

# ARK

ATHENS

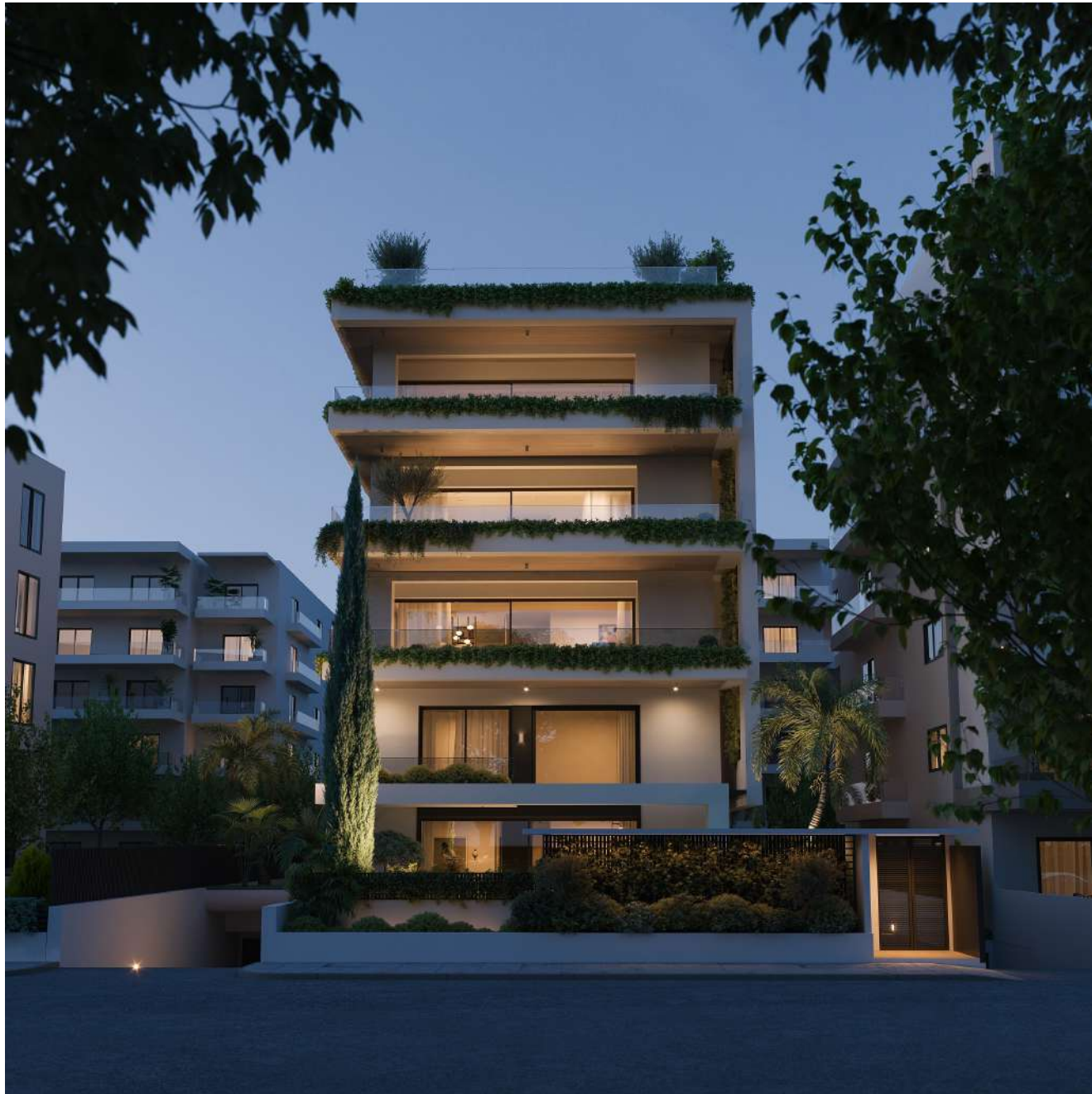
Glyfada One  
sokratous 3

RESIDENCE B1

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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 B1

level 2 & underground storage space

This apartment is on the 2nd level of the building. The apartment is 161,63 m<sup>2</sup> which is an ideal size for a luxurious family-oriented apartment. The social areas of this residence are open and very well light and ventilated through four large openings and benefit from two large and one small terraces. The main terrace takes an area of 45,47 m<sup>2</sup> and can be seamlessly connected to the living room during the summer months through the large window openings. The kitchen is placed in a central part of the apartment offering direct access to the dining area and the private quarters of the family. The impressive kitchen benefits from an open plan layout with a large island section that will add to the style and practicality of the space. Moreover, the kitchen offers the option to be isolated from the living area via sliding doors. The private quarters of the family are carefully tailored to fit all the needs of a modern family offering an abundance of storage space, privacy, and light in all areas.

The apartment will feature 2 bedrooms and 1 master bedroom with ensuite bathroom and with a study room, one large bathroom and guest bathroom, a very spacious living room and dining space directly in touch with a wide, open plan kitchen.

Like the rest of the building, this apartment is rated in the A+ energy classification and features under floor heating, solar panels for low energy consumption, large surface heavy-duty double-glazing openings, 10 cm wide exterior insulation, a hidden silent cooling system, alarm installation and high-end plumbing fixtures. The materials such as hardwood flooring, Italian tiles and ceramic countertops and lacquered carpentry compliment a tailored architectural approach that will meet the needs of



3 Bedrooms



2,5 Bathrooms



1 Storage space : 12,85 m<sup>2</sup>



Living area : 161,63 m<sup>2</sup>



2 Parking places



Upon request

each new owner. This residence is equipped with 2 indoor parking spots with installation for electric vehicle charging and a storage room of around 16,67 m<sup>2</sup>.

# PLANS

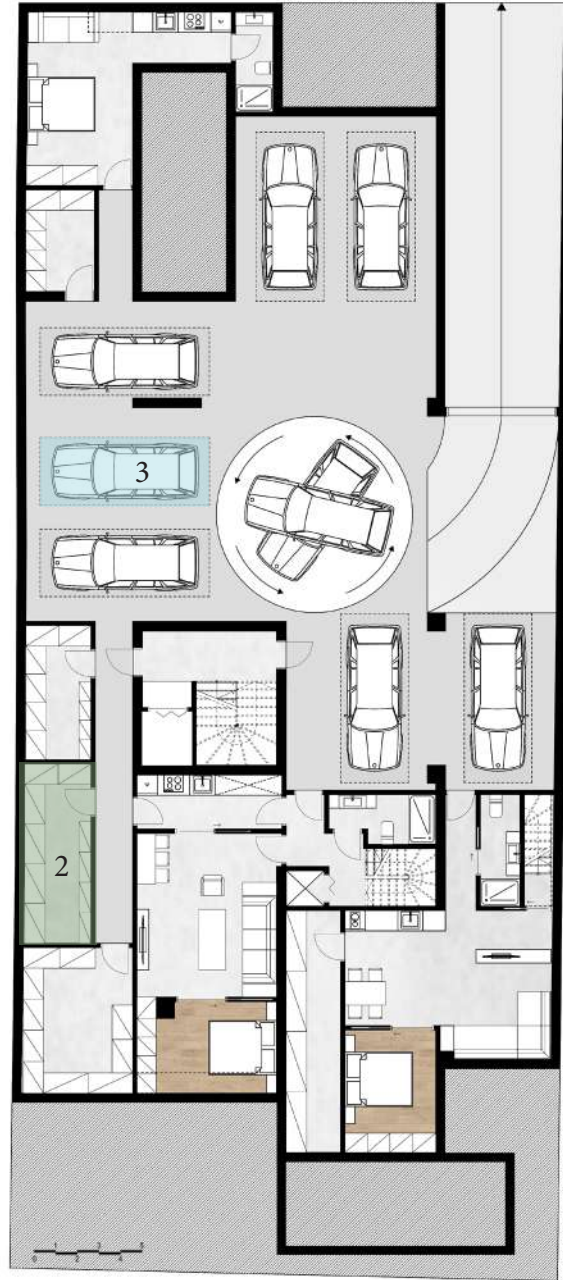
level 2 - underground level



- 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

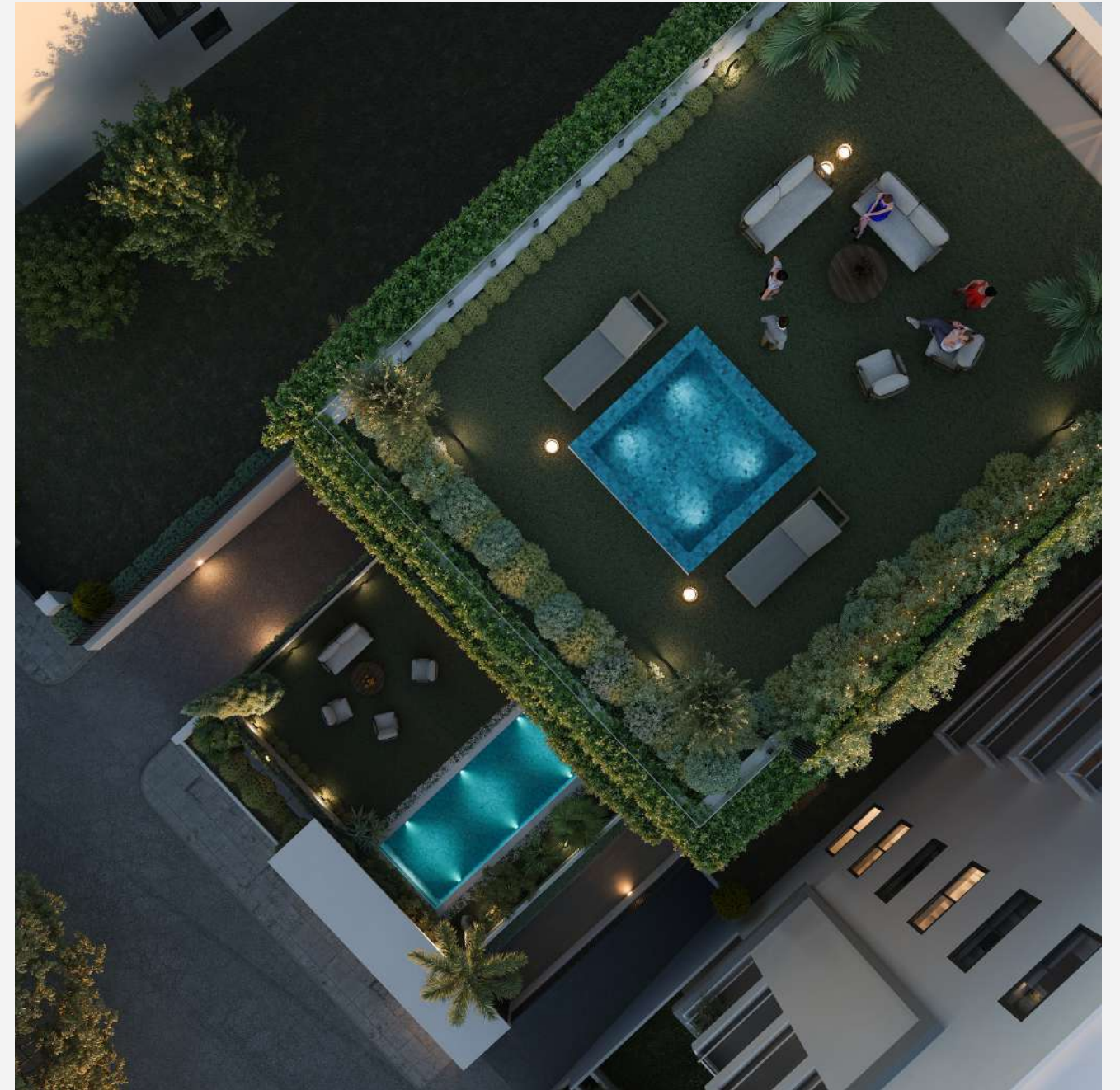


level 2



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

underground level



# INTERIOR VIEWS

Residence B1





RESIDENCE B1  
— living area views —



RESIDENCE B1  
— living area views —



RESIDENCE B1  
— living area views —



RESIDENCE B1  
— kitchen area views —

