

ARK
ATHENS



Ellinikon

Triti St. 10
-South Elliniko-

Residence A1

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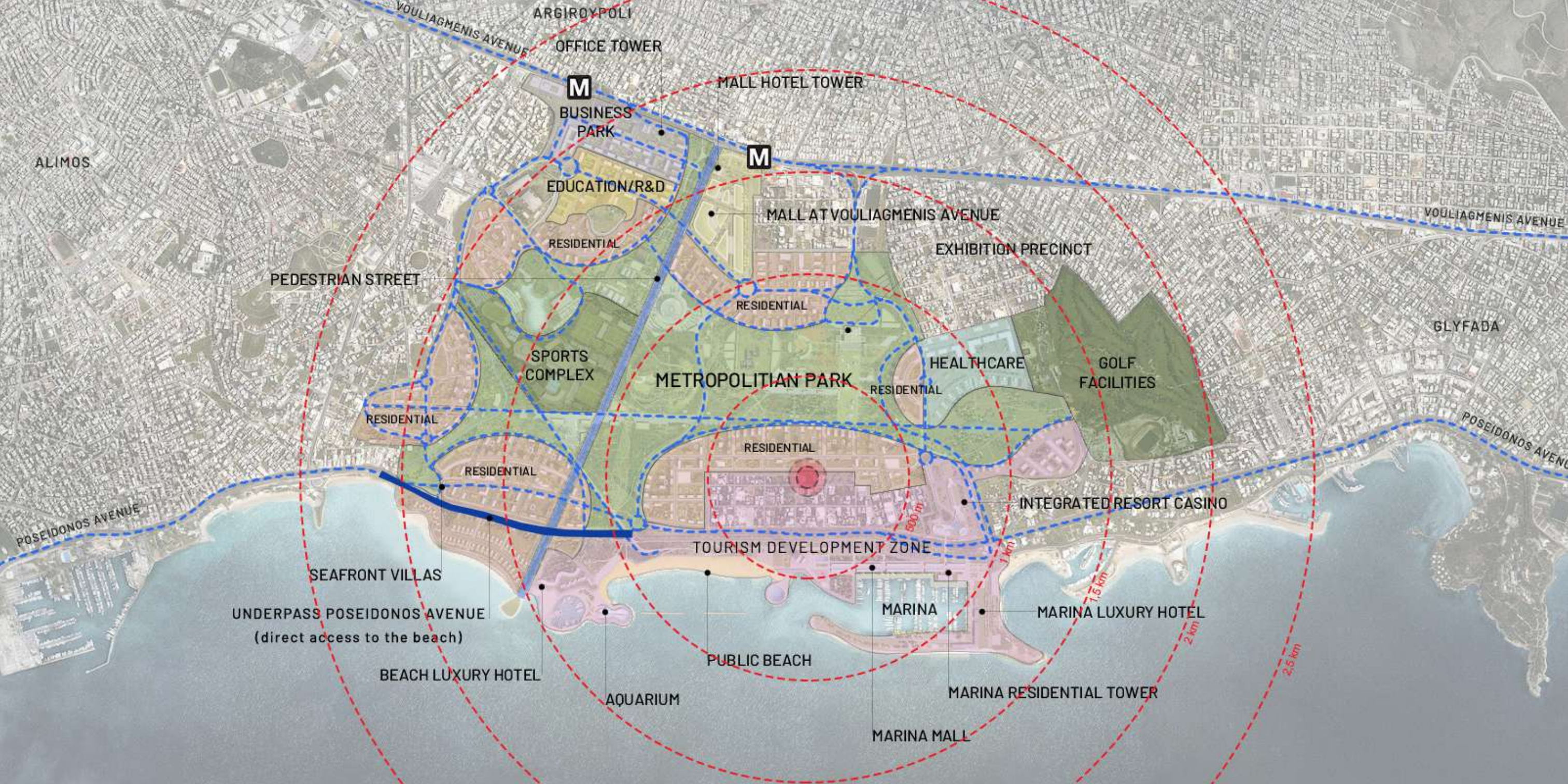


-OVERVIEW-

Introducing a New Residential Haven in Elliniko:
Uncompromised Living, Modern Luxury.

Nestled in the heart of Europe's largest coastal park, Ark Athens offers a rare opportunity to own property in one of the world's most distinguished locations, at the southern edge of the Ellinikon site. This exclusive lifestyle allows you to relax by the beach, manage your yacht at the Ellinikon marina, or enjoy the upscale seaside commercial district—all within a short walk. Immerse yourself in the vibrant metropolitan lifestyle and rich historical backdrop of Athens.

The new building will feature the latest in construction technology, with each apartment customized to meet the unique needs of its owner. We are offering eight apartments in three distinct styles: ground-floor maisonettes with expansive private gardens and swimming pools, single-level apartments with stunning sea views, and a breathtaking penthouse with a boasting roof garden and a rooftop swimming pool. The building will achieve an highest A++ efficiency rating and will be equipped with discreet, hidden solar panels to further reduce energy costs. Ark Athens specializes in high-end residential developments in premium locations along the Athens Riviera, the southern suburbs of Athens, and notable areas throughout Greece.





RESIDENCE A1

ground level & level 1 & underground storage space

This residence occupies the ground floor and 1st level. Its total area will be approximately 125,50 m², ideal for a social and active family lifestyle.

On the 74,05 m² ground floor, you can find a large living room and dining area with a 6 meter height with large windows reaching all the way up to the ceiling, offering an abundance of light and a different perspective in the social areas of this residence. Large sliding windows offer the option to connect the interior space of the living room with the beautiful terrace, which leads to the private swimming pool of this maisonette. On the same level lies a large open plan kitchen and a study area. The ground floor areas are surrounded by a large private garden of approximately 192 m², complete with a private swimming pool.

A private elevator is also available.

The upper level is 51,45 m² and offers two bedrooms and a spacious study area. The well-lit master bedroom provides a very spacious closet and a private bathroom. The second bedroom shares convenience and comfort, equipped with a spacious study area and large closets. The bedroom shares a generously sized bathroom, providing convenience and comfort for residents.

A clever feature of this level is the additional living room area, which serves both bedrooms and provides a relaxation space for small gatherings. An alternative design approach for this area includes a comfortable study space that also offers a serene environment for relaxation and focus.

As expected, this residence will come very well equipped, rated in the 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 materi-



3 Bedrooms



2,5 Bathrooms



Storage space : 12,77 m²



Living area : 125,50m²



2 Parking places



Upon request

als 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.

Additionally, on the lower level, it will be equipped with 2 private parking spots with installation for electric vehicle charging, along with a dedicated 12,77 m² storage area.

PLANS

ground level - level 1 - underground level



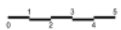
ground level



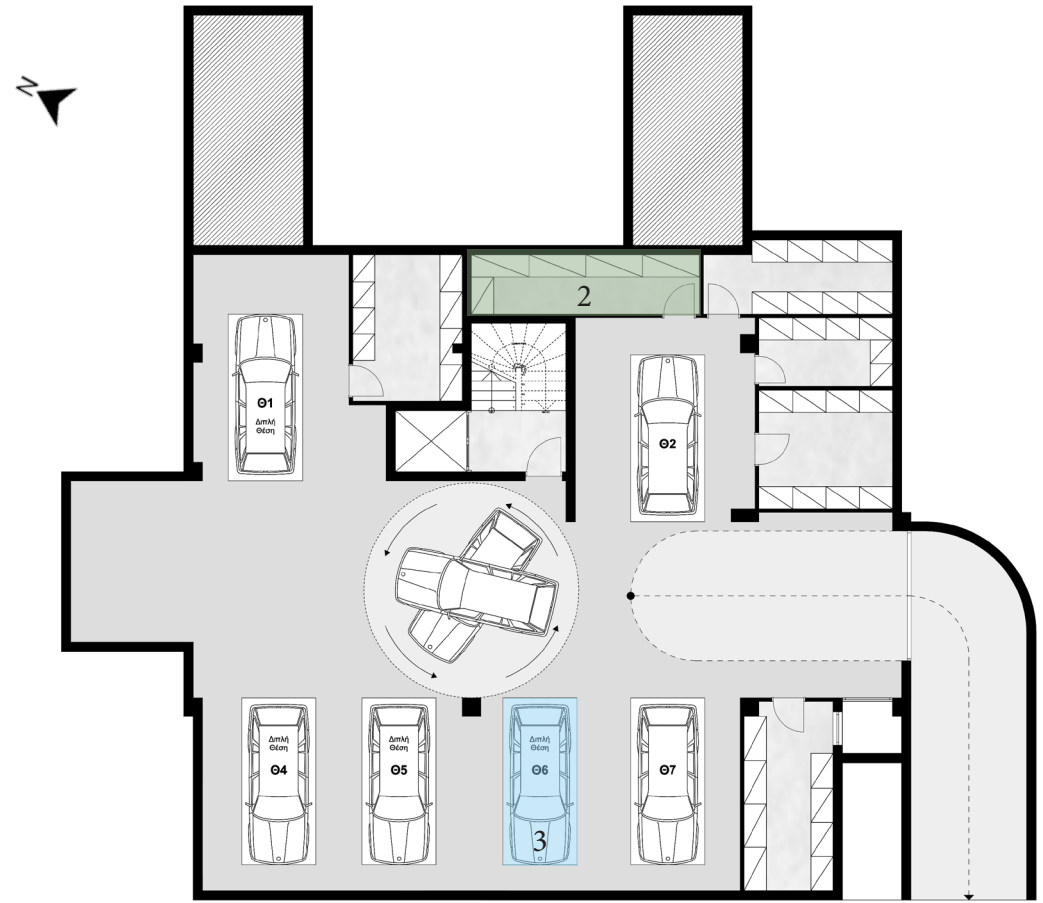
- | | |
|--------------------|-------------------|
| 1- Living area | 2- Kitchen |
| 3- Dining area | 4- Master Bedroom |
| 5- Master Bathroom | 6- Dressing |
| 7- Bedroom | 8- Bathroom |
| 9- WC | 10- Study |



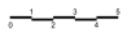
level 1



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



underground level



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



INTERIOR VIEWS

Residence A1





RESIDENCE A1
living area views



RESIDENCE A1
living area views





RESIDENCE A1
kitchen views



RESIDENCE A1
living area views



RESIDENCE A1
living area views



