



Iris2

CONSTRUCTION
OF
INNOVATIVE
APARTMENTS

IRIS2

City Of Patras

Patras is the third largest city of Greece, and is located on the northern coast of the Peloponnese region by the Gulf of Patras. Patras is one of the major cultural and historical centers of the country and offers a spectacular landscape with the dominating presence of Mount Panachaikon. A very striking presence in the Patras skyline is the Rio-Antirrio Bridge, which is a 2,880 meters long cable-stayed bridge that connects the Peloponnese peninsula with the Greek mainland. Patras is rich in historical and archaeological attractions. Patras is one of the best destinations for a beach holiday.

In the area of the new port of Patras, is constructed "IRIS2" – Complex of houses of high energy class and quality construction.

They are an excellent proposal for a permanent resident since: It is an area only for residences, lush, with low building coefficient and buildings of high aesthetic value.

It offers immediate access to the centre and the exits of the city.

It is located near permanent and organized sports facilities.

It is an innovative construction, strong evidence shown below.



IRIS2

The architecture of the building is minimal – Doric, with slight asymmetry and strategically placed openings based on aesthetics and functionality of the individual spaces, as well as of the whole building. Special attention has been paid to square roofed verandas – living rooms of 25-30 m (!!!) with immediate access to the indoor living-room and the kitchen and of course with views of the garden and the sea – Patraikos Golf and the new Port of Patras. The living rooms and the kitchens of all apartments have a view onto the garden or the sea.



IRIS2



IRIS2



Iris2



110.82 m²
FLATS
B1, C1, D1



These apartments have open plan living room – kitchen with W.C. and three big bedrooms with a large bathroom. All spaces have big verandas with west views to the sea –Patraikos Golf. It also has a parking space. This apartment offers the possibility to be a 2 bedroom apartment, providing more space to the bedrooms or the living room.

110.07 m²

FLATS

B2, C2, D2

This apartment has open plan living room, dining room with energy fireplace and an adjacent independent kitchen. The living room offer direct access to the main veranda with southwest views to the sea –Patraikos Golf. The three bedrooms are on the east side with big verandas and view of the mountain. This apartment has two bathrooms (one adjacent to the master bedroom) and one parking space. This apartment also offers the possibility to be a 2 bedroom apartment, providing more space to the bedrooms or the living room.



102.57 m²

FLATS

B3 C3 D3

These apartments have open plan living room – kitchen with W.C. and three big bedrooms with a large bathroom. All spaces have big verandas with east views to Panahaikon mountain. It also has a parking space. This apartment also offers the possibility to be a 2 bedroom apartment, providing more space to the bedrooms or the living room.



112.04 m²

FLATS

B4, C4, D4

This apartment has open plan living room, dining room with energy fire-place and an adjacent independent kitchen. The living room offer direct access to the main veranda with southwest views to the sea –Patraikos Golf. The three bedrooms are on the east side with big verandas and view of the mountain. This apartment has two bathrooms (one adjacent to the master bedroom) and one parking space. This apartment also offers the possibility to be a 2 bedroom apartment, providing more space to the bedrooms or the living room.



Terrace
room +
Verandahs
110.00m²
FLATS
D1 D2 D3 D4

These apartments has private roof terrace, which is directly accessible via stairs, offering a large space of minimal architecture. The roof terrace has a bbq, and offers ample space for a living and dining area to be placed under the pergola, offering unhindered view to the Patraikos Gulf and the Ionian Islands.



102.57 m²

FLATS

A1



These apartments have open plan living room – kitchen with W.C. and three big bedrooms with a large bathroom. All spaces have big verandas with east views to Panahaikon mountain. It also has a parking space. This apartment also offers the possibility to be a 2 bedroom apartment, providing more space to the bedrooms or the living room.

112.04 m²

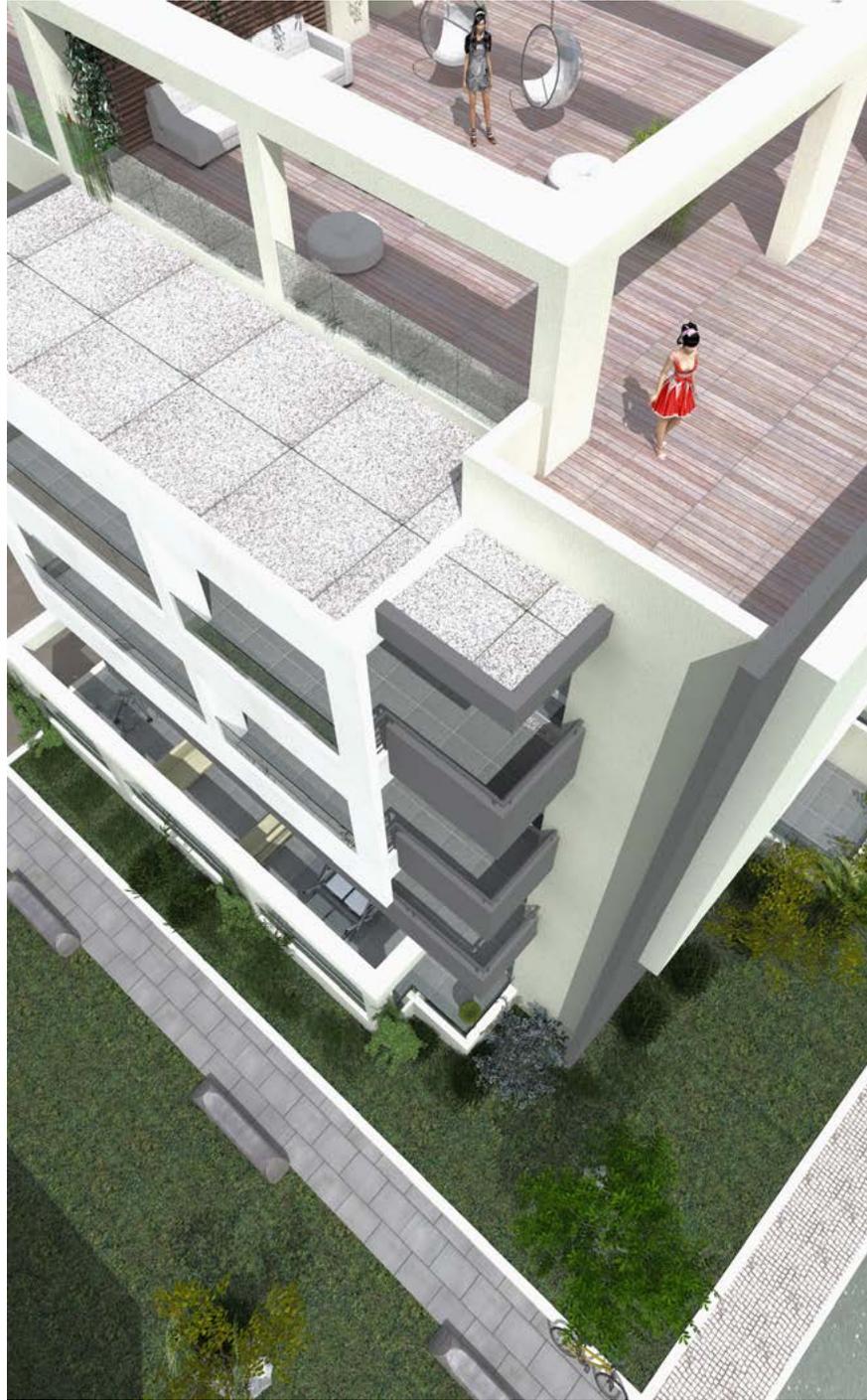
FLATS

A2

This apartment has open plan living room, dining room with energy fire-place and an adjacent independent kitchen. The living room offer direct access to the main veranda with southwest views to the sea –Patraikos Golf. The three bedrooms are on the east side with big verandas and view of the mountain. This apartment has two bathrooms (one adjacent to the master bedroom) and one parking space. This apartment also offers the possibility to be a 2 bedroom apartment, providing more space to the bedrooms or the living room.



IRIS 2





HIGH ENERGY EFFICIENCY BUILDING

According to the (new) Regulation on the Energy Performance of Buildings (REPB), energy consumption has to be very low. The level of energy behavior of this building is high. We achieved this by:

- constructing exterior insulation with certified, environmentally and people friendly materials by the Company which “is the worldwide leader in this field”.
- choosing for the exterior window frames, aluminum with high heat insulation (heat insulating frame) and high energy performance glass panes.
- applying bioclimatic elements and constructing a vertical garden in 3 levels on the façade

IRIS2

The architecture of the surrounding area reuses the existing trees and plants, which are carefully maintained by our own underground well. Special slabs and surfaces with pebbles cover the space creating a Zen aesthetic.



helas**co**

DESIGN
CONSTRUCTION
& DEVELOPMENT

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