



CONSTRUCTION  
COMPANY

Unique Seaside  
Retreat

20  
25

.....effortless  
elegance





# Our Vision

**01**

The name "KOMVOS 4" represents our philosophy: we are the meeting point of four fundamental values. The client's Vision, Architectural Innovation, Sustainable Consciousness and Excellent Construction Execution.

**02**

We undertake challenging projects. Country homes that become one with the Greek landscape and buildings that stand out for their clean, geometric identity. Our mission is to deliver spaces that are not just luxurious, but offer a superior quality of life and a unique sense of harmony.





# About Our

## Architecture

Our approach is based on three non-negotiable pillars that define the identity of each of our creations.

**01**

### The Obsession with Detail & Symmetry

For us, perfection is not a goal, it is a prerequisite. Detail is the silent language of luxury. It is the invisible seam between two different materials, the perfect alignment of volumes, the way light meets a surface. Symmetry in our design is not just an aesthetic choice, but the search for an inherent balance and order that offers a sense of calm and completeness to the space.

**02**

### Minimal Aesthetics, Essential Luxury

We strip away the unnecessary to reveal the essence. Our minimalism is not empty, it is powerful. It is expressed through clean lines, simple volumes and the use of authentic, quality materials that speak for themselves. Luxury does not scream, but whispers through the texture of wood, the coolness of metal and the feel of natural stone.

**03**

### Sustainable & Bioclimatic

DesignEvery building must respect and communicate with its environment. Bioclimatic design is at the core of our work. We utilize orientation, sun, wind and landscape elements to create energy-autonomous buildings, with natural lighting and ventilation, that offer thermal comfort all year round. Sustainability for us is not a trend, it is our responsibility to create projects with timeless value and a minimal environmental footprint.



# Our Project

Discover a unique seaside retreat, where modern architecture meets absolute serenity. This minimalist 60 m<sup>2</sup> detached house has been designed to offer an incomparable living experience, combining luxury with simplicity.

**Embrace Nature:** The house is surrounded by a magnificent, private 90 m<sup>2</sup> garden, a lush green oasis that is a natural extension of the interior space. Here, you can enjoy your coffee under the morning sun, organize unforgettable BBQs with friends or simply relax in the comfort of the outdoor living room, feeling the sea breeze.

**Light, the Ultimate Protagonist:** The design of the residence glorifies natural light. The imposing, floor-to-ceiling glass surfaces eliminate the boundaries between inside and outside, flooding every corner with sunlight. This constant connection with light and greenery creates an atmosphere of well-being and rejuvenation, ideal for escaping the intensity of everyday life.



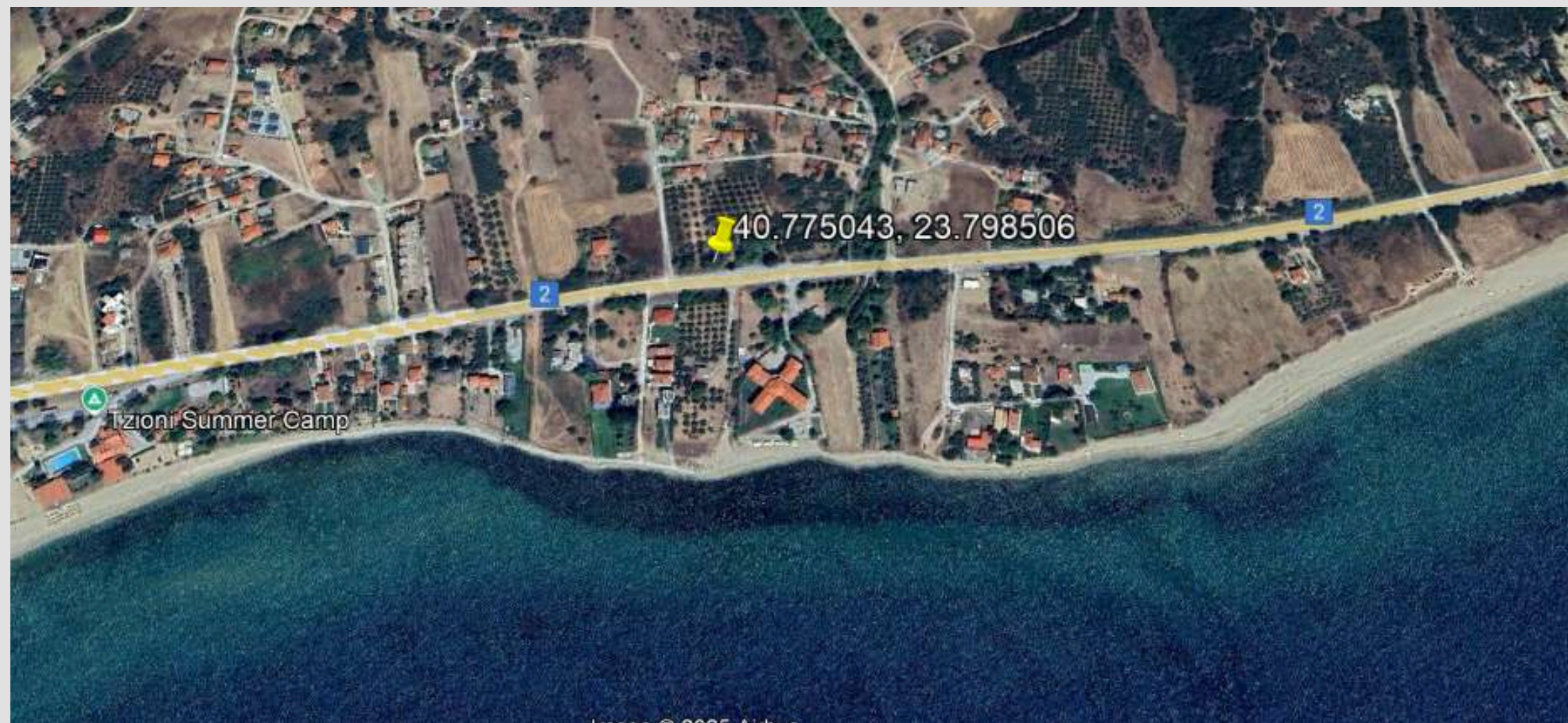


# Perfect Location



The project consists of seven (7) independent holiday homes that we are about to start. It is located in the area of Nea Kerdylia (one (1) hour from Thessaloniki, 40 minutes from Kavala). The area is experiencing great development for two main reasons, firstly it is in the wider area of the archaeological site of Amphipolis and the new Macedonian Tomb on Kasta Hill and secondly the long coastline of the entire area (continuous coastline - beaches up to Kavala). Also easy access to Halkidiki (2nd and 3rd leg) in just one (1) hour via Stavros.

The plot on which the seven independent homes will be built is located 150 meters from the sea with direct access from the main road.





# Our Building

***Interior Harmony and Design:*** Inside, elegance reigns supreme. The kitchen, a jewel of Italian minimal design, combines impeccable aesthetics and functionality. The two luxury bedrooms have been created as personal havens of tranquility and comfort, constructed with top-quality materials that guarantee a sense of discreet luxury.





# Area analysis

## ACTUAL AREA (A.A.)

|                            |                      |
|----------------------------|----------------------|
| 1.Kitchen & Living Room    | 25,0 m <sup>2</sup>  |
| 2. WC (fully equipped)     | 3,10 m <sup>2</sup>  |
| 3. Main Bathroom           | 5,50 m <sup>2</sup>  |
| 4. 1 <sup>st</sup> Bedroom | 12,80 m <sup>2</sup> |
| 5. 2 <sup>nd</sup> Bedroom | 11,60 m <sup>2</sup> |

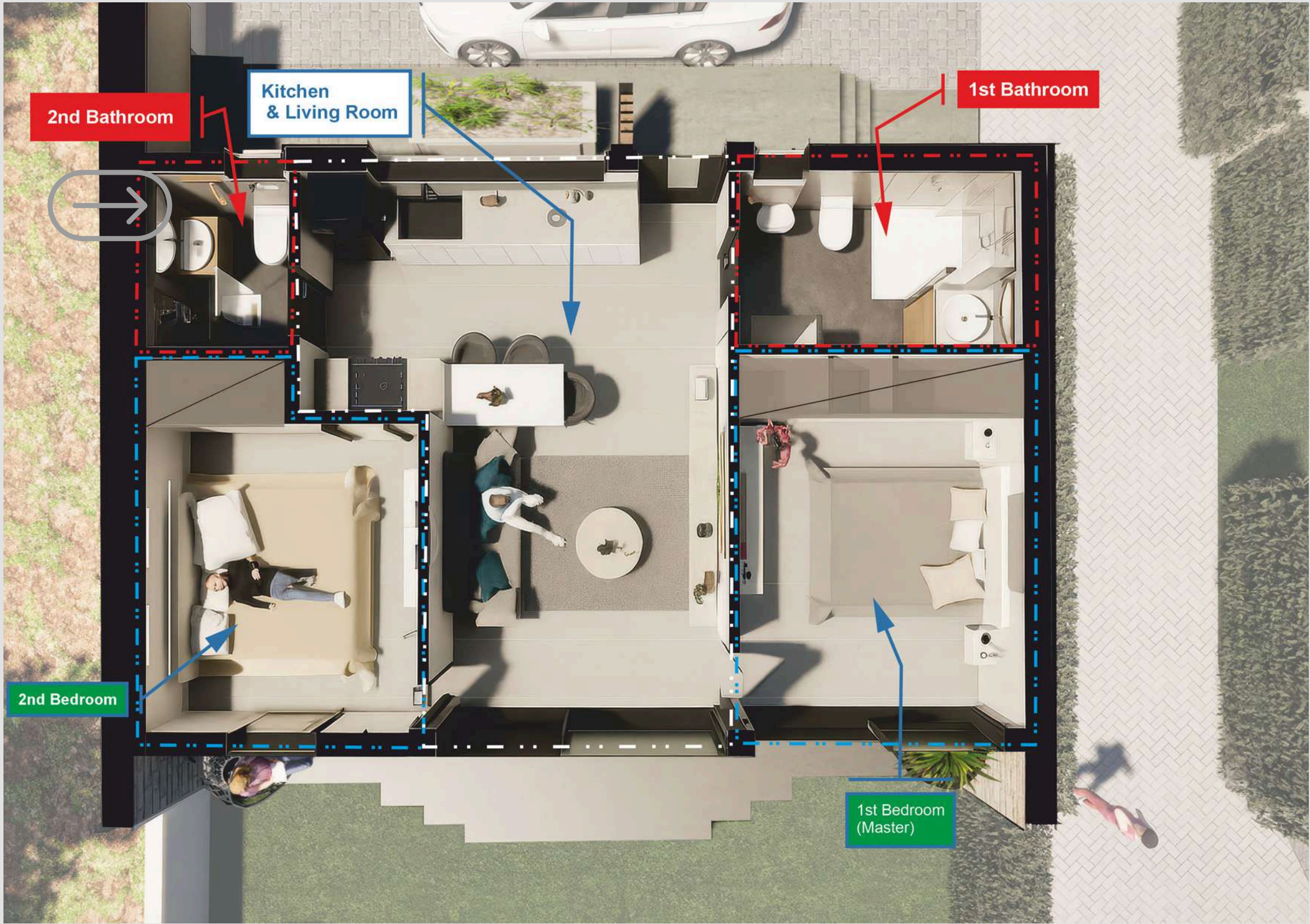
A..: 58,00 m<sup>2</sup>

## Total Property Area (T.P.A.)

|                       |                      |
|-----------------------|----------------------|
| 1. Parking Area       | 31,50 m <sup>2</sup> |
| 2. Entrance Balcony   | 11,95 m <sup>2</sup> |
| 3. Front Balcony      | 11,60 m <sup>2</sup> |
| 4. Garden Area        | 90,00 m <sup>2</sup> |
| 5. A./A. (from above) | 58,00 m <sup>2</sup> |

T.P.A.: 203,05 m<sup>2</sup>

Including all the common areas (Internal roads, visitor parking, etc.) on the property, its total area is **250 m<sup>2</sup>**.





# Cutting-edge Manufacturing Technology

Composite construction, the combination of a steel structure (metal elements) and a reinforced concrete slab working together, presents significant advantages over traditional construction made exclusively of reinforced concrete (RC). These advantages are particularly critical for a **seismically active** region such as Greece.

**01**

## Superior Anti-Seismic Behavior

This is perhaps the most important advantage for the Greek area. Composite structures are significantly lighter than their counterparts made of O/S. Since the seismic forces exerted on a building are proportional to its mass, a lighter building "attracts" smaller seismic loads. Steel, as a material, has excellent ductility. This means that it can deform significantly under load (such as that of an earthquake) without breaking, absorbing enormous amounts of energy. This "elastic" behavior protects the building from collapse, **even in very strong vibrations**.

**02**

## Architectural Flexibility and Space

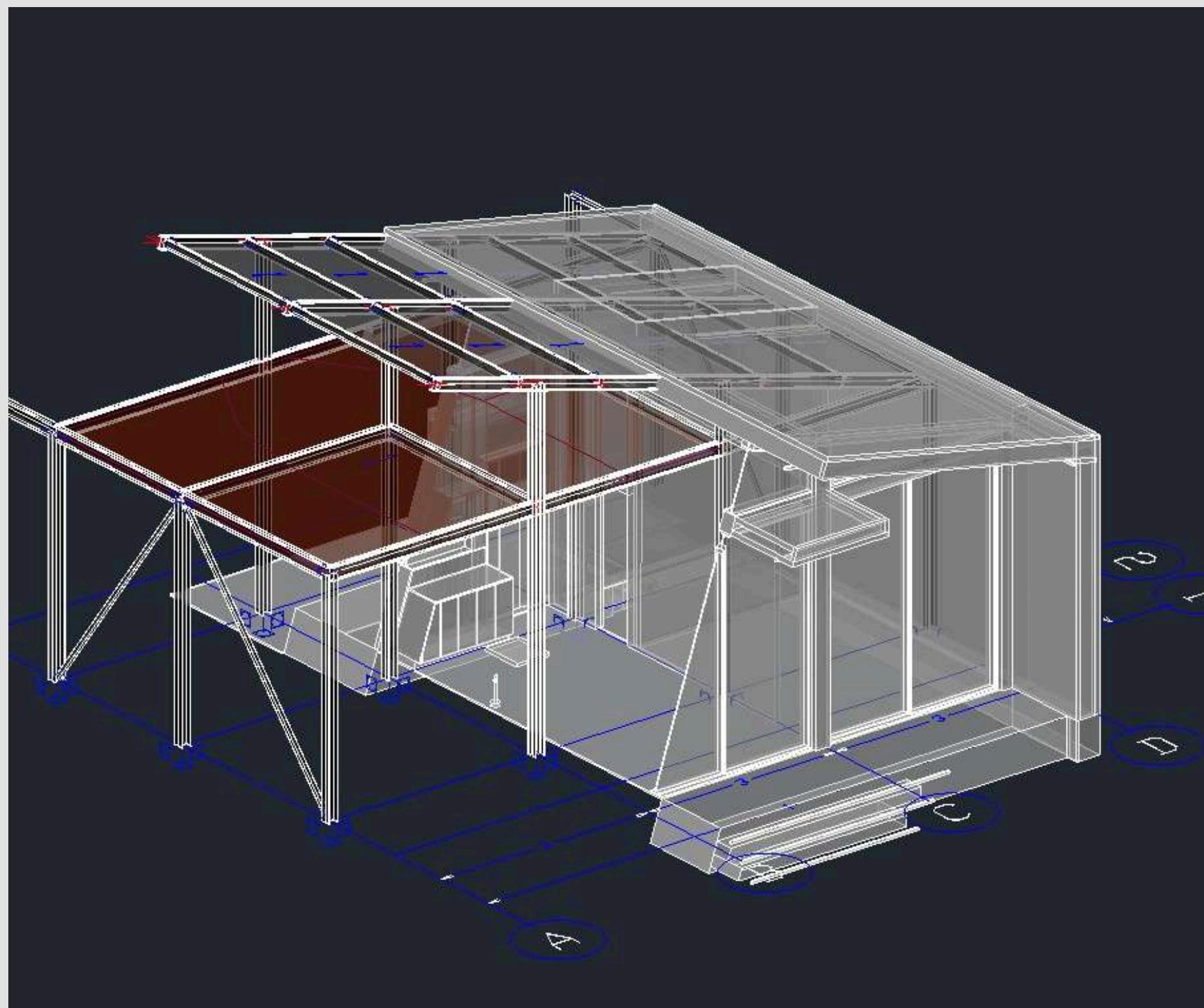
**Large Openings:** The high strength of steel allows for much larger openings (distances between columns) compared to steel. This is ideal for modern open-plan spaces in homes, offices or commercial spaces, offering unparalleled architectural freedom. This translates directly into **more clean**, usable interior space.

**03**

## Quality and Sustainability

**Quality Control:** The production of steel members in a controlled factory environment ensures consistently high quality and precision, something that is more difficult to achieve with concrete poured on site under changing conditions. **Recyclability:** Steel is a 100% recyclable material, making composite construction a more environmentally friendly option in the long term.

In conclusion, although reinforced concrete construction remains the most widespread method in Greece, composite construction offers a technologically superior solution, faster, lighter and, most importantly, safer against the country's existing seismic threat.





# Inside Look



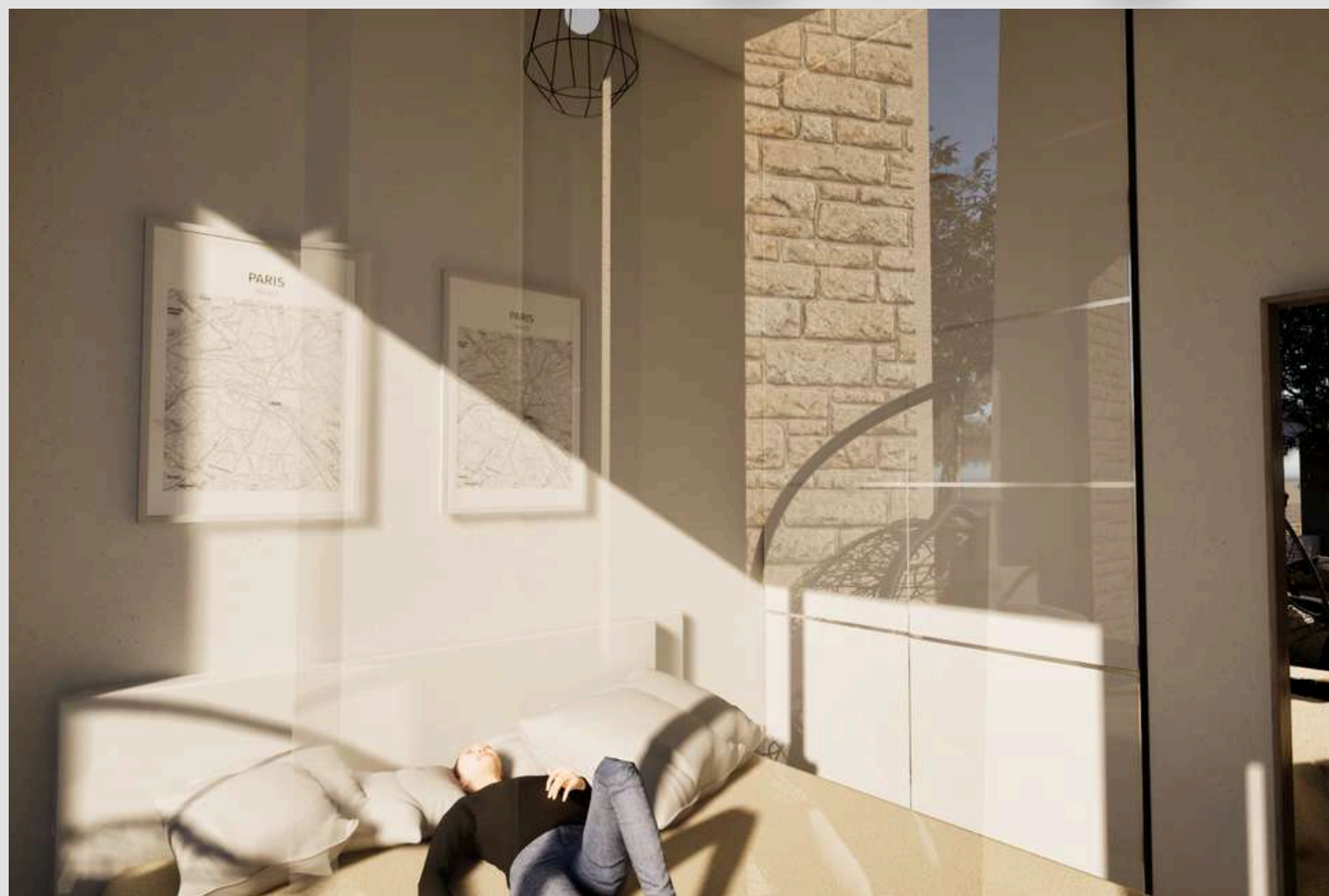


# Inside Look





# Natural Lighting ➞

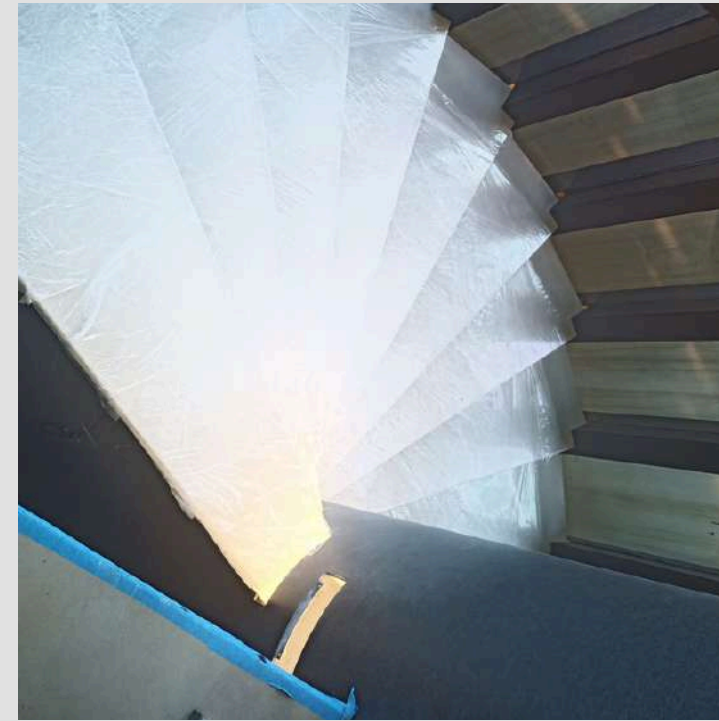
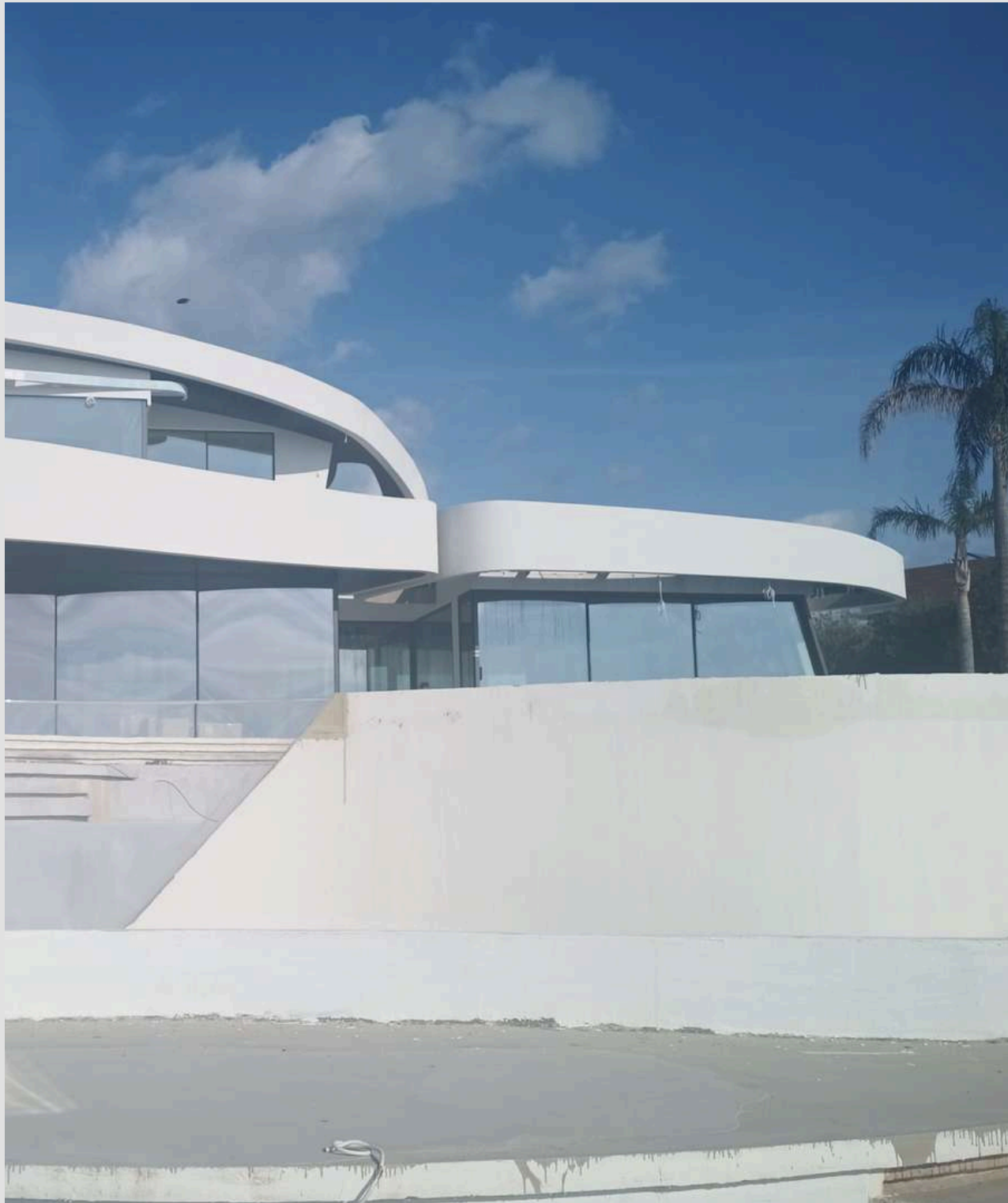




# Elegant Geometry







# Our Portfolio







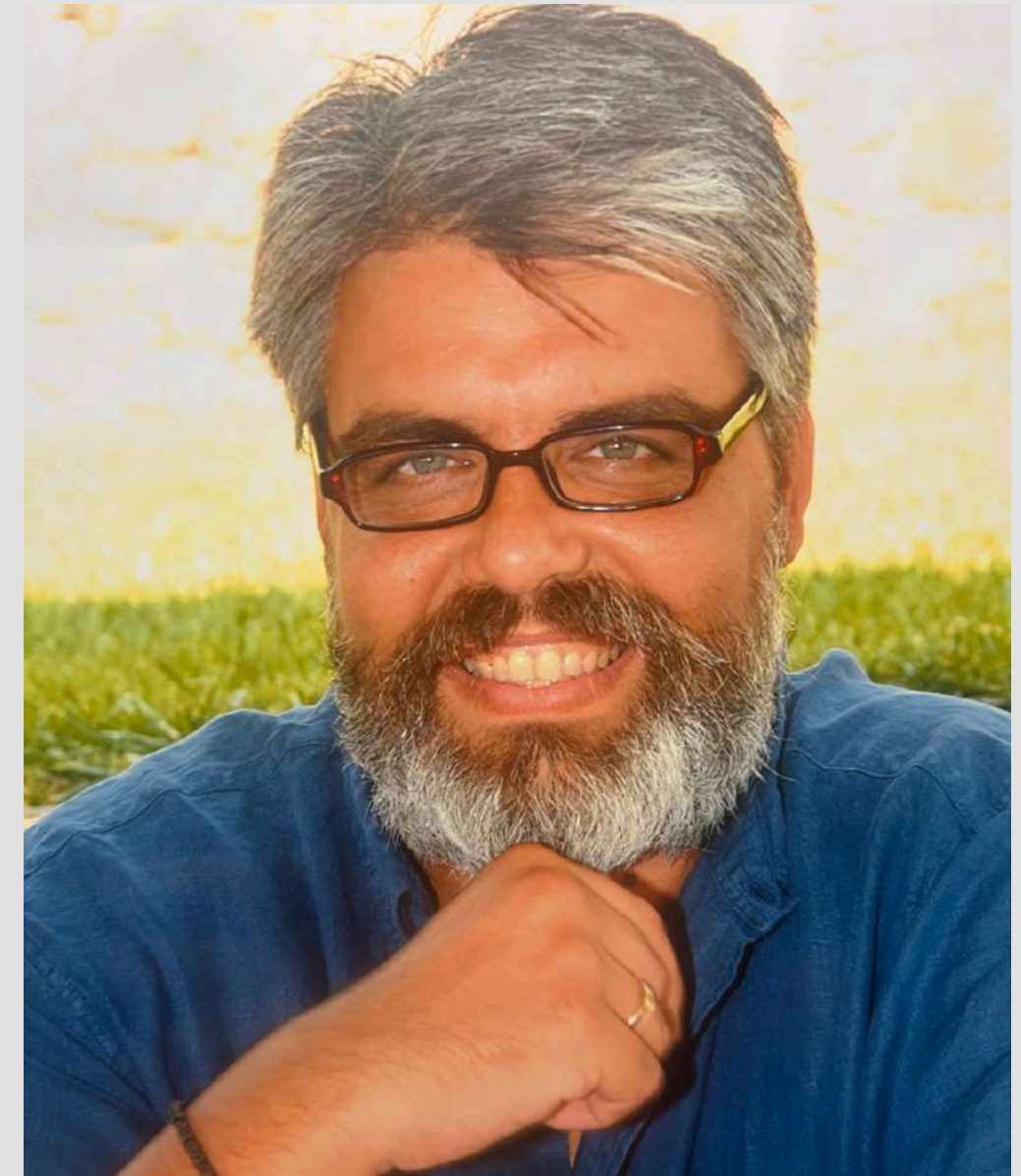
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# OUR TEAM



**Andreas Kleftakis**

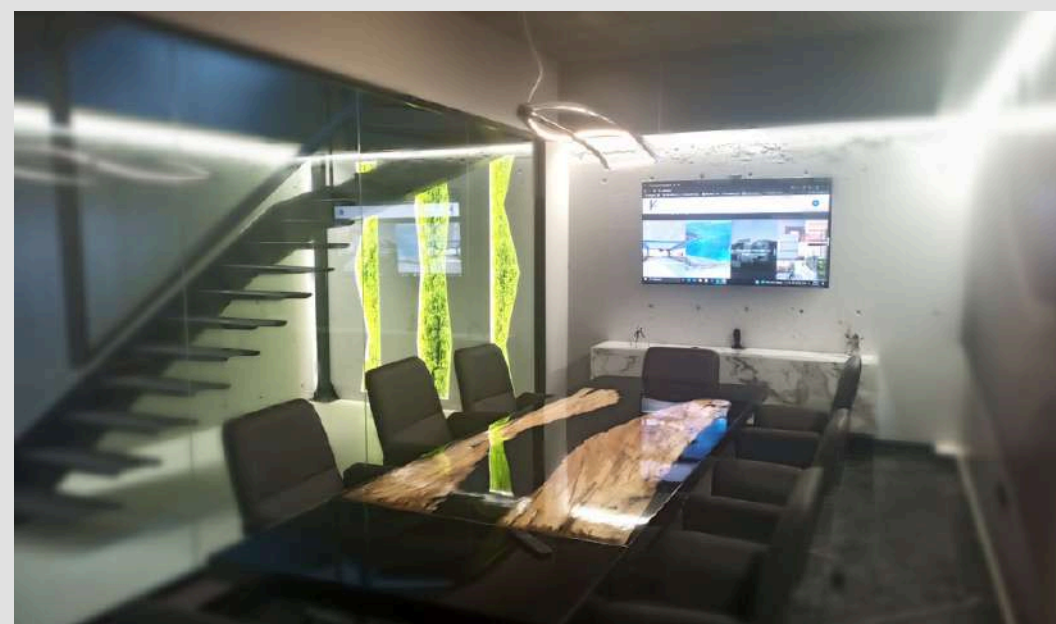
Co-Owner & Co-Founder  
***Civil Engineer***  
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We would be happy to meet you, so we can create something exclusive for you, according to your ***personal taste***.

In any case, we are at your disposal, for **any new creation** that will give you joy and enjoyment in your life.



THANK YOU

4 CONSTRUCTION  
COMPANY



**It's not a construction, it's a creation**  
...effortless elegance.

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**KOMBOS 4**

ΣΥΜΜΕΤΕΧΩΝ ΜΗΧΑΝΙΚΟΣ  
ΔΑΡΑΤΖΗΣ ΓΕΩΡΓΙΟΣ