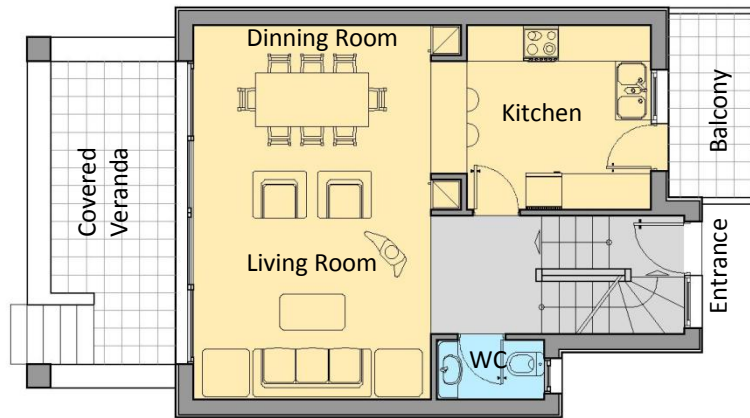
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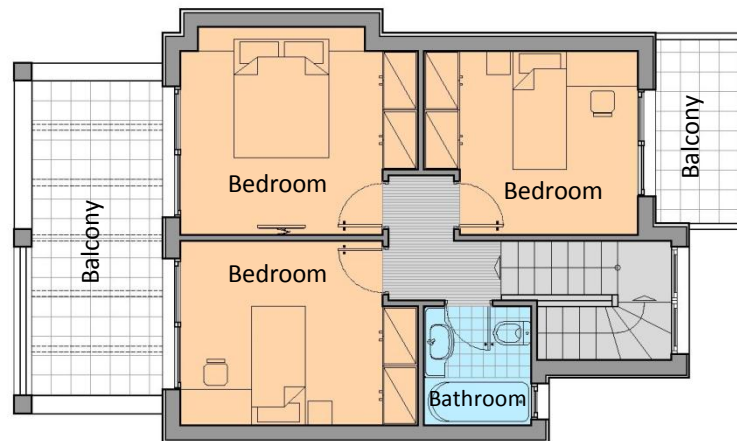
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**Ground Floor**



**First Floor**

**TYPE 110 m<sup>2</sup> Maizonettes**

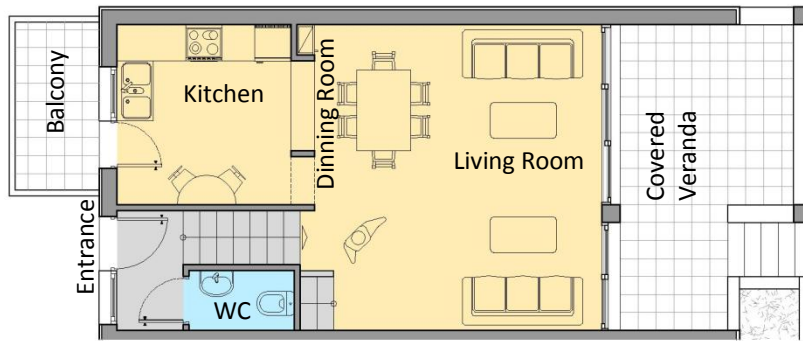


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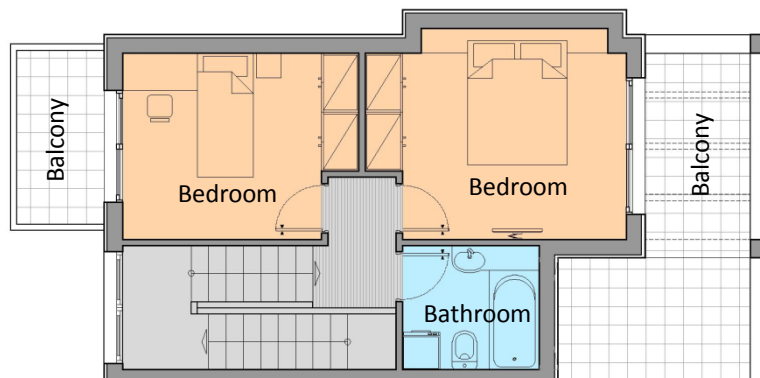
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# MAIZONETTES BY THE SEA IN DIMINIO KORINTHIAS



Ground Floor



First Floor

TYPE 88 m<sup>2</sup> Maizonettes



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