

The background of the entire image is a complex, abstract architectural line drawing. It features a series of overlapping, stepped rectangular forms that create a sense of depth and three-dimensional space. The lines are thin and light blue, set against a white background. The forms are arranged in a way that suggests a modern building's facade or a series of terraces. The overall style is minimalist and geometric.

EDEN

H
MORSHEDY
DEVELOPMENTS

A modern, two-story house with large glass windows and a balcony. The house is surrounded by lush greenery, including trees and a large potted plant. In the foreground, there is a swimming pool with a light blue tiled deck. Four lounge chairs with blue cushions are arranged on the deck. The text "ELEVATED LIVING IN GLYFADA" is overlaid in the center of the image.

ELEVATED LIVING IN GLYFADA

THE ESSENCE OF LUXURY LIVING

Combining exquisite design, prime location, and timeless comfort, Eden stands as a new landmark of refined life in Glyfada.







THE DEVELOPER



HASSAN MORSHEDY

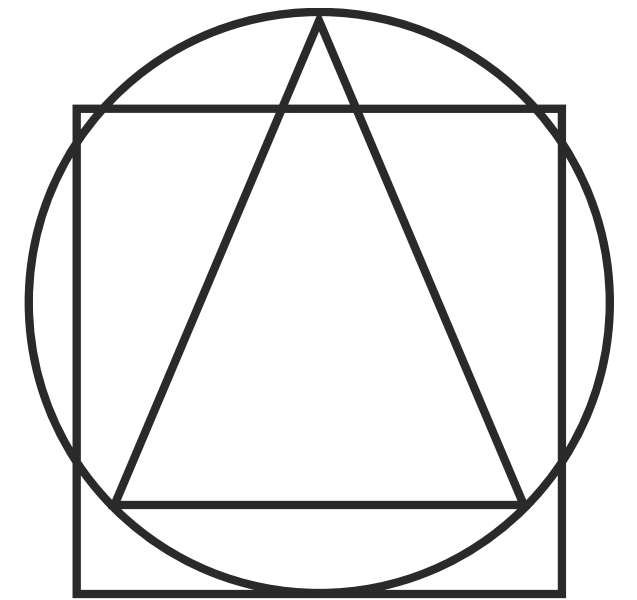
FOUNDER / CEO

H. Morshedy Developments proudly presents Eden, a new landmark of contemporary luxury in Glyfada. Merging elegance with modern living, Eden offers a refined residential experience that transcends expectations. With its exquisite design and prime location, it redefines the essence of sophisticated coastal life — a sanctuary of style, comfort, and innovation.



DESIGNERS & ARCHITECTS

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

THE LOCATION



EMBRACE ATHENS

Indulge in the timeless allure of Athens, where the echoes of ancient greatness resonate in every corner. From its role as the birthplace of art, philosophy, and democracy to its majestic neoclassical architecture, the city stands as a symbol of enduring significance. For centuries, Athens has beckoned to the curious and the elite, weaving a narrative of cosmopolitan allure and historic grandeur. Today, as a vibrant metropolis, it continues to enchant visitors with its timeless appeal, honoring its rich past while embracing the pulse of modern life.



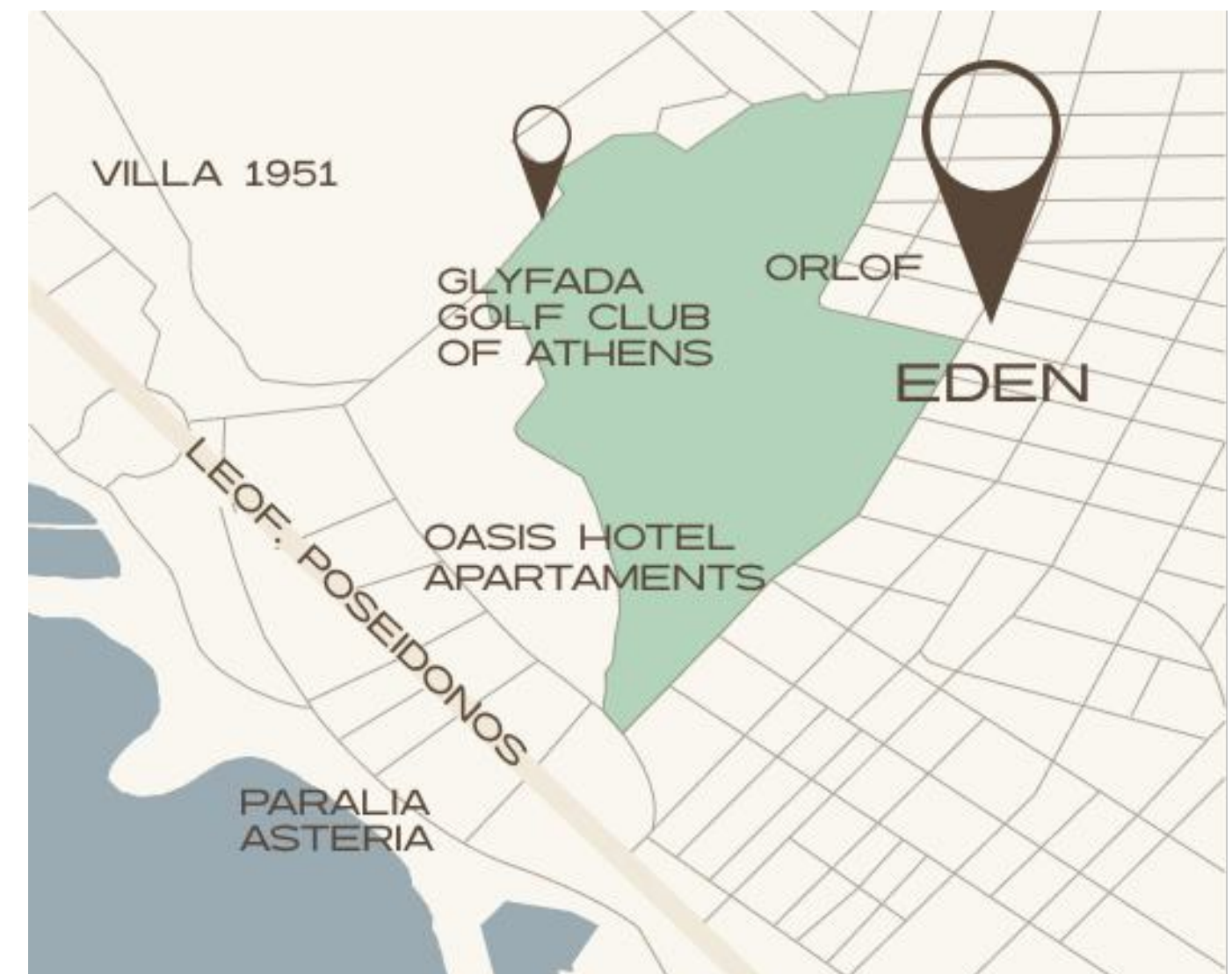
EXPERIENCE THE ATHENIAN RIVIERA

Glyfada, located along the Athenian Riviera in southern Athens, Greece, is a vibrant coastal suburb known for its stunning beaches, lively entertainment, upscale shopping, and chic dining scene. With its picturesque coastline, bustling nightlife, and luxurious amenities, Glyfada offers a perfect blend of relaxation and sophistication. Visitors can enjoy sunbathing on sandy shores, exploring designer boutiques, dining at trendy restaurants, and indulging in water sports. This sought-after destination epitomizes coastal living at its finest, attracting both locals and tourists seeking a taste of Greek luxury.



AT THE HEART OF GLYFADA

Perfectly positioned in central Glyfada, Eden sits close to the Glyfada Golf Club of Athens, Paralia Asteria beach, and the coastal boulevard of Leof. Poseidonos. With nearby hotels, restaurants, and residential neighborhoods, the location blends everyday ease with the charm of coastal Athens.



TRANQUIL COAST, EXCLUSIVE LANDMARKS NEARBY

Glyfada's tranquil seafront offers golden beaches and an upscale marina. Luxurious resorts like *One & Only*, *Glyfada Asteras* and *Four Seasons Astir* dot the coast, alongside the acclaimed Matsuhisa Athens restaurant. Nearby, *The Ellinikon Project* is reshaping Greece's economy with sustainable housing and vibrant amenities. Conveniently located for access to Athens' center, Piraeus port, and the new airport, it's prime real estate in Greece's bustling capital.

One&Only



FOUR SEASONS



THE **ELLINIKON**



WHERE LUXURY MEETS THE SEA

PRIVATE SANCTUARY

Your own oasis above the city — tranquility framed by design.







MODERN ELEGANCE

A statement of contemporary architecture on the Athenian Riviera.

ELEVATE YOUR LIFESTYLE



APARTMENTS

FLOOR PLAN



APARTMENT 1
SECOND FLOOR

145 M²

SECOND FLOOR

Living Room, Dining Room, Kitchen, 3
Bedrooms, 2 Bathrooms, Guest WC,
Balconies

OUTDOOR AREAS

Private swimming pool — 24.70 m²
Secondary pool — 21.70 m²
Private garden & terraces,

SECOND FLOOR
OUTDOOR AREAS

APARTMENT 1



SECOND FLOOR

Apartment 1 – Second Floor
Total second floor surface of **145 m²**

LEVELS

Second floor: 145 m²

EXCLUSIVE USE

Private swimming pool — 13.27 m²
Planter terraces & outdoor areas

APARTMENT 2
THIRD FLOOR

145.92 M²

SECOND FLOOR
OUTDOOR AREAS

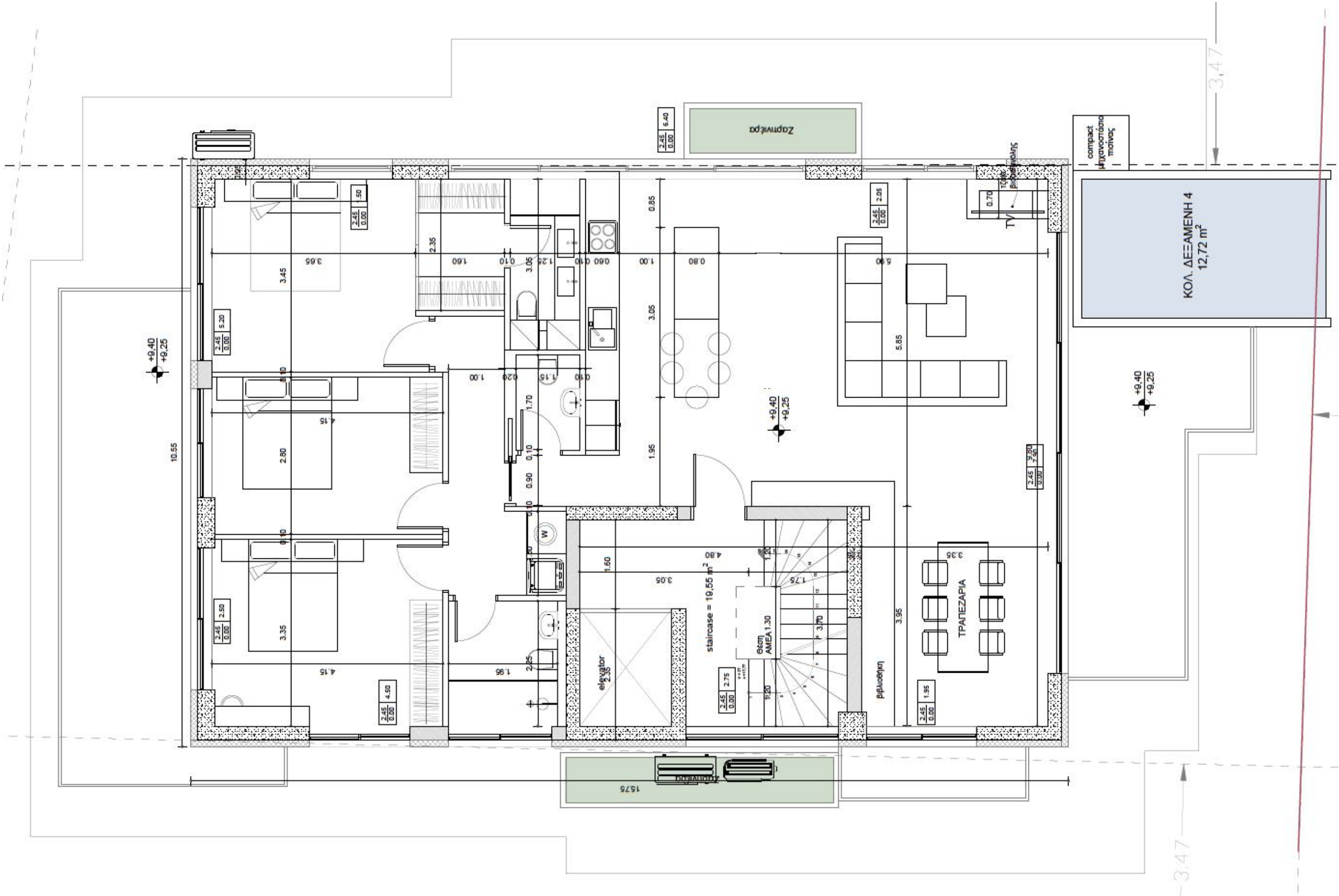
THIRD FLOOR

Living Room, Kitchen, Dining Area, 3
Bedrooms, 2 Bathrooms, Guest WC,
Balconies, Storage/Mechanical Space

OUTDOOR AREAS

Private swimming pool — 12.72 m²
Planter terraces and balcony areas

APARTMENT 2



THIRD FLOOR

Apartment 2 – Third Floor
Total third floor surface of **145.92 m²**

LEVELS

Third floor: 145.92 m²

EXCLUSIVE USE

Private swimming pool — 12.72 m²
Planter terraces & outdoor areas

PRIVATE HORIZON

Spacious outdoor living with a private pool and open views of Glyfada. Designed for comfort, relaxation, and everyday elegance.



INTERIOR COMFORT

Modern interiors with refined finishes and a calm, neutral palette. Every detail created for a sense of balance and well-being.



MAISONNETTE 1

FLOOR PLAN



MAISONETTE 1

333.06 M²

BASEMENT

3 Bedrooms, 2 Bathrooms, Playroom,
Laundry, Storage, Mechanical Areas,
Garden-Level Access

GROUND FLOOR

Living Room, Dining Room,
Kitchen, Guest WC, Access to
Outdoor Areas

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

OUTDOOR AREAS

Private swimming pool — 24.70 m²
Secondary pool — 21.70 m²
Private garden & terraces,

GROUND FLOOR

Master Bedroom, Additional
Bedroom, Bathrooms, Terrace

MAISONETTE 1



BASEMENT

Maisonette 1 – Basement
Total basement surface of **190.23 m²**

LEVELS

Basement: 190.23 m²
Ground floor: 78.55 m²
Ground floor loft: 64.28 m²
Total internal surface: 333.06 m²

EXCLUSIVE USE

Private swimming pool — 24.70 m²
Secondary pool — 21.70 m²
Private garden & terraces

MAISONETTE 1



GROUND FLOOR

Maisonette 1 – Ground floor
Total ground floor surface of **78.55 m²**

LEVELS

Basement: 190.23 m²
Ground floor: 78.55 m²
Ground floor loft: 64.28 m²
Total internal surface: 333.06 m²

EXCLUSIVE USE

Private swimming pool — 24.70 m²
Secondary pool — 21.70 m²
Private garden & terraces

MAISONETTE 1



GROUND FLOOR LOFT

Maisonette 1 – Ground floor loft
Total surface of **64.28 m²**

LEVELS

Basement: 190.23 m²
Ground floor: 78.55 m²
Ground floor loft: 64.28 m²
Total internal surface: 333.06 m²

EXCLUSIVE USE

Private swimming pool — 24.70 m²
Secondary pool — 21.70 m²
Private garden & terraces

OUTDOOR LIVING

Private garden with pool and seamless access from the main living areas.



CONTEMPORARY LAYOUT

The kitchen features clean lines and refined materials, while the pool area provides a calm outdoor environment. Together, they reflect Eden's balanced approach to modern residential design.



MAISONETTE 2

FLOOR PLAN



MAISONETTE 2

357.75 M²

BASEMENT

2 Bedrooms, 2 Bathrooms, Playroom,
Kitchenette, Laundry, Storage,
Mechanical Areas

GROUND FLOOR

Living Room, Dining Room,
Kitchen, Guest WC, Access to
Outdoor Areas

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

OUTDOOR AREAS

Private swimming pool — 24.04 m²
Secondary pool — 21.70 m²
Private garden & terraces

GROUND FLOOR

2 Master Bedrooms, 2 Master
Bathrooms, Walk-in Closet, Terrace



BASEMENT

Maisonette 2 – Basement
Total basement surface of **210.20 m²**

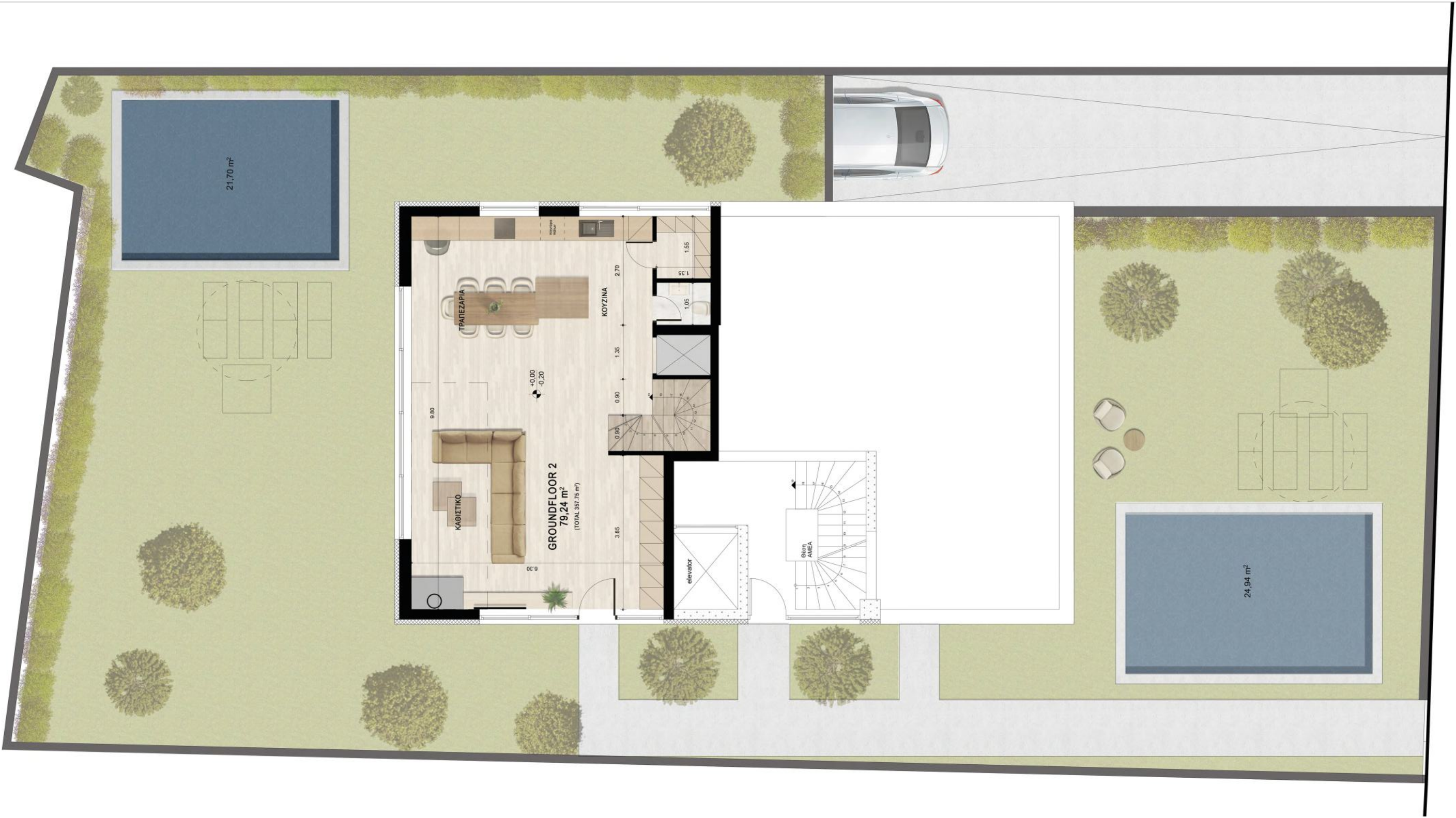
LEVELS

Basement: 210.20 m²
Ground floor: 79.24 m²
Ground floor loft: 68.31 m²
Total internal surface: 357.75 m²

EXCLUSIVE USE

Private swimming pool — 24.04 m²
Secondary pool — 21.70 m²
Private garden & terraces

MAISONETTE 2



GROUND FLOOR

Maisonette 2 – Ground floor
Total ground floor surface of **79.24 m²**

LEVELS

Basement: 210.20 m²
Ground floor: 79.24 m²
Ground floor loft: 68.31 m²
Total internal surface: 357.75 m²

EXCLUSIVE USE

Private swimming pool — 24.04 m²
Secondary pool — 21.70 m²
Private garden & terraces

GROUND FLOOR LOFT

Maisonette 2 – Ground floor loft

Total surface of **68.31 m²**

LEVELS

Basement: 210.20 m²

Ground floor: 79.24 m²

Ground floor loft: 68.31 m²

Total internal surface: 357.75 m²

EXCLUSIVE USE

Private swimming pool — 24.04 m²

Secondary pool — 21.70 m²

Private garden & terraces

LIGHT-FILLED SPACES

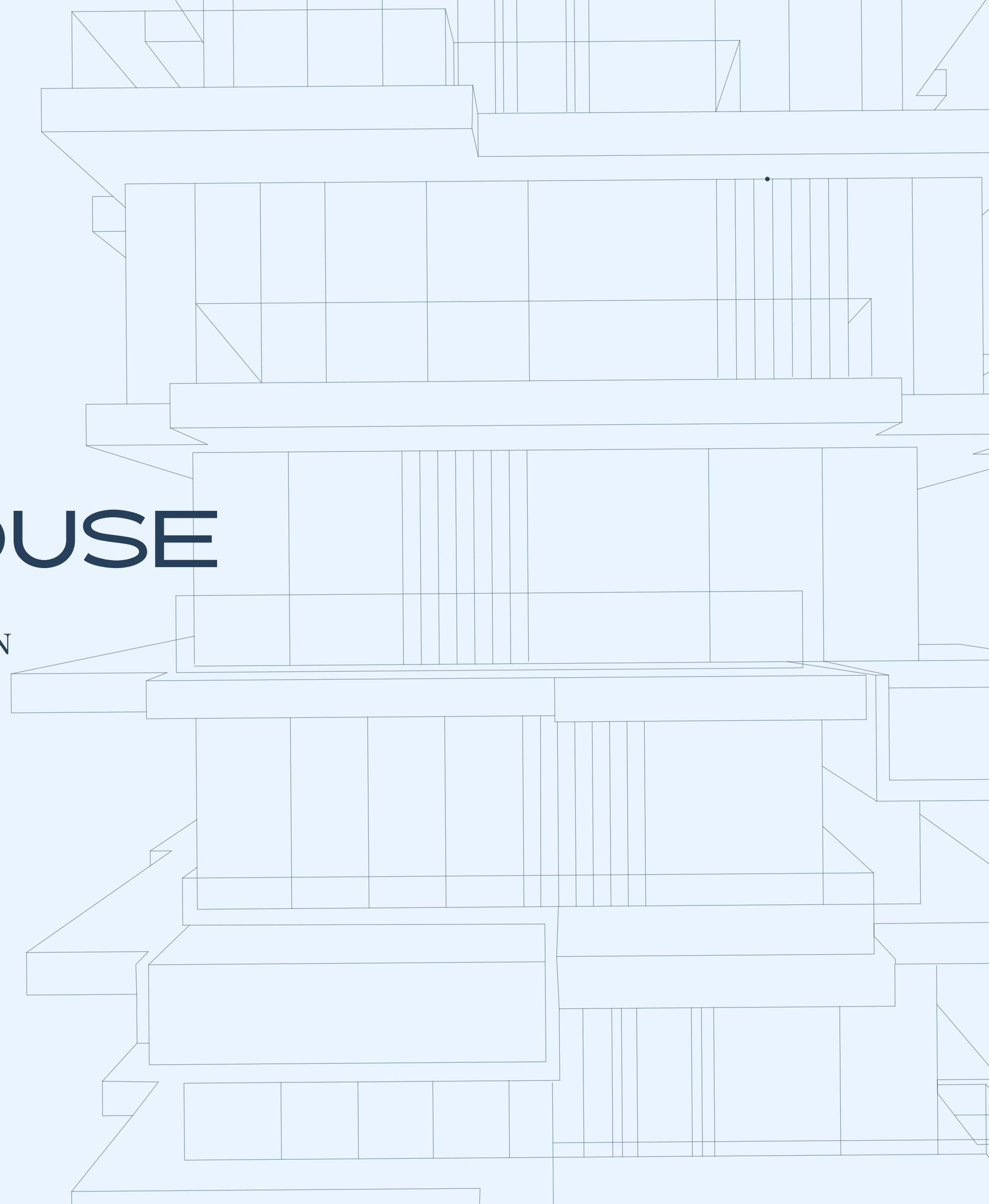
The living room opens up toward the pool area, allowing natural light and greenery to shape the interior feel. A balanced layout designed for relaxing, socializing, and enjoying the surroundings.





PENTHOUSE

FLOOR PLAN



PENTHOUSE

AREA 272.43 m2

POOL Yes

BEDROOM 3

BATHROOM 3

THIRD FLOOR
TOP FLOOR

272.43 M²

THIRD FLOOR

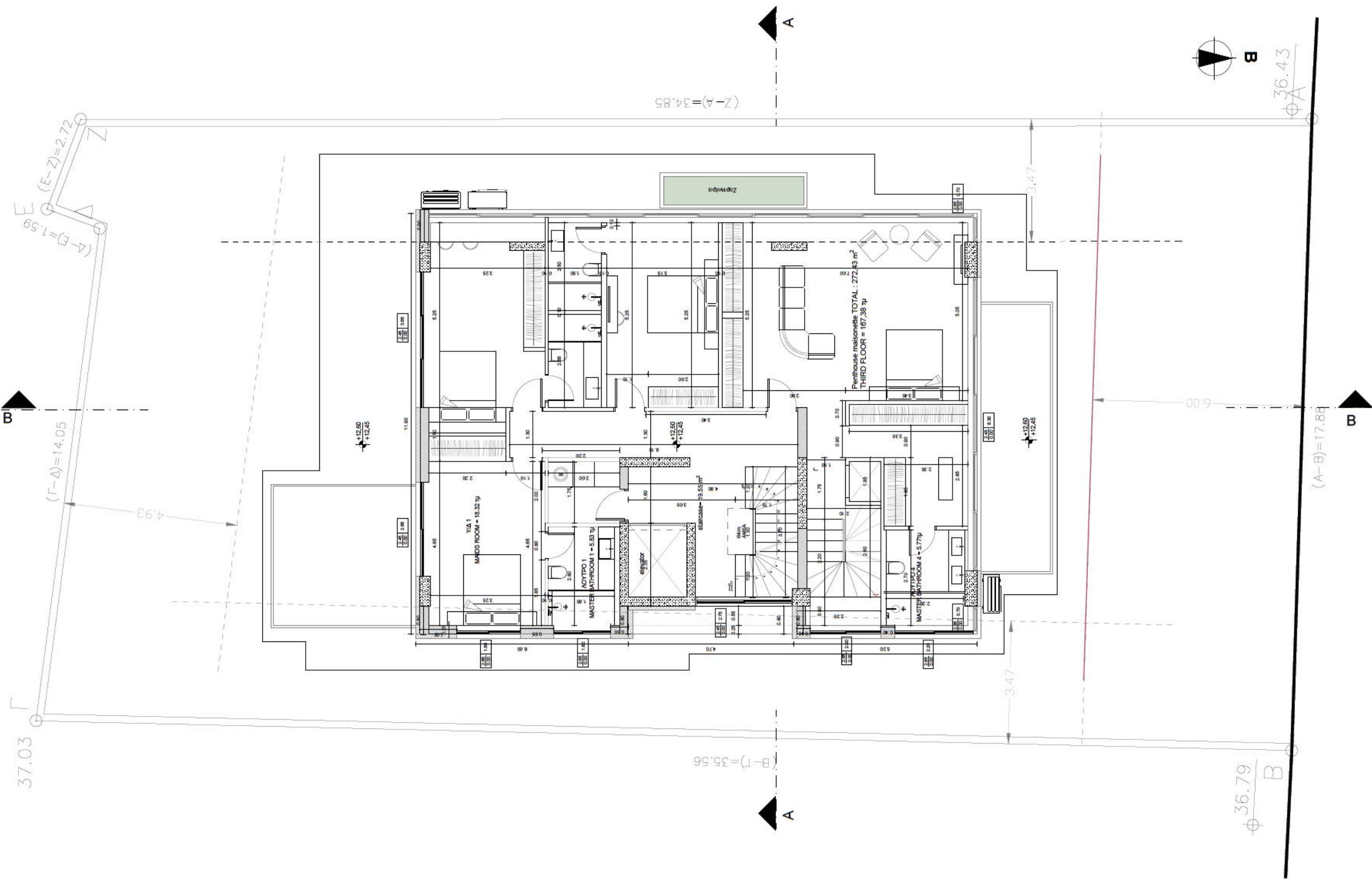
Living Room, Kitchen, Dining Room, 2
Bedrooms, 3 Bathrooms, Maid’s Room,
Storage/Mechanical Areas, Balconies

TOP FLOOR

Lounge, TV Area, Bar, Bathroom,
Laundry, Mechanical Room, Private
Rooftop Terrace

Private swimming pool – **36.40 m²**

PENTHOUSE



THIRD FLOOR

Penthouse
Total third floor surface of **167.38 m²**

LEVELS

Third floor: 167.38 m²
Top floor: 105.05 m²
Total internal surface: 272.43 m²

EXCLUSIVE USE

Private swimming pool — 36.40 m²
Private roof terrace

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Penthouse
Total top floor surface of **105.05 m²**

Third floor: 167.38 m²
Top floor: 105.05 m²
 Total internal surface: 272.43 m²

Private swimming pool — 36.40 m²
Private roof terrace

LIGHT-FILLED SPACES

The living room opens up toward the pool area, allowing natural light and greenery to shape the interior feel. A balanced layout designed for relaxing, socializing, and enjoying the surroundings.







A PROJECT BY

H

MORSHEDY

DEVELOPMENTS