

ARK

ATHENS

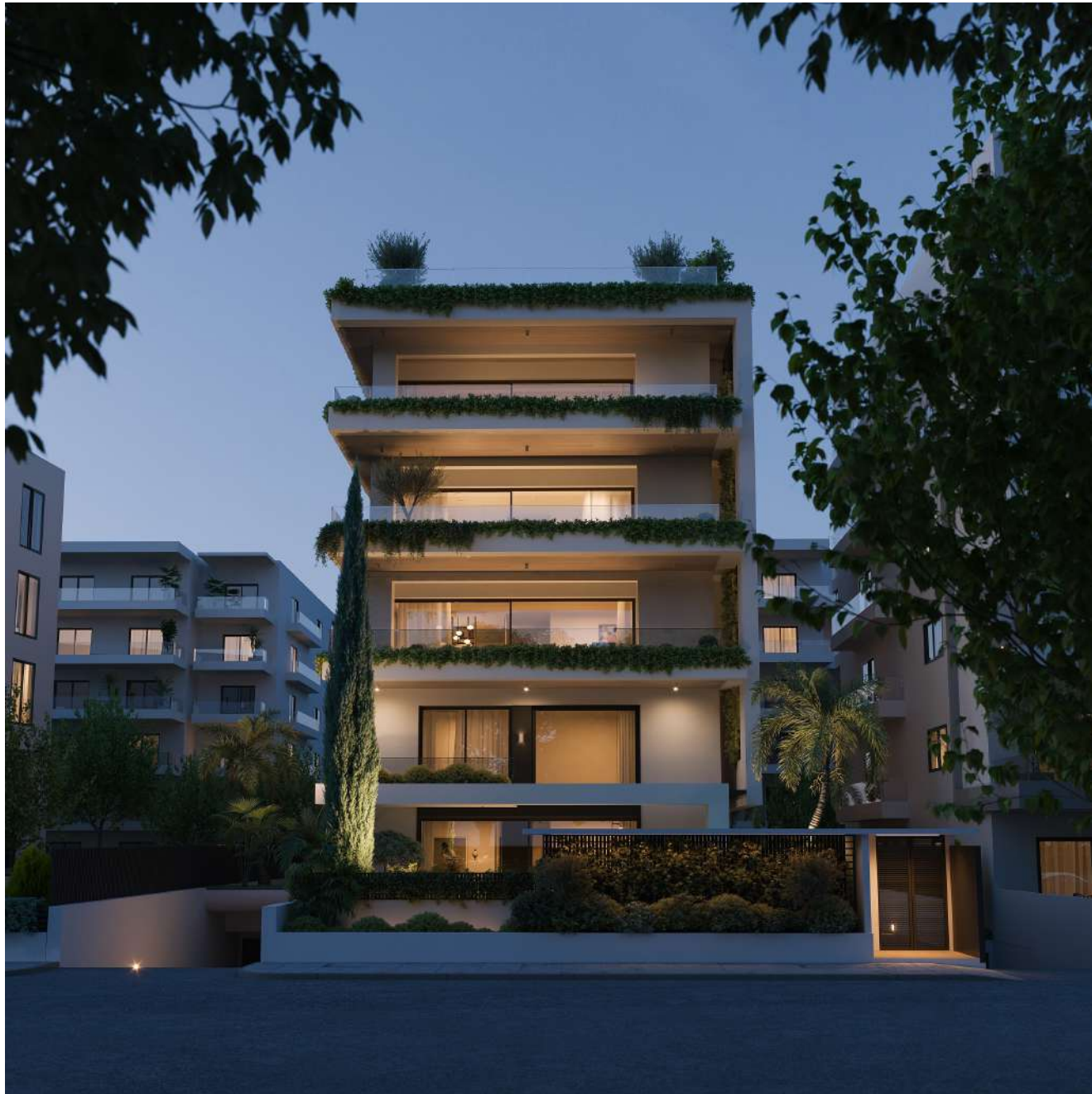
Glyfada One
sokratous 3

RESIDENCE D1

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-OVERVIEW-

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 D1

level 4 & level 5 & underground storage space

This residence occupies the 4th and the 5th level of the building. Its total area will be 192,99 sqm, ideal for a social and stylish family. The first level of the apartment has an area of 157,79 sqm offering very spacious social areas ideal for entertaining large groups of people. The living room benefits from impressive floor to ceiling sliding windows that connect the indoor areas to the 45,47 sqm main terrace.

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. On the same level lies a guest bathroom. 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.

This area of the residence features two bedrooms, each equipped with a spacious study area and large closets. The bedrooms share a generously sized bathroom, providing convenience and comfort for residents.

Finally, a large well-lit master bedroom with a walk-in closet and master bathroom completes this level.

The next level, located on the 5th floor, spans 35,20 square meters and offers a luxurious master bedroom with an ensuite bathroom. This top level also includes the entryway to a stunning private roof garden extending over 193,23 square meters, complete with a private swimming pool. A private elevator, in addition to a staircase, connects the two levels of the property.

The view from this penthouse is spectacular, combining the deep blue of the sea with the lush green of nearby parks, all bathed in abundant natural light.

An additional spacious area belongs to this apartment, comprising 45,37 square meters on the lower level of the building, accessible via elevator. This versatile space can serve as a large guest house, designed to be autonomous and fully equipped for complete independence.

The equipment of the apartment is on par with its other advan-



3 Bedrooms



5,5 Bathrooms



1 Storage space : 8,01 m²



Living area : 192,99 m²
Playroom : 30,88 m²



2 Parking places



Upon request

tages. There is an A+ energy classification featuring 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 each new owner.

This residence is equipped with 2 indoor parking spots with installation for electric vehicle charging and a storage room of around 16,56 sqm.

PLANS

level 4 - level 5 - 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

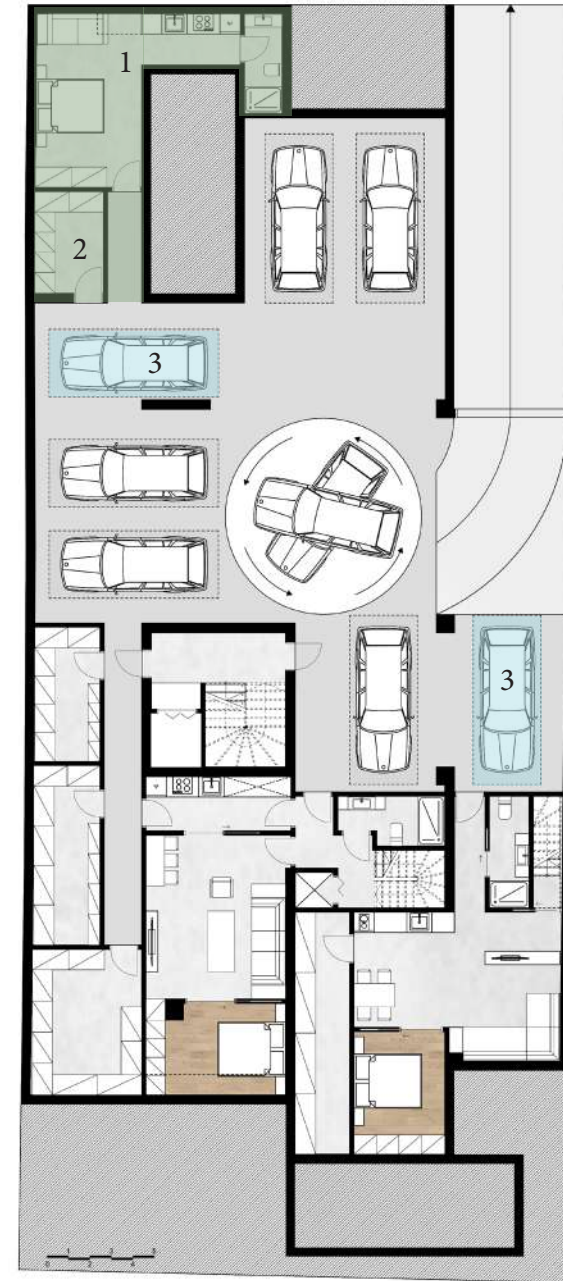


level 4



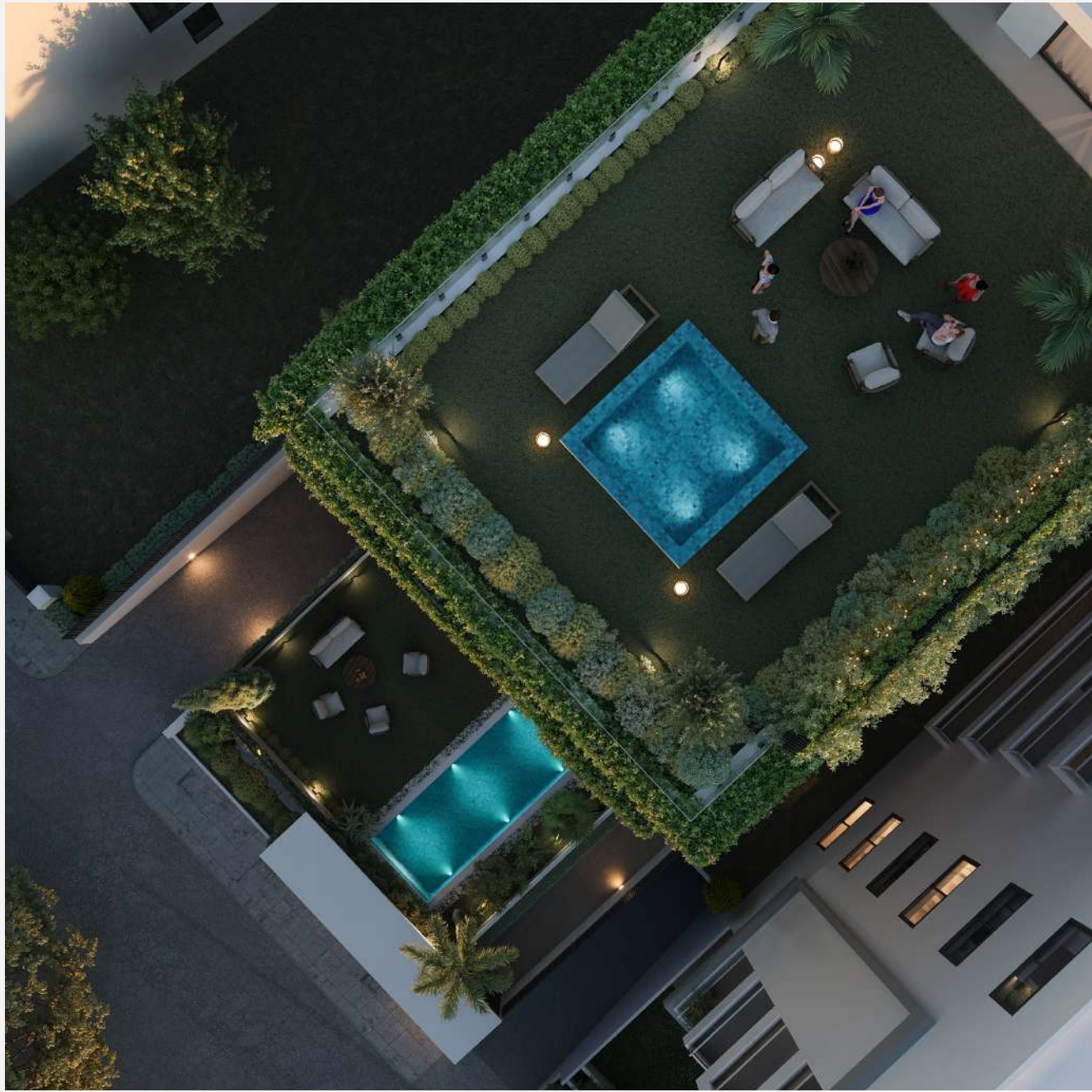
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- 9- WC
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- 11- Parking Place

level 5



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

underground level



INTERIOR VIEWS

Residence D1





RESIDENCE D1
— living area views —



RESIDENCE D1
— living area views —



RESIDENCE D1
— living area views —



RESIDENCE DI
kitchen views

