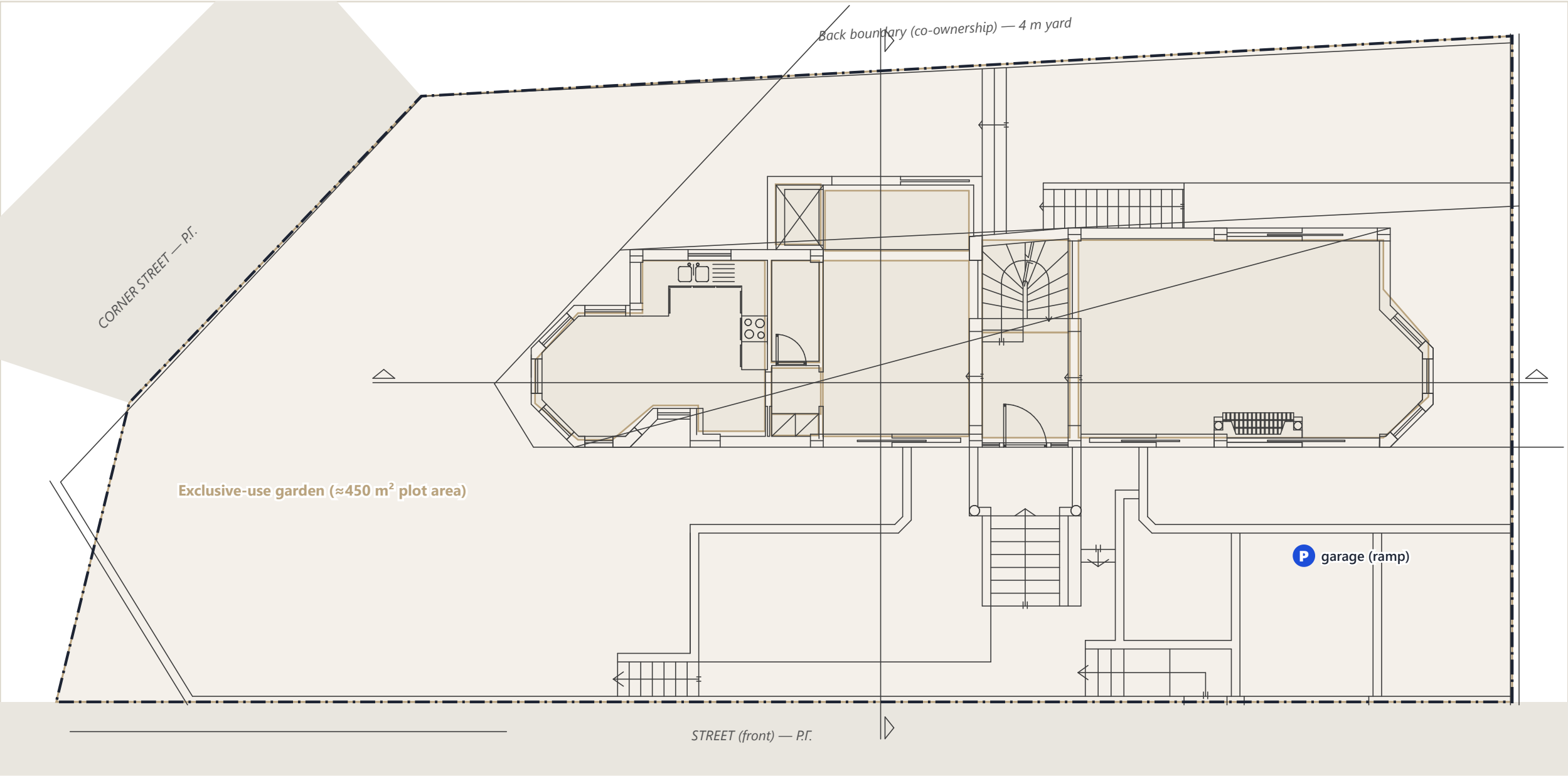


Existing state — single dwelling

Site plan · gardens, access, parking



LEGEND

- Existing house (single dwelling)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

GARDEN ZONES (gross incl. building)

Garden (plot minus building)	341 m²*
Plot (exclusive use, from topo)	453 m²

NOTES

- Plot outline and levels indicative (topo DWG); verify on site.

Existing state — single dwelling

Basement (−2.95) · plan

LEGEND

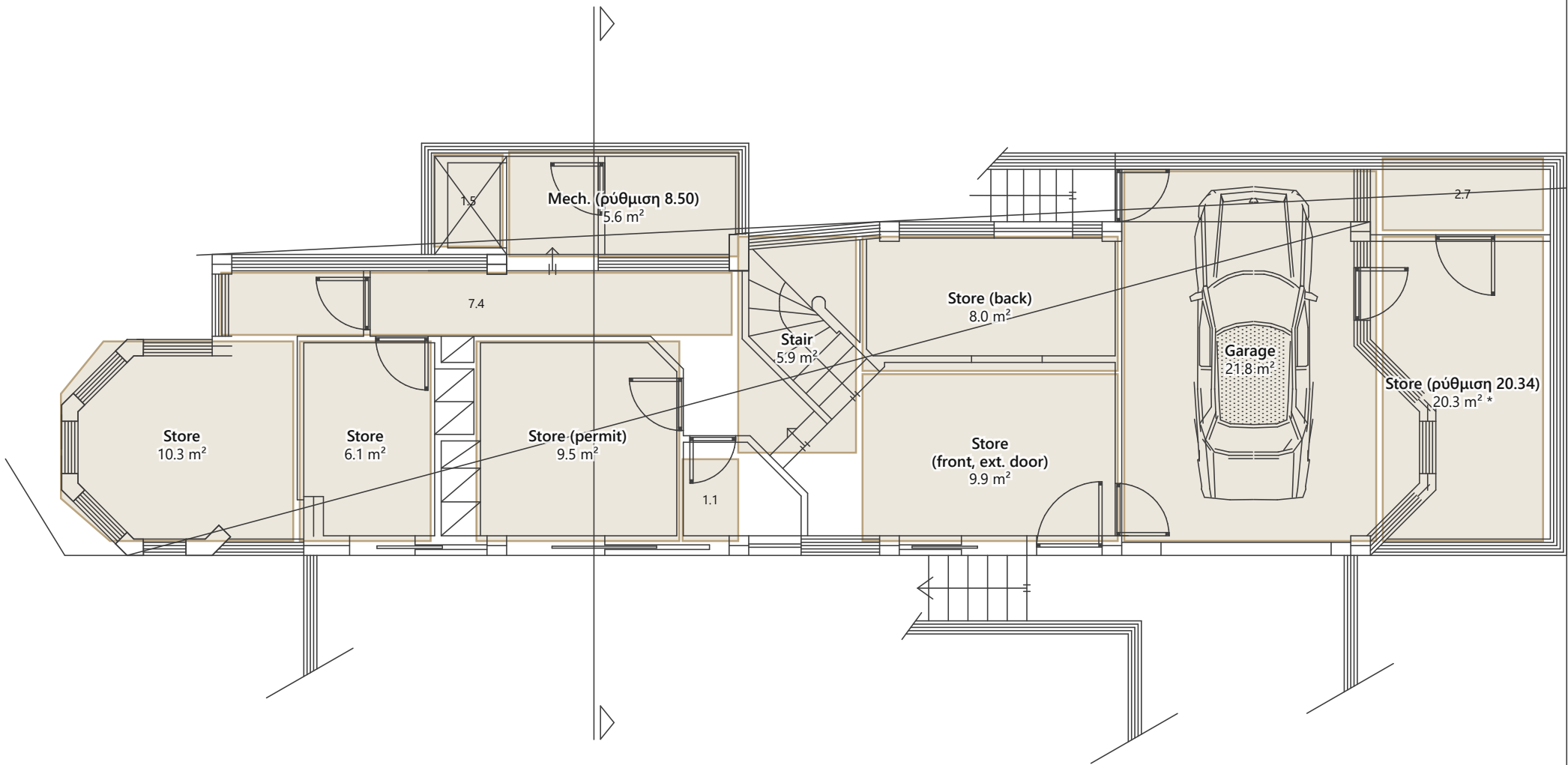
- Existing house (single dwelling)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Basement (−2.95)

Existing house (single dwelling)	110.1 m²
Unit totals (all levels, net)	
Existing house (single dwelling)	306.5 m²

NOTES

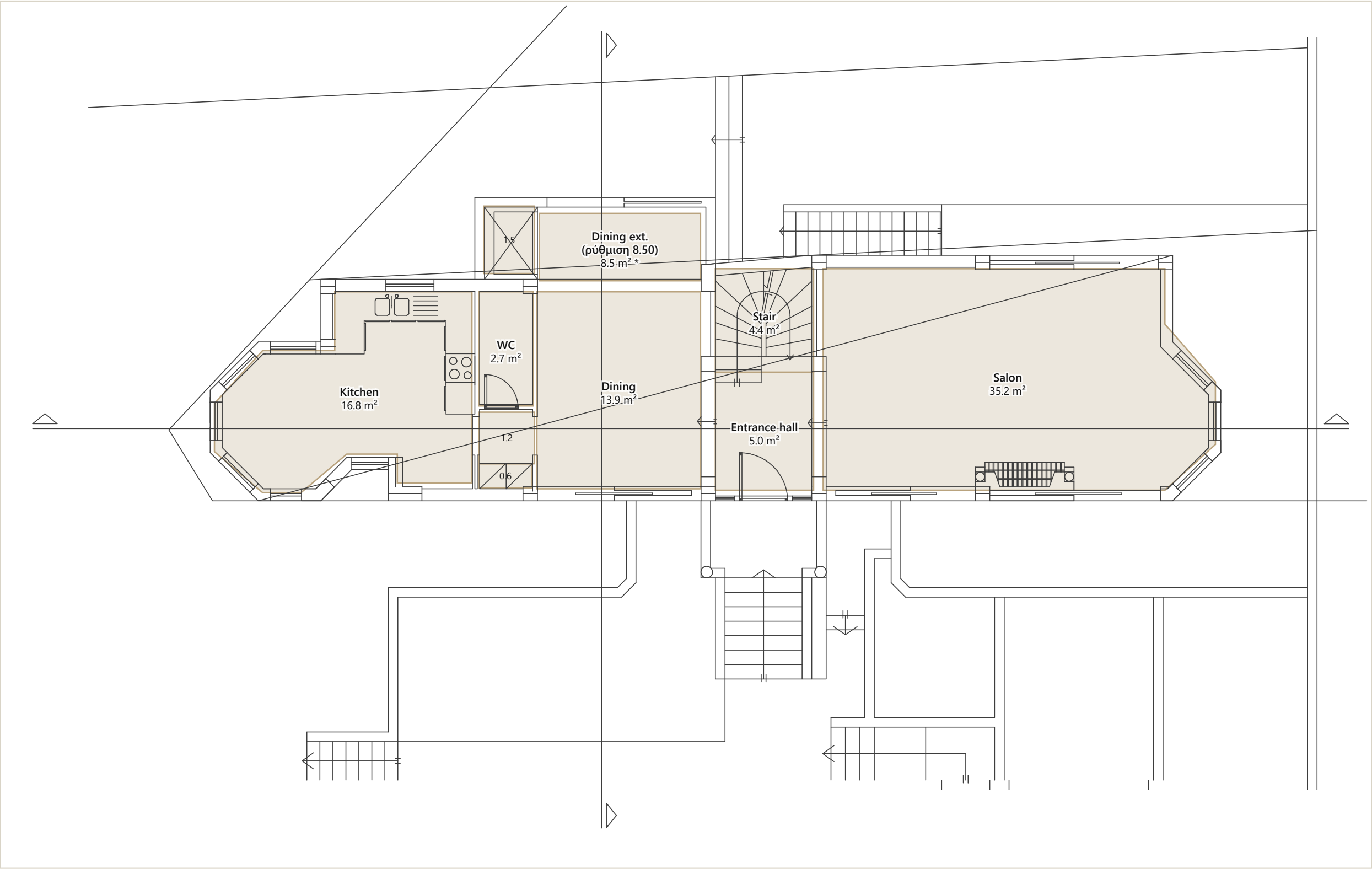
- Single dwelling of 4 levels: legal area 351.05 m² (main use 227.29 m², basement auxiliary 123.76 m²).
- Building coefficient fully used: no new floor area is possible in any scenario.



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Existing state — single dwelling

Ground floor (±0.00) · plan



LEGEND

- Existing house (single dwelling)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Ground floor (±0.00)

Existing house (single dwelling)	89.6 m²
Unit totals (all levels, net)	
Existing house (single dwelling)	306.5 m²

NOTES

- Single dwelling of 4 levels: legal area 351.05 m² (main use 227.29 m², basement auxiliary 123.76 m²).
- Building coefficient fully used: no new floor area is possible in any scenario.



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Existing state — single dwelling

First floor (+3.20) · plan

LEGEND

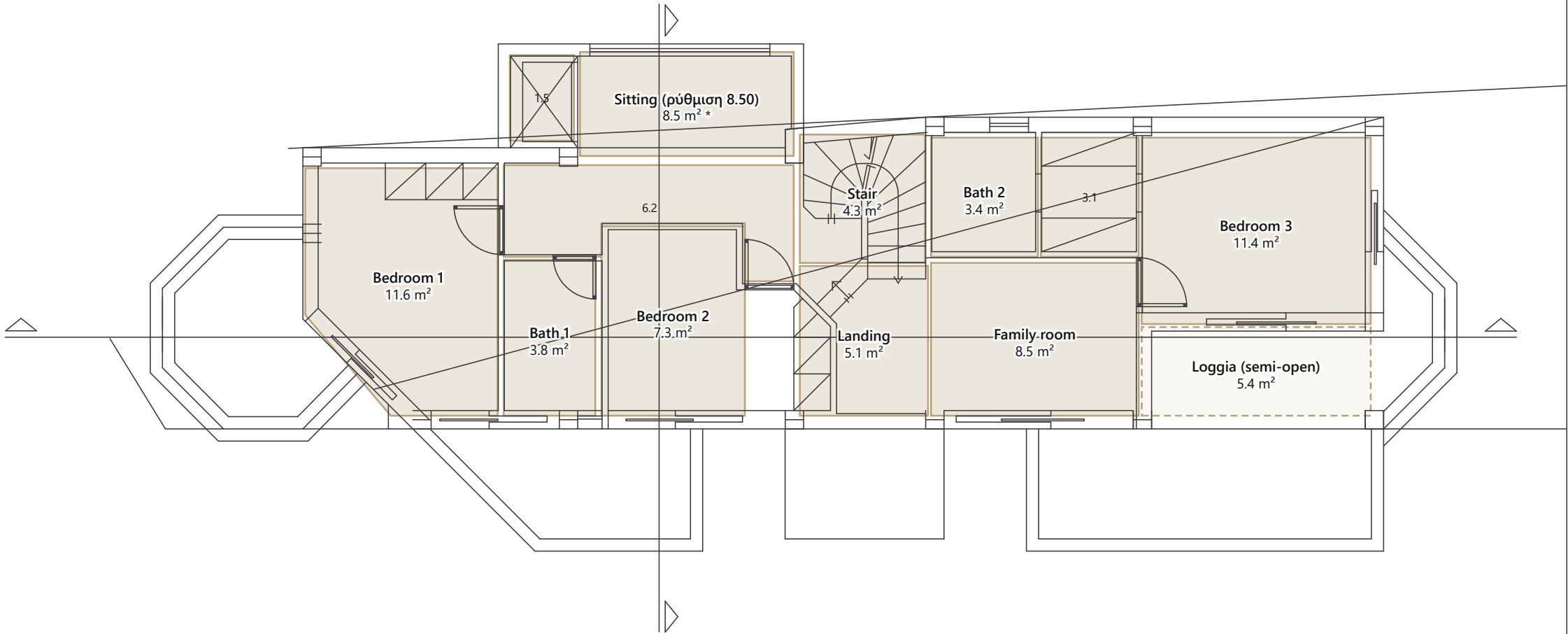
- Existing house (single dwelling)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · First floor (+3.20)

Existing house (single dwelling)	74.8 m²
Unit totals (all levels, net)	
Existing house (single dwelling)	306.5 m²

NOTES

- Single dwelling of 4 levels: legal area 351.05 m² (main use 227.29 m², basement auxiliary 123.76 m²).
- Building coefficient fully used: no new floor area is possible in any scenario.



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Existing state — single dwelling

Attic (+6.00) · plan

LEGEND

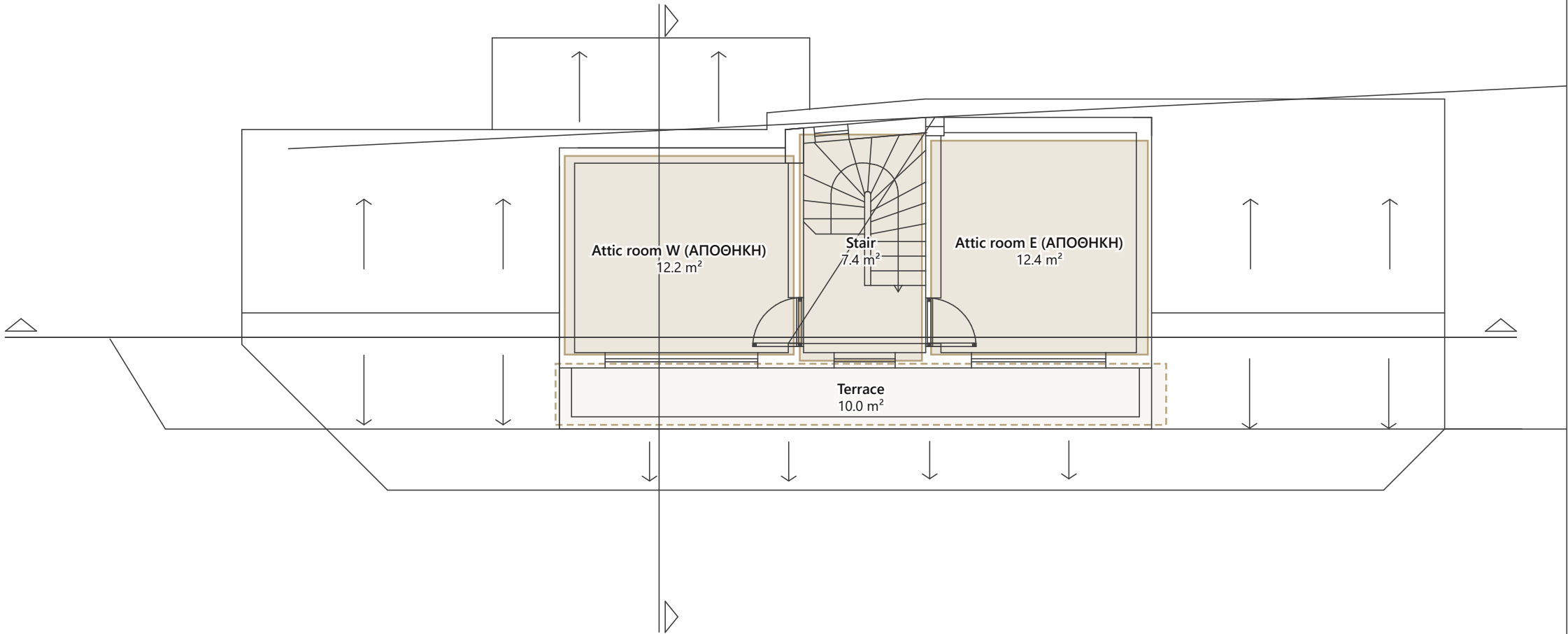
- Existing house (single dwelling)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Attic (+6.00)

Existing house (single dwelling)	32.0 m²
Unit totals (all levels, net)	
Existing house (single dwelling)	306.5 m²

NOTES

- Single dwelling of 4 levels: legal area 351.05 m² (main use 227.29 m², basement auxiliary 123.76 m²).
- Building coefficient fully used: no new floor area is possible in any scenario.



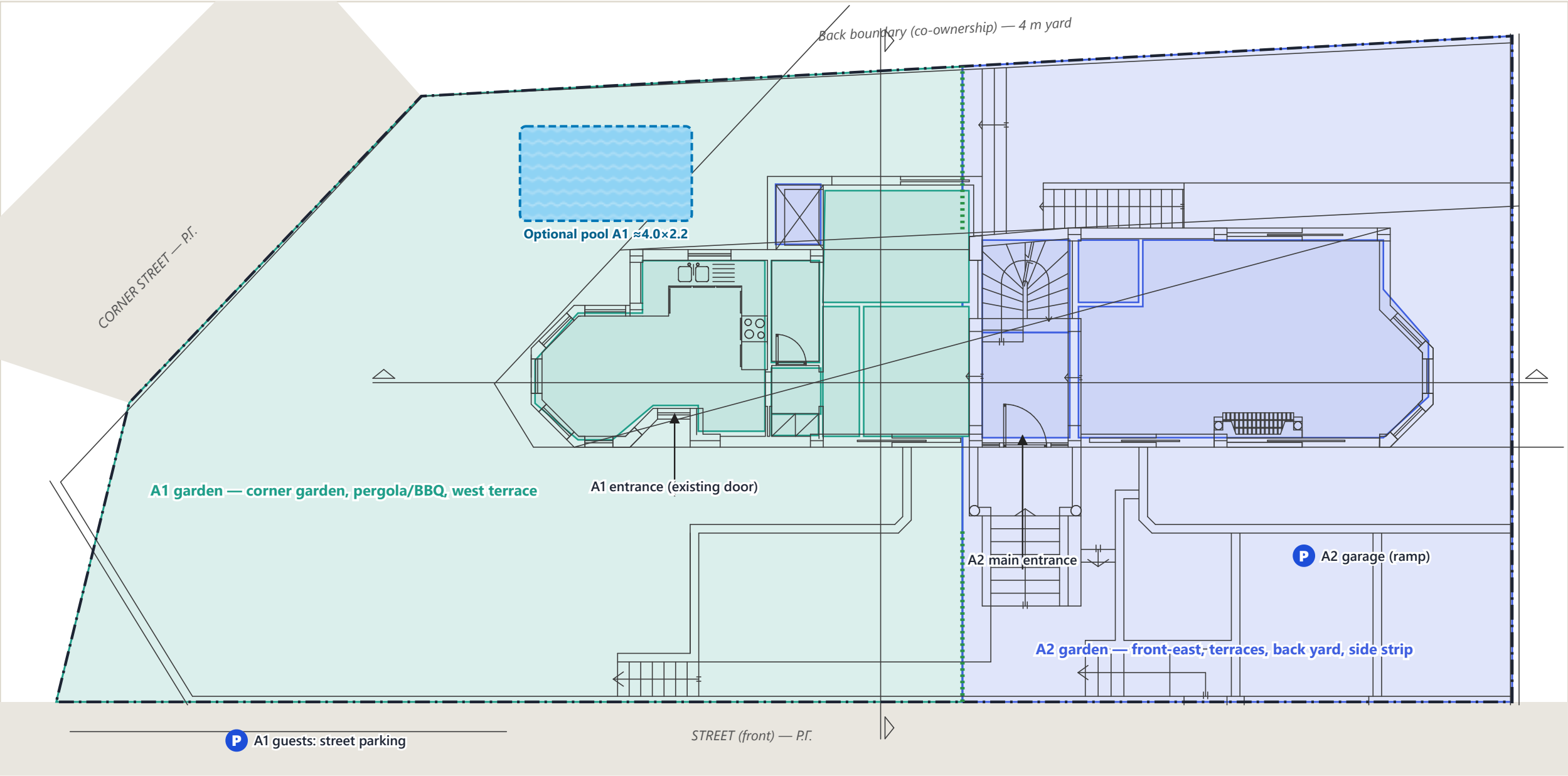
Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Scenario A — Owner residence + Airbnb garden apartment

Site plan · gardens, access, parking, pools

VOULA 12 · Domokou 12 · Feasibility study v0.4

Sheet A-S · PROGRECIA · 14/10/2026 · not for construction



LEGEND

- A1 · Garden apartment — Airbnb
- A2 · Main house — owner
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

GARDEN ZONES (gross incl. building)

A1 garden (corner, pergola, west)	260 m ² *
A2 garden (east, back yard)	194 m ² *
Plot (exclusive use, from topo)	453 m ²

NOTES

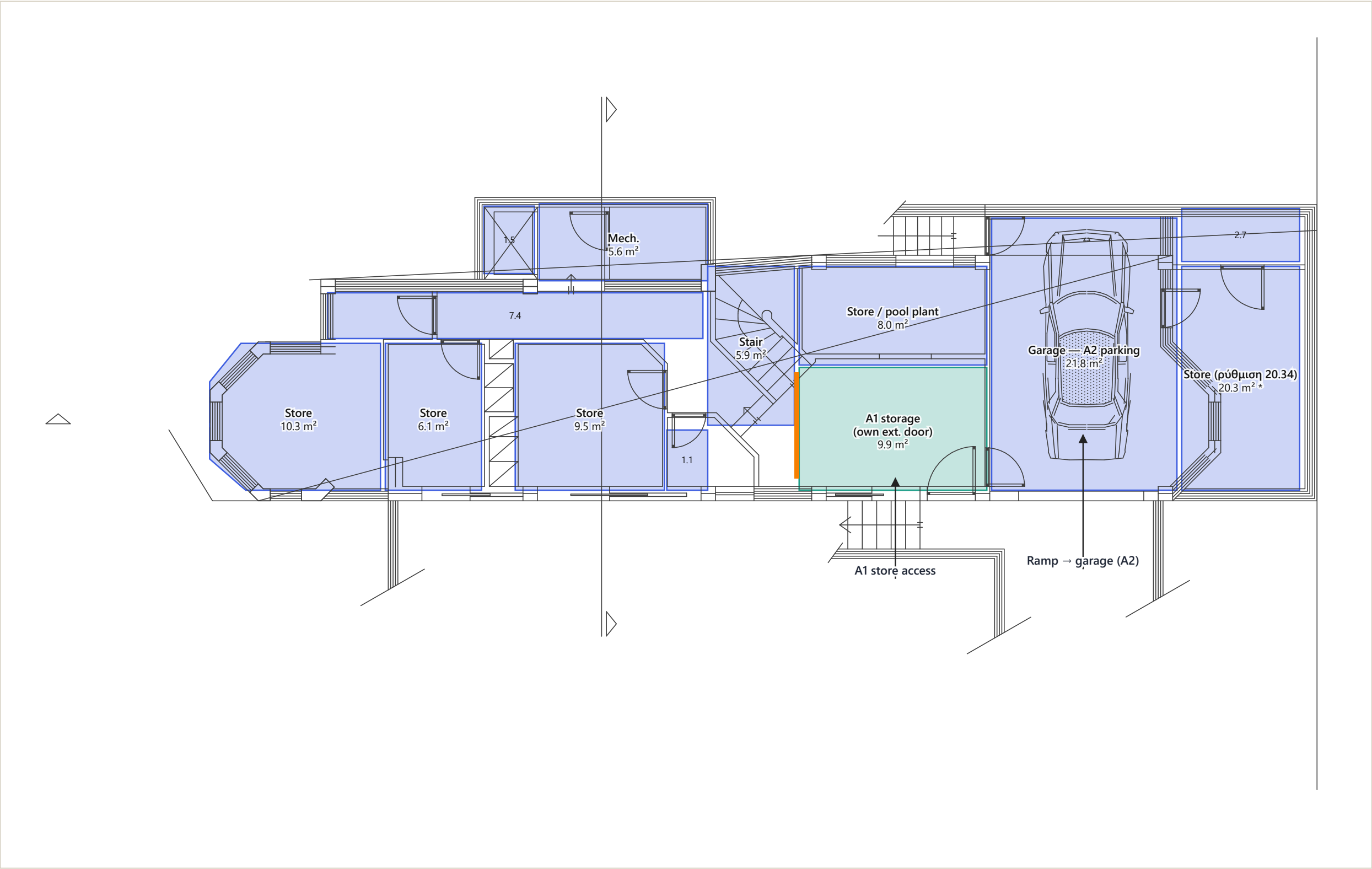
- A1 has its own street entrance via the existing west garden steps; A2 enters via the east steps.
- A1 guests park on the street (no parking pad in the προαίμα).
- Plot outline and levels indicative (topo DWG); verify on site.

0 5 m

Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Scenario A — Owner residence + Airbnb garden apartment

Basement (−2.95) · plan



LEGEND

- A2 · Main house — owner
- A1 · Garden apartment — Airbnb
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Basement (−2.95)

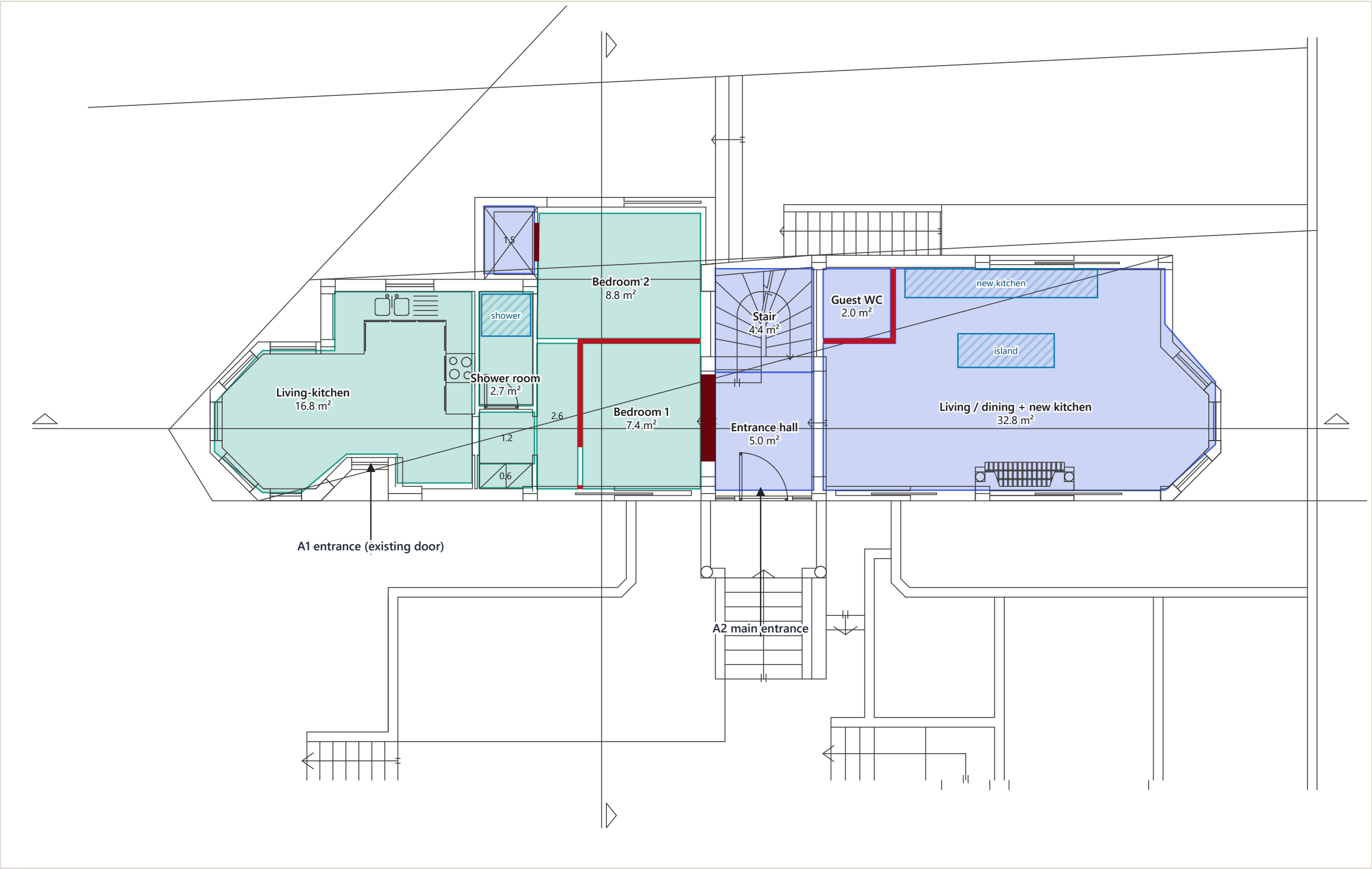
A2 · Main house	100.1 m ²
A1 · Garden apartment	9.9 m ²
Unit totals (all levels, net)	
A2	252.6 m ²
A1	49.9 m ²

NOTES

- Structure untouched: only partitions, doors, fixtures and MEP.
- A1 is run as Airbnb by the owner: one property, one supply, sub-metering only. No deed amendment.
- A1 = B1: same works in both scenarios (no-regret first step).

Scenario A — Owner residence + Airbnb garden apartment

Ground floor (±0.00) · plan



LEGEND

- A1 · Garden apartment — Airbnb
- A2 · Main house — owner
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Ground floor (±0.00)

A2 · Main house	45.7 m ²
A1 · Garden apartment	39.9 m ²
Unit totals (all levels, net)	
A2	252.6 m ²
A1	49.9 m ²

NOTES

- Structure untouched: only partitions, doors, fixtures and MEP.
- A1 is run as Airbnb by the owner: one property, one supply, sub-metering only. No deed amendment.
- A1 = B1: same works in both scenarios (no-regret first step).



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Scenario A — Owner residence + Airbnb garden apartment

First floor (+3.20) · plan

LEGEND

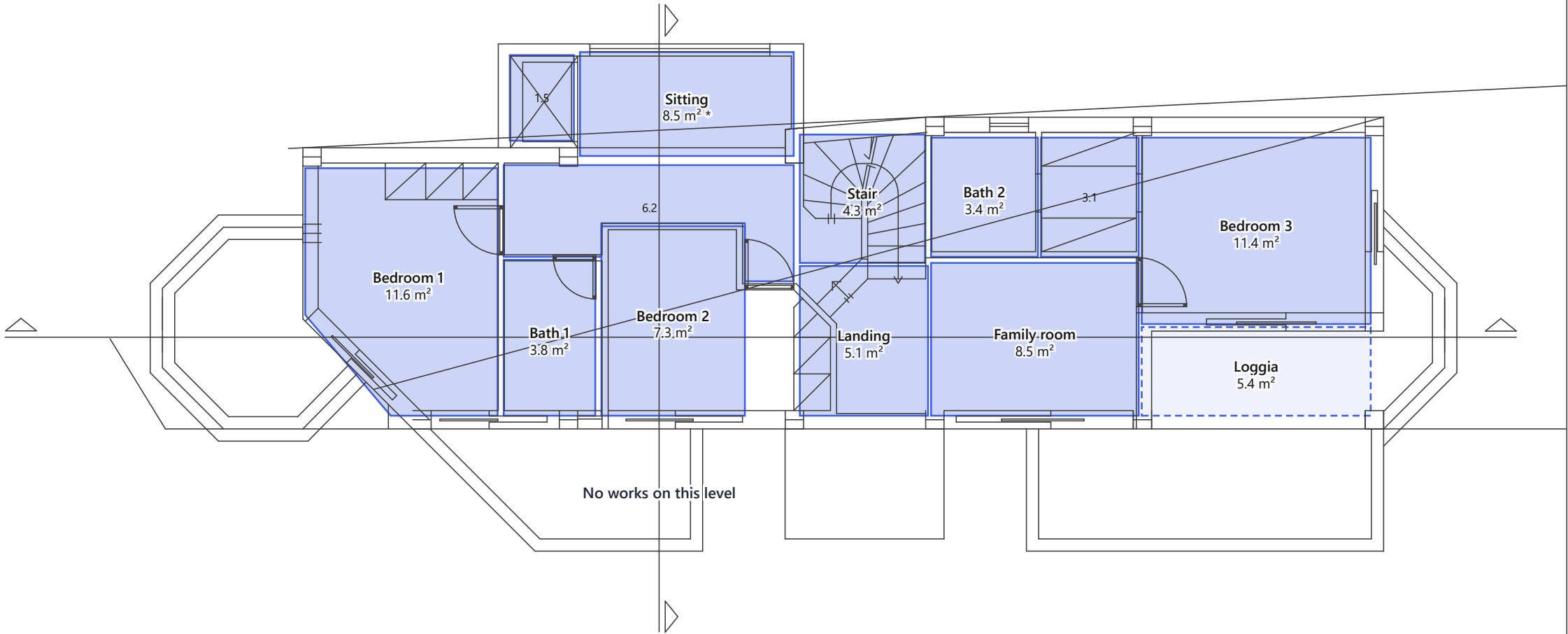
- A2 · Main house — owner
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · First floor (+3.20)

A2 · Main house	74.8 m²
Unit totals (all levels, net)	
A2	252.6 m²
A1	49.9 m²

NOTES

- Structure untouched: only partitions, doors, fixtures and MEP.
- A1 is run as Airbnb by the owner: one property, one supply, sub-metering only. No deed amendment.
- A1 = B1: same works in both scenarios (no-regret first step).



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

LEGEND

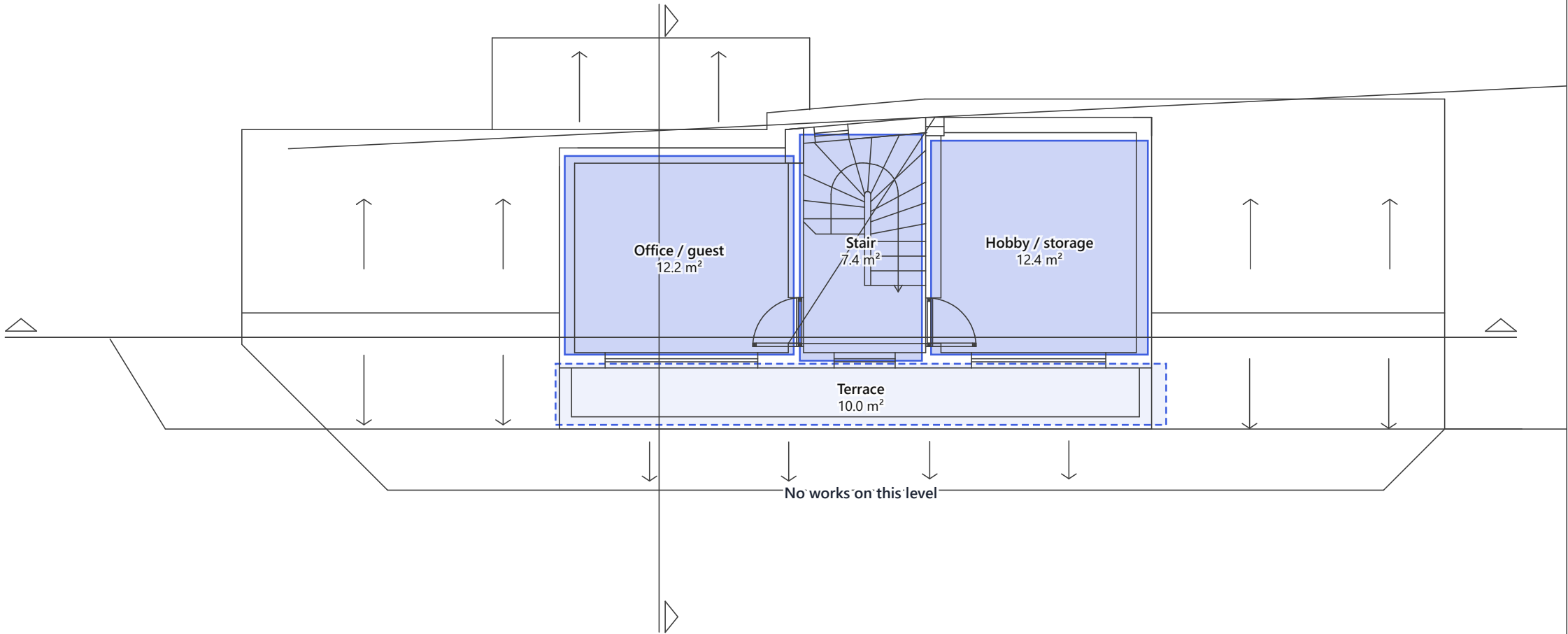
- A2 · Main house — owner
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Attic (+6.00)

A2 · Main house	32.0 m ²
Unit totals (all levels, net)	
A2	252.6 m ²
A1	49.9 m ²

NOTES

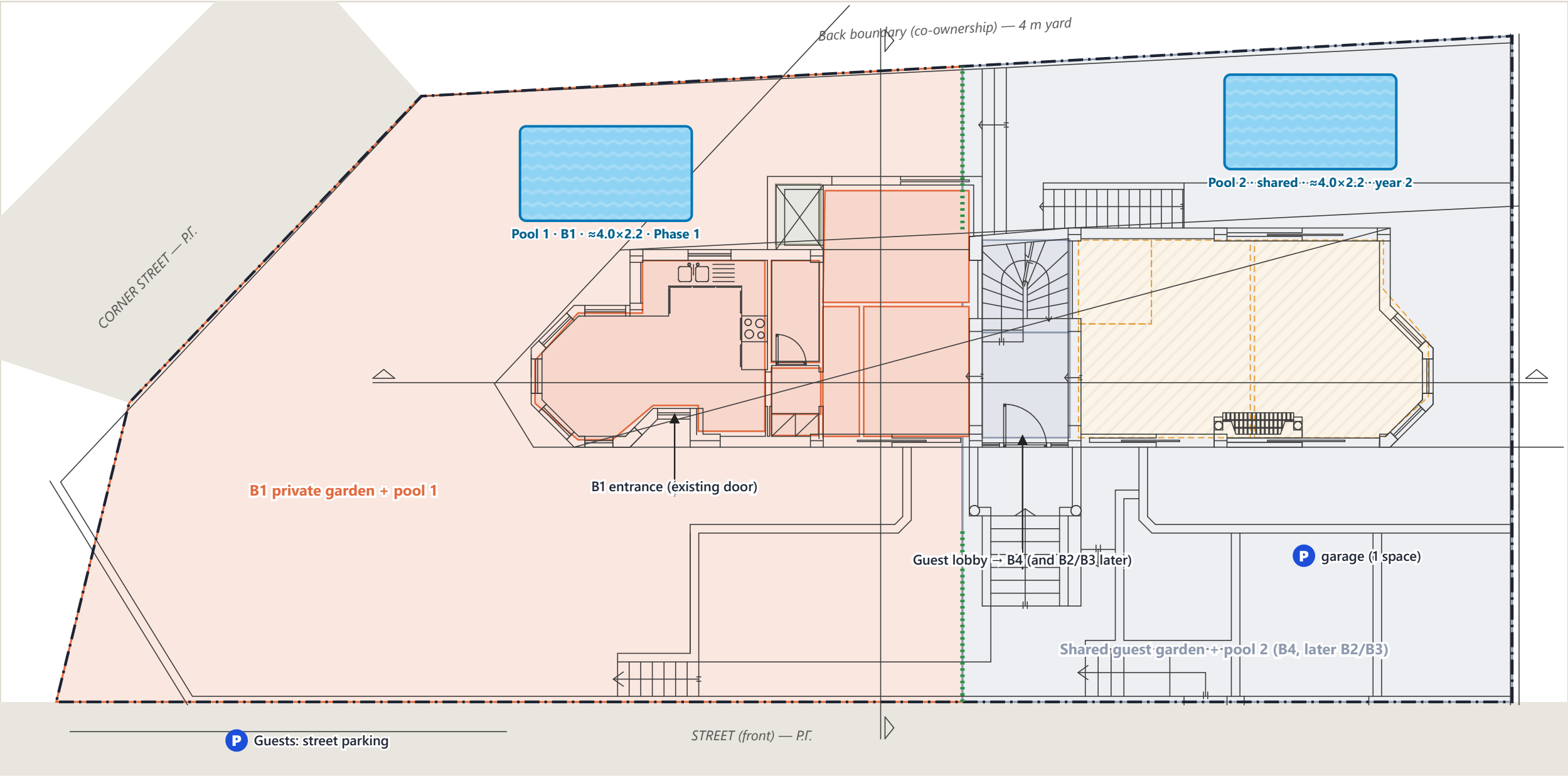
- Structure untouched: only partitions, doors, fixtures and MEP.
- A1 is run as Airbnb by the owner: one property, one supply, sub-metering only. No deed amendment.
- A1 = B1: same works in both scenarios (no-regret first step).



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Scenario B — Airbnb units + 2 above-ground pools (Phase 1: B1 + B4)

Site plan · gardens, access, parking, pools



LEGEND

- B1 · Garden West — Airbnb (Phase 1)
- Common (stair / guest lobby)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

GARDEN ZONES (gross incl. building)

B1 private garden + pool 1	260 m ² *
Shared guest garden + pool 2	194 m ² *
Plot (exclusive use, from topo)	453 m ²

NOTES

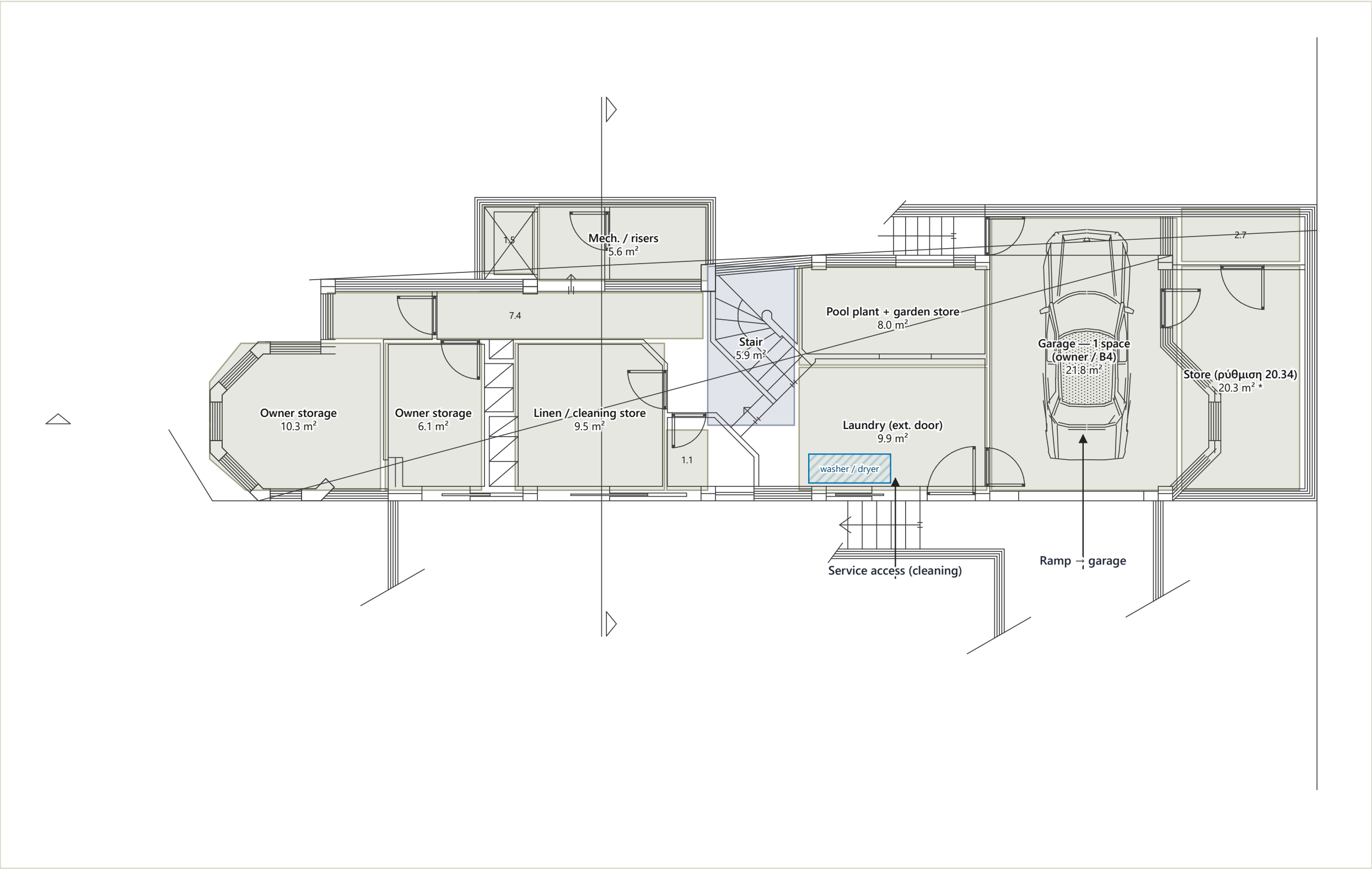
- Pools: Laghetto Playa type, demountable, ≈4.0×2.2 m indicative. Placed in the BACK yard, outside the front setback (πρασιά).
- Permit exemption, boundary distances, fencing and co-owner consent: to be confirmed by the engineer.
- Plot outline and levels indicative (topo DWG); verify on site.

0 5 m

Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Scenario B — Airbnb units + 2 above-ground pools (Phase 1: B1 + B4)

Basement (−2.95) · plan



LEGEND

- Service / owner storage
- Common (stair / guest lobby)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Basement (−2.95)

Service / owner storage	104.1 m²
Common (stair / guest lobby)	5.9 m²
Unit totals (all levels, net)	
Service / owner storage	107.1 m²
Common (stair / guest lobby)	24.8 m²
B1	39.9 m²
B2 (Phase 2)	34.7 m²
B3 (Phase 2)	37.4 m²
B4	58.5 m²

NOTES

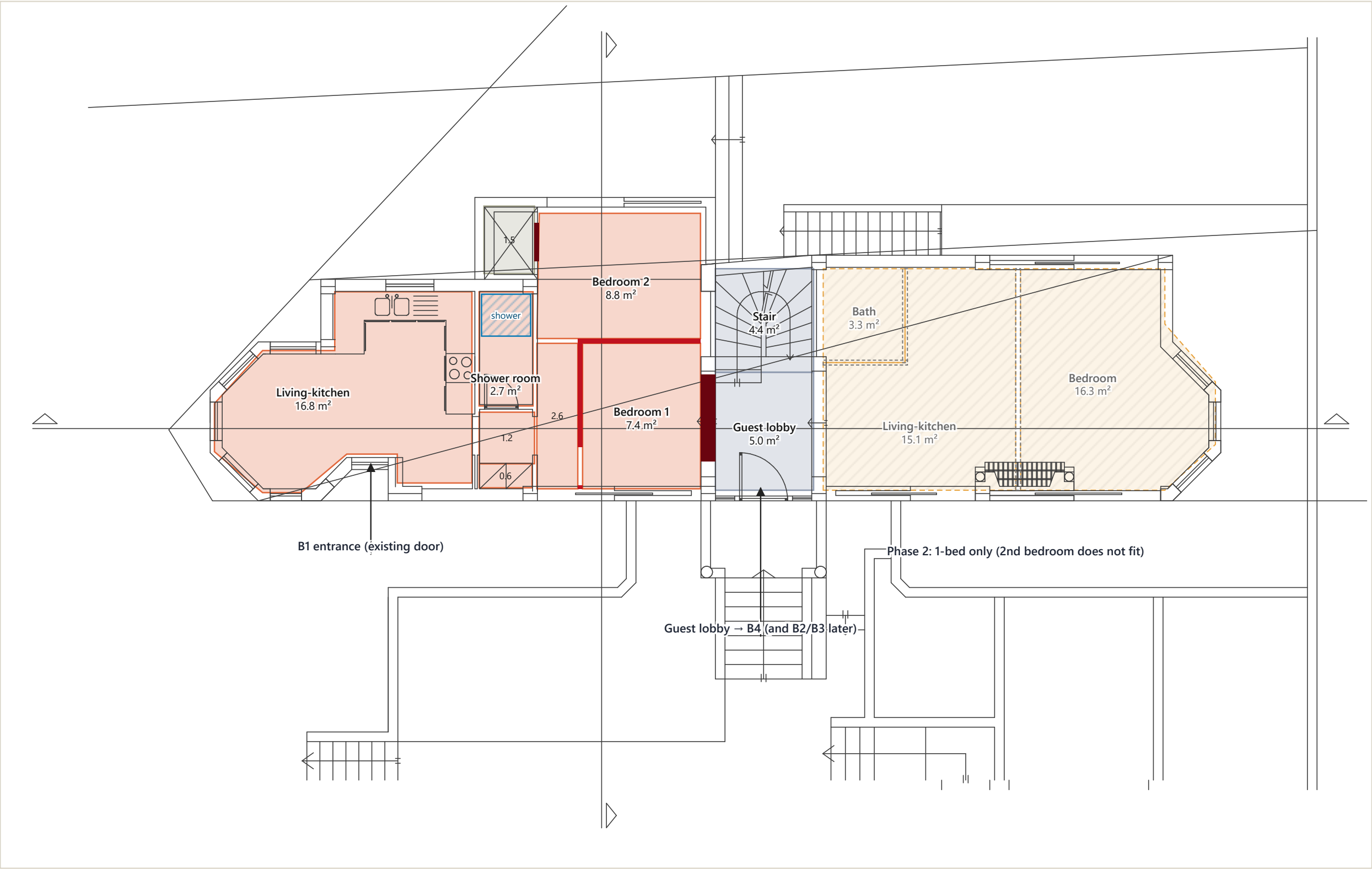
- Phase 1 = B1 + B4 (2 units, below the 3-property STR business threshold).
- B2/B3 shown dashed: Phase 2, funded from rental income.
- Basement stays auxiliary (service only).
- Lift locked out; shaft reusable as MEP riser.



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Scenario B — Airbnb units + 2 above-ground pools (Phase 1: B1 + B4)

Ground floor (±0.00) · plan



LEGEND

- B1 · Garden West — Airbnb (Phase 1)
- Service / owner storage
- Common (stair / guest lobby)
- B2 · Garden East — Phase 2
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Ground floor (±0.00)

Service / owner storage	1.5 m ²
Common (stair / guest lobby)	9.4 m ²
B1 · Garden West	39.9 m ²
B2 · Garden East	34.7 m ²
Unit totals (all levels, net)	
Service / owner storage	107.1 m ²
Common (stair / guest lobby)	24.8 m ²
B1	39.9 m ²
B2 (Phase 2)	34.7 m ²
B3 (Phase 2)	37.4 m ²
B4	58.5 m ²

NOTES

- Phase 1 = B1 + B4 (2 units, below the 3-property STR business threshold).
- B2/B3 shown dashed: Phase 2, funded from rental income.
- Basement stays auxiliary (service only).
- Lift locked out; shaft reusable as MEP riser.



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Scenario B — Airbnb units + 2 above-ground pools (Phase 1: B1 + B4)

First floor (+3.20) · plan

LEGEND

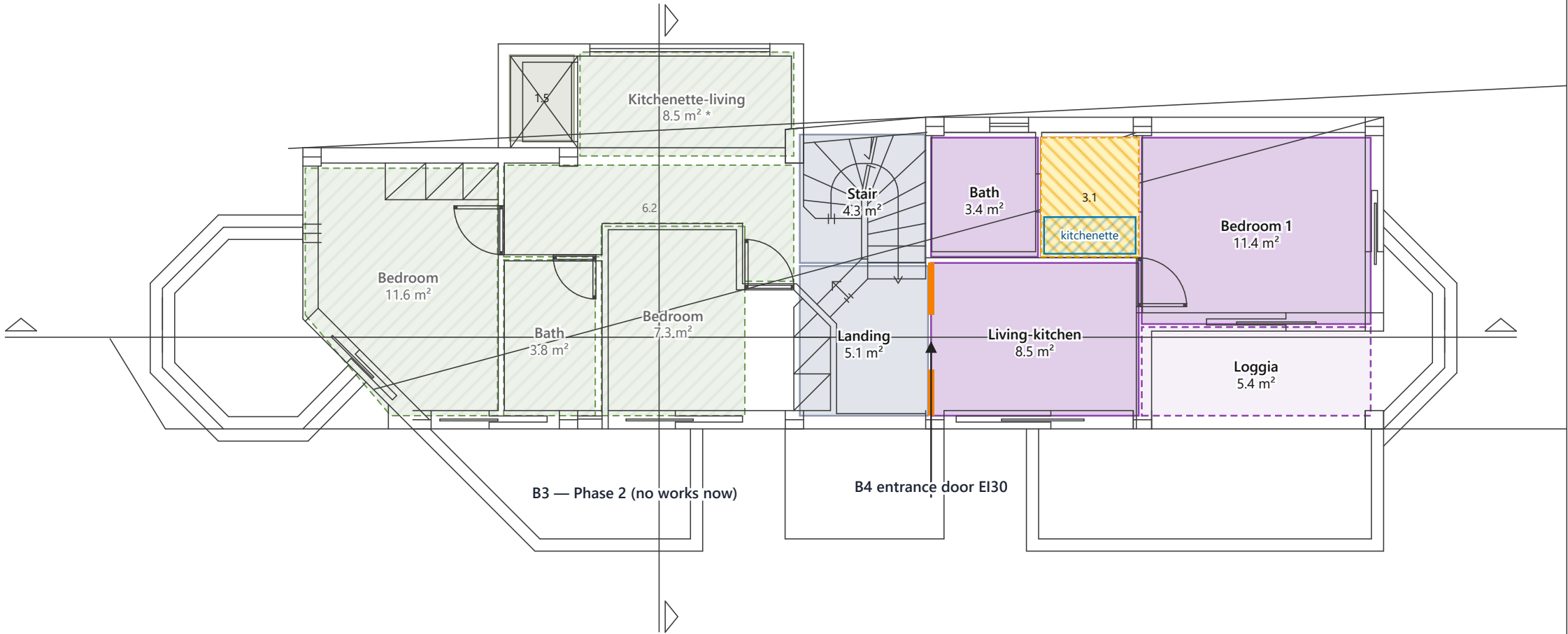
- B3 · Upper West — Phase 2
- Service / owner storage
- Common (stair / guest lobby)
- B4 · Upper East + Attic — Airbnb (Phase 1)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · First floor (+3.20)

Service / owner storage	1.5 m²
Common (stair / guest lobby)	9.4 m²
B3 · Upper West	37.4 m²
B4 · Upper East + Attic	26.5 m²
Unit totals (all levels, net)	
Service / owner storage	107.1 m²
Common (stair / guest lobby)	24.8 m²
B1	39.9 m²
B2 (Phase 2)	34.7 m²
B3 (Phase 2)	37.4 m²
B4	58.5 m²

NOTES

- Phase 1 = B1 + B4 (2 units, below the 3-property STR business threshold).
- B2/B3 shown dashed: Phase 2, funded from rental income.
- Basement stays auxiliary (service only).
- Lift locked out; shaft reusable as MEP riser.



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)

Scenario B — Airbnb units + 2 above-ground pools (Phase 1: B1 + B4)

Attic (+6.00) · plan

LEGEND

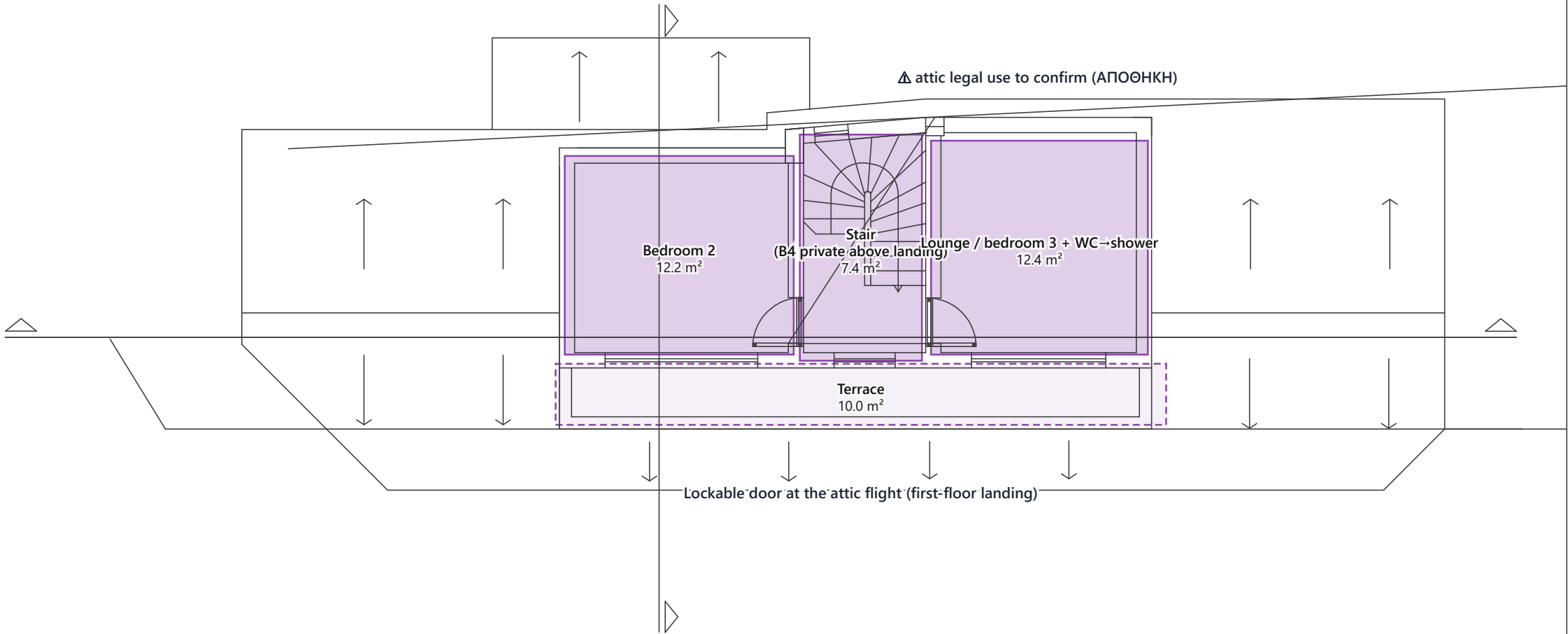
- B4 · Upper East + Attic — Airbnb (Phase 1)
- New partition (non-structural)
- New fire-rated wall EI60
- New fire-rated wall / door EI30
- Removal (non-structural)
- New fixture (kitchen, shower, laundry)
- Phase 2 (indicative)

AREAS · Attic (+6.00)

B4 · Upper East + Attic	32.0 m²
Unit totals (all levels, net)	
Service / owner storage	107.1 m²
Common (stair / guest lobby)	24.8 m²
B1	39.9 m²
B2 (Phase 2)	34.7 m²
B3 (Phase 2)	37.4 m²
B4	58.5 m²

NOTES

- Phase 1 = B1 + B4 (2 units, below the 3-property STR business threshold).
- B2/B3 shown dashed: Phase 2, funded from rental income.
- Basement stays auxiliary (service only).
- Lift locked out; shaft reusable as MEP riser.



Street (front) at the bottom of the sheet · areas = net internal, ±5% · base: PLAN.dwg (4178)