

**ARK**  
ATHENS



**Ellinikon**

Triti St. 10  
-South Elliniko-

Residence B

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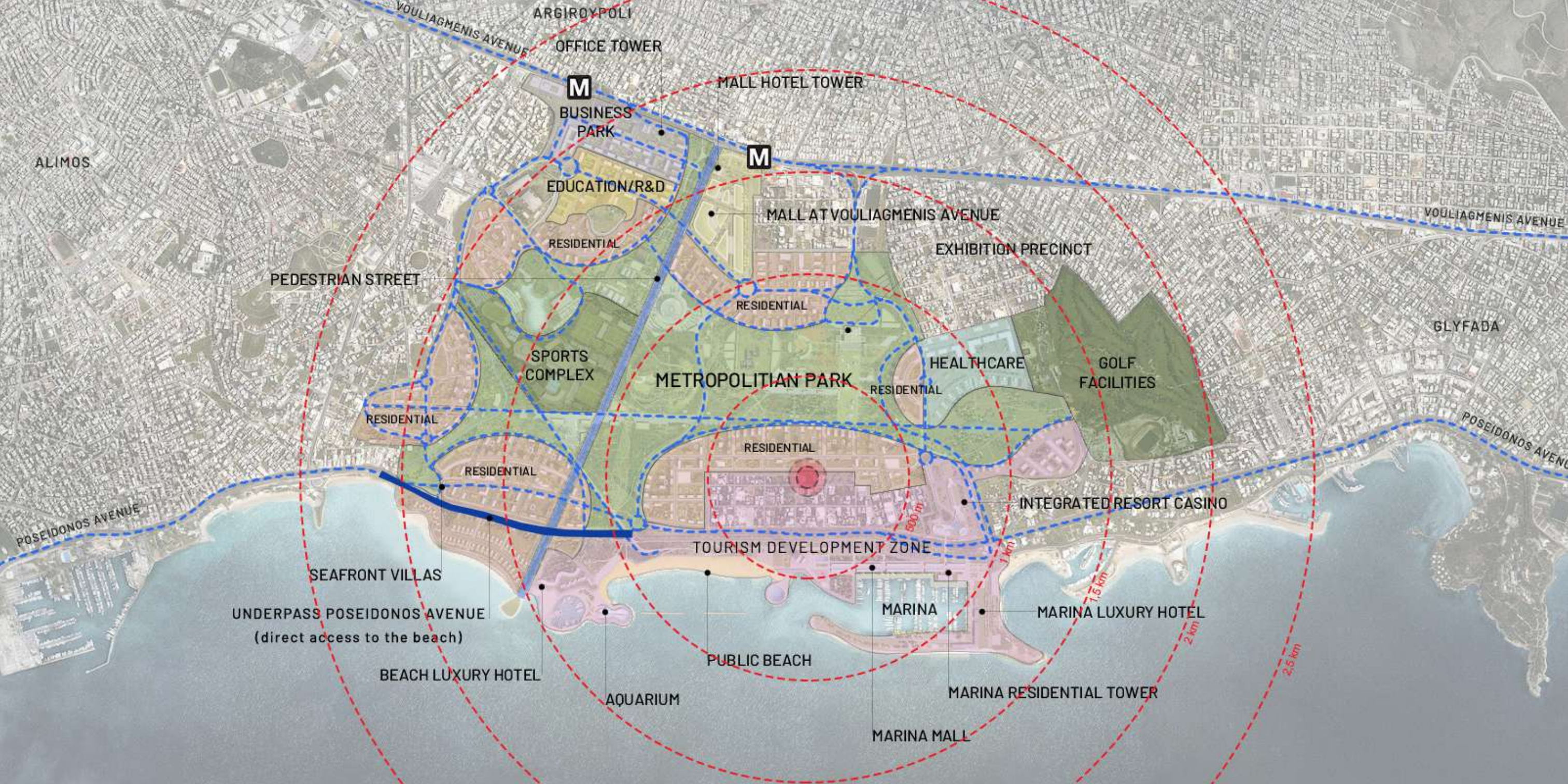


## -OVERVIEW-

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 B - V1

level 2 & underground storage space

This apartment occupies the whole second floor and its total area will be 168,98 m<sup>2</sup>, ideal for a social and active family lifestyle. A key feature of this apartment is its large, versatile area that can be customized to meet the owner's needs.

This version features an open-plan layout encompassing the kitchen, dining area, a large living room, and a guest bathroom. This design maximizes the sense of space and flow, creating a cohesive and inviting environment.







A large master bedroom with a walk-in closet, and a spacious private bathroom.

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.

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 2 private parking spot with installation for electric vehicle charging, along with a dedicated 12,04 m<sup>2</sup> and 7,70 m<sup>2</sup> storage areas.

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|  |  |
|--|--|
|   |   |
| 3 Bedrooms   | 3 Bathrooms  |
|   |   |
| 2 Storage space : •12,04 m <sup>2</sup><br>•7,70 m <sup>2</sup>                      | Living area : 168,98m <sup>2</sup>   |
|  |  |
| 2 Parking places   | Upon request   |

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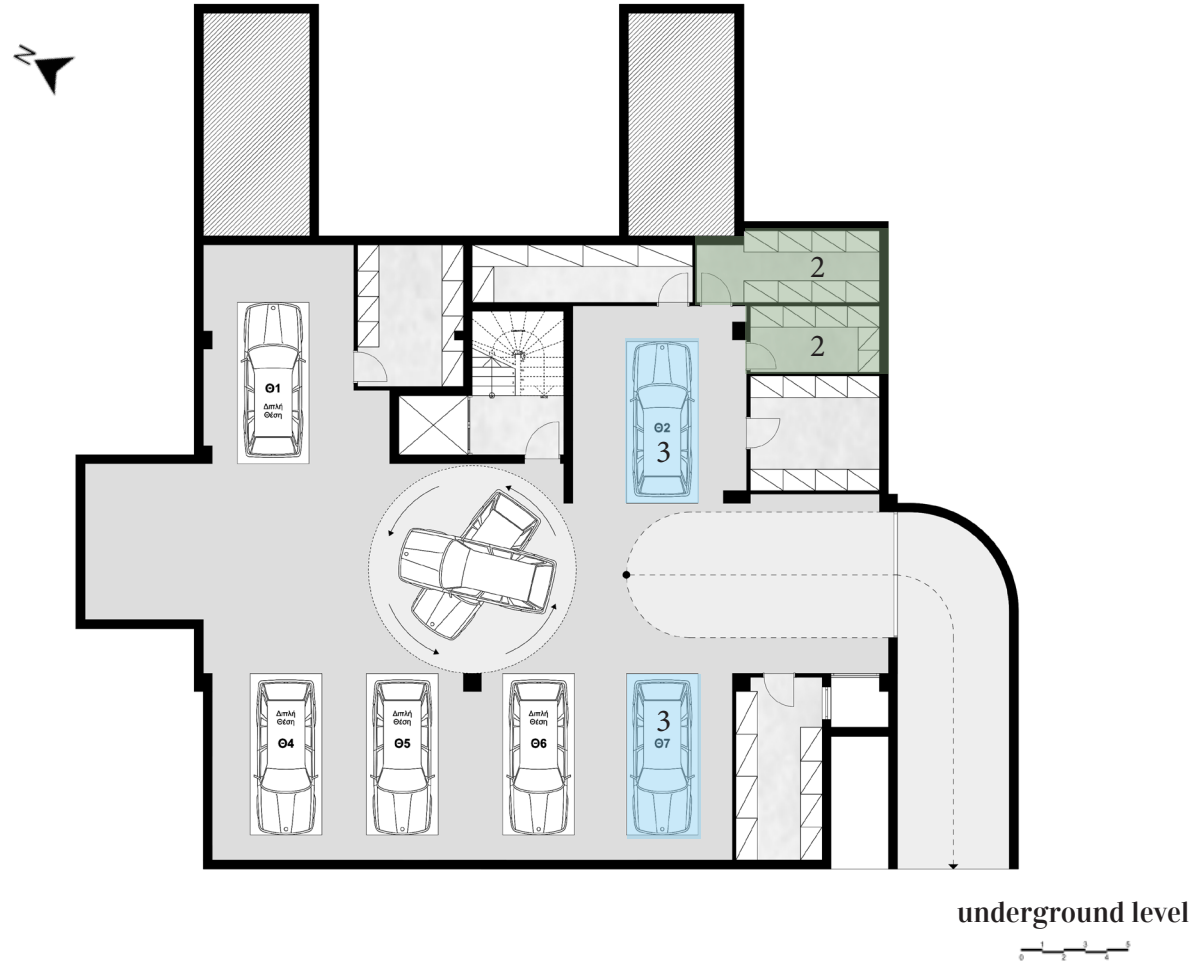
# PLANS

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

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# INTERIOR VIEWS

Residence B - V1





RESIDENCE B - VI  
living area views



RESIDENCE B - VI  
living area views



RESIDENCE B - VI  
living area views





RESIDENCE B - VI  
kitchen views



# RESIDENCE B - V2

level 2 & underground storage space

This apartment occupies the whole second floor and its total area will be 168,98 m<sup>2</sup>, ideal for a social and active family lifestyle. A key feature of this apartment is its large, versatile area that can be customized to meet the owner's needs.

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3 Bedrooms



3 Bathrooms



2 Storage space : •12,04 m<sup>2</sup>  
•7,70 m<sup>2</sup>



Living area : 168,98m<sup>2</sup>



2 Parking places



Upon request

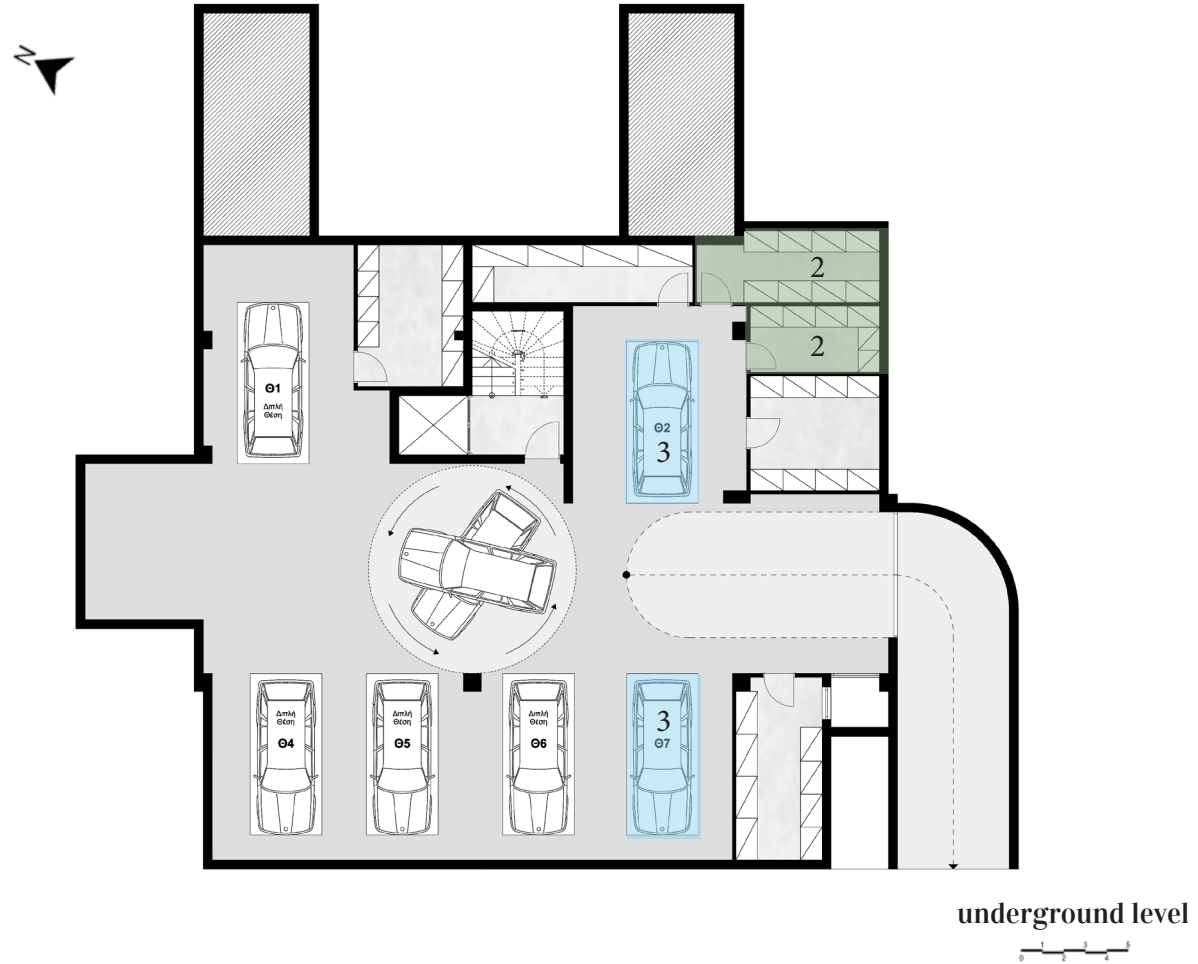
# PLANS

level 2 - underground level



level 2  
0 1 2 3 4

- |                    |                   |
|--------------------|-------------------|
| 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 B - V2





RESIDENCE B - V2  
living area views



RESIDENCE B - V2  
living area views



RESIDENCE B - V2  
living area views





RESIDENCE B - V2  
kitchen views





# RESIDENCE B - V3

level 2 & underground storage space

This apartment occupies the whole second floor and its total area will be 168,98 m<sup>2</sup>, ideal for a social and active family lifestyle. A key feature of this apartment is its large, versatile area that can be customized to meet the owner's needs.

This version features an open-plan layout encompassing the kitchen, dining area, a large living room, and a guest bathroom. This design maximizes the sense of space and flow, creating a cohesive and inviting environment.

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Additionally, on the lower level, it will be equipped with 2 private parking spot with installation for electric vehicle charging, along with a dedicated 12,04 m<sup>2</sup> and 7,70 m<sup>2</sup> storage areas.



3 Bedrooms



3 Bathrooms



2 Storage space : •12,04 m<sup>2</sup>  
•7,70 m<sup>2</sup>



Living area : 168,98m<sup>2</sup>



2 Parking places



Upon request

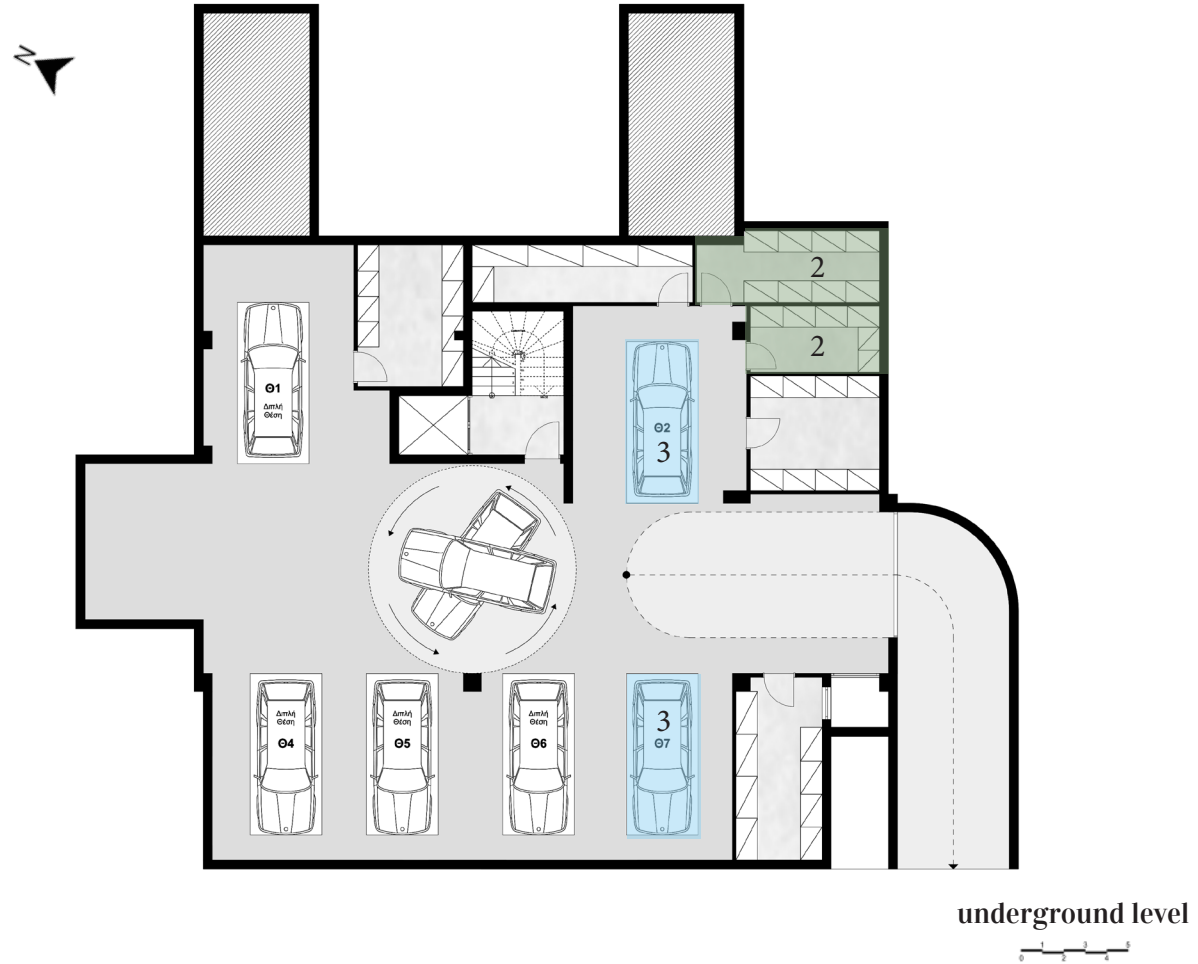
# PLANS

level 2 - underground level



level 2  
0 1 2 3 4

- |                    |                   |
|--------------------|-------------------|
| 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

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# INTERIOR VIEWS

Residence B - V3





RESIDENCE B - V3  
living area views



RESIDENCE B - V3  
living area views



RESIDENCE B - V3  
living area views





RESIDENCE B - V3  
kitchen views



