SOL
heights

A PROJECT BY
itsimple

CONTENT

INTRODUCTION
03

LOCATION
07

EXTERIOR
09

INTERIOR
13

DRAWINGS
19

TECH SPECS
43


SOL
heights

INTRODUCTION



Sol Heights is a boutique development of 12 exclusive residences nestled on an elevated plot in Ayios Athanasios.

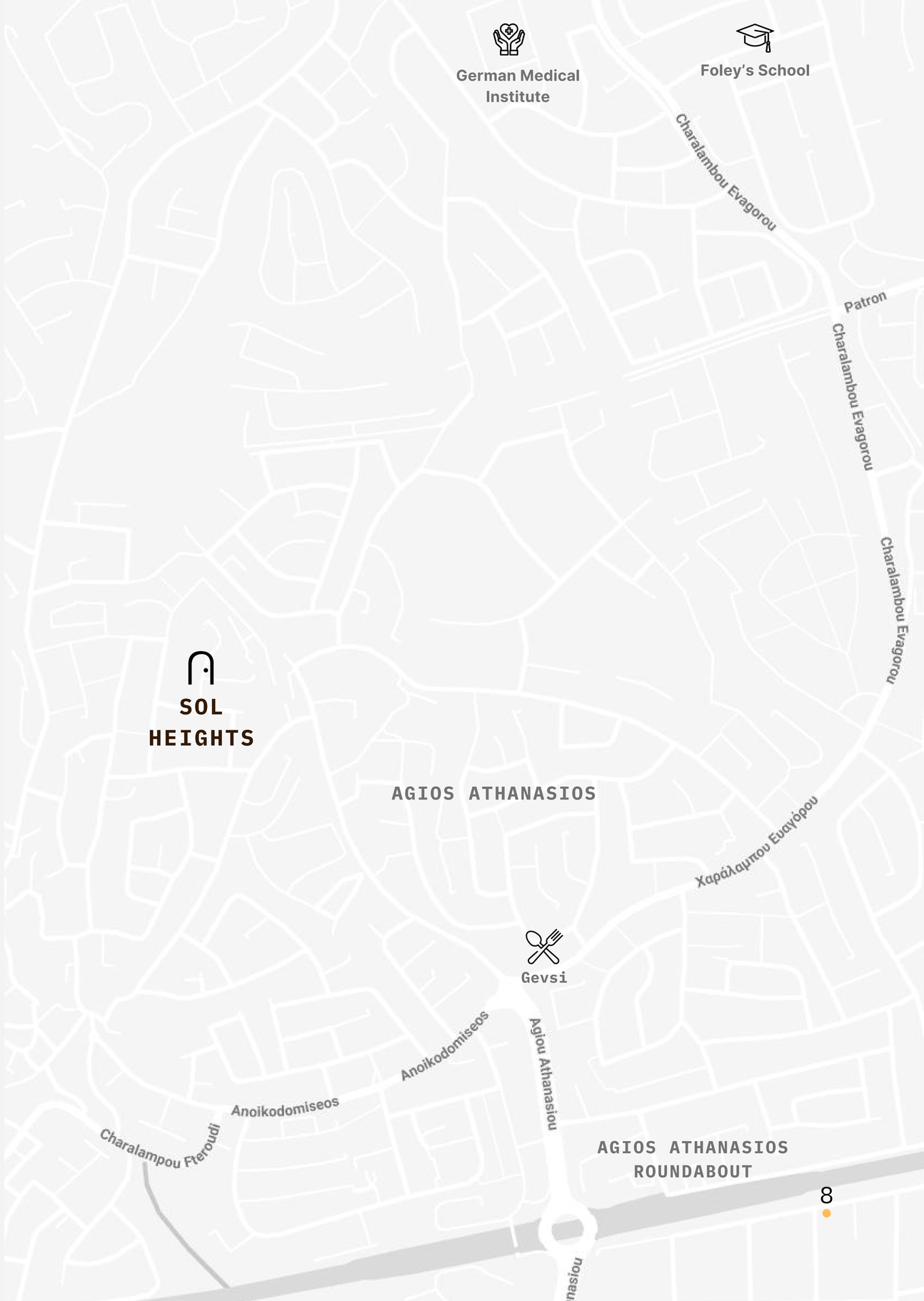


Designed to celebrate light, space, and horizon, each home enjoys a south-facing orientation with expansive balconies that frame breathtaking views of the Mediterranean and the sun's daily journey. A harmonious blend of elegance and elevation, Sol Heights invites you to live above it all.


SOL
heights

LOCATION

- 3 minutes to the nearest School
- 4 minutes to Agios Athanasios Roundabout
- 4 minutes to the nearest Supermarket
- 10 minutes to the Beach



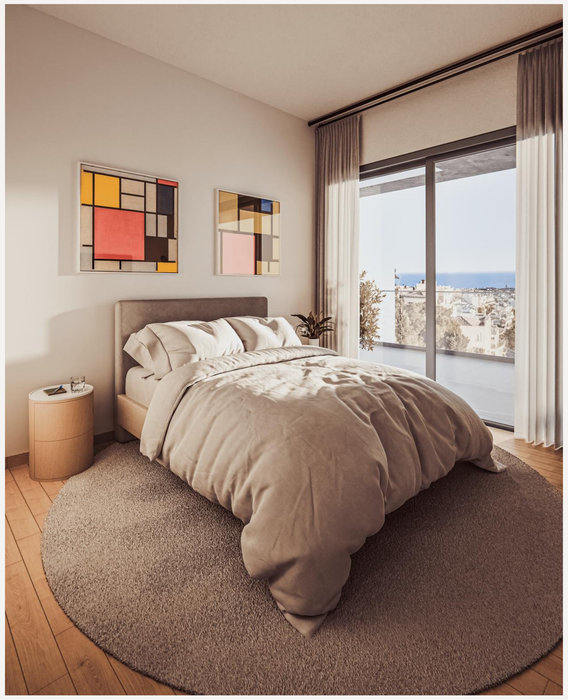
EXTERIOR

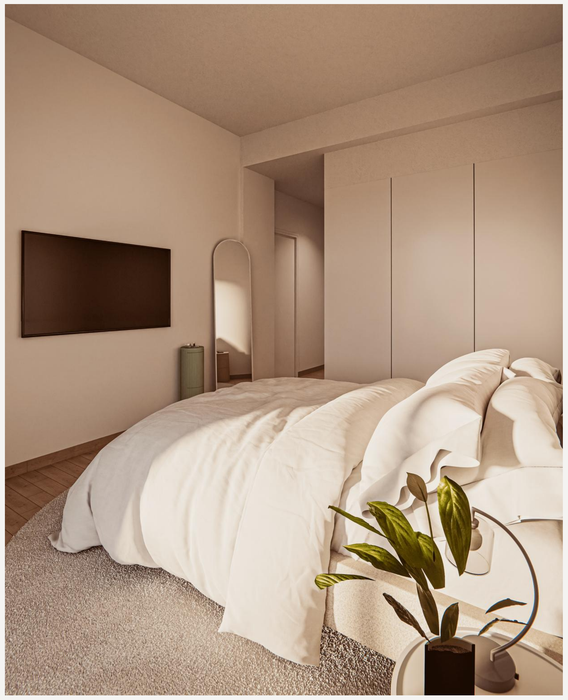
The architecture of **Sol Heights** is defined by clean lines, refined simplicity, and a timeless palette of white and natural concrete tones. Floor-to-ceiling openings and glass balustrades give each residence a light, modern presence, allowing the surrounding views and sunlight to flow seamlessly into the living spaces. The result is a contemporary aesthetic that feels both elevated and effortlessly coastal.



South Elevation

INTERIOR

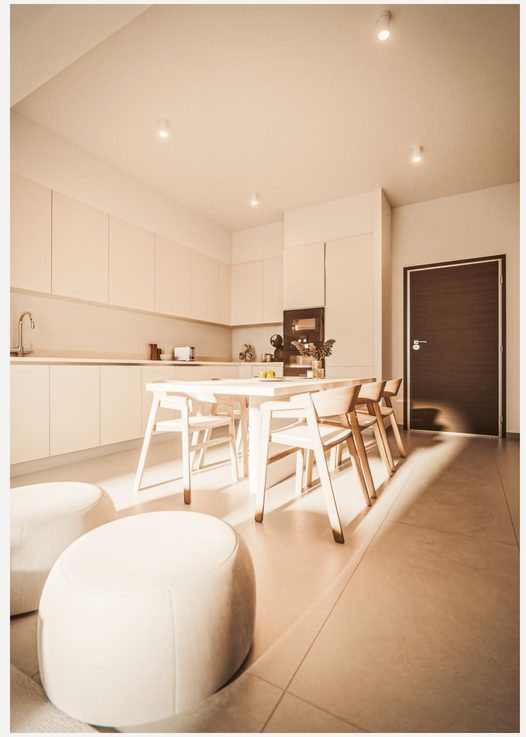












FLAT 103 | BEDROOMS 2











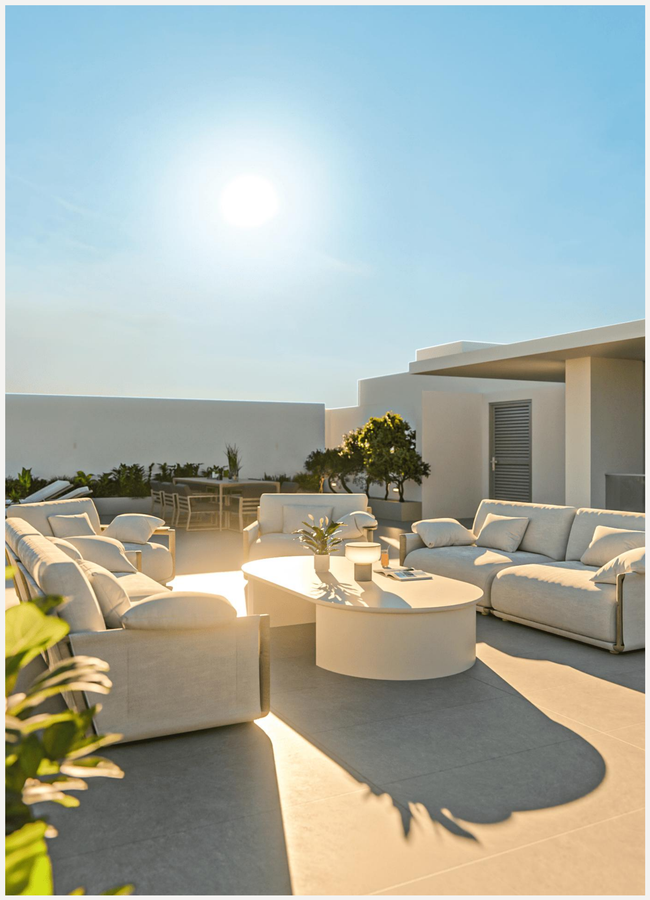
FLAT 201 | BEDROOMS 3















DRAWINGS

LEVEL	UNIT	BED	INTERNAL AREA (m^2)	COVERED VERANDA (m^2)	UNCOVERED VERANDA (m^2)	ROOF GARDEN (m^2)	STORAGE (m^2)	PARKING BAYS
	101	1	50	18	-	-	3	1
	102	1	51	18	-	-	3	1
	103	2	80	42	41	-	3	1
1st	104	3	102	25	8	-	3	2
	201	3	104	25	-	-	3	2
	202	2	80	25	-	-	2	2
	203	2	80	20	-	-	4	1
2nd	204	3	102	25	-	-	3	2
	301	2	93	30	23	-	4	1
	302	3	105	35	4	148	4	2
	303	2	80	29	-	-	3	2
3rd	304	3	104	25	8	134	3	2



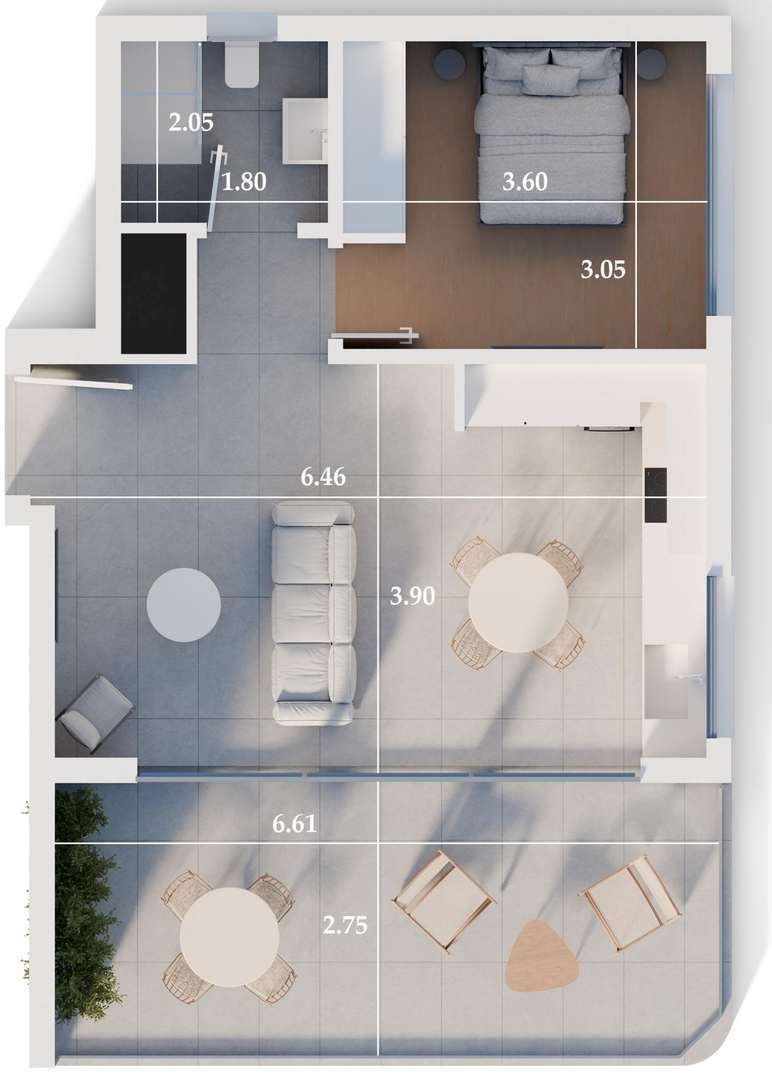
LEVEL -1
PARKING AREA



LEVEL 0
PARKING AREA
CYCLE AREA



LEVEL 1
AERIAL VIEW

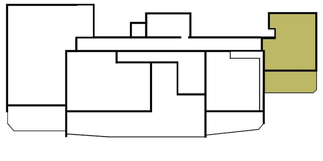


LEVEL 1
FLAT 101

BEDROOM	1
BATHROOM	1
PARKING	1

INTERNAL	50m²
COVERED VERANDA	18m²
UNCOVERED VERANDA	-
STORAGE	3m²
TOTAL	71m²

NORTH



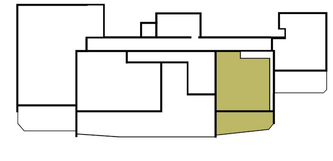


LEVEL 1
FLAT 102

BEDROOM	1
BATHROOM	1
PARKING	1

INTERNAL	51m²
COVERED VERANDA	18m²
UNCOVERED VERANDA	-
STORAGE	3m²
TOTAL	72m²

NORTH



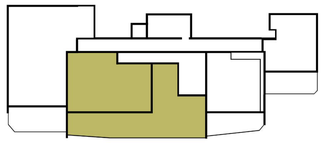


LEVEL 1
FLAT 103

BEDROOM	2
BATHROOM	2
PARKING	1

INTERNAL	80m²
COVERED VERANDA	42m²
UNCOVERED VERANDA	41m²
STORAGE	3m²
TOTAL	166m²

NORTH



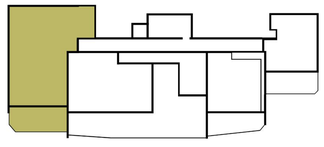


LEVEL 1
FLAT 104

BEDROOM	3
BATHROOM	3
PARKING	2

INTERNAL	102m²
COVERED VERANDA	25m²
UNCOVERED VERANDA	8m²
STORAGE	3m²
TOTAL	138m²

NORTH





LEVEL 2
AERIAL VIEW

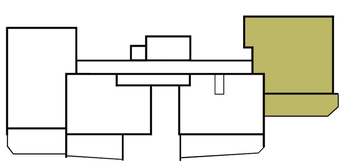


LEVEL 2
FLAT 201

BEDROOM	3
BATHROOM	3
PARKING	2

INTERNAL	104m²
COVERED VERANDA	25m²
UNCOVERED VERANDA	-
STORAGE	3m²
TOTAL	132m²

NORTH



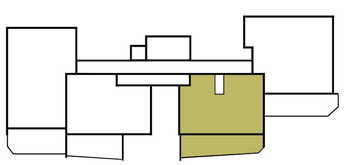


LEVEL 2
FLAT 202

BEDROOM	2
BATHROOM	2
PARKING	2

INTERNAL	80m²
COVERED VERANDA	25m²
UNCOVERED VERANDA	-
STORAGE	2m²
TOTAL	107m²

NORTH



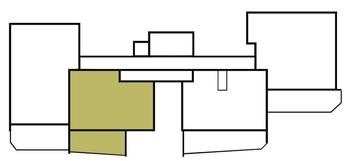


LEVEL 2
FLAT 203

BEDROOM	2
BATHROOM	2
PARKING	1

INTERNAL	80m²
COVERED VERANDA	20m²
UNCOVERED VERANDA	-
STORAGE	4m²
TOTAL	104m²

NORTH



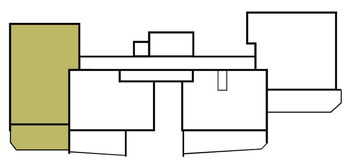


LEVEL 2
FLAT 204

BEDROOM	3
BATHROOM	3
PARKING	2

INTERNAL	102m²
COVERED VERANDA	25m²
UNCOVERED VERANDA	-
STORAGE	3m²
TOTAL	130m²

NORTH





LEVEL 3
AERIAL VIEW
THE PENTHOUSES

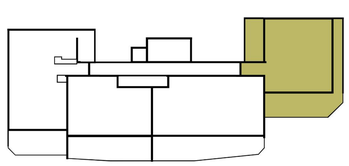


LEVEL 3
FLAT 301

BEDROOM	2
BATHROOM	2
PARKING	1

INTERNAL	93m²
COVERED VERANDA	30m²
UNCOVERED VERANDA	23m²
STORAGE	4m²
TOTAL	150m²

NORTH



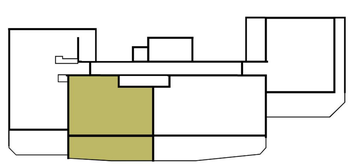


LEVEL 3
FLAT 303

BEDROOM	2
BATHROOM	2
PARKING	2

INTERNAL	80m²
COVERED VERANDA	29m²
UNCOVERED VERANDA	-
STORAGE	3m²
TOTAL	112m²

NORTH





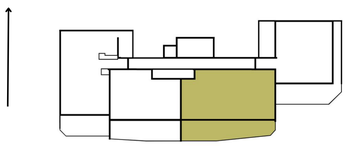


LEVEL 3
FLAT 302

BEDROOM	3
BATHROOM	3
PARKING	2

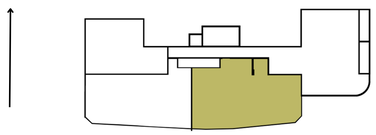
INTERNAL	105m²
COVERED VERANDA	35m²
UNCOVERED VERANDA	4m²
ROOF GARDEN	148m²
STORAGE	4m²
TOTAL	296m²

NORTH



LEVEL 4
FLAT 302 ROOF GARDEN

NORTH





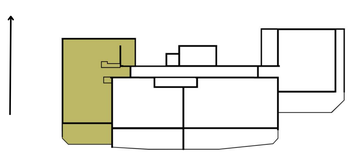


LEVEL 3
FLAT 304

BEDROOM	3
BATHROOM	3
PARKING	2

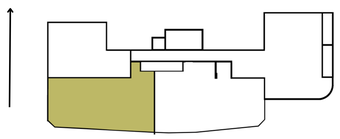
INTERNAL	104m²
COVERED VERANDA	25m²
UNCOVERED VERANDA	8m²
ROOF GARDEN	134m²
STORAGE	3m²
TOTAL	274m²

NORTH



LEVEL 4
FLAT 304 ROOF GARDEN

NORTH





304

302

LEVEL 4
AERIAL VIEW

TECHNICAL SPECIFICATIONS

STRUCTURE + CLADDING

- Reinforced concrete slabs, beams and column system based on EU codes of practice.
- Solid blockwork walls internally and externally.
- The external walls will be 25cm and internal walls 10cm.
- Certified external thermal insulation and cladding system, based on energy certification.

INSULATION & ENERGY EFFICIENCY

- Aluminum thermal window and door frames with double glazing of MU3000 thermal series or similar.
- The building has an Energy Performance Certificate Class A ensuring high energy performance and low CO2 emissions.
- Dedicated Photovoltaic panels to each apartment.

CARPENTRY

- Entrance doors meet European anti-burglary and fire rating specifications. Finished with melamine on both sides and satin stainless steel ironmongery.
- Internal doors are manufactured from laminate with block board frame finished with satin stainless ironmongery.
- European or local made bedroom wardrobes manufactured from high quality laminate, including the shelves, hanging rails and drawers.

KITCHEN

- European or local made kitchen with soft closing systems to doors and drawers.
- Custom made worktop from technogranite.
- Provisions for seamless integration of electrical appliances.

DISCLAIMER:
The information and specifications provided are indicative and subject to change.
They are intended for guidance only and do not form part of any contract or warranty.

MECHANICAL

- Complete Air Conditioning system for cooling and heating.
- Complete solar system for hot water.
- Complete water pressure system.
- Provision for electrical radiators in all living areas.
- Provision for water re-circulation.

ELECTRICAL

- Full electrical installation.
- Provision for electrical shutters in all bedrooms.
- Provision for electrical car charging point.
- Structured cabling network for computers & telephones.
- Entrance doors will be controlled with video entry intercom system.
- TV points will be provided in the living areas and all bedrooms.
- Remote access will be provided for the vehicles to the parking area.

FLOORING

- Large format ceramic tiles in kitchen, bathrooms and verandas.
- Laminate parquet in bedrooms.

SANITARY WARE

- High quality European sanitary ware.
- Toilets provided with built-in high quality mechanism.
- Laminated glass will be provided for showers.

OTHER

- Suspended ceiling in plasterboard to enclose all services and provisions wherever necessary.

DISCLAIMER:

All technical specifications, floor plans, layouts, computer-generated images (CGIs), and dimensions provided in this brochure are for illustrative purposes only and are subject to change in accordance with architectural and engineering alterations. They are intended as a general guide and do not form part of any contract, warranty, or representation. While every effort has been made to ensure accuracy, we reserve the right to make alterations without prior notice.



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