

ARK
ATHENS



Ellinikon

Triti St. 10
-South Elliniko-

Residence B2

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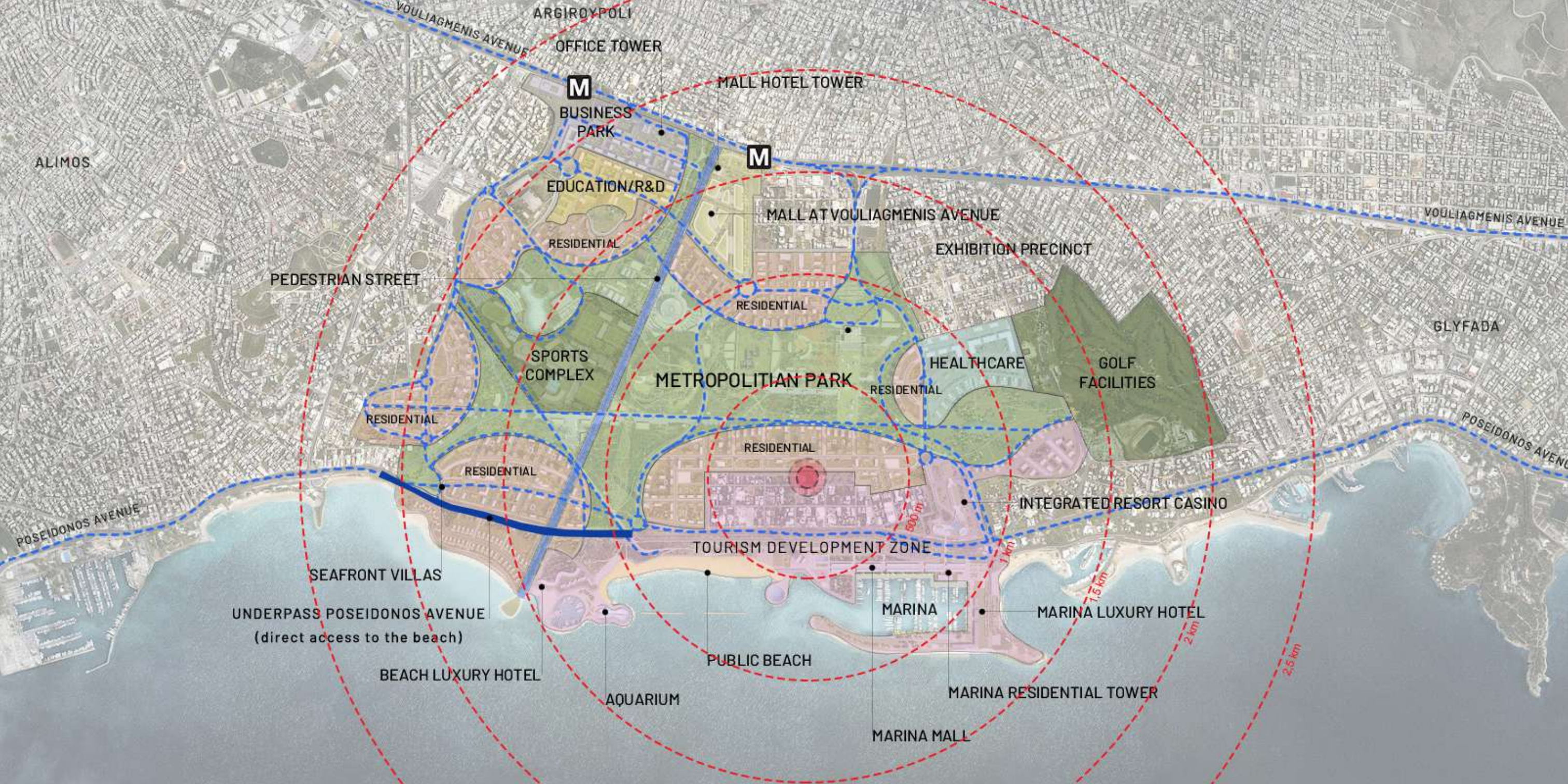


-OVERVIEW-

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 B2

level 2 & underground storage space

Nestled within a residential building, this residence offers a warm and inviting atmosphere, prioritizing comfort and functionality for a down-to-earth living experience. This everyday living space is bathed in natural light and enjoys ample fresh air.

Thanks to the large windows natural light is generously offered to the space, which creates a beautiful atmosphere and provides stunning views of the distinguished location at the southern edge of the site.

The apartment boasts a spacious kitchen, thoughtfully designed to seamlessly connect with both the living room and dining area. In this area of the a generously sized bathroom, provides convenience and comfort for residents.

The guest WC is conveniently located for this common area. The apartment features two bedrooms: a large master bedroom with ample closet space, and a second bedroom also with sufficient closet space. These two rooms share a well-appointed bathroom.

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 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.

Additionally, on the lower level, it will be equipped with 1 private parking spot with installation for electric vehicle charging, along with a dedicated 7,70 m² storage area.



2 Bedrooms



2 Bathrooms



Storage space : 7,70 m²



Living area : 74,97m²



1 Parking places



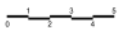
Upon request

PLANS

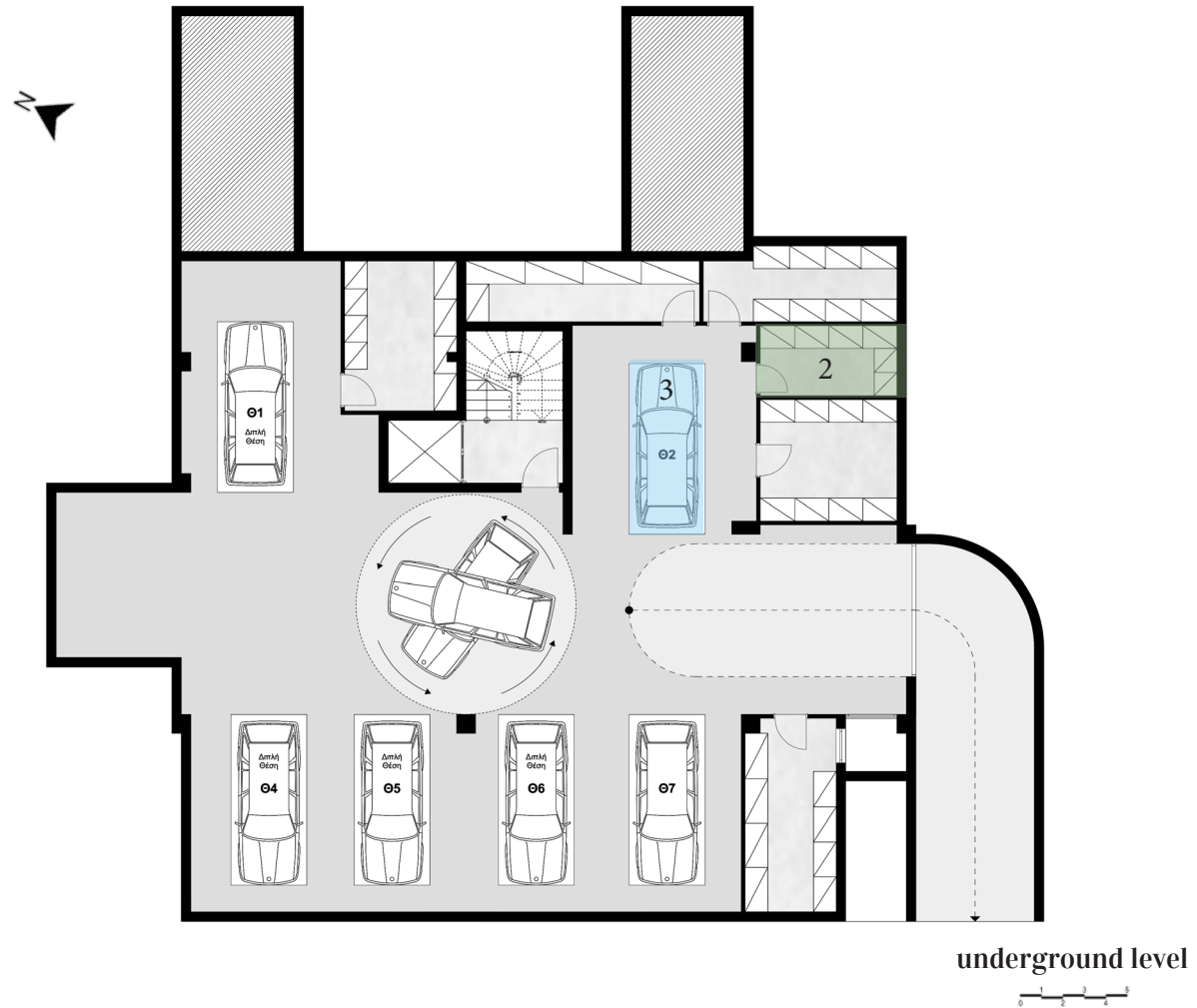
level 2 - underground level



level 2



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



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



INTERIOR VIEWS

Residence B2





RESIDENCE B2
living area views



RESIDENCE B2
living area views



RESIDENCE B2
living area views



RESIDENCE B2
kitchen area views

