

# ARK

ATHENS

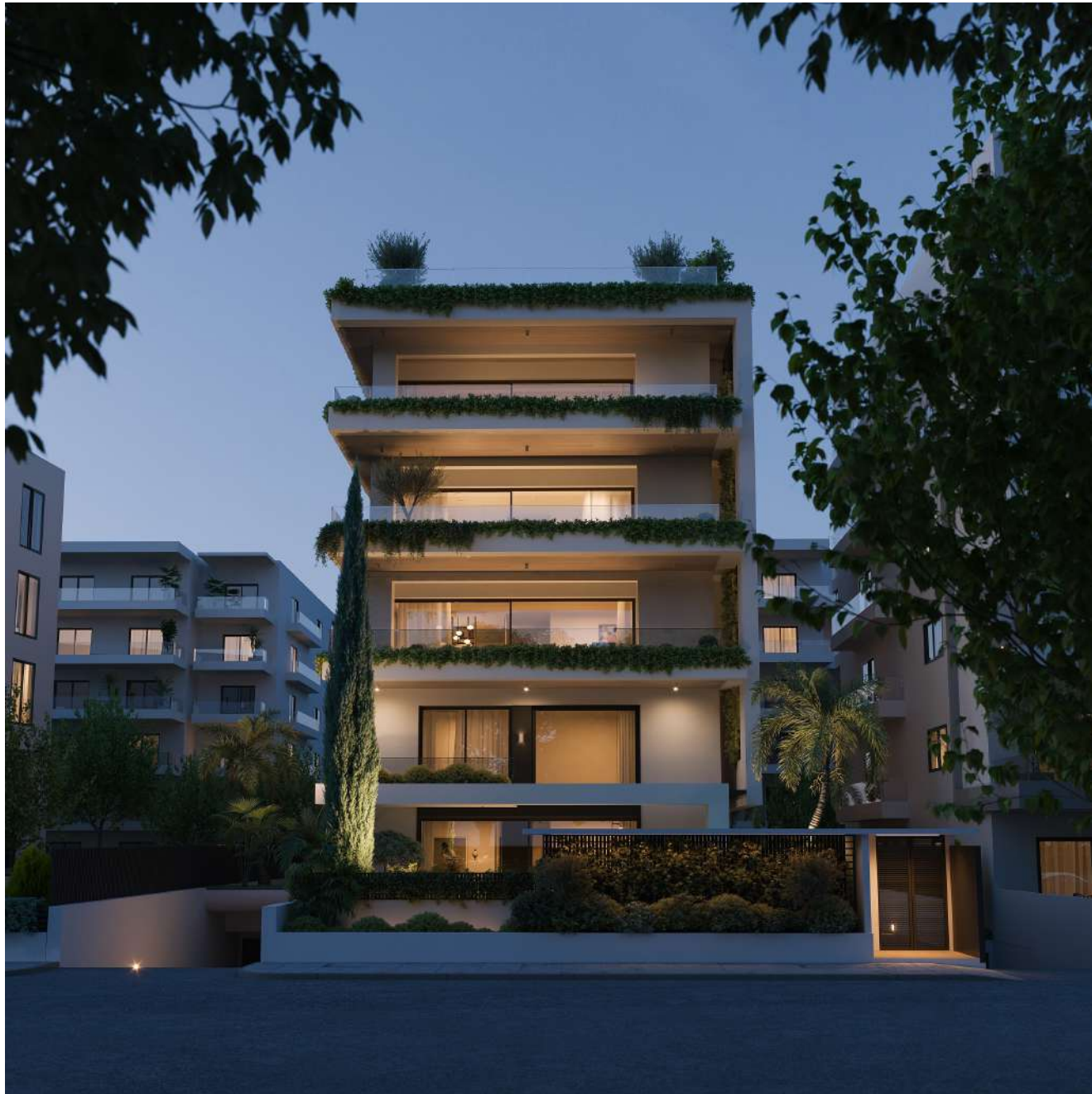
Glyfada One  
sokratous 3

RESIDENCE A2

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## -OVERVIEW-

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Prepare to embark on a journey into a new era of living – a pristine residential building soon to grace the tranquil heart of Glifada, Athens. This architectural masterpiece is set to redefine your concept of comfort, convenience, and modern living, offering a life of elegance amidst natural serenity.

**Location:** Nestled within the serene residential expanse of Glyfada, this upcoming gem resides in the northern realms of Athens. Situated in a quiet enclave, yet within strolling distance of the vibrant city market and leisure hubs, it offers the perfect blend of retreat and connectivity.

**Design and Features:** Rising majestically over 5 stories, this meticulously planned edifice will comprise 5 exquisite apartments, each exuding charm and modern aesthetics. With a keen focus on superior construction and design standards, this residence will exemplify excellence in every facet.


**Energy Efficiency:** Committed to addressing the energy challenges of our time, the building is classified as an A+ energy class edifice. Employing cutting-edge insulation technologies and rooftop solar

panels, it champions energy efficiency, promising a lifestyle that resonates with sustainability.

**Autonomy and Comfort:** Each apartment stands as a self-sufficient haven, offering residents the pinnacle of autonomy. Every unit has been thoughtfully designed to cater to the diverse needs of modern living, ensuring privacy and convenience at every turn.

**Architectural Aesthetics:** The architectural style captures the essence of open living spaces, seamlessly merging indoor and outdoor realms. Large windows and expansive exterior balconies invite the Mediterranean climate indoors, creating a harmonious symbiosis between nature and architecture.

This residential retreat stands as a testament to thoughtful design, modern luxury, and environmental responsibility. As the sun sets on traditional living, this new construction is poised to redefine the very essence of home. Discover an address that promises an unparalleled lifestyle – an oasis of tranquility within the heartbeat of the city.

-  Hospital
-  School
-  University
-  Conservatory
-  Kindergarten
-  Library
-  Metro Station
-  Fitness Center
-  Bakery
-  Restaurant
-  Cafe
-  Bar
-  Supermarket
-  Bank
-  Cinema
-  Playground
-  Pharmacy
-  Beach
-  Marine
-  Sports Facilities





# RESIDENCE A2

ground level & level 1 & underground storage space

In a serene residential neighborhood, a modest yet inviting family apartment spans two levels across approximately 135,19 square meters. Nestled within a residential building, this home offers a down-to-earth experience, focusing on comfort and functionality.

Located on the ground floor, the first level covers 84,99 square meters. It features a double-height living room that fills the space with natural light, seamlessly connecting to an open-space kitchen. A master bedroom with an ensuite bathroom doubles as a guest WC, offering convenience and practicality.

Ascending to the second level, which occupies 50,20 square meters, you'll find two bedrooms and a shared living room area. This design caters to both individual privacy and communal interaction, making it ideal for family living.

An outdoor oasis awaits with a private garden extending over 151,49 square meters. Complete with a beautiful swimming pool, this space blends indoor and outdoor living seamlessly, providing a retreat for relaxation and leisure.

The apartment's interior boasts a minimalistic aesthetic with large windows that invite the surroundings in. The focus on elegant materials and neutral tones adds to the serene atmosphere.

Practicality is addressed with two parking spaces on the ground floor and a dedicated 12-square-meter storage space in the basement.

In summary, this family apartment stands as a testament to simplicity and comfort. With its functional design, unpretentious elegance, and harmonious living spaces, it offers a haven for family life in a tranquil setting.



3 Bedrooms



2,5 Bathrooms



1 Storage space : 7,65 m<sup>2</sup>



Living area : 135,19 m<sup>2</sup>  
Playroom : 51,17 m<sup>2</sup>



2 Parking places



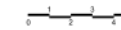
Upon request

# PLANS

ground level - level 1 - underground level



- 1- Living area
- 2- Kitchen
- 3- Dining area
- 4- Master Bedroom
- 5- Master Bathroom
- 6- Dressing
- 7- Bedroom
- 8- Bathroom
- 9- WC
- 10- Study
- 11- Parking Place

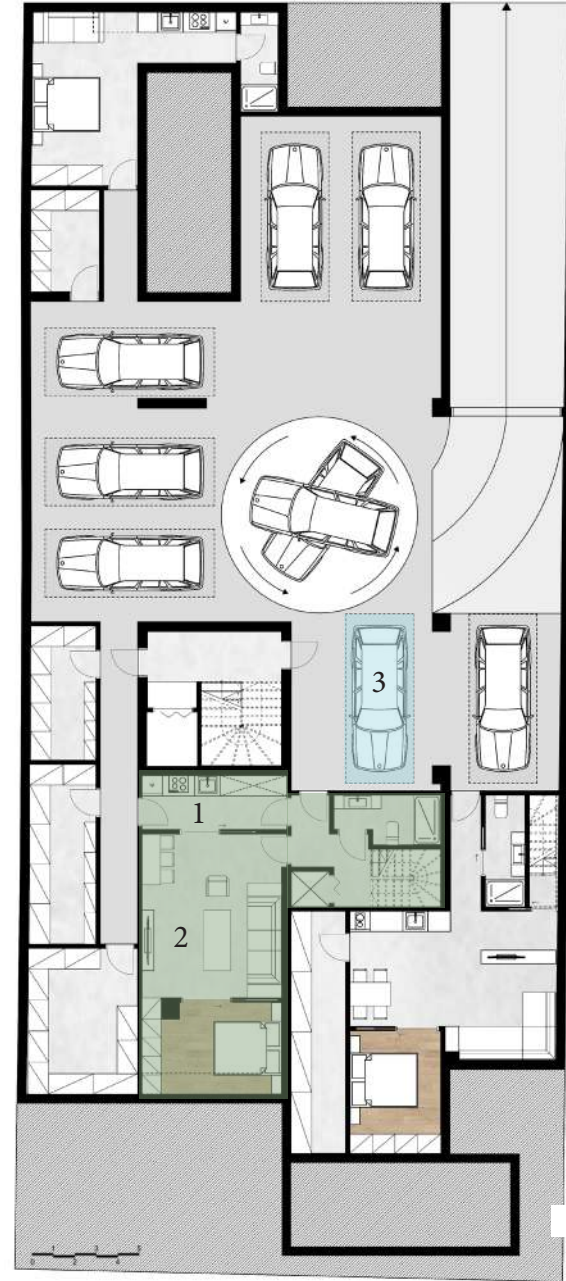


ground level



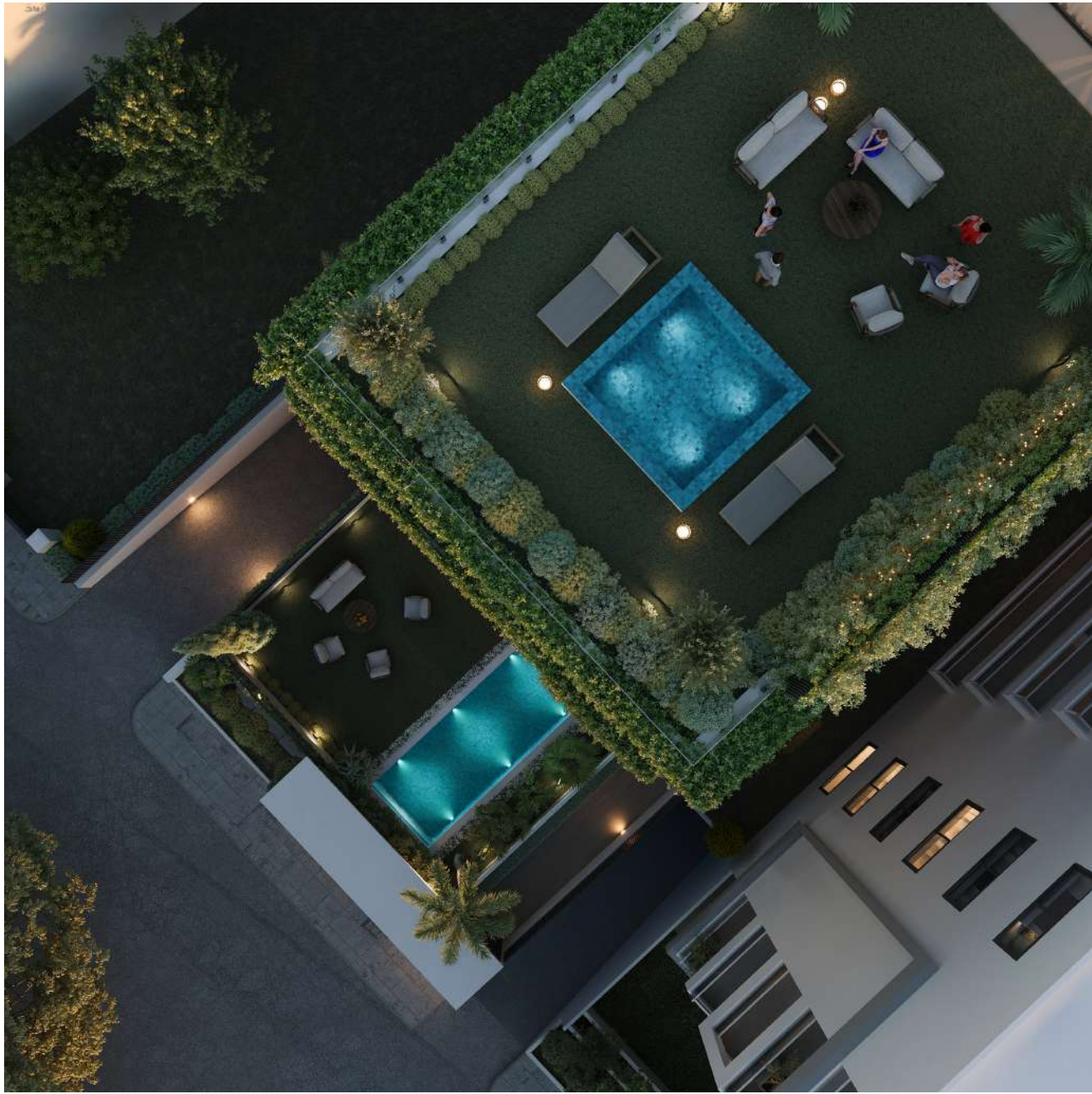
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- 7- Bedroom
- 8- Bathroom
- 9- WC
- 10- Study
- 11- Parking Place

level 1



- 1- Playroom
- 2- Storage
- 3- Parking place

underground level



# INTERIOR VIEWS

Residence A2





RESIDENCE A2  
— living area views —



RESIDENCE A2  
— living area views —



RESIDENCE A2  
kitchen views





RESIDENCE A2

— garden area views —



RESIDENCE A2  
— garden area views —

