



ÈLARA

H
MORSHEDY
DEVELOPMENTS



ELUSIVE • ELEVATED • UNPARALLELED



WHERE LUXURY MEETS MODERNISM

Elara is a gem in the vibrant coastal suburb of Voula, where luxury living meets modernist heritage. Just 100 meters from the serene seafront promenade, this five-floor residence redefines urban elegance with a dynamic façade that celebrates both form and function. Thoughtfully designed spaces blend indoor-outdoor living with private gardens, rooftop retreats, and sustainable features, creating an inspiring sanctuary for contemporary life.





LUXURY ELEVATED

This is a high-angle, aerial photograph of a modern, multi-level residential building. The structure features several terraces and balconies with dark wood decking and white architectural railings. Large glass windows and doors provide a view into the interior, which is furnished with contemporary decor including sofas, armchairs, and large potted plants. The building is set against a backdrop of dense green foliage. The text 'LUXURY ELEVATED' is centered in white, sans-serif capital letters across the middle of the image.

LIVE THE COASTAL DREAM

From scenic coastal roads to calm blue waters, Elara offers a lifestyle shaped by openness, ease, and a genuine connection to the sea. Here, everyday moments, from a relaxed drive along the coast to time spent by the water, become part of a naturally refined way of living.





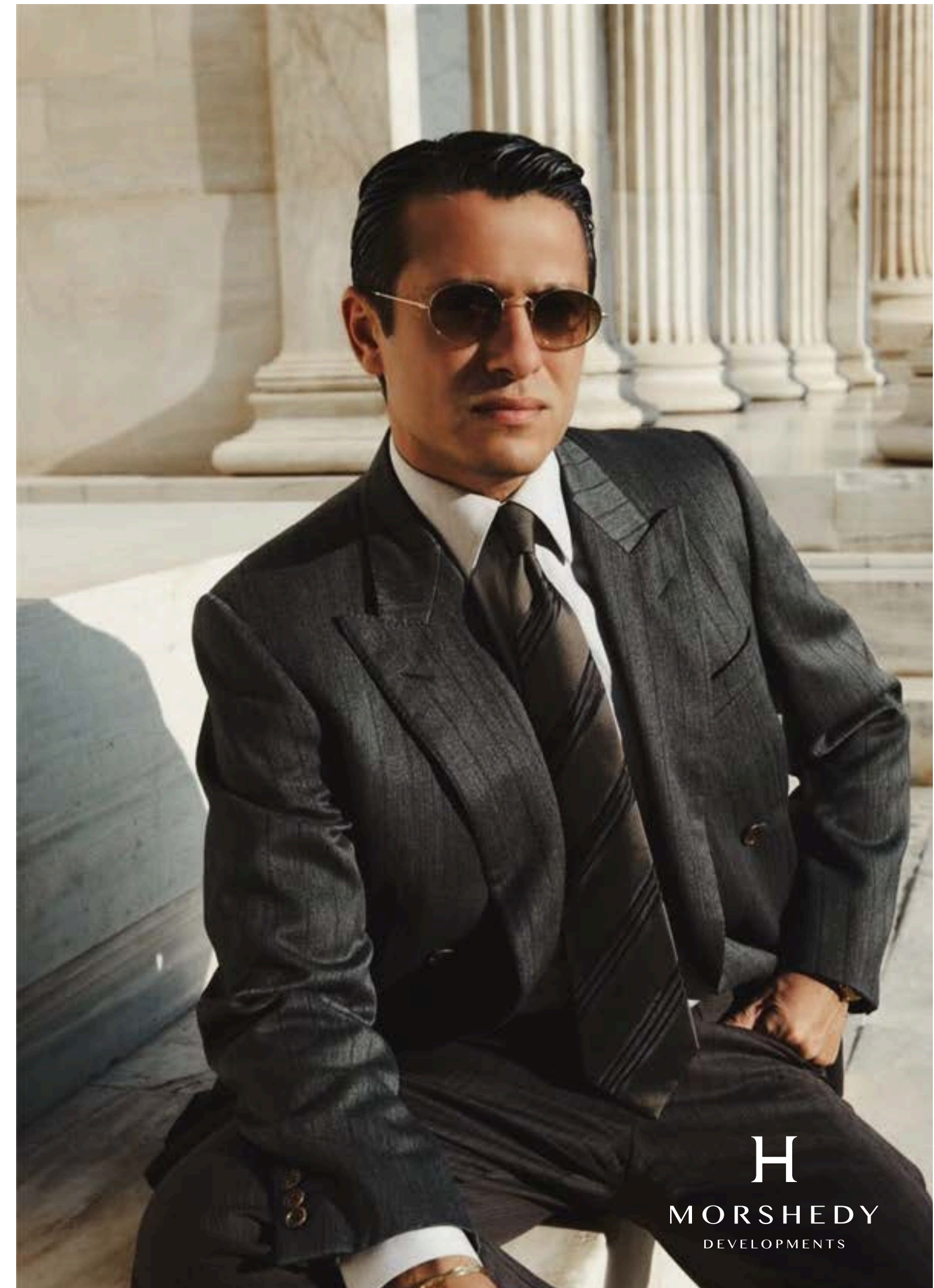
THE DEVELOPER



HASSAN MORSHEDY

FOUNDER / CEO

H Morshedy Developments is thrilled to introduce Elara, our latest luxury development nestled in the vibrant neighborhood of Voula. Merging elegance with modern living, Elara promises an unparalleled residential experience that transcends expectations. Boasting luxurious amenities and exquisite design, our development redefines the essence of refined living. Conveniently situated in Voula, just moments from the stunning Athenian coastline, Elara offers easy access to a plethora of cultural, dining, and entertainment destinations. With its prime location, residents can immerse themselves in the vibrant energy of the surrounding community while still enjoying the tranquility of their private oasis, all while being steps away from the serene beauty of the sea.





INSPIRED BY THE RHYTHM
OF THE COAST

DESIGNERS & ARCHITECTS

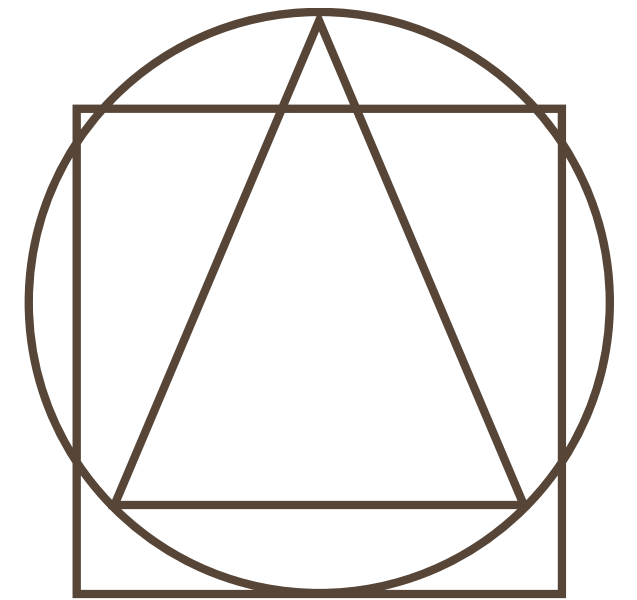


OMNIVIEW



Omniview was founded in 2013 by architects Dimitri Tsigos and John Tsigos, and property entrepreneur Miltos Kambourides to integrate design and development capabilities into one seamless service. The firm offers a new breed of architectural practice, one that can respond more effectively to our clients' most challenging visions. The flagship project of Omniview is One Kleomenous, which is a revolutionary new concept of a living space that was created to showcase the team's development capabilities such as pioneering design, advanced construction techniques and cutting-edge technologies.

SON



S Ø N

ARCHITECTURAL CONSTRUCTION

At SON, we approach each and every construction project in a collaborative, innovative and forward-thinking mindset. We work closely with our subcontracting partners, design partners and clients each and every step of the design and construction process to ensure that expectations are exceeded and that the project is safely and successfully completed, on time and within budget.

MOHAMED HADID



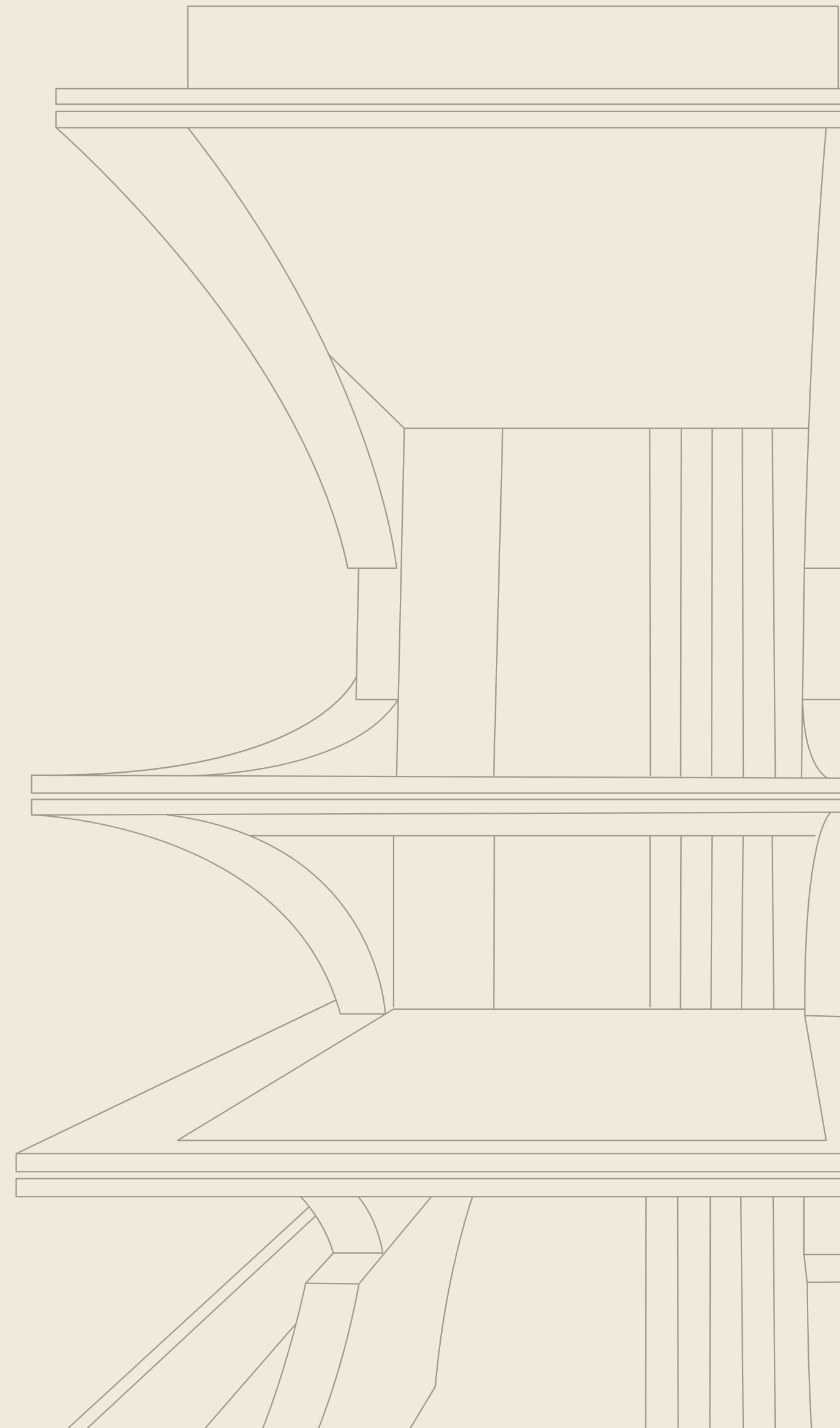
For over 30 years, Hadid Development and Mohamed Hadid have offered unsurpassed vision and development acumen to the world. From his beginnings in Washington, D.C. developing and building unique office developments, residential developments and Ritz Carlton Hotels in Washington, New York, Aspen and Houston, Hadid expanded his work to redefine exquisite estates in Aspen, Mexico, and now Beverly Hills. Focusing on projects considered by many to be insurmountable, Hadid's insight — coupled with his fusion of business desire, elegance, perfection, and the belief in stretching the realm of possibility — has led to his creations.

VDP DESIGN

VDP Design is a Spanish design studio that specializes in creating exceptional spaces for the commercial market. Principals Graham Van Der Pas and Doug Van Der Pas are the vision, talent, and names behind VDP. Together, they have worked on numerous residential, hotel, and commercial projects with developers throughout Asia, Europe, Africa, Russia, North America, and the Middle East. VDP has been a concept creator for projects by Marcel Wanders and Philippe Starck's YOO in Hong Kong, Spain, Egypt, the USA, and Germany. Through close and intuitive collaboration with clients, VDP delivers expertise in spatial design and marketing materials to meet the unique demands of every project.

VAN
DIER
PAS

LOCATION

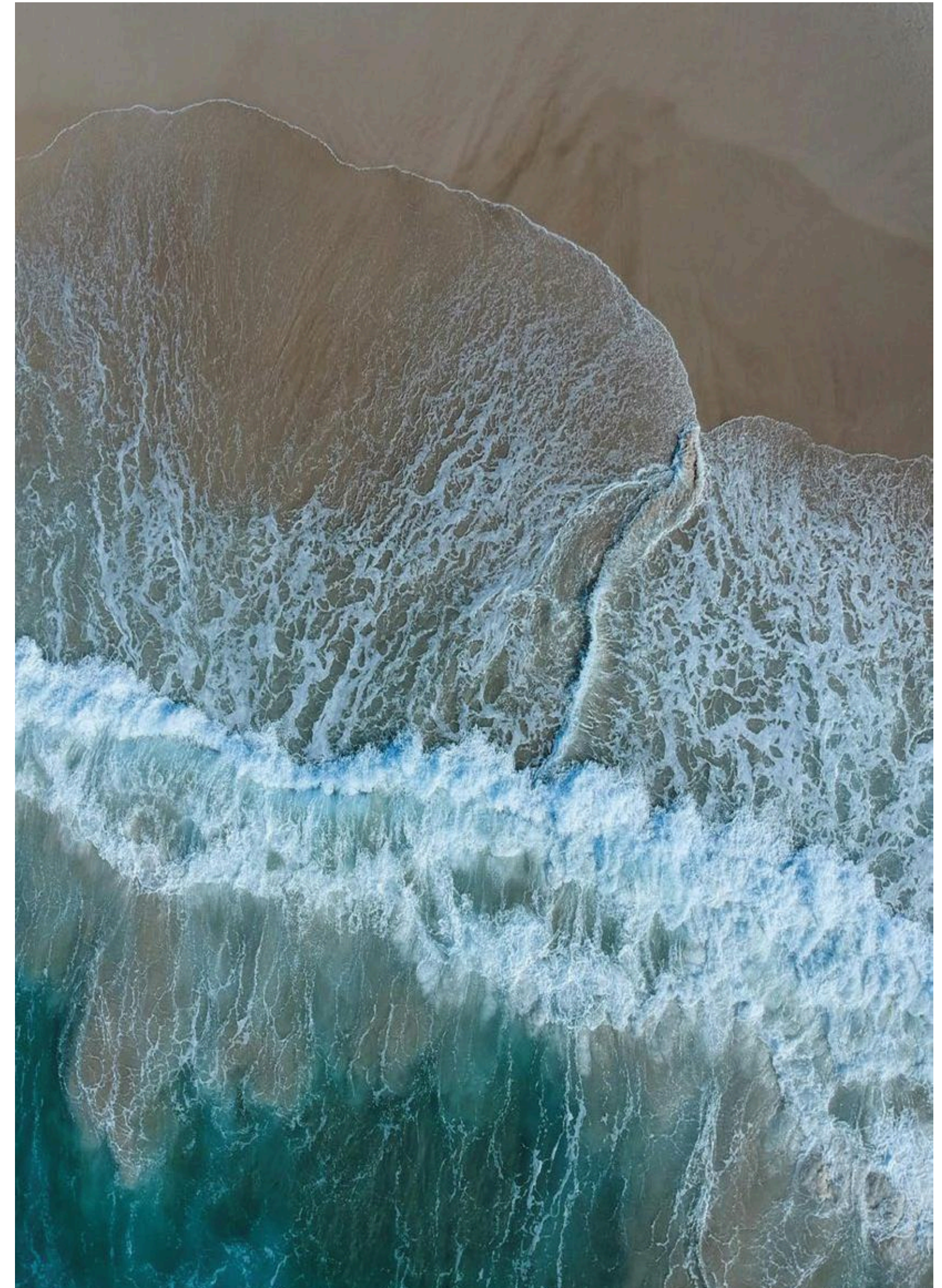




ATHENS: URBAN GEM

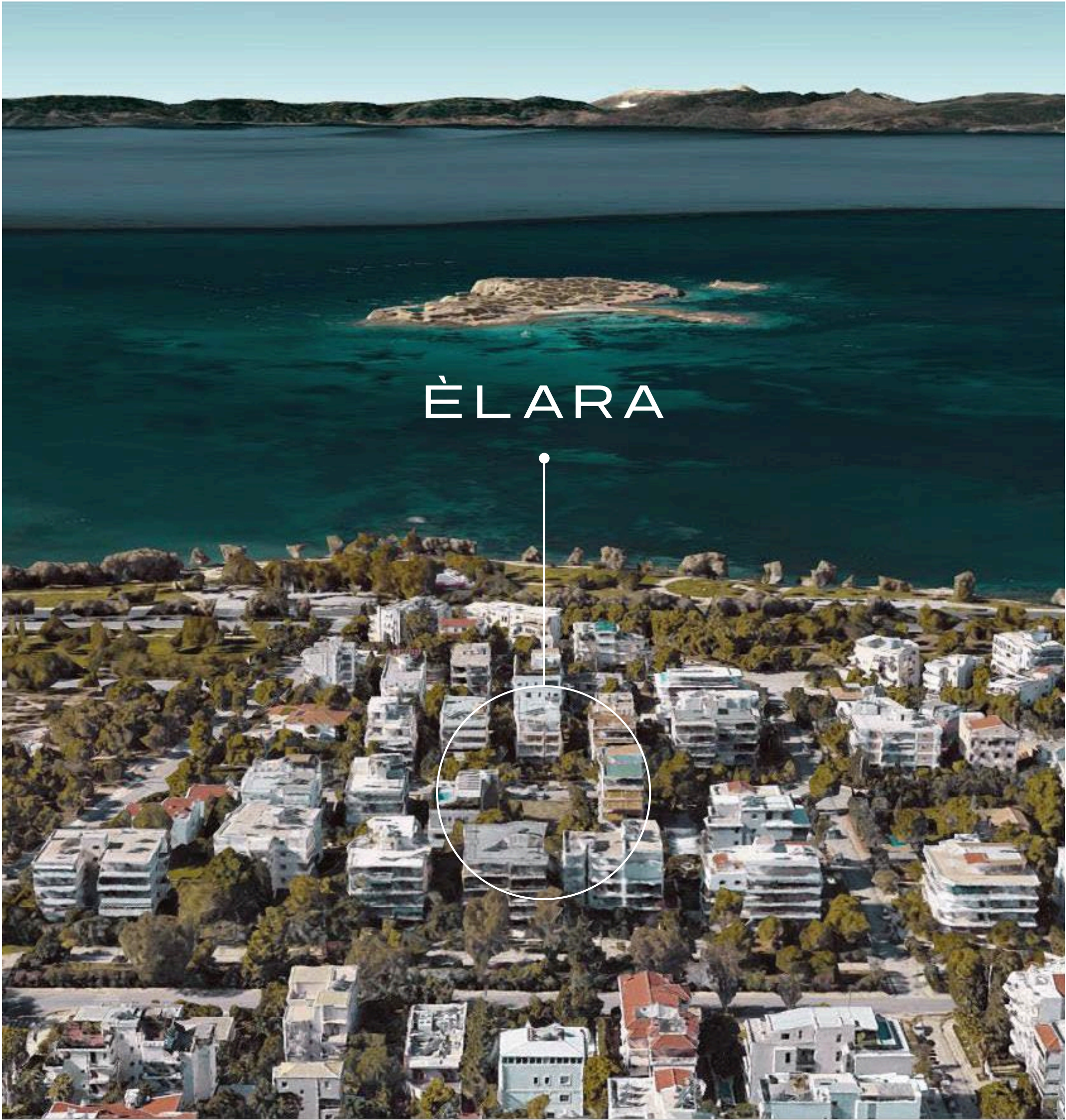
PRIME LOCATION IN VOULA

Nestled in the vibrant coastal suburb of Voula, Elara is more than an address — it's an invitation to a lifestyle shaped by nature and urban sophistication. Just 100 meters from a tranquil seafront promenade, residents enjoy the gentle rhythm of the sea as a serene backdrop to modern living. Here, the timeless charm of the Aegean blends effortlessly with the energy of the city, creating a sanctuary that is both calming and invigorating, enriched by Voula's cultural and architectural heritage.



DISTANCE FROM
POINTS OF INTEREST:

BEACH	500 m
ASKLIPIEIO VOULAS	600 m
VOULA PARK	550 m
VOULA STADIUM	350 m
GLYFADA	4.6 km
ELLINIKON EXPERIENCE PARK	8.1 km





NATURE-INFUSED LUXURY
& SUSTAINABLE LIVING

LIVE THE ART OF CALM

Elara is a haven where thoughtful design meets natural serenity. From garden-level retreats to panoramic rooftop escapes, every residence is crafted to soothe the senses. Sustainable features blend seamlessly with elegant living, creating a home that's as mindful as it is luxurious.



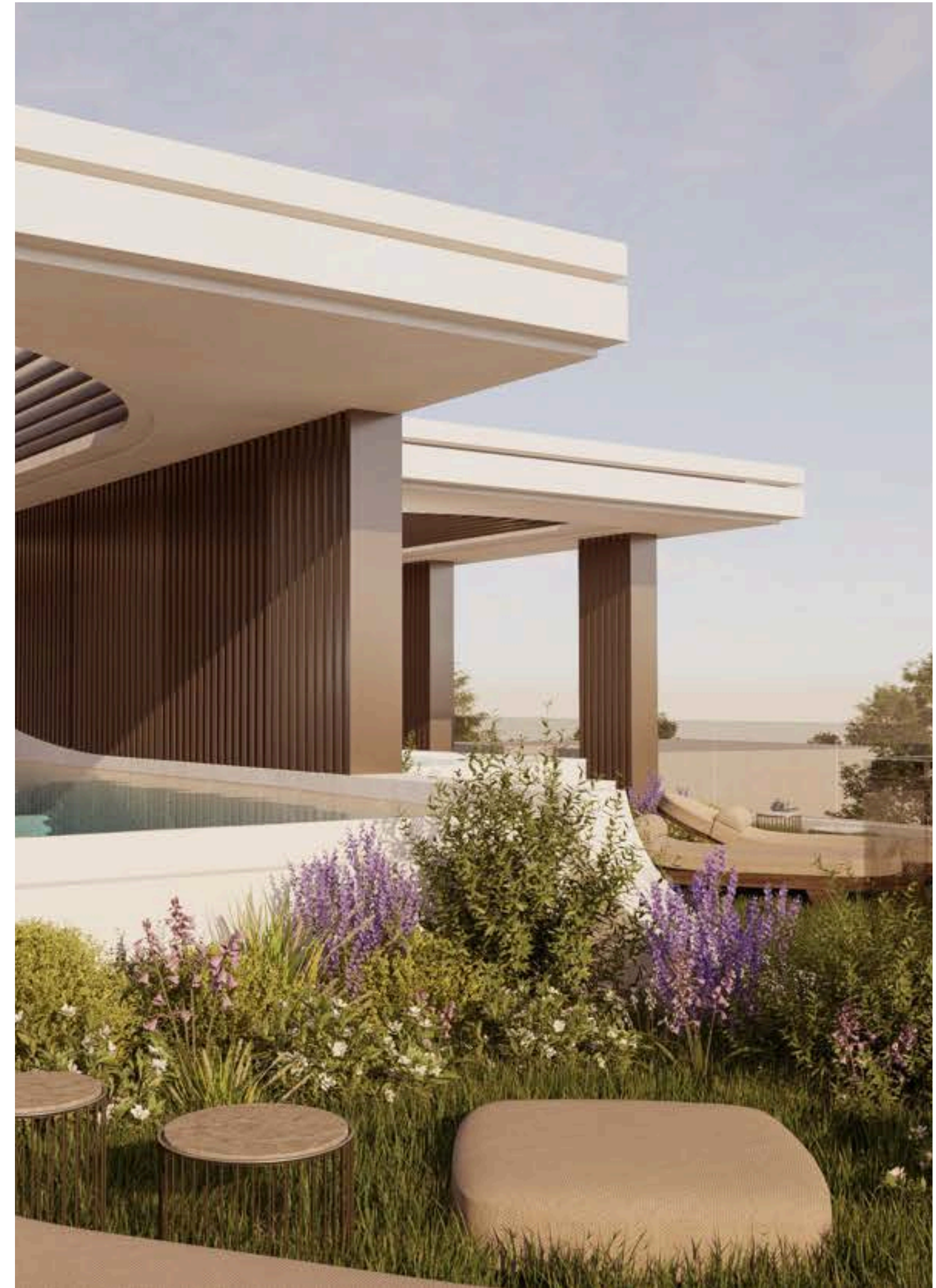






CRAFTED FOR TRANQUILITY.

Inside, Elara unfolds as a serene retreat where luxury living meets the rejuvenating embrace of nature. Each residence is a testament to thoughtful design, seamlessly blending indoor elegance with outdoor serenity. Ground-floor apartments invite residents into private gardens and refreshing swimming pools, while top-floor homes boast exclusive rooftop retreats that offer panoramic views of Voula's scenic beauty. Eco-friendly features, such as a rooftop pergola equipped with photovoltaic systems, underscore a commitment to sustainable living, ensuring that luxury and environmental consciousness go hand in hand. Here, every element is curated to elevate everyday life into an extraordinary experience of natural elegance and mindful modernity.





MODERNIST HERITAGE & ARCHITECTURAL INNOVATION

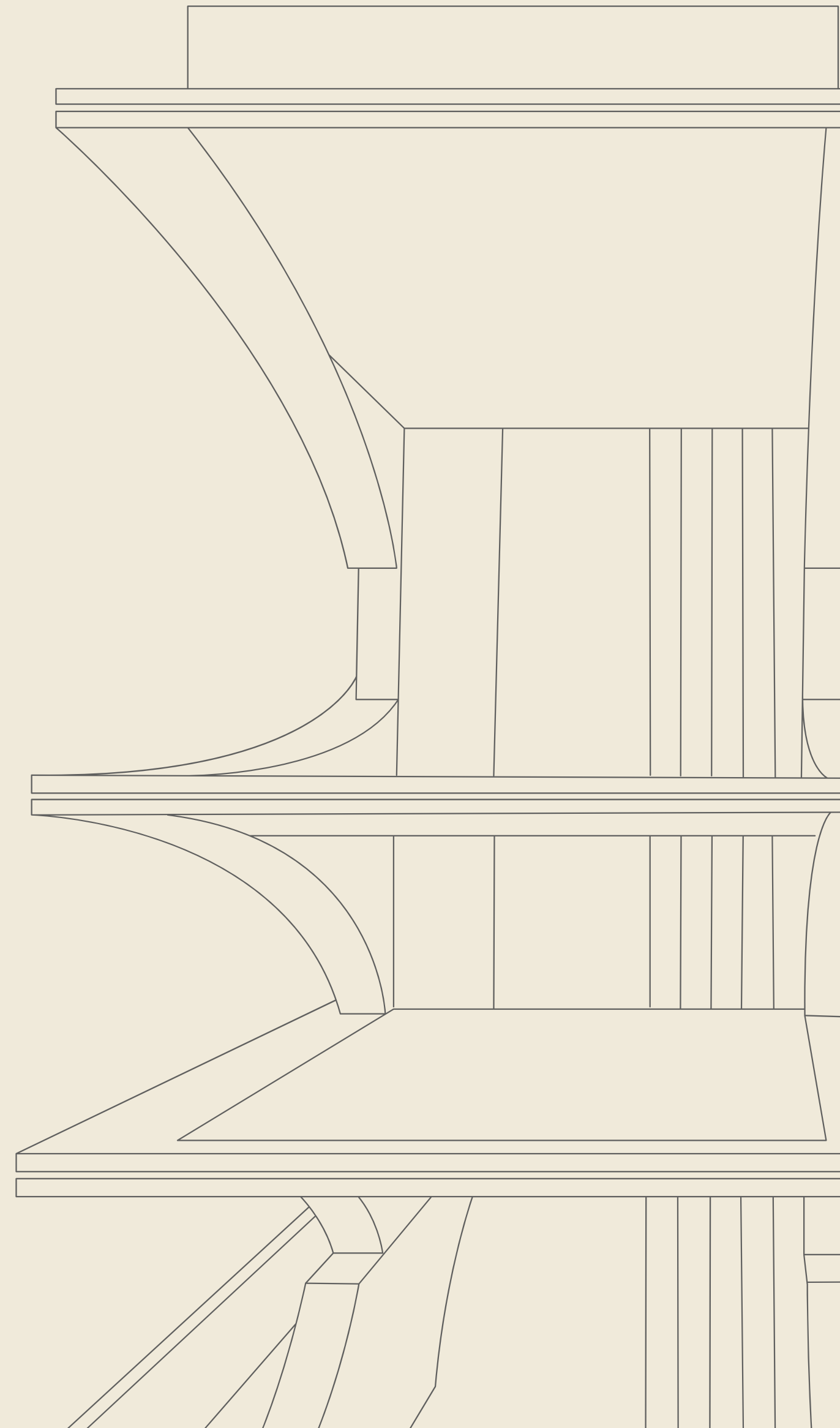
At Elara, the design is a vibrant homage to the modernist movement that has long defined Voula's unique residential character. The building's dynamic façade, characterized by artful offset volumes and a playful interplay of geometric forms, transforms each apartment into a distinct expression of refined elegance and functional artistry. This architectural innovation isn't just about visual impact — it's a thoughtful integration of form and function that enhances daily living. By reimagining modernist principles for contemporary needs, Elara stands as a contemporary masterpiece that celebrates simplicity, purposeful design, and the enduring allure of urban sophistication.





MAISONETTE 1

FLOOR PLAN



MAISONETTE GRF1

216.20 M²

- BASEMENT
- GROUND FLOOR
- GROUND FLOOR LOFT
- OUTDOOR AREAS

BASEMENT

Maid’s Room, 2 Master Bedrooms,
Master Bathrooms, Laundry, Kitchenette

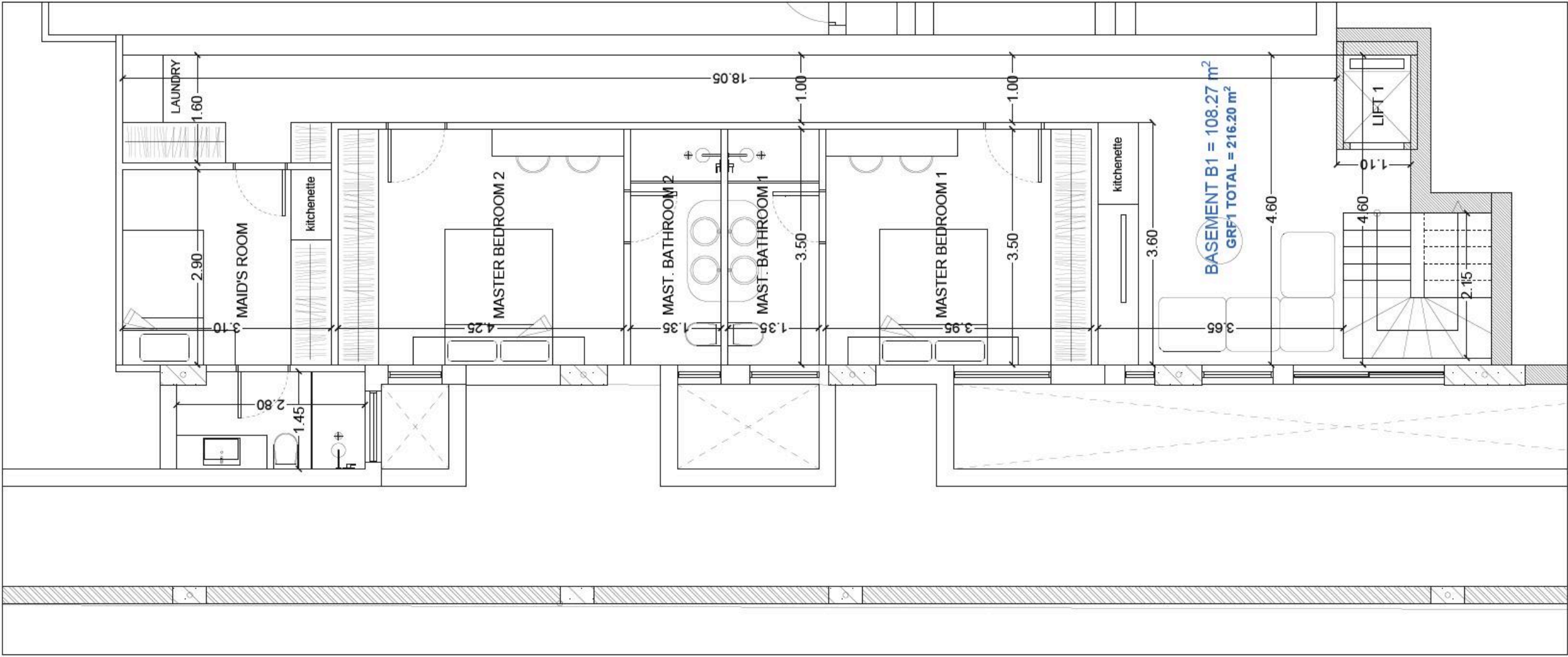
GROUND FLOOR

Living Room, Dining Room, Kitchen, WC,
Communal Staircase

GROUND FLOOR LOFT

Master Bedroom, Storage Room

Exclusive use of garden – 83.90 m²
with swimming pool – 21.46 m²



BASEMENT PLAN

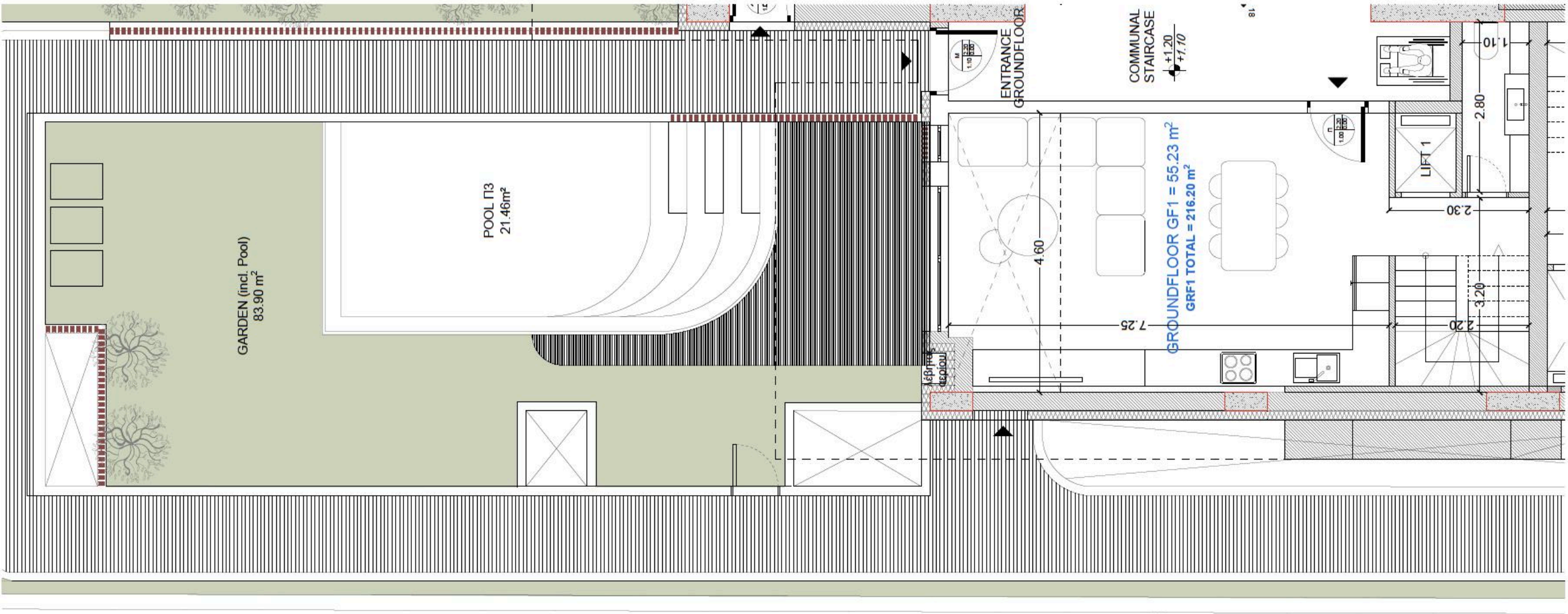
Maisonette GRF1
Total basement surface of 108.27 m²

LEVELS

Basement (-1): 108.27 m²
Ground floor (0): 55.23 m²
Ground floor loft (1): 52.70 m²
Total internal surface: 216.20 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 83.90 m²
Swimming pool: 21.46 m²



GROUND FLOOR

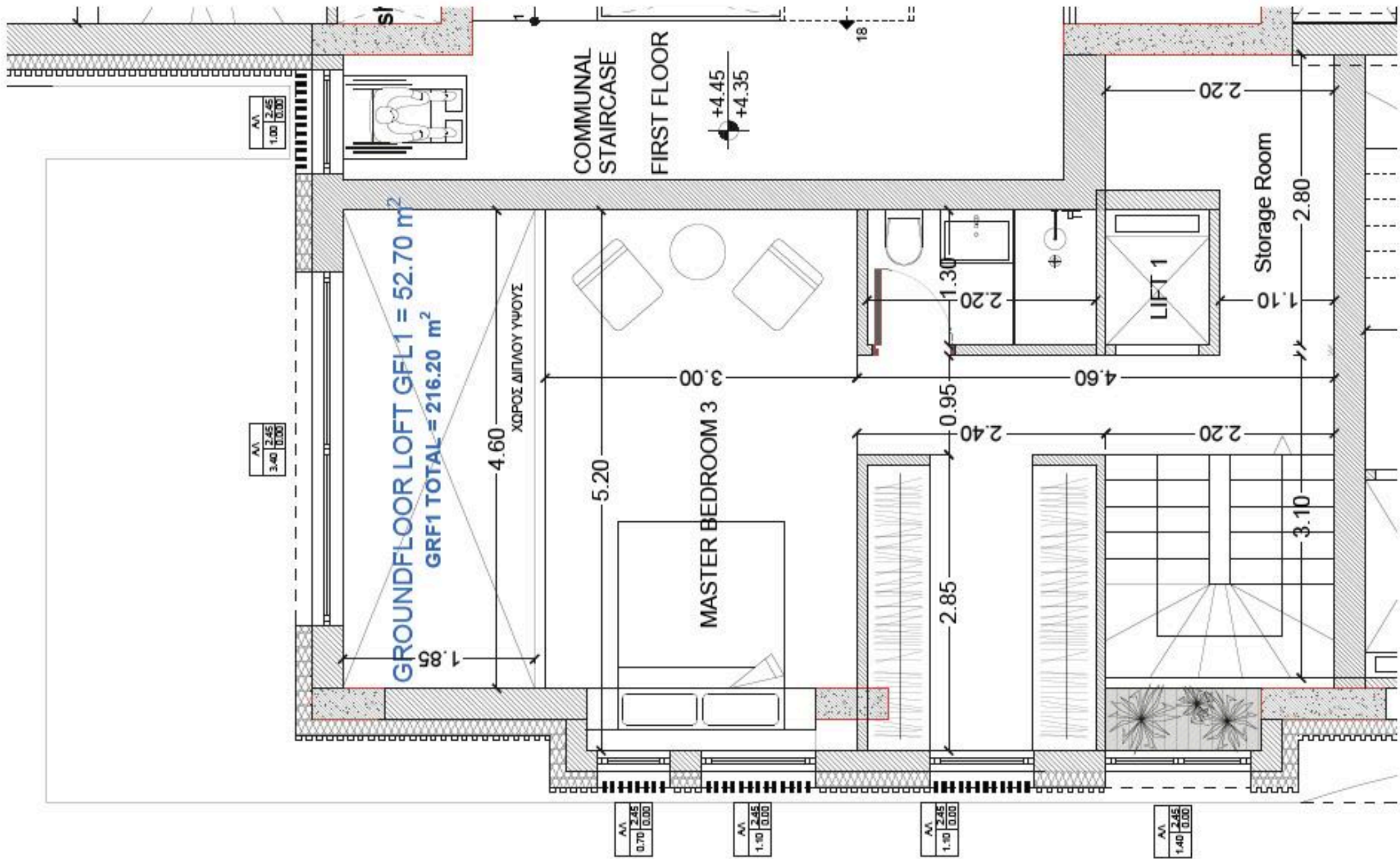
Maisonette GRF1
Total ground floor surface of 55.23 m²

LEVELS

Basement (-1): 108.27 m²
Ground floor (0): 55.23 m²
Ground floor loft (1): 52.70 m²
Total internal surface: 216.20 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 83.90 m²
Swimming pool: 21.46 m²



GROUND FLOOR LOFT

Maisonette GRF1
Total ground floor loft surface of 52.70 m²

LEVELS

Basement (-1): 108.27 m²
Ground floor (0): 55.23 m²
Ground floor loft (1): 52.70 m²
Total internal surface: 216.20 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 83.90 m²
Swimming pool: 21.46 m²





INTERIOR DESIGN

LIVINGROOM • KITCHEN • DINING









INTERIOR DESIGN

MASTER BEDROOM









INTERIOR DESIGN

MASTER BEDROOM 02

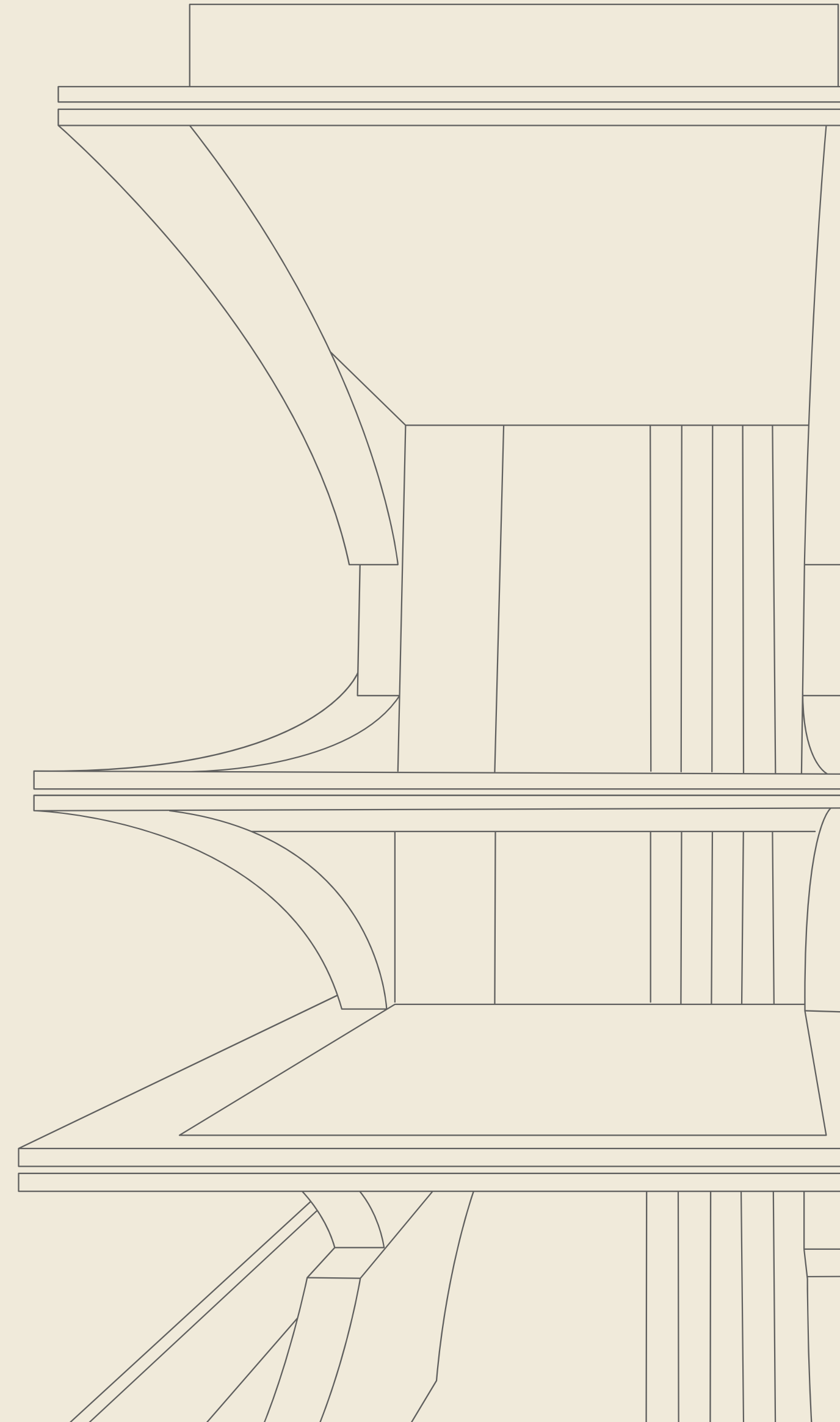






MAISONETTE 2

FLOOR PLAN



MAISONETTE GRF2

205.56 M²

- BASEMENT
- GROUND FLOOR
- GROUND FLOOR LOFT
- OUTDOOR AREAS

BASEMENT

Maid’s Room, 2 Master Bedrooms,
Master Bathrooms, Laundry, Kitchenette

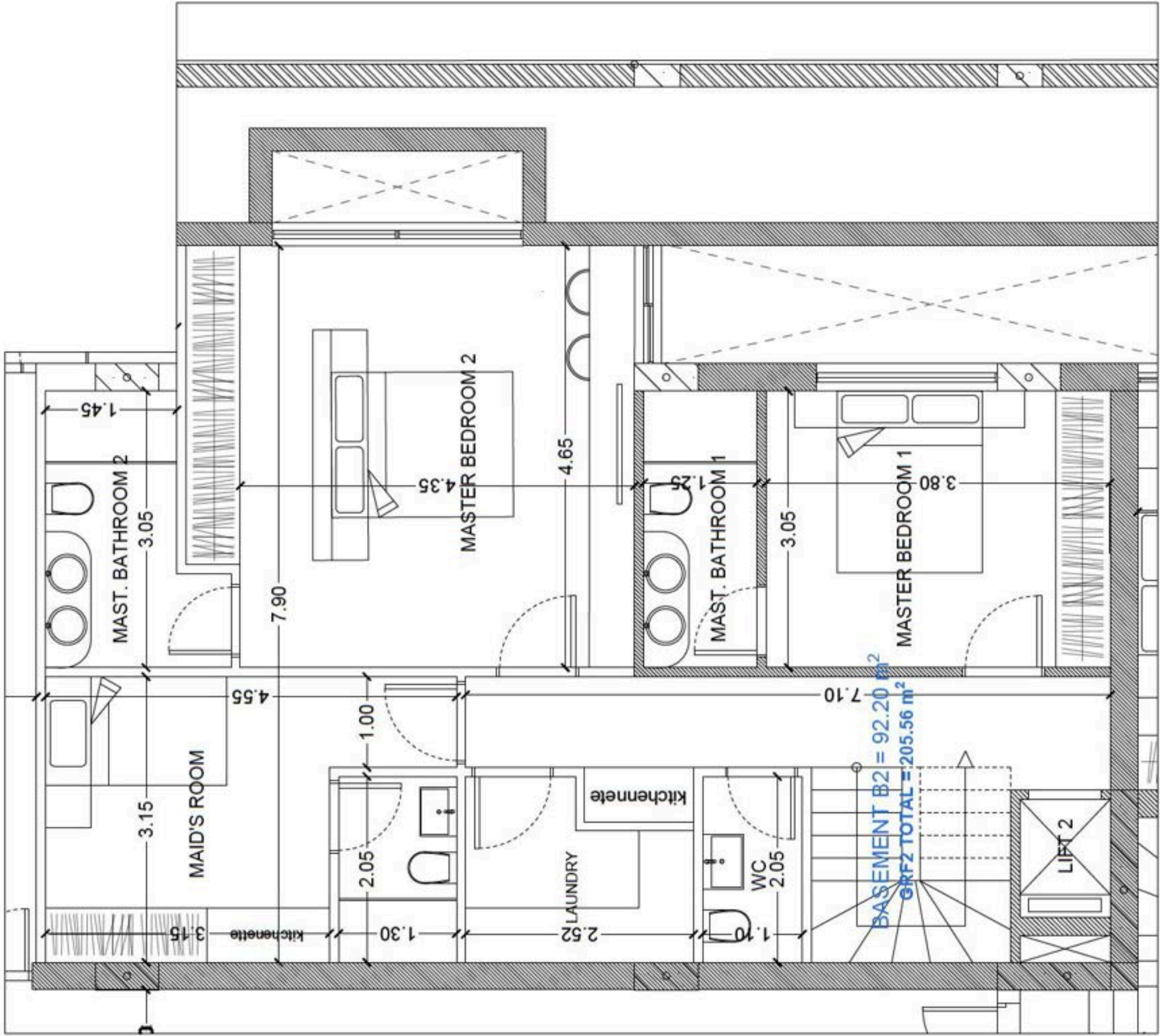
GROUND FLOOR

Living Room, Dining Room, Kitchen, WC,
Communal Staircase

GROUND FLOOR LOFT

Master Bedroom, Master Bathroom, Storage Room

Exclusive use of garden – 143.10 m²
with swimming pool – 21.46 m²



BASEMENT PLAN

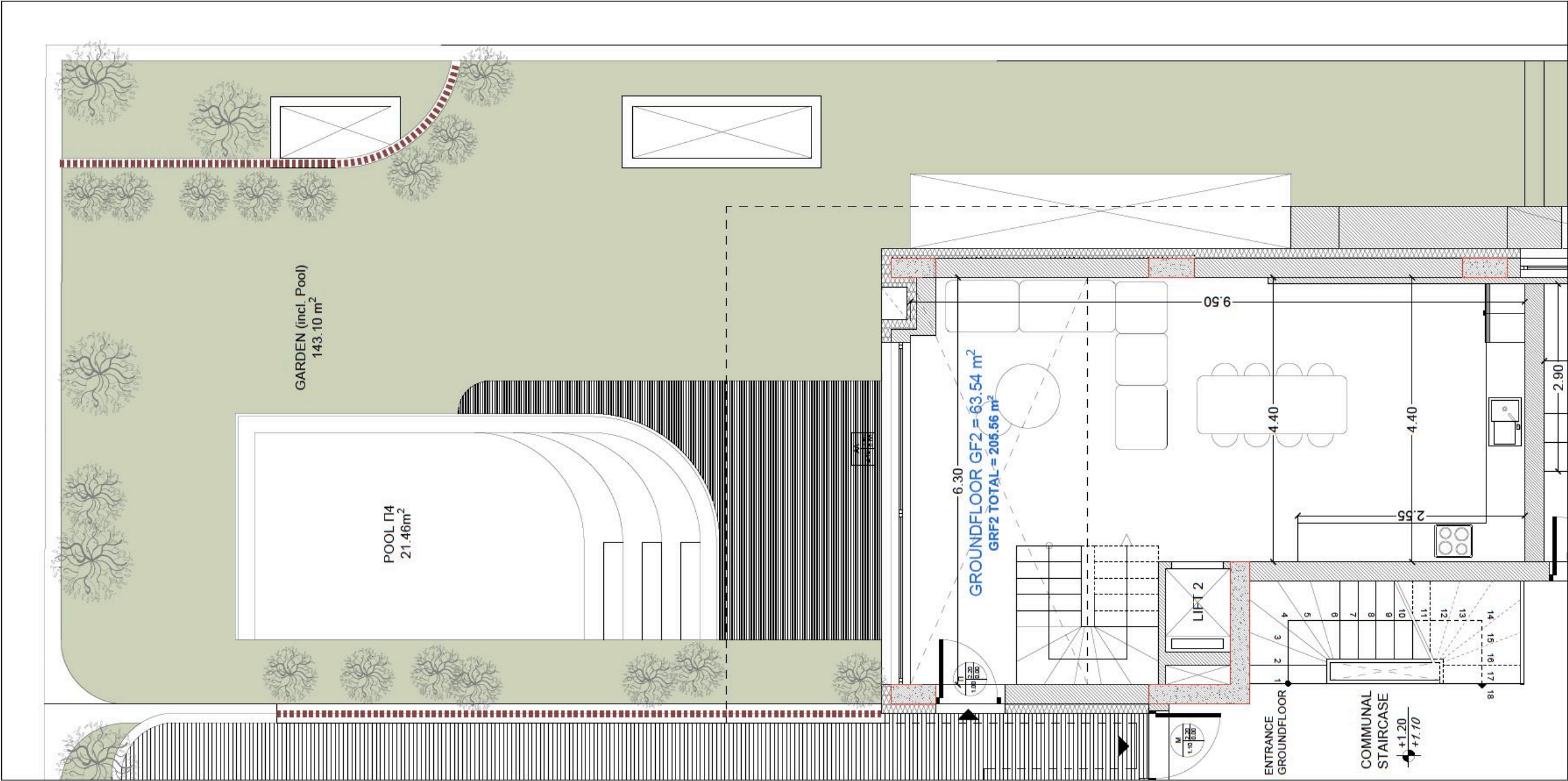
Maisonette GRF2
Total basement surface of **92.20 m²**

LEVELS

Basement (-1): 92.20 m²
Ground floor (0): 63.54 m²
Ground floor loft (1): 49.82 m²
Total internal surface: 205.56 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 143.10 m²
Swimming pool: 21.46 m²



GROUND FLOOR

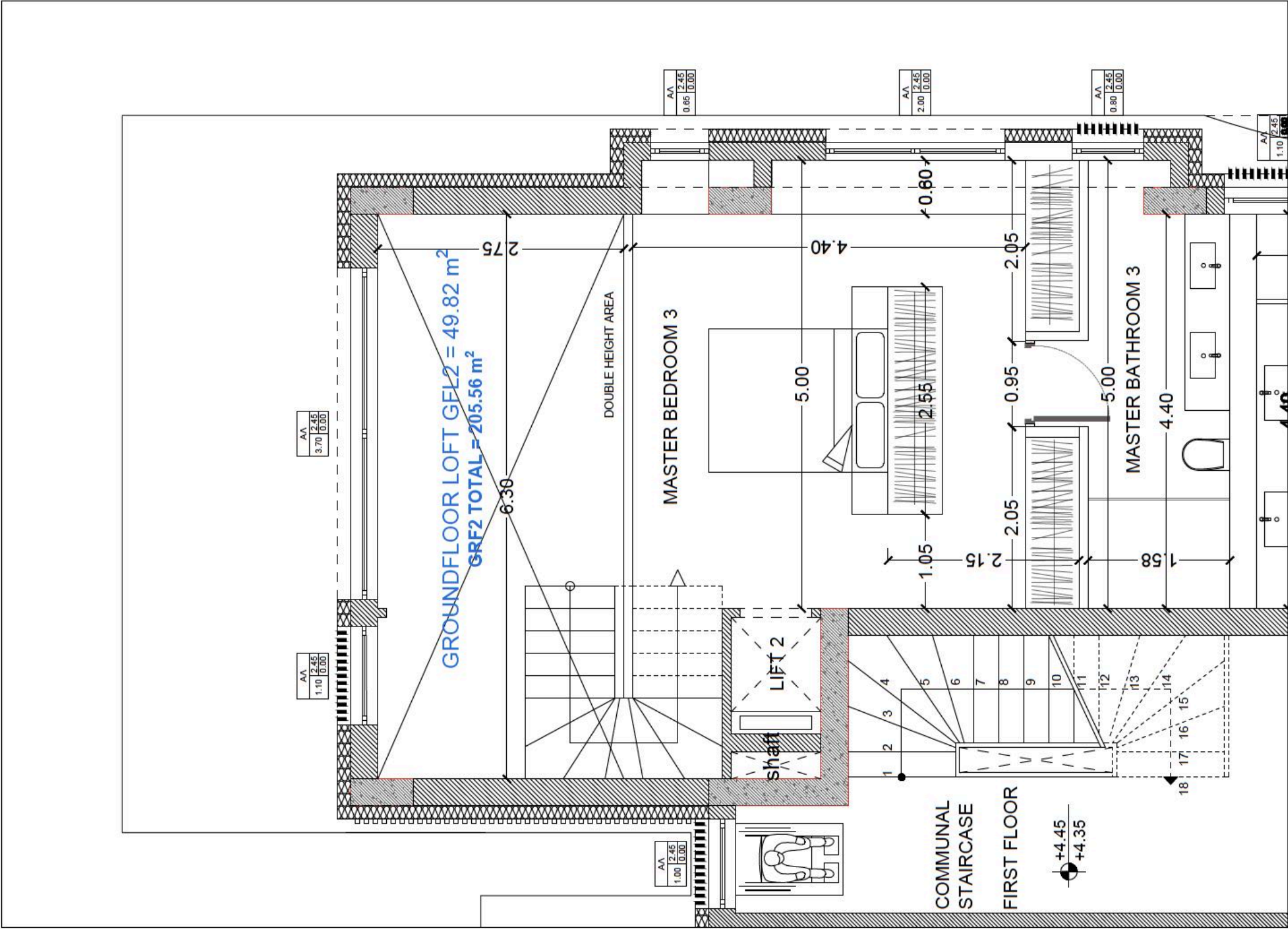
Maisonette GRF2
Total ground floor surface of **63.54 m²**

LEVELS

Basement (-1): 92.20 m²
Ground floor (0): 63.54 m²
Ground floor loft (1): 49.82 m²
Total internal surface: 205.56 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 143.10 m²
Swimming pool: 21.46 m²



GROUND FLOOR LOFT

Maisonette GRF2
Total ground floor loft surface of **49.82 m²**

LEVELS

Basement (-1): 92.20 m²
Ground floor (0): 63.54 m²
Ground floor loft (1): 49.82 m²
Total internal surface: 205.56 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 143.10 m²
Swimming pool: 21.46 m²





INTERIOR DESIGN

MASTER BEDROOM









INTERIOR DESIGN

LIVINGROOM • KITCHEN • DINING

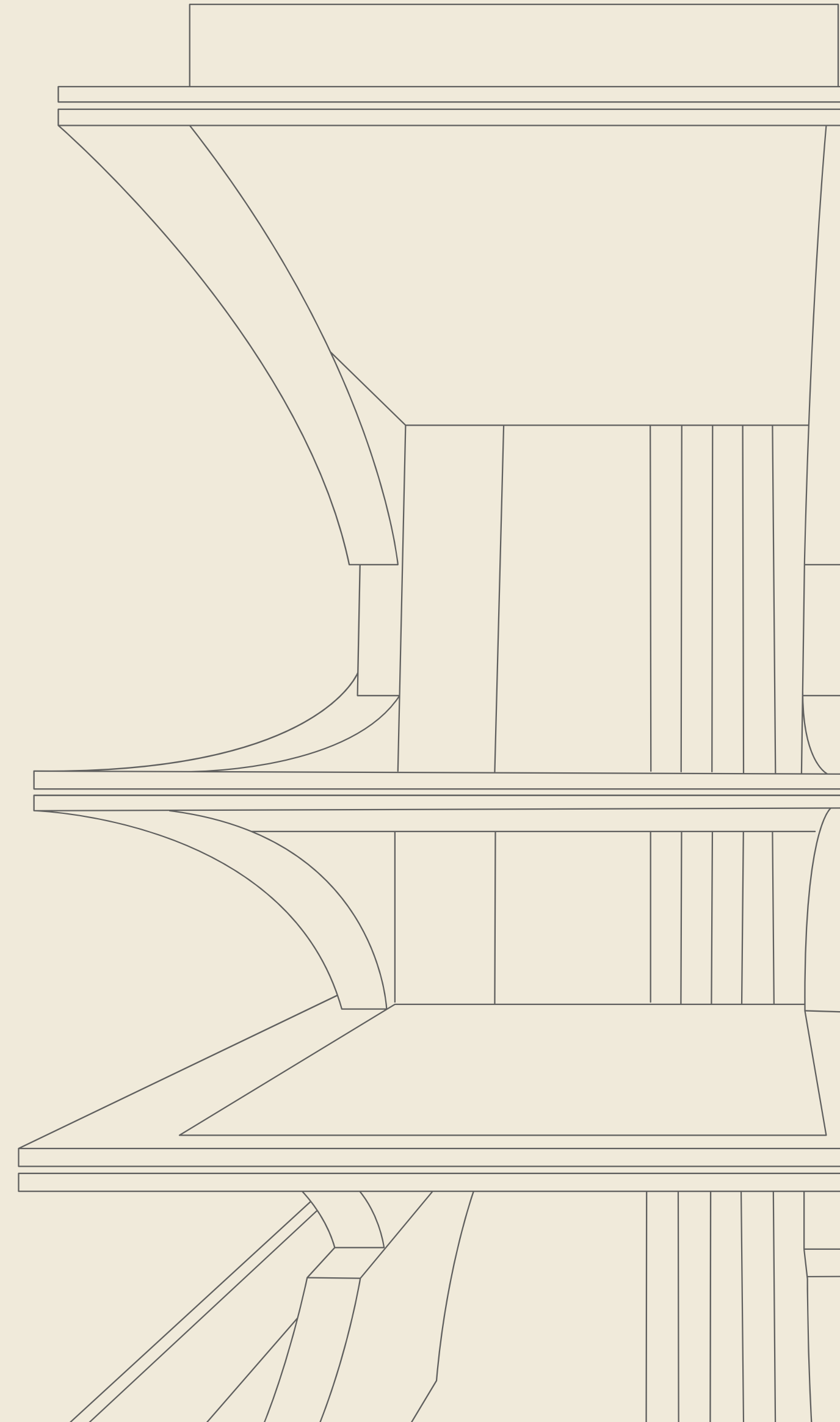






MAISONETTE 3

FLOOR PLAN



MAISONETTE GRF3

297.43 M²

- BASEMENT
- GROUND FLOOR
- GROUND FLOOR LOFT
- OUTDOOR AREAS

BASEMENT

3 Master Bedrooms, Master Bathrooms,
WC, Laundry, Bar/Kitchen

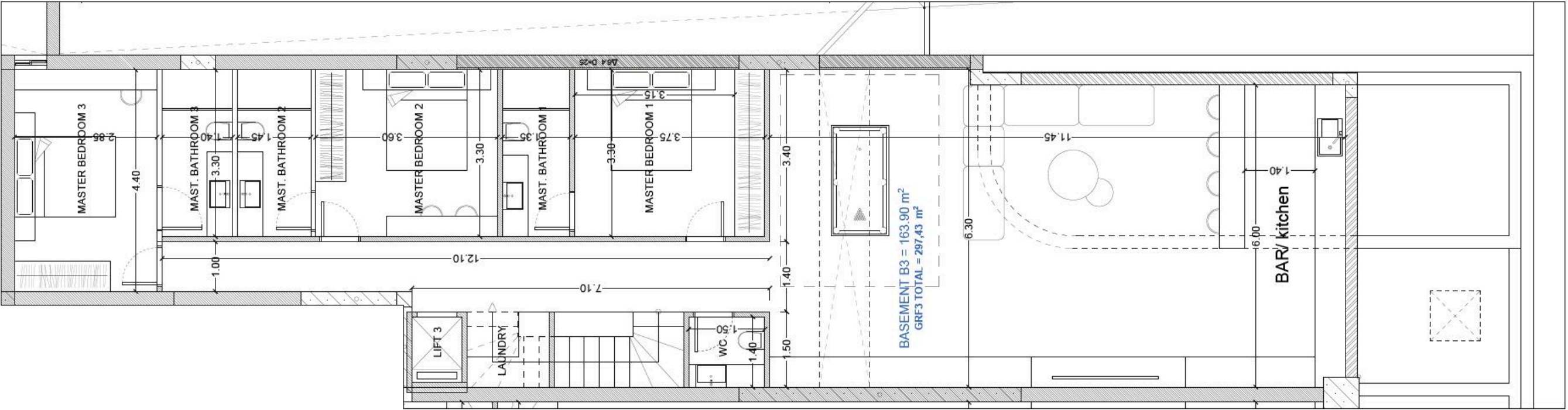
GROUND FLOOR

Living Room, Dining Room, Kitchen, WC,
Communal Staircase

GROUND FLOOR LOFT

Master Bedroom, Master Bathroom

Exclusive use of garden 1 – 81.70 m²
Garden 2 – 34.70 m²
With swimming pool – 32.34 m²



BASEMENT PLAN

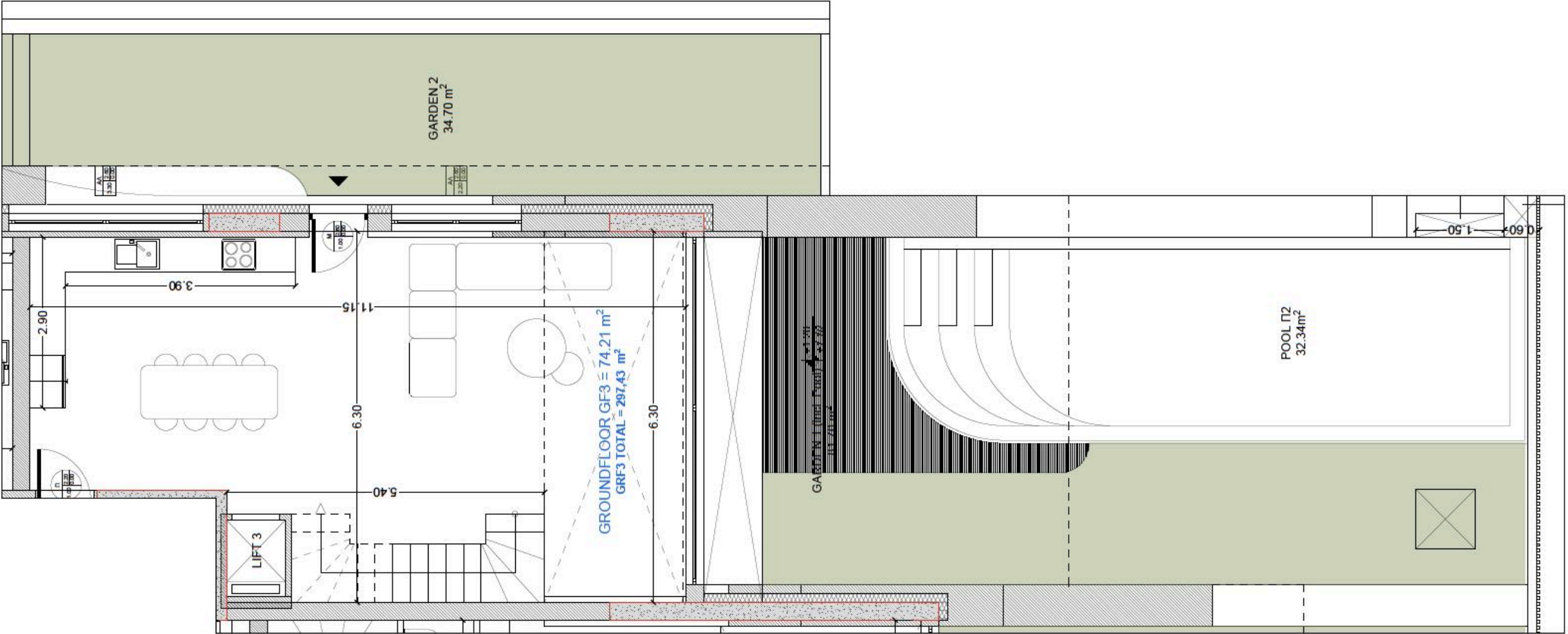
Maisonette GRF3
Total basement surface of 163.90 m²

LEVELS

Basement (-1): 163.90 m²
Ground floor (0): 74.21 m²
Ground floor loft (1): 59.32 m²
Total internal surface: 297.43 m²

EXCLUSIVE USE

Garden 1 (incl. surrounding area): 81.70 m²
Garden 2: 34.70 m²
Swimming pool: 32.34 m²



GROUND FLOOR

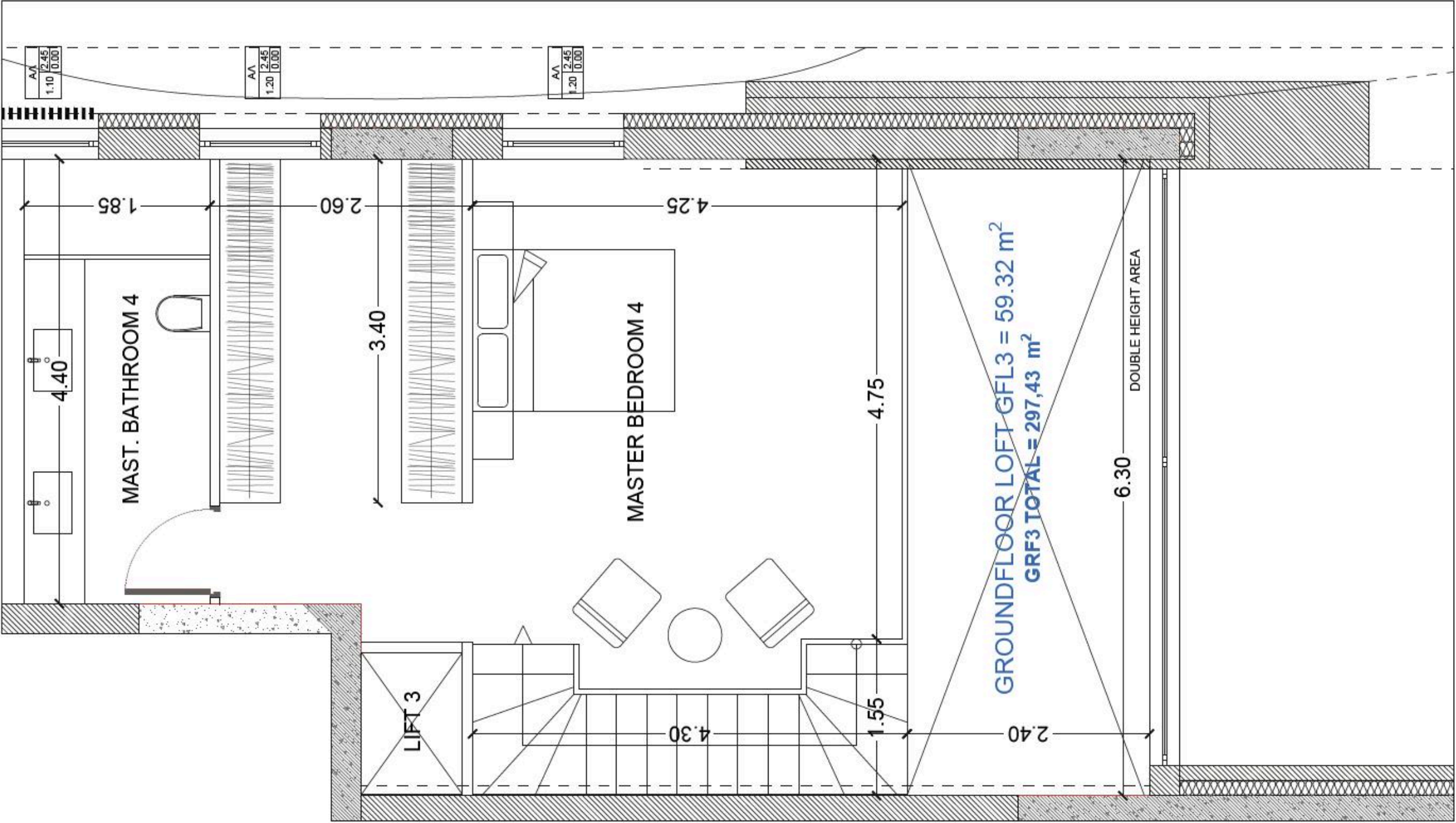
Maisonette GRF3
Total ground floor surface of 74.21 m²

LEVELS

Basement (-1): 163.90 m²
Ground floor (0): 74.21 m²
Ground floor loft (1): 59.32 m²
Total internal surface: 297.43 m²

EXCLUSIVE USE

Garden 1 (incl. surrounding area): 81.70 m²
Garden 2: 34.70 m²
Swimming pool: 32.34 m²



GROUND FLOOR LOFT

Maisonette GRF3
Total ground floor loft surface of 59.32 m²

LEVELS

Basement (-1): 163.90 m²
Ground floor (0): 74.21 m²
Ground floor loft (1): 59.32 m²
Total internal surface: 297.43 m²

EXCLUSIVE USE

Garden 1 (incl. surrounding area): 81.70 m²
Garden 2: 34.70 m²
Swimming pool: 32.34 m²





INTERIOR DESIGN

MASTER BEDROOM









INTERIOR DESIGN

MASTER BEDROOM 02







INTERIOR DESIGN

LIVINGROOM • KITCHEN • DINIG

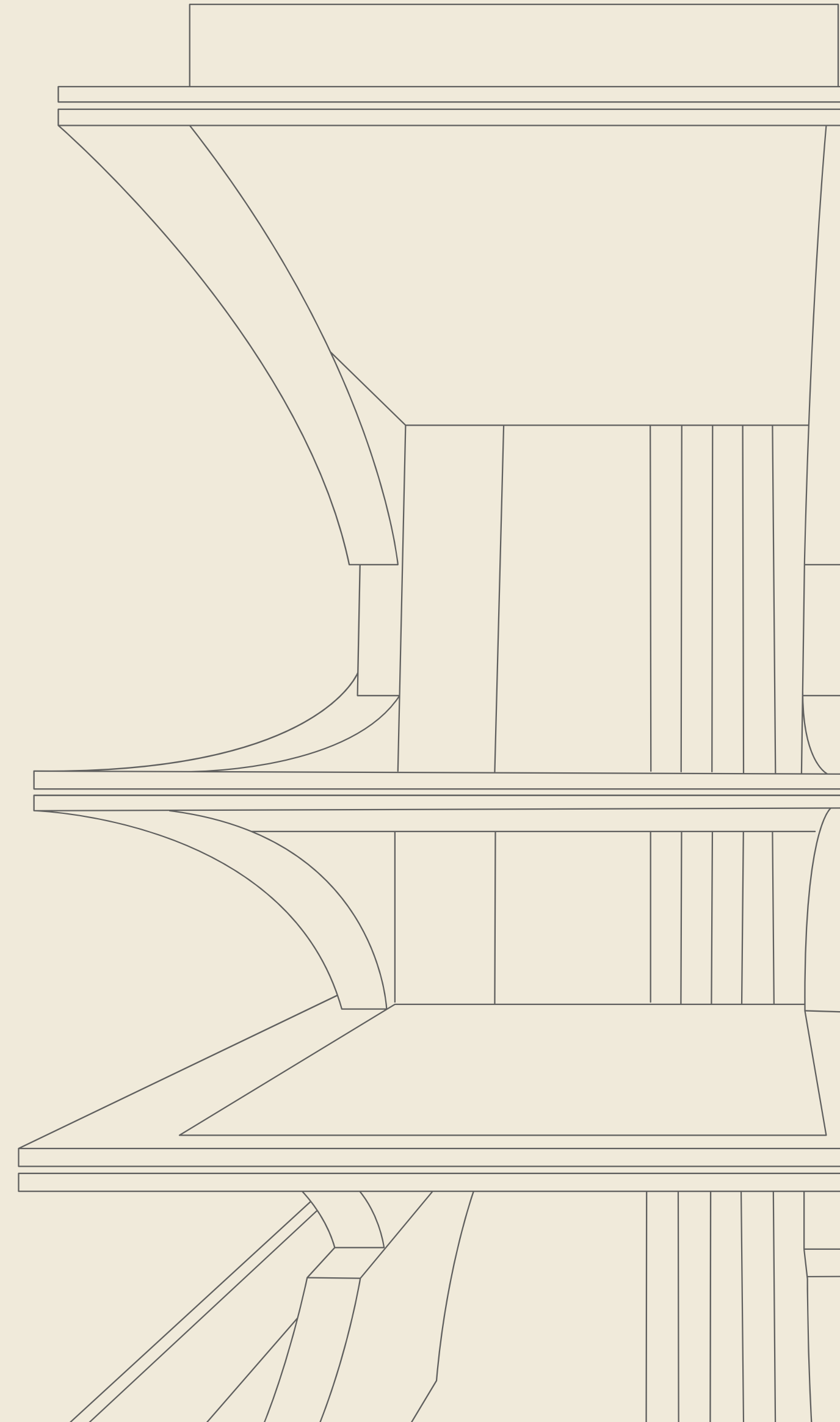






MAISONNETTE 4

FLOOR PLAN



MAISONETTE GRF4

264.65 M²

- BASEMENT
- GROUND FLOOR
- GROUND FLOOR LOFT
- OUTDOOR AREAS

BASEMENT

2 Master Bedrooms, Master Bathrooms,
Laundry, Bar/Kitchen

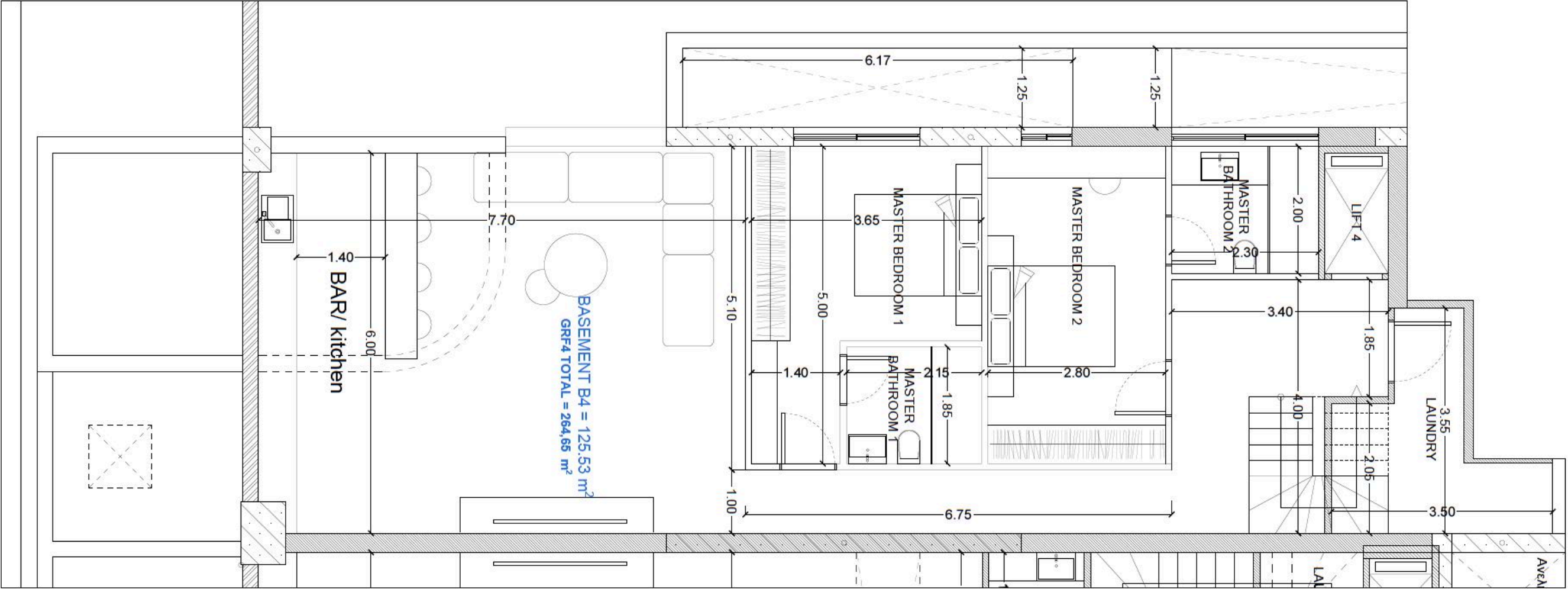
GROUND FLOOR

Living Room, Dining Room, Kitchen, WC,
Communal Staircase

GROUND FLOOR LOFT

Master Bedroom, Master Bathroom

Exclusive use of garden – 59.00 m²
with swimming pool – 21.46 m²



BASEMENT PLAN

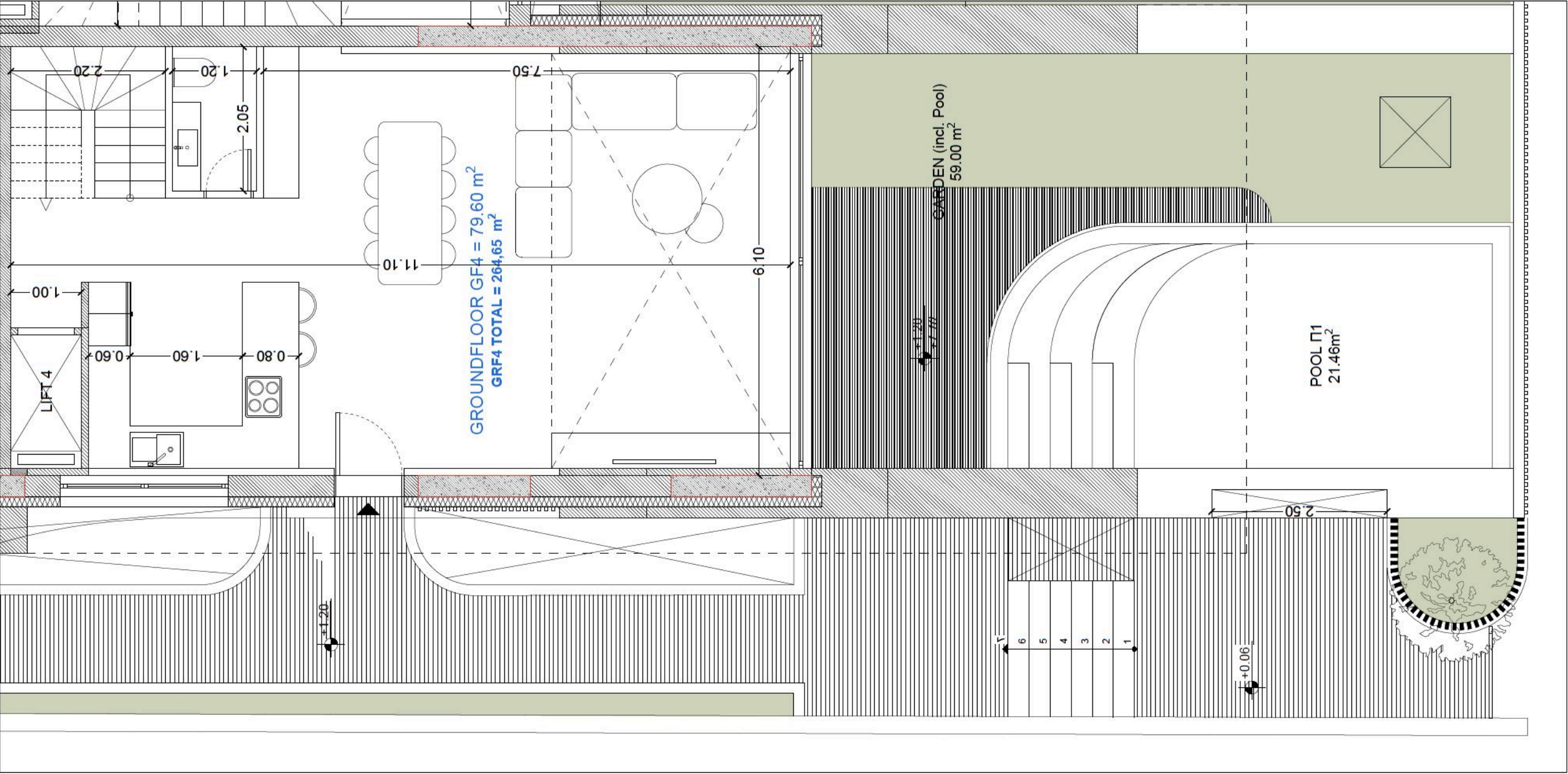
Maisonette GRF4
Total basement surface of **125.53 m²**

LEVELS

Basement (-1): 125.53 m²
Ground floor (0): 79.60 m²
Ground floor loft (1): 59.52 m²
Total internal surface: 264.65 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 59.00 m²
Swimming pool: 21.46 m²



GROUND FLOOR

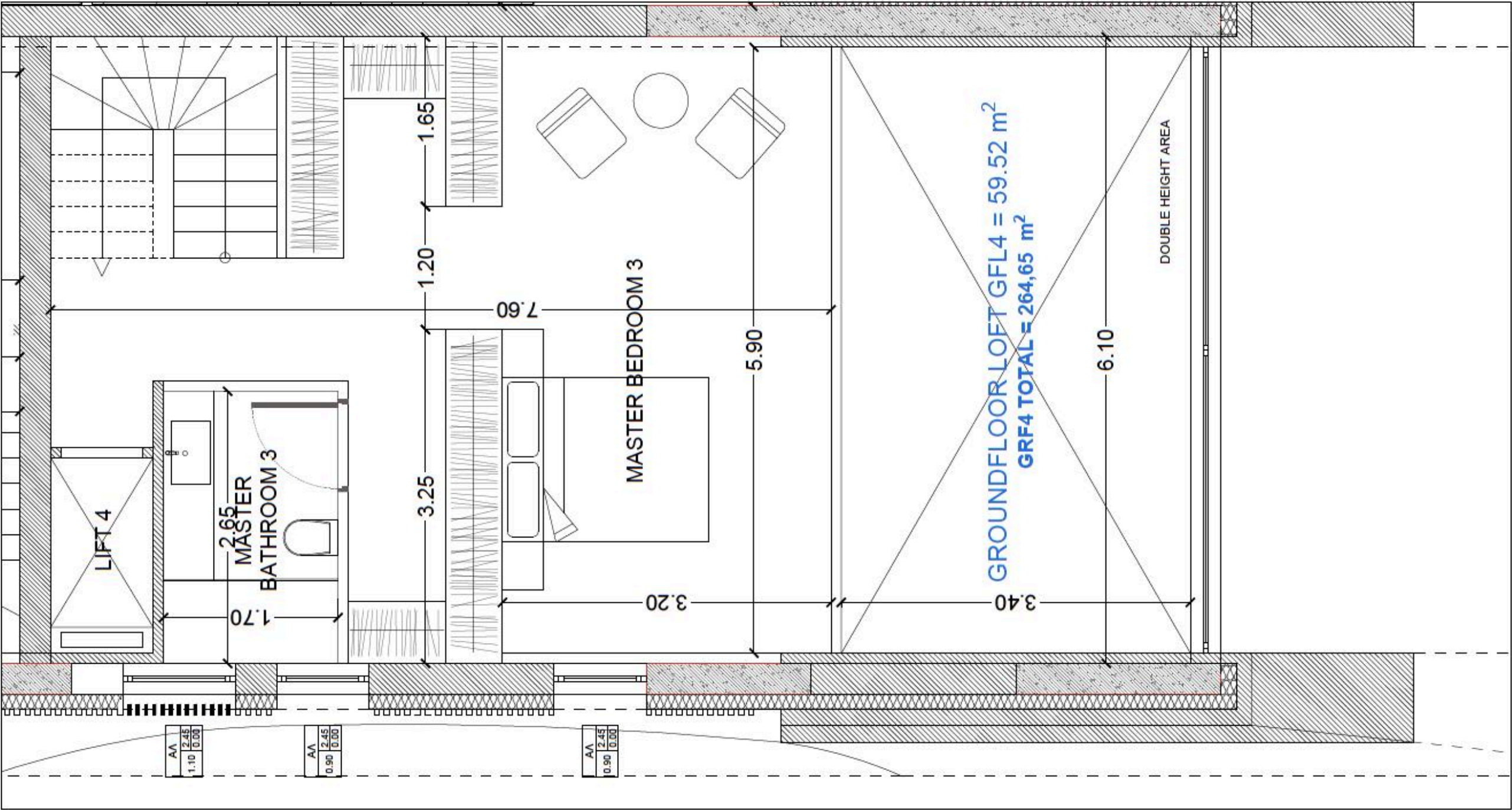
Maisonette GRF4
Total basement surface of **79.60 m²**

LEVELS

Basement (-1): 125.53 m²
Ground floor (0): 79.60 m²
Ground floor loft (1): 59.52 m²
Total internal surface: 264.65 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 59.00 m²
Swimming pool: 21.46 m²



GROUND FLOOR LOFT

Maisonette GRF4
Total basement surface of **59.52 m²**

LEVELS

Basement (-1): 125.53 m²
Ground floor (0): 79.60 m²
Ground floor loft (1): 59.52 m²
Total internal surface: 264.65 m²

EXCLUSIVE USE

Garden (incl. surrounding area): 59.00 m²
Swimming pool: 21.46 m²





INTERIOR DESIGN

MASTER BEDROOM









INTERIOR DESIGN

LIVINGROOM • KITCHEN • DINING

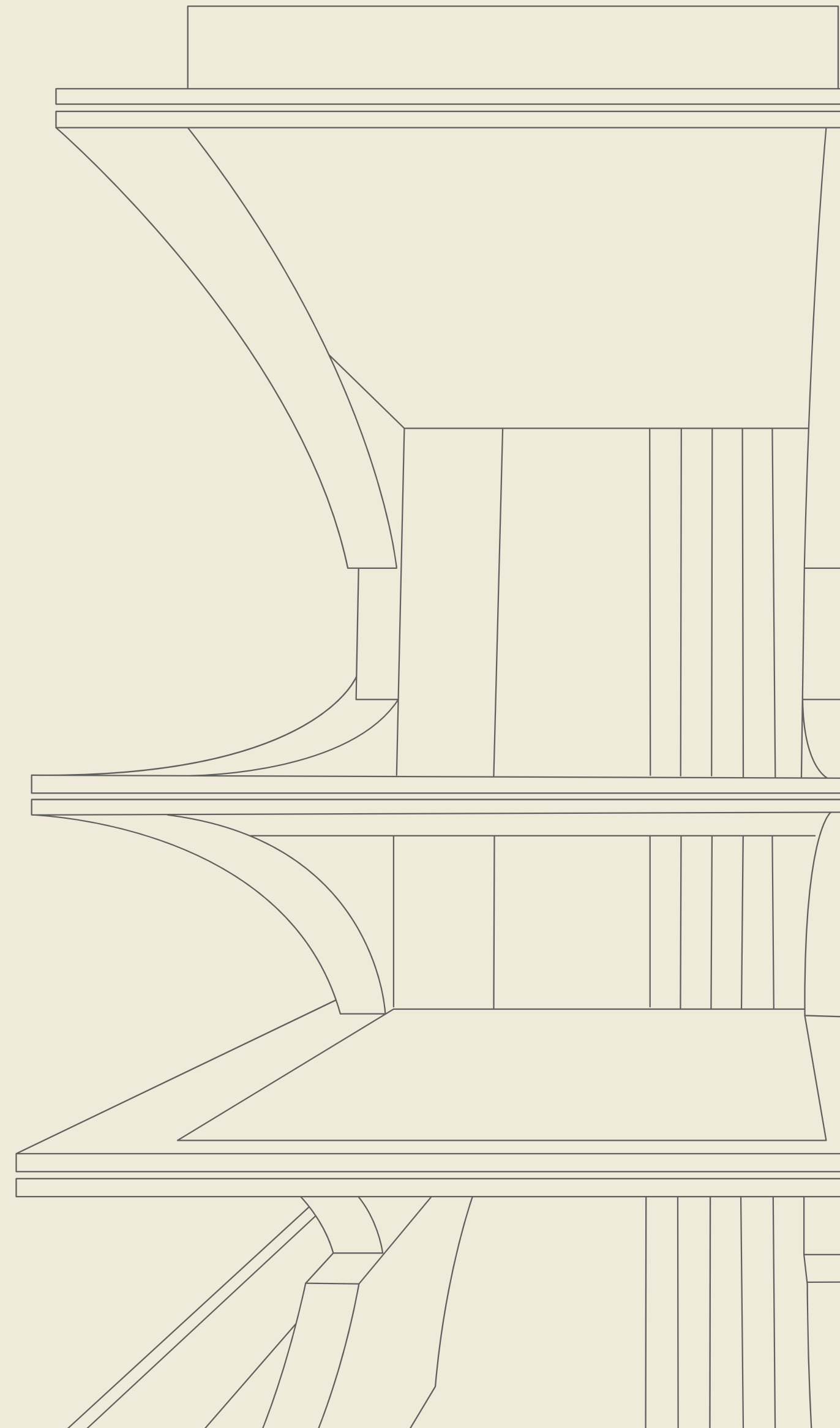






APARTAMENT 1

FLOOR PLAN



APARTMENT B1

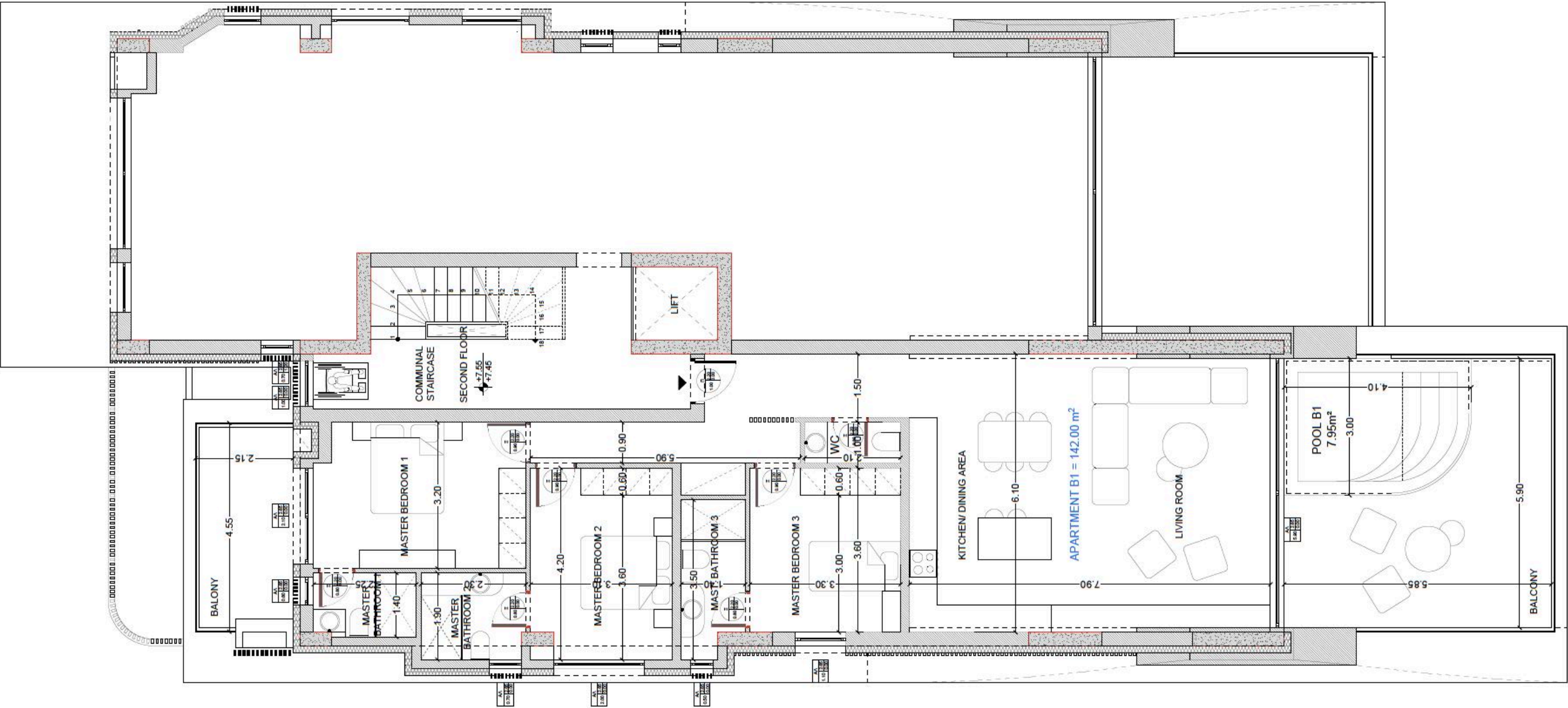
142.00 M²

SECOND FLOOR
OUTDOOR AREAS

SECOND FLOOR

Living Room, Kitchen / Dining Area,
3 Master Bedrooms, Master Bathrooms,
WC, Balcony

Private outdoor jacuzzi – 7.95 m²



APARTMENT B1 PLAN

Apartment B1
Total surface of **142.00 m²**

EXCLUSIVE USE

Jacuzzi – 7.95 m²
Balcony – included



INTERIOR DESIGN

LIVINGROOM • KITCHEN • DINING

















INTERIOR DESIGN

MASTER BEDROOM









INTERIOR DESIGN

MASTER BEDROOM 02



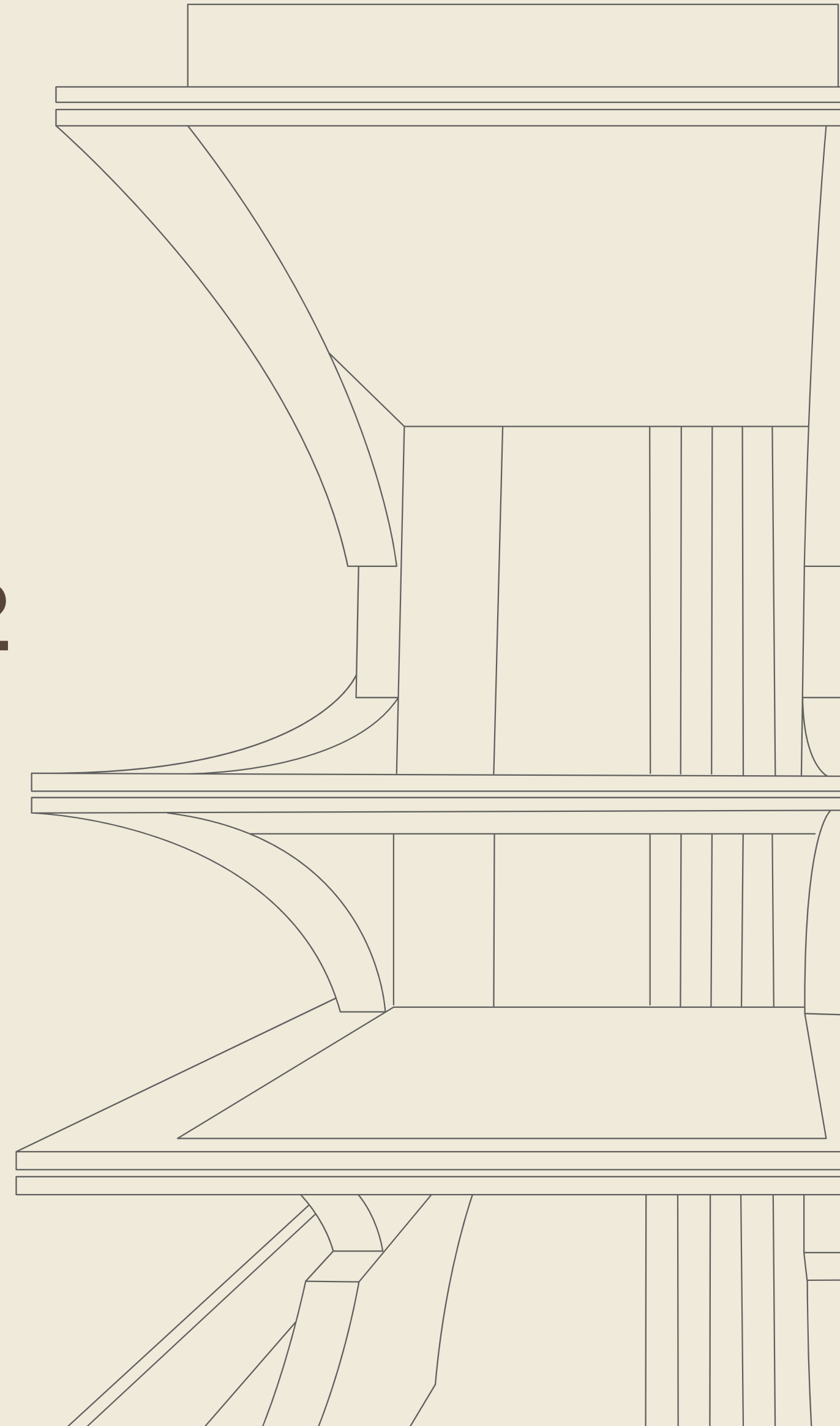






APARTAMENT 2

FLOOR PLAN



APARTMENT B2

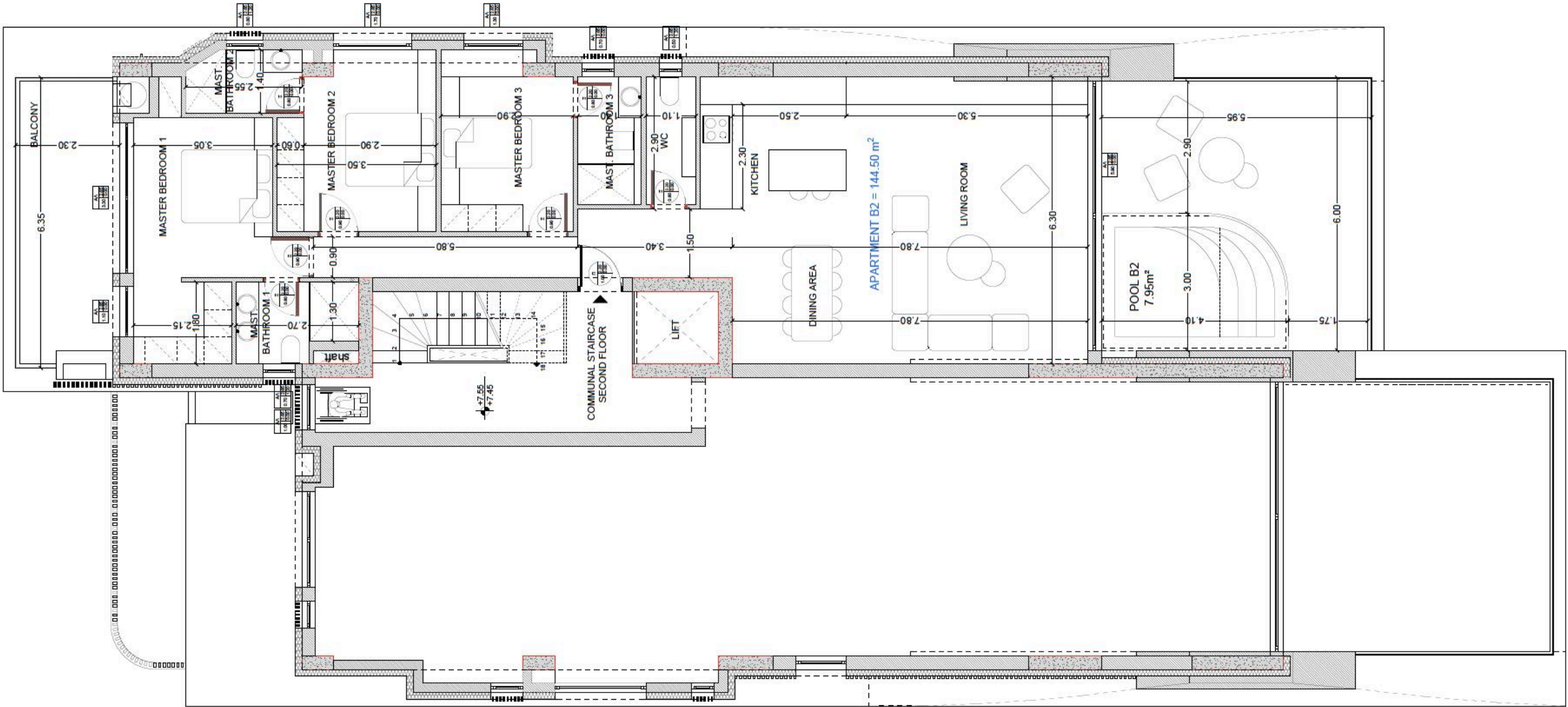
144.50 M²

SECOND FLOOR
OUTDOOR AREAS

SECOND FLOOR

Living Room, Kitchen / Dining Area,
3 Master Bedrooms, Master Bathrooms,
WC, Balcony

Private outdoor jacuzzi – 7.95 m²



APARTMENT B2 PLAN

Apartment B2
Total surface of **144.50 m²**

EXCLUSIVE USE

Jacuzzi – 7.95 m²
Balcony – included



INTERIOR DESIGN

LIVINGROOM • KITCHEN • DINING















INTERIOR DESIGN

MASTER BEDROOM











INTERIOR DESIGN

MASTER BEDROOM 02



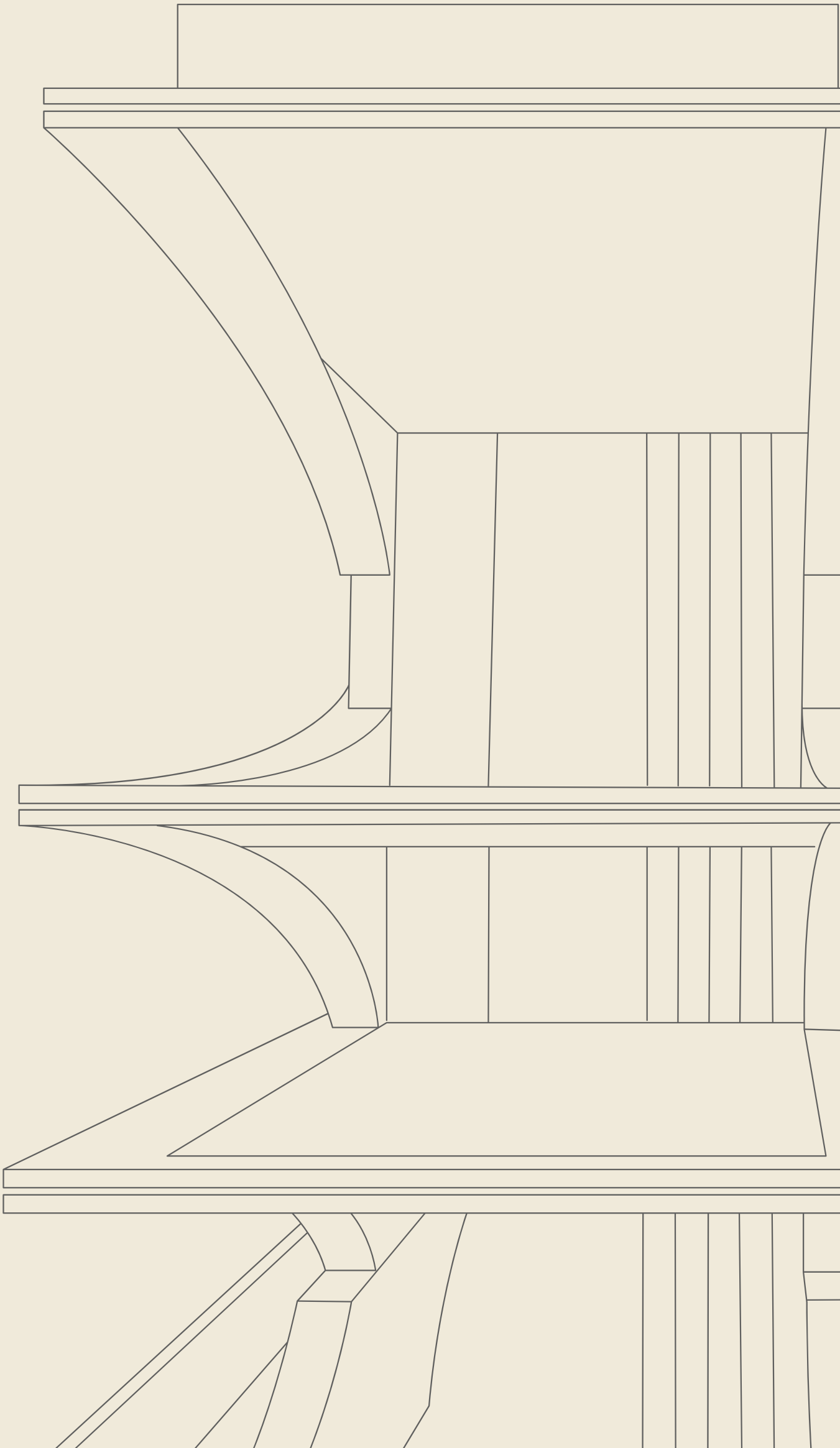






PENTHOUSE 1

FLOOR PLAN



PENTHOUSE 1

284.50 M²

- BASEMENT
- THIRD FLOOR
- FOURTH FLOOR
- TOP FLOOR
- OUTDOOR AREAS

BASEMENT

Maid’s Room with
bathroom and kitchenette

THIRD FLOOR

Living Room, Kitchen, Dining
Room, WC, Storage/Mechanical
Space, Balconies

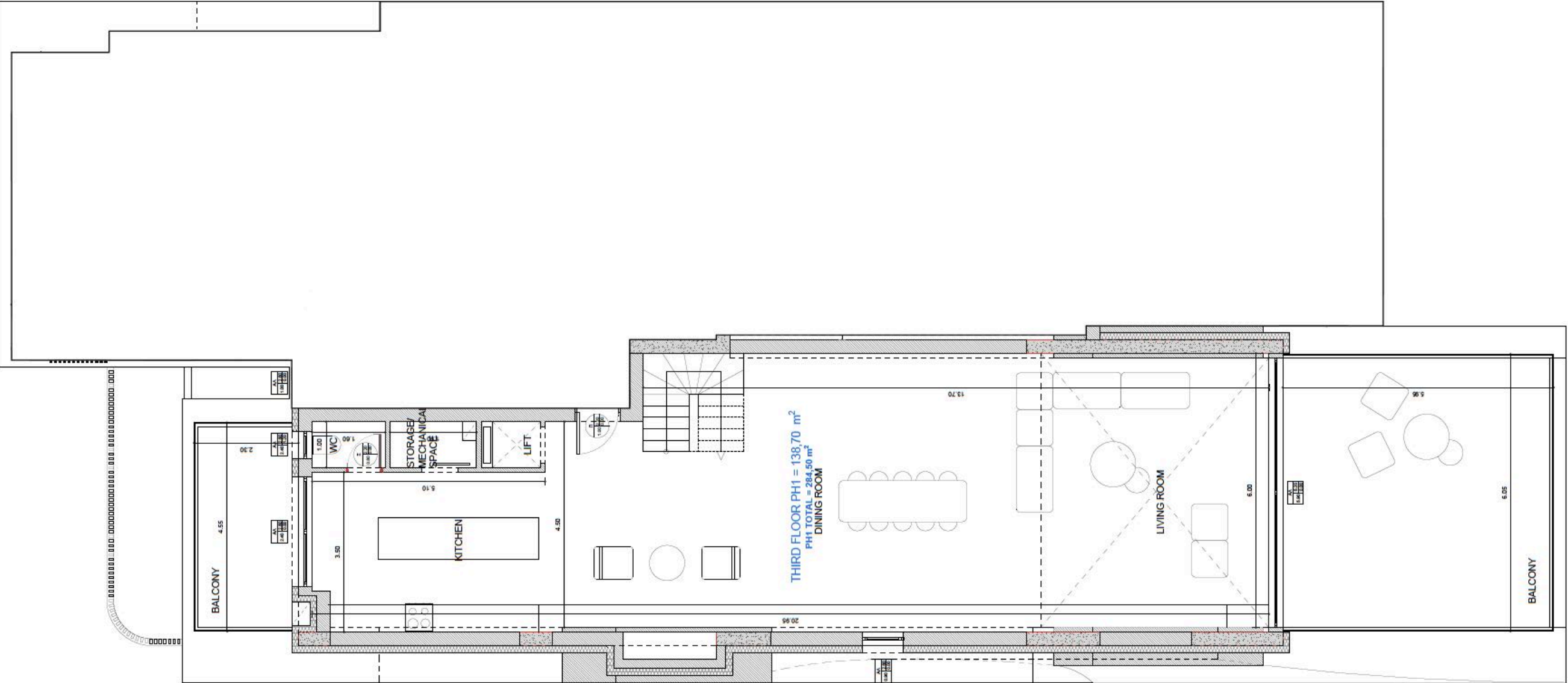
FOURTH FLOOR

3 Master Bedrooms, Master Bathrooms,
Walk-in Closet, Balconies, Double
Height Area

TOP FLOOR

Kitchenette, Laundry, Bathroom,
Private Roof Terrace

Private swimming pool – **20.81 m²**



THIRD FLOOR

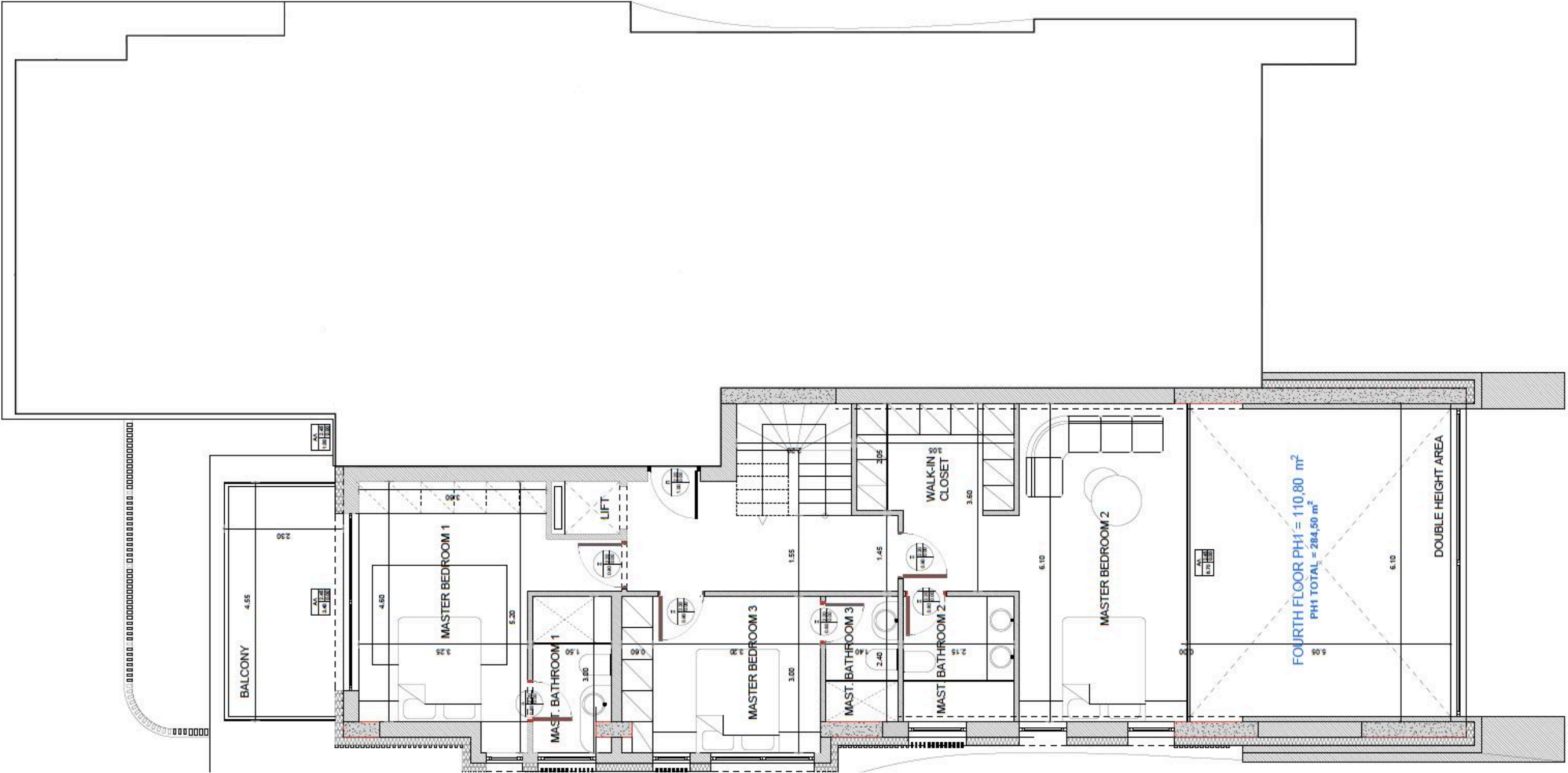
PH1 – Penthouse
Total third floor surface of **138.70 m²**

LEVELS

- Third floor: **138.70 m²**
- Fourth floor: 110.80 m²
- Top floor: 35.00 m²
- Basement (maid’s room): 25.22 m²
- Total internal surface: 284.50 m²

EXCLUSIVE USE

- Private swimming pool – 20.81 m²
- Private roof terrace



FOURTH FLOOR

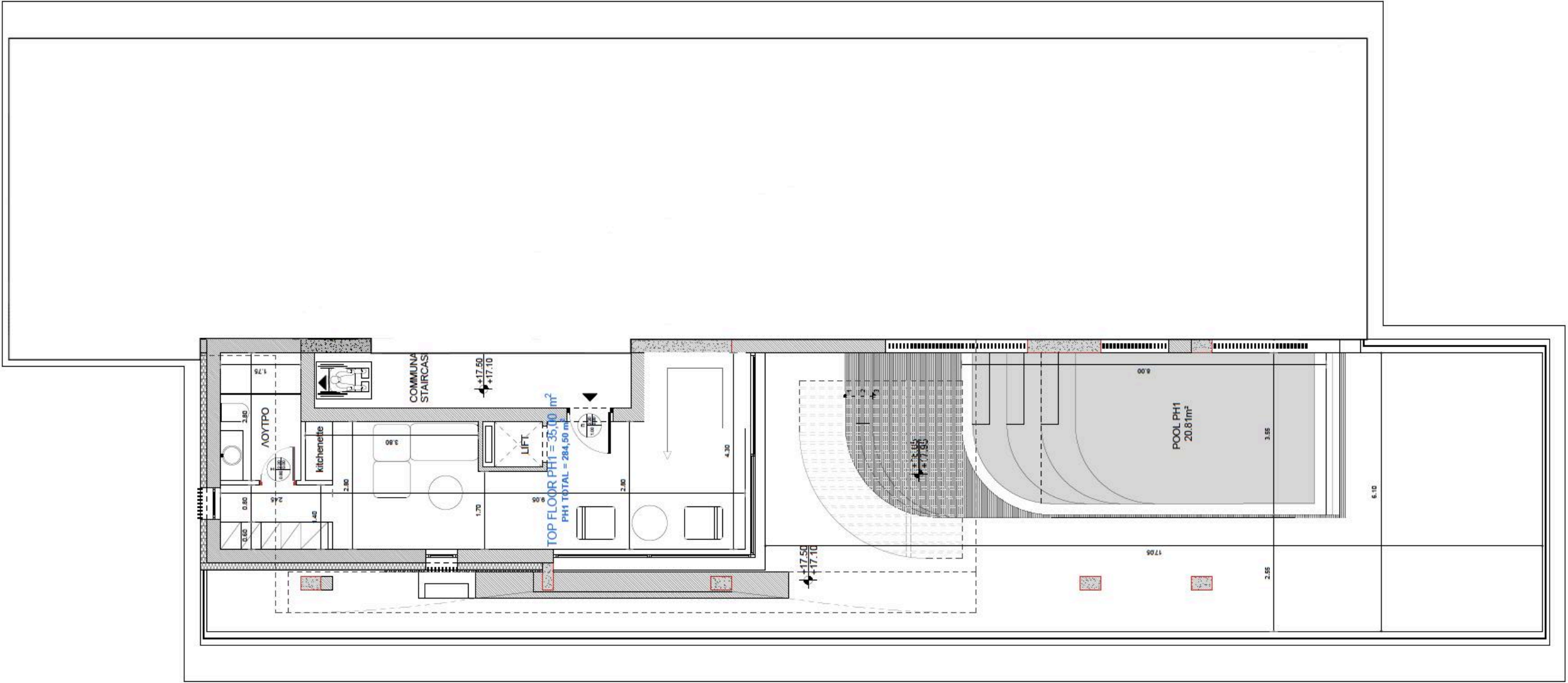
PH1 – Penthouse
Total fourth floor surface of **110.80 m²**

LEVELS

- Third floor: 138.70 m²
- Fourth floor: 110.80 m²**
- Top floor: 35.00 m²
- Basement (maid’s room): 25.22 m²
- Total internal surface: 284.50 m²

EXCLUSIVE USE

- Private swimming pool – 20.81 m²
- Private roof terrace



TOP FLOOR

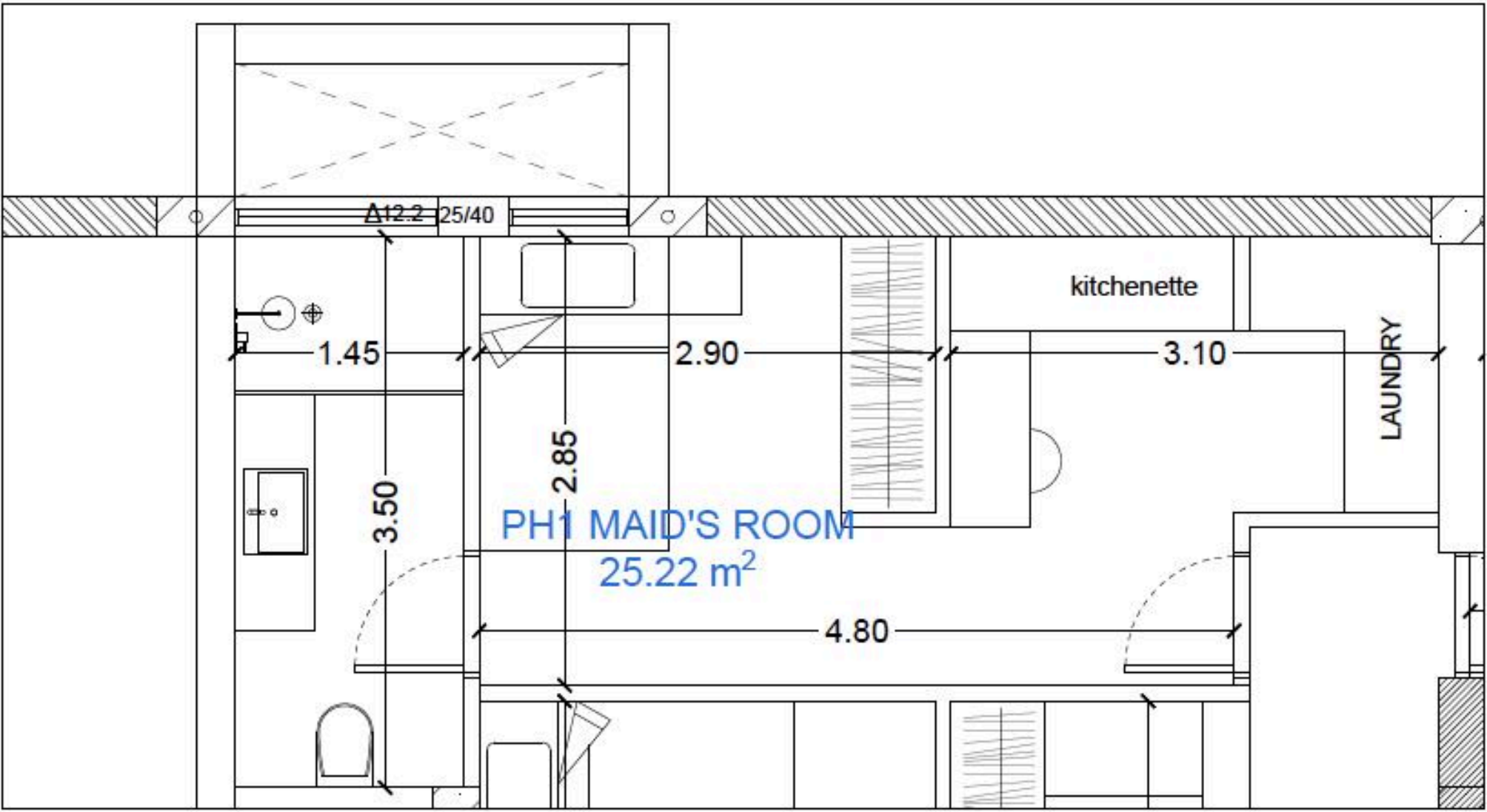
PH1 – Penthouse
Total top floor surface of **35.00 m²**

LEVELS

Third floor: 138.70 m²
Fourth floor: 110.80 m²
Top floor: 35.00 m²
Basement (maid’s room): 25.22 m²
Total internal surface: 284.50 m²

EXCLUSIVE USE

Private swimming pool – 20.81 m²
Private roof terrace



BASEMENT

PH1 – Penthouse
Total basement surface of **25.22 m²**

LEVELS

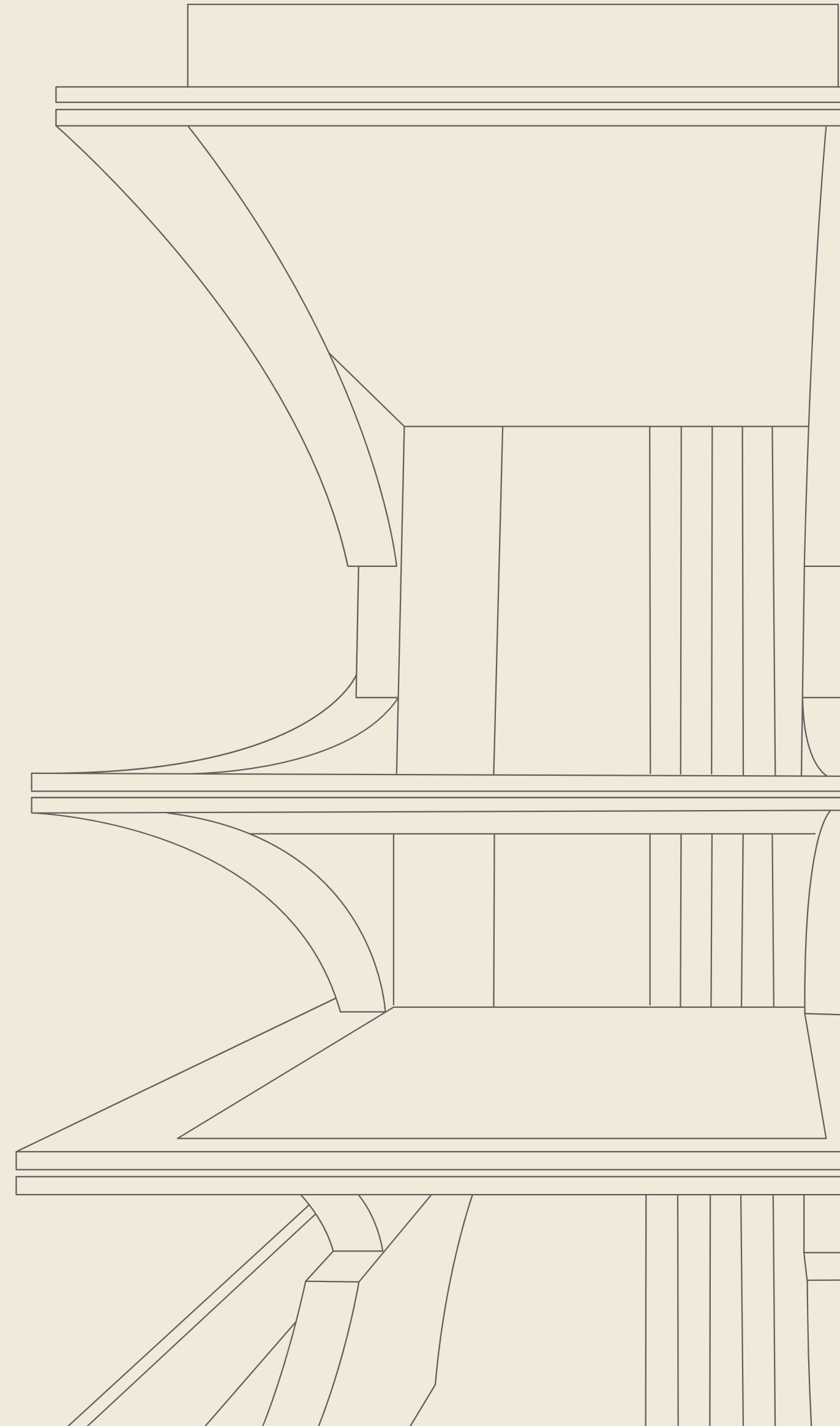
Third floor: 138.70 m²
Fourth floor: 110.80 m²
Top floor: 35.00 m²
Basement (maid's room): 25.22 m²
Total internal surface: 284.50 m²

EXCLUSIVE USE

Private swimming pool – 20.81 m²
Private roof terrace

PENTHOUSE 2

FLOOR PLAN



PENTHOUSE 2

274.10 M²

- BASEMENT
- THIRD FLOOR
- FOURTH FLOOR
- TOP FLOOR
- OUTDOOR AREAS

BASEMENT

Maid’s Room with
bathroom and kitchenette

THIRD FLOOR

Living Room, Kitchen, Dining
Room, WC, Storage/Mechanical
Space, Balconies

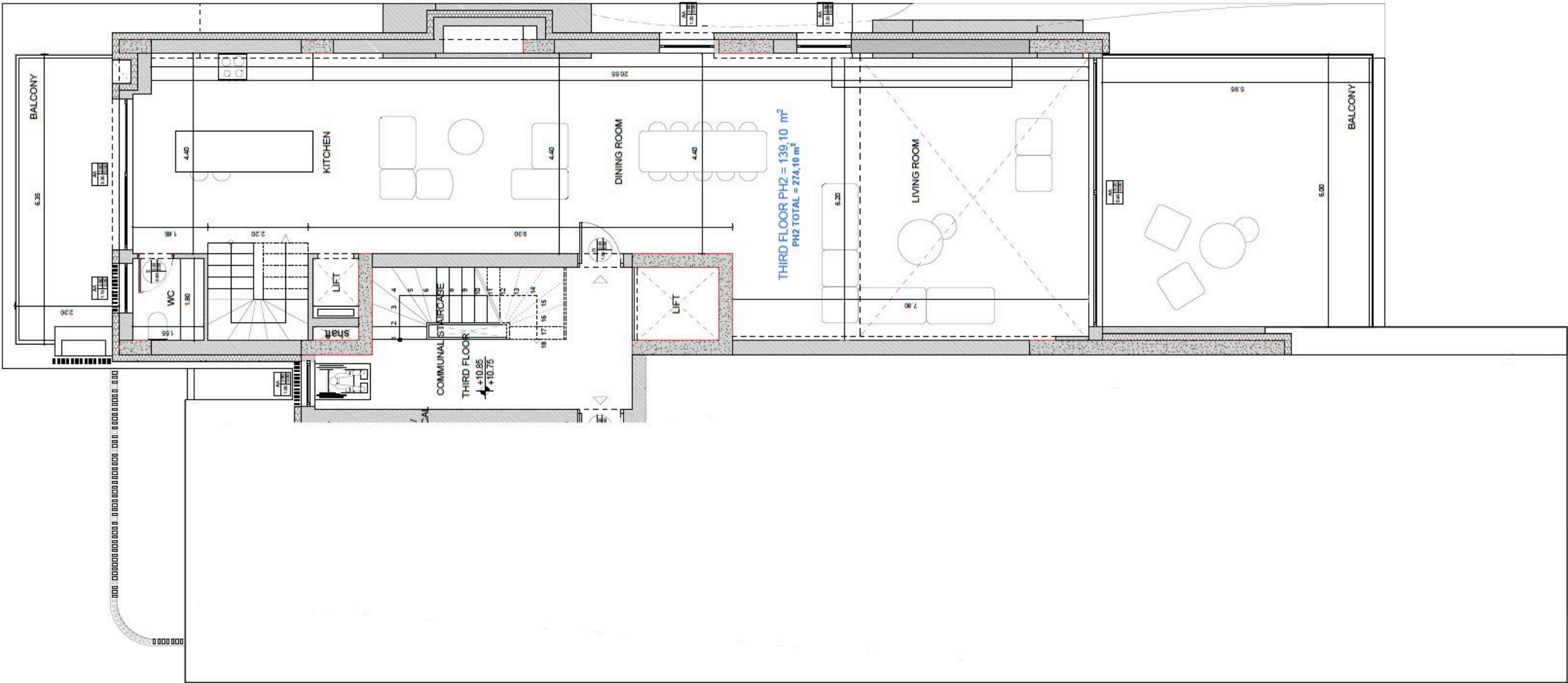
FOURTH FLOOR

3 Master Bedrooms, Master Bathrooms,
Walk-in Closet, Balconies, Double
Height Area

TOP FLOOR

Kitchenette, Laundry, Bathroom,
Private Rooftop Terrace

Private swimming pool – **20.81 m²**



THIRD FLOOR

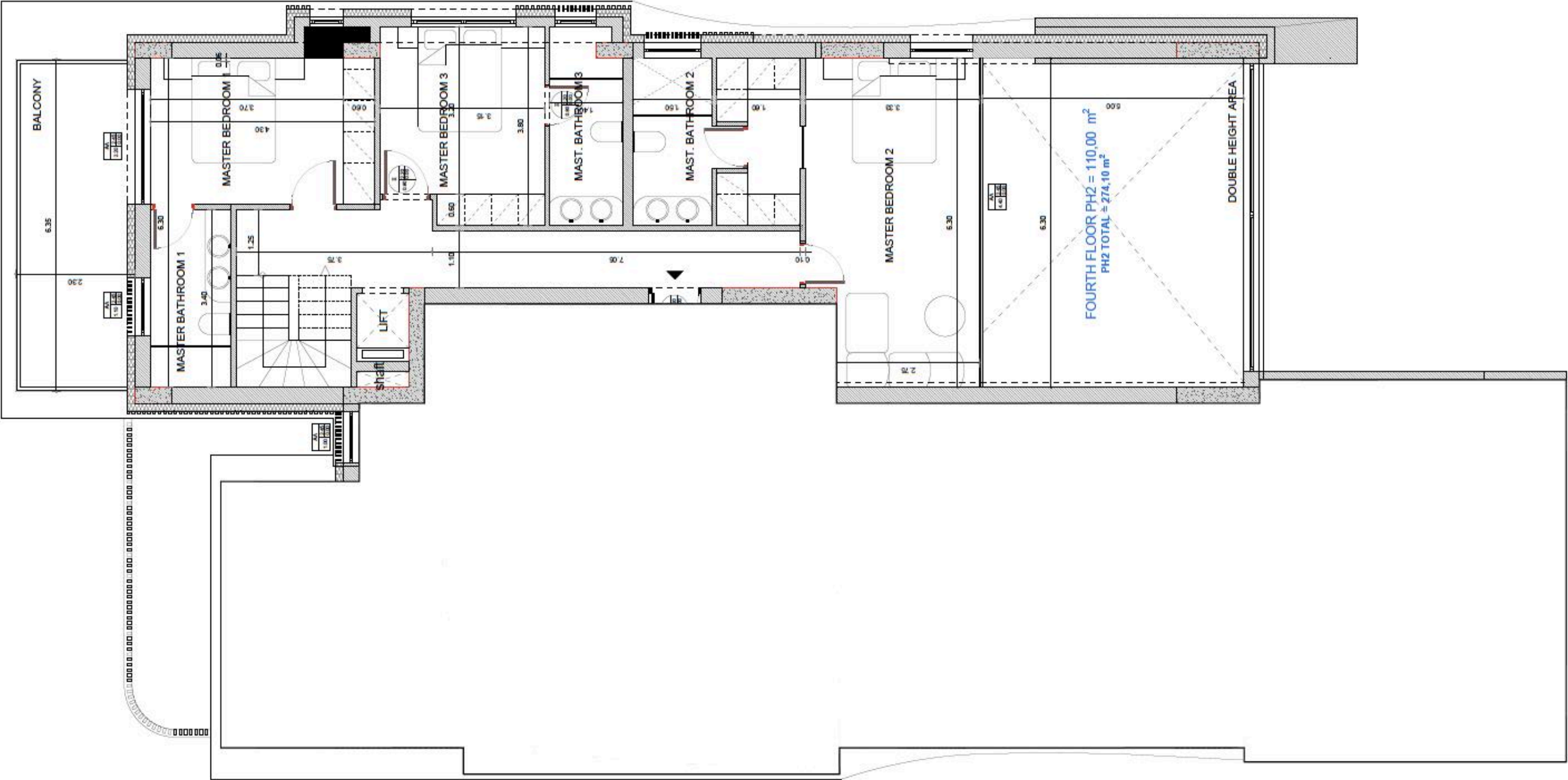
PH2 – Penthouse
Total third floor surface of **139.10 m²**

LEVELS

Third floor: 139.10 m²
Fourth floor: 110.00 m²
Top floor: 25.00 m²
Basement (maid's room): 29.00 m²
Total internal surface: 274.10 m²

EXCLUSIVE USE

Private swimming pool – 20.81 m²
Private roof terrace



THIRD FLOOR

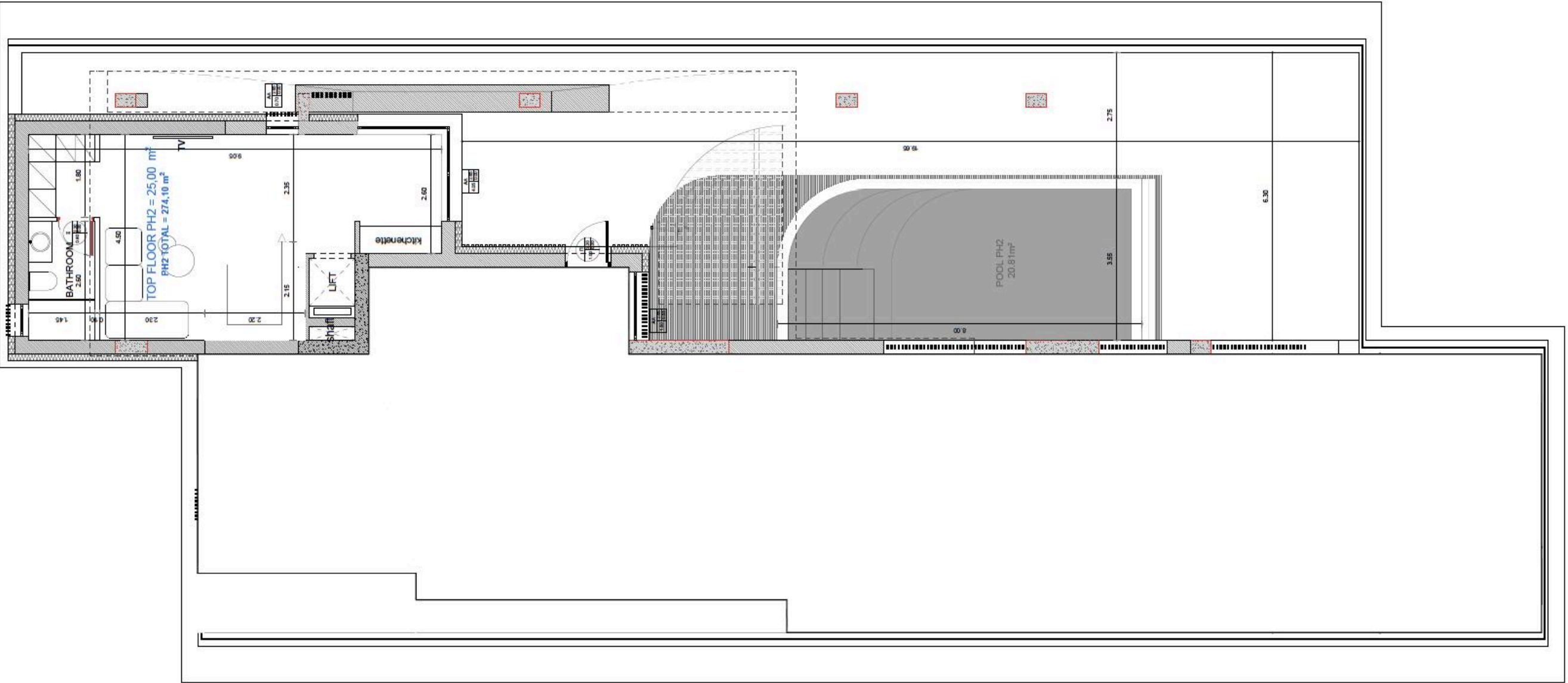
PH2 – Penthouse
Total fourth floor surface of **110.00 m²**

LEVELS

- Third floor: 139.10 m²
- Fourth floor: 110.00 m²**
- Top floor: 25.00 m²
- Basement (maid’s room): 29.00 m²
- Total internal surface: 274.10 m²

EXCLUSIVE USE

- Private swimming pool – 20.81 m²
- Private roof terrace



TOP FLOOR

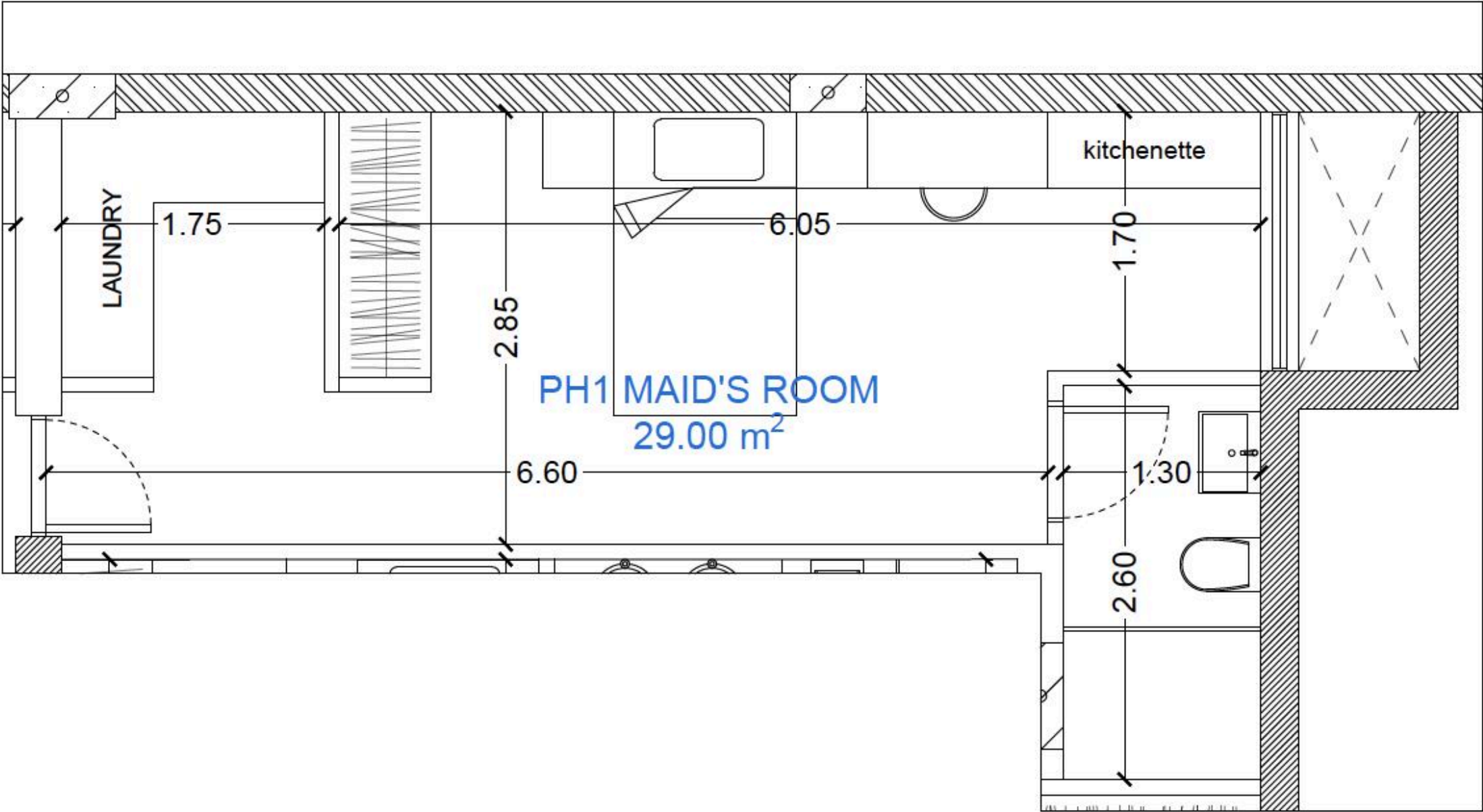
PH2 – Penthouse
Total top floor surface of **25.00 m²**

LEVELS

Third floor: 139.10 m²
Fourth floor: 110.00 m²
Top floor: 25.00 m²
Basement (maid’s room): 29.00 m²
Total internal surface: 274.10 m²

EXCLUSIVE USE

Private swimming pool – 20.81 m²
Private roof terrace



BASEMENT

PH2 – Penthouse
Total basement surface of **25.22 m²**

LEVELS

Third floor: 138.70 m²
Fourth floor: 110.80 m²
Top floor: 35.00 m²
Basement (maid’s room): 25.22 m²
Total internal surface: 284.50 m²

EXCLUSIVE USE

Private swimming pool – 20.81 m²
Private roof terrace



INTERIOR DESIGN

LIVINGROOM • KITCHEN • DINING





















INTERIOR DESIGN

MASTER BEDROOM









The background is a complex, abstract line drawing in a light beige color on a slightly darker beige background. It features a variety of geometric shapes, including rectangles, circles, and arcs, which are interconnected to form a sense of three-dimensional architectural space. Some elements resemble structural beams, while others look like curved walls or openings. The lines are thin and precise, creating a technical or architectural feel.

ROOFTOP

PENTHOUSE









A PROJECT BY

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MORSHEDY

DEVELOPMENTS