

RESIDENCES BY A&M ARCHITECTS

SUNSET GROVES



THE ELLINIKON



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Little Athens masterplan

Integrated, sustainable, coastal living with Europe’s largest coastal park at its heart.

| Number of Units (indicative) | |
|------------------------------|---------|
| Type | Number |
| Park Rise & Residences | 200-250 |
| Apartments | 850-900 |

| Residential Typologies (indicative) | |
|-------------------------------------|-----------------------|
| Type | Unit size range (sqm) |
| 1 Bedroom | 60-70 |
| 2 Bedroom | 95-120 |
| 3 Bedroom | 135-160 |
| 4 Bedroom | 175-230 |
| 5 Bedroom | 300+ |

NOTE: Little Athens residential units will be introduced sequentially.



DISTANCES FROM THE SEA

PROMENADE HEIGHTS: 200M

TRINITY GARDENS: 150M

ATRIUM GARDENS: 150M

SUNSET GROVES: 250M

RESIDENTIAL

NEIGHBOURHOOD RETAIL

BEACH

THE COMMERCIAL HUB

THE SPORTS PARK

MANDARIN ORIENTAL ATHENS

EDUCATION

World-class architecture



Riviera Tower
Foster + Partners, UK



Vouliagmenis Mall
Aedas Architects Fz-Llc, Hong Kong



Park Rise
Bjarke Ingels, Denmark



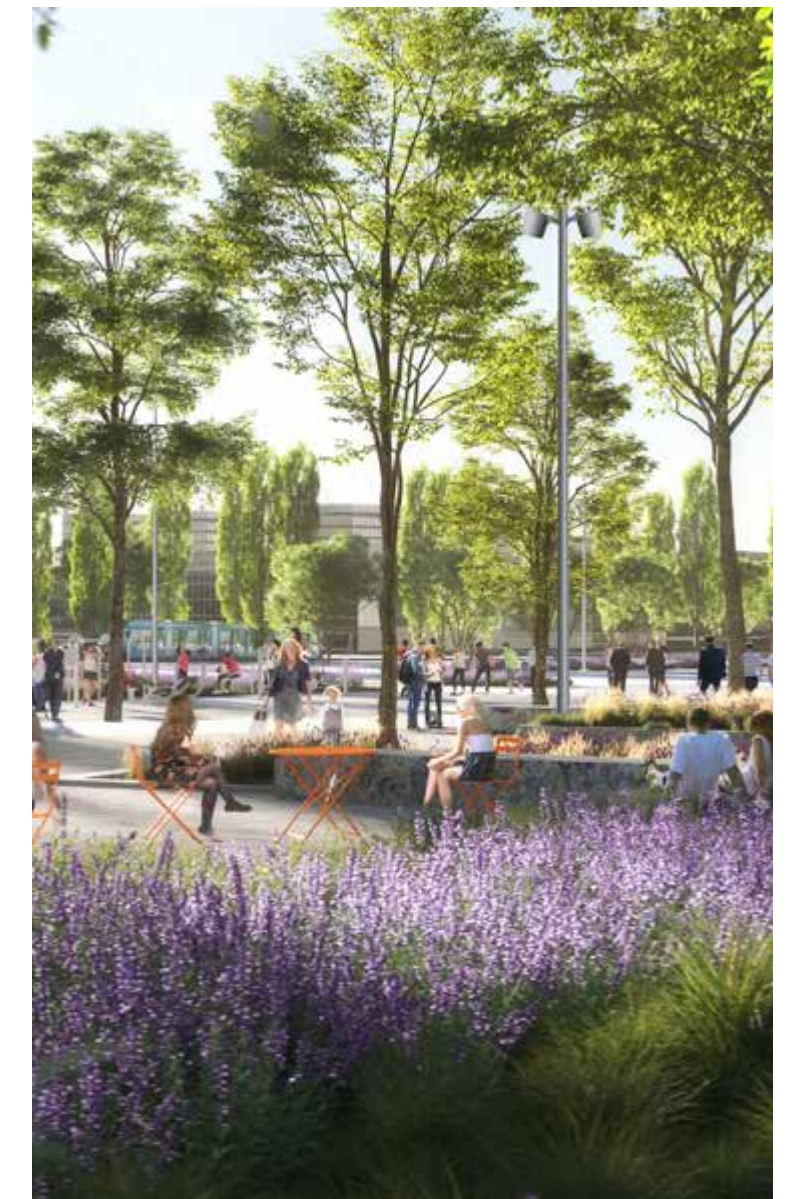
Riviera Galleria
Kengo Kuma & Associates, Japan



The Cove Residences
ISV Architects, Greece
Bobotis + Bobotis, Greece



The Cove Villas
Tombazis & Associates Architects, Greece
ISV Architects, Greece
K Studio, Greece
Oppenheim Architects, USA
Saota, South Africa



The Ellinikon Park
Sasaki Associates Inc., USA

A VIBRANT NEW
NEIGHBOURHOOD

Little Athens



Overview

Phase 1

| Number of units (indicative) | |
|------------------------------|---------|
| Type | Number |
| Residences | 200-250 |
| Apartments | 850-900 |

| Residential typologies (indicative) | |
|-------------------------------------|-----------------------|
| Type | Unit size range (sqm) |
| 1 Bedroom | 60-70 |
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NOTE: Little Athens residential units will be introduced sequentially.



The urban village bright with both Greek and global character

Little Athens brings truly modern living to the city.

Residents benefit from all The Ellinikon offers — the park, the beach, shaded pathways, exceptional activities, and the vitality of a year-round, growing and thriving community.

This unique neighbourhood has everything needed to live a wonderful life. Exceptional homes designed by local and international superstar architects live in unity with green spaces, shopping, facilities, and a buzzing social scene.



DESIGN AND NATURE IN HARMONY

SUNSET GROVES





Designed by Greek architectural practice A&M Architects

Ten buildings of 5 floors

219 apartments
(1- to 4-bedroom)

Penthouse apartments have **private roof terraces or Jacuzzis**

All ground-floor apartments have **private gardens**

Selected ground-floor apartments have **swimming pools or Jacuzzis**

Communal gardens for all residents

Views of the sea, mountains and The Ellinikon Park

Ground-floor **retail** and **café**

Secured resident-only underground parking and **storage**

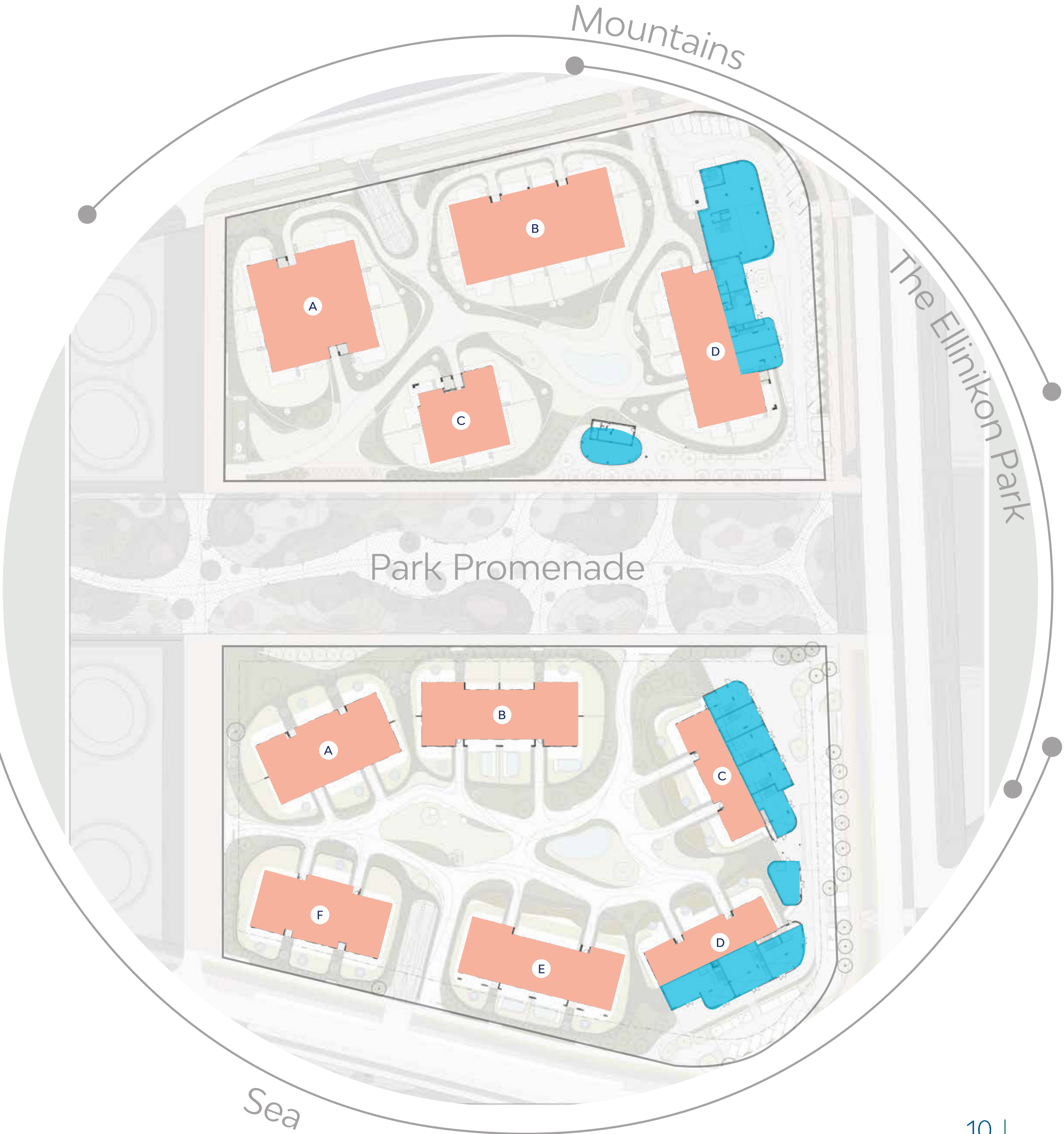
Contemporary specifications and finishes

SUNSET GROVES MASTERPLAN

East Plot
4 Buildings
99 apartments

West Plot
6 buildings
120 apartments

- Residential Building
- Retail Building



WELCOME TO SUNSET GROVES

Sunset Groves is a two distinct yet complementary coastal residence collections in a strikingly expansive realm. They sit within the green and tranquil heart of the Little Athens neighbourhood, on either side of landscaped promenade, just moments from the beach and The Ellinikon Park. The buildings are aligned to give every apartment unobstructed, far-reaching sea, mountain or park panoramas. And an upscale retail and café offering enriches the lives of its residents.

A natural and coastal experience

The feeling of an effortless connection with nature elevates the living experience in Sunset Groves. Walking through the beautiful and spacious landscaped gardens towards your apartment inspires a sense of limitless breathing space and community connection.

Residents also enjoy direct access to the landscaped promenade, which takes you to The Ellinikon Park's vast green spaces in minutes. And with the Aegean Sea mere moments away, this is the epitome of a modern Mediterranean lifestyle.

Even home life is all about the outdoors. The penthouse apartments feature private roof terraces including a Jacuzzi. Residents of the ground-floor apartments benefit from private gardens, some of which feature swimming pools or Jacuzzi. And all apartments enjoy generous shaded balconies.





A stunning coastal destination and adventurous design.
The essence of contemporary Mediterranean living.



Living in Sunset Groves

Outstanding contemporary architecture and design.

Secure and regulated plot **walking distance from the Park Promenade and The Ellinikon Park, and less than 5 minutes walk to the beach.**


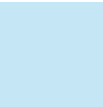









Communal gardens and lush landscaping creating a peaceful and family-friendly neighbourhood.

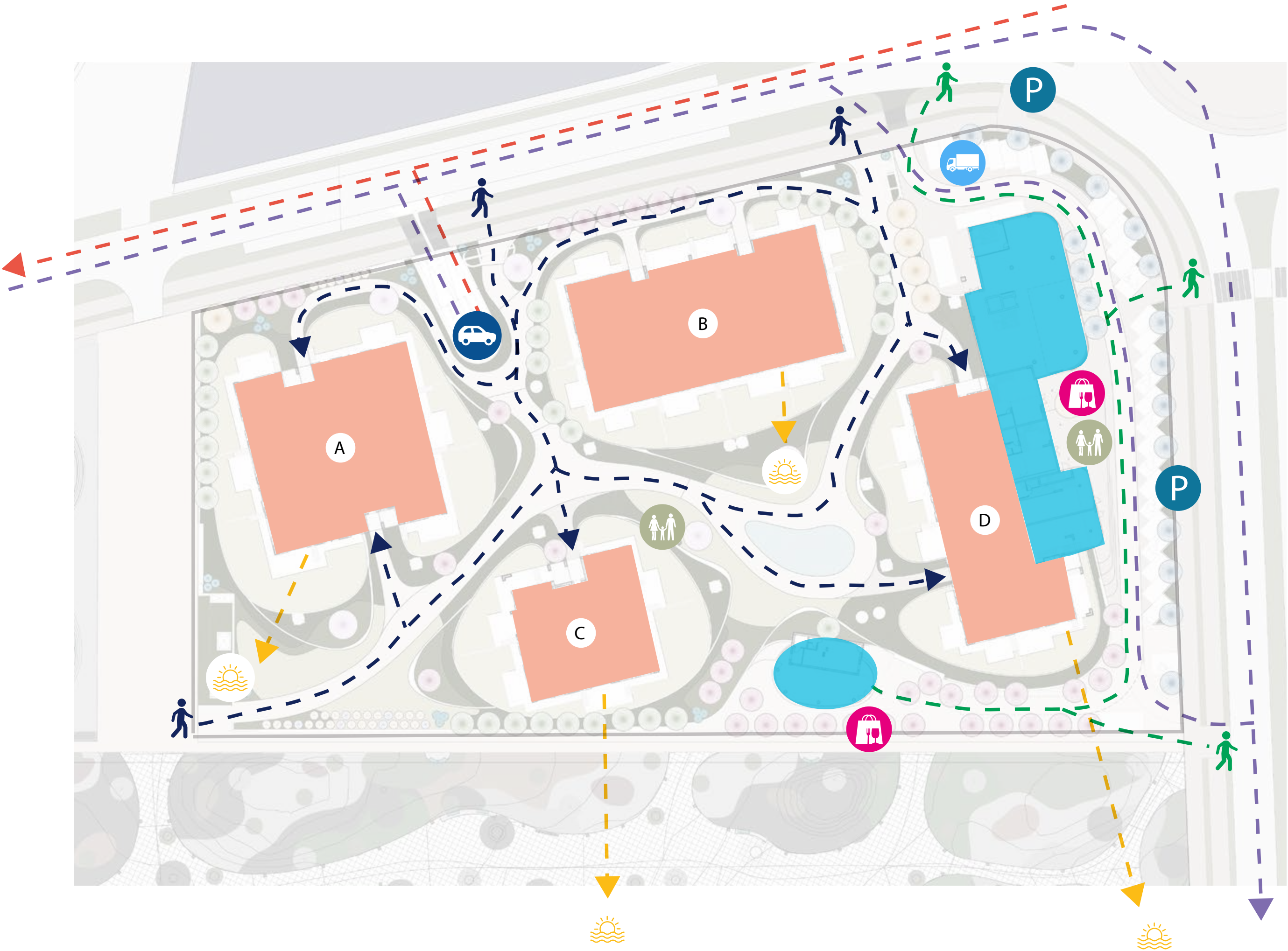
Upper-level apartments enjoying **unobstructed sea views.**

Neighbourhood retail with convenience stores and F&B outlets cater to residents' needs

East Plot masterplan


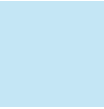









Accessibility & key features

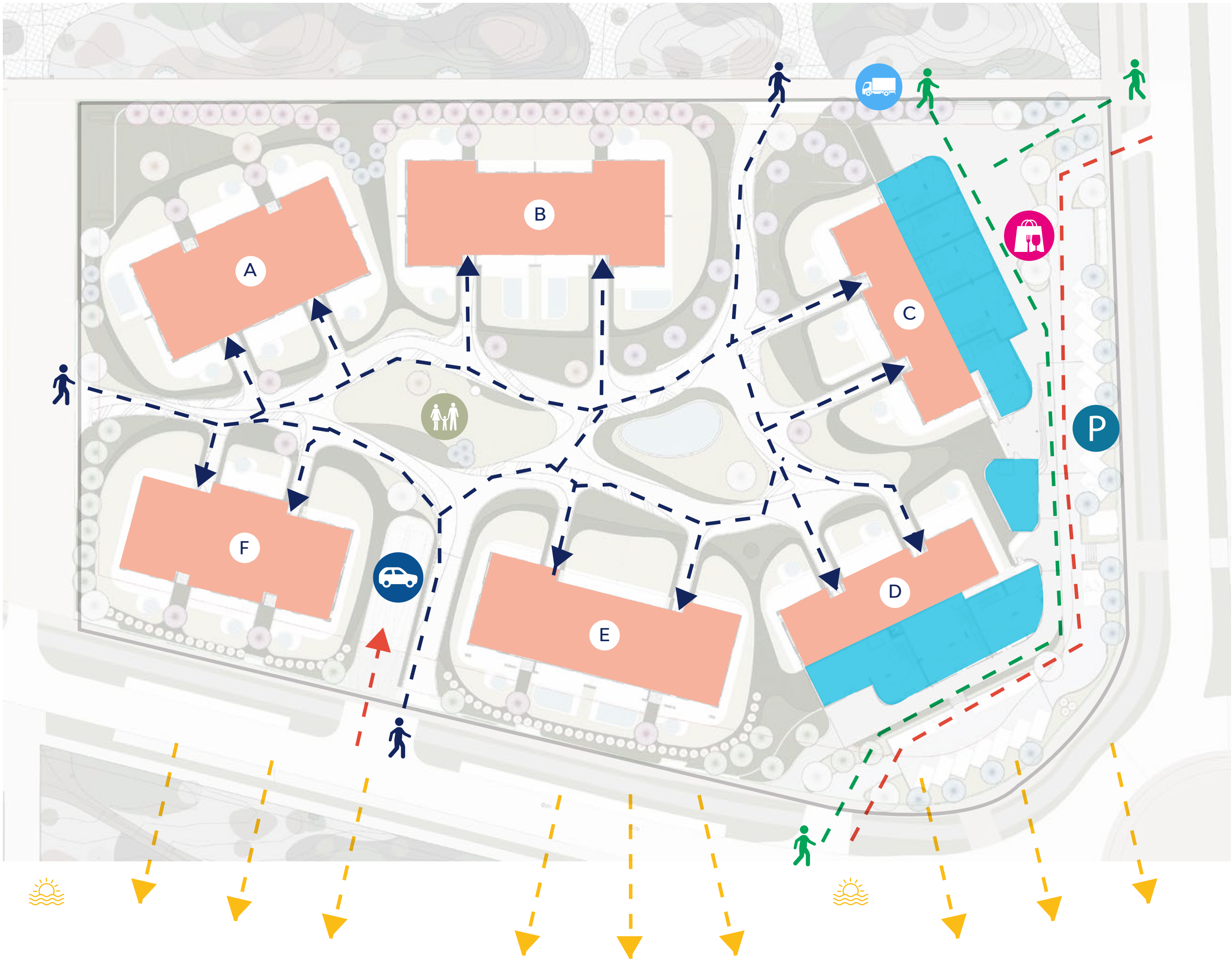
-  Residential Building
-  Retail Building
-  Outdoor Parking Area for retail
-  Vehicular Access
-  Pedestrian Path | Entrance to Retail Stores
-  Pedestrian Path | Entrance to Residences
-  Ramp to Underground Residential Parking
-  Loading area
-  Small Retail and F&B Area
-  Common Area in Residential Courtyard
-  Sea Views



West Plot masterplan

Accessibility & key features

-  Residential Building
-  Retail Building
-  Outdoor Parking Area for retail
-  Vehicular Access
-  Pedestrian Path | Entrance to Retail Stores
-  Pedestrian Path | Entrance to Residences
-  Ramp to Underground Residential Parking
-  Loading area
-  Small Retail and F&B Area
-  Common Area in Residential Courtyard
-  Sea Views



DESIGN INSPIRED
BY COASTAL LIGHT

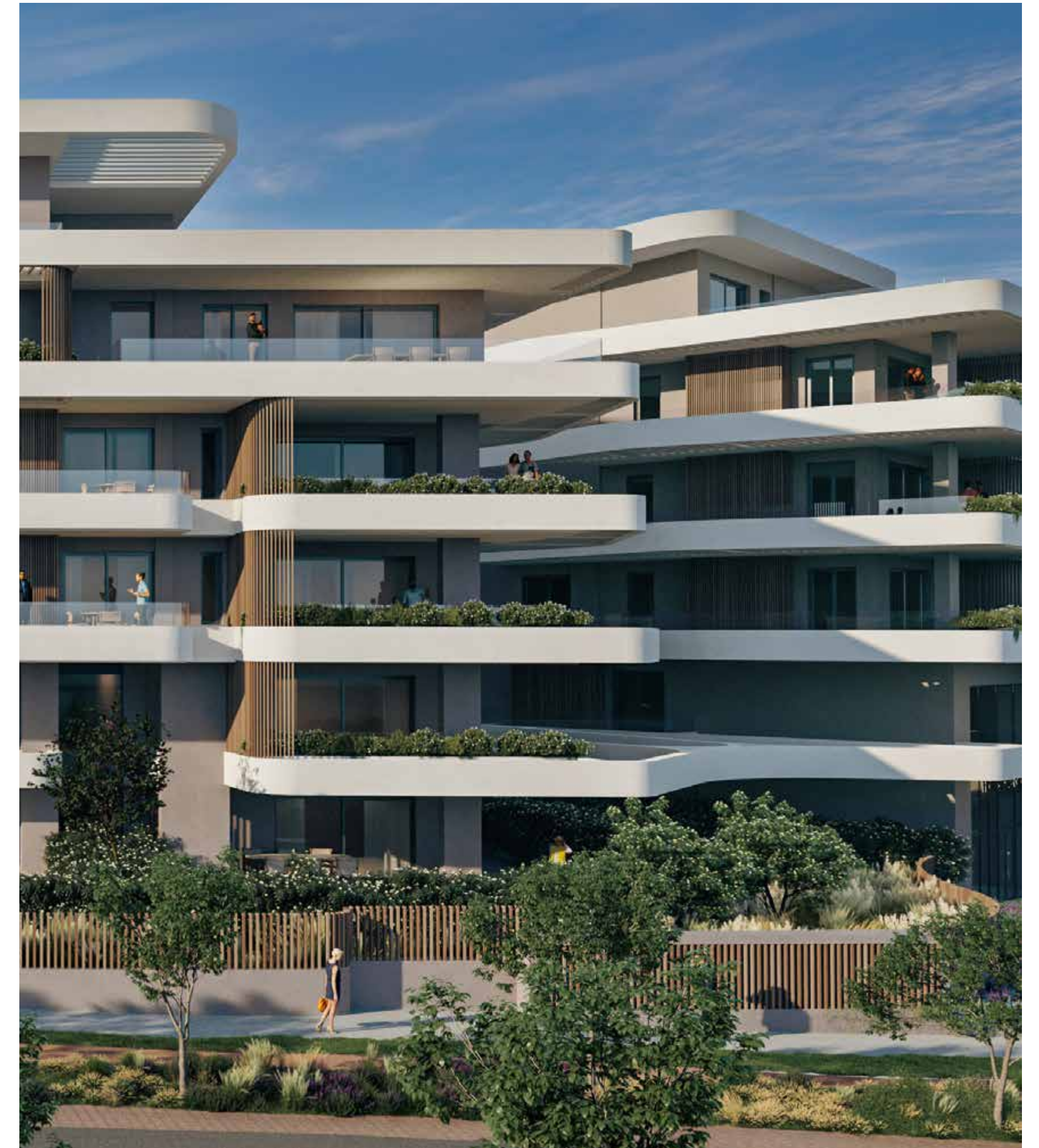
Special features





Architecture celebrating sunlight

The design of Sunset Groves celebrates this sun-drenched coastal location. The spacious communal courtyards are suntraps where residents bask or enjoy the shade of lush Mediterranean planting. The openness of these spaces offers the apartments clear views and natural light throughout the day. The perforated pergolas allow dappled sunlight to filter through onto the balconies. The colours and textures of the buildings beautifully echo the coastal landscape.





A distinctive architectural expression

Continuous balconies of the east plot with a slim profile and sharp corners define the outward expression with a feeling of airiness. This sense of lightness is emphasised by the narrower balconies at the penthouse level, which make the buildings appear as if they are rising into the sky. Aside from the uniform horizontal lines, the façade has a purposefully irregular staggered design, where the volume of the internal spaces is barely perceptible, bringing a sense of enigmatic freedom to the overall effect.



The harmonious design of the west plot features smooth, organic shapes inspired by the flowing forms found in nature. The extended pergolas elevate the overall design by creating a connection between buildings. Each residence boasts spacious balconies that invite you to unwind and connect with the outdoors, offering sweeping views and ample space to personalize as your own sanctuary. With a palette of natural materials and finishes, every aspect of the complex has been thoughtfully crafted.



Optimum views by design

The ingenious arrangement of the ten Sunset Groves buildings maximises unobstructed views of the Aegean Sea, the wide-open expanse of The Ellinikon Park, and the mountains beyond. Consequently, the spacious balconies and roof terraces offer residents personal viewing platforms to enjoy the natural panoramas laid out before them.



SHINING SOPHISTICATION

Specifications & finishes

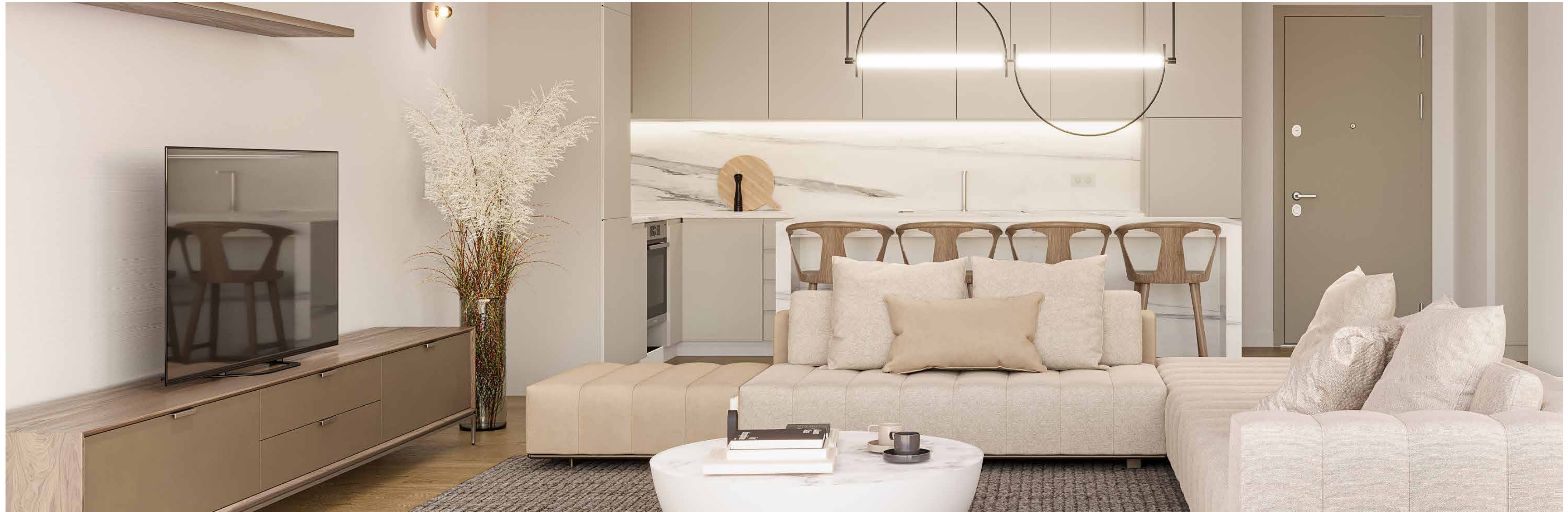
A homage to the sun-drenched coast

A celebration of sunlight and connection to the coast drive the design of the apartment interiors. These bright and airy contemporary spaces uphold a sense of outdoor living throughout, with clean lines, smooth and subtle textures, and a light palette of natural colours and materials. Refined, contemporary fittings bring elegant touches of modern luxury to the living experience.



LOOK AND FEEL

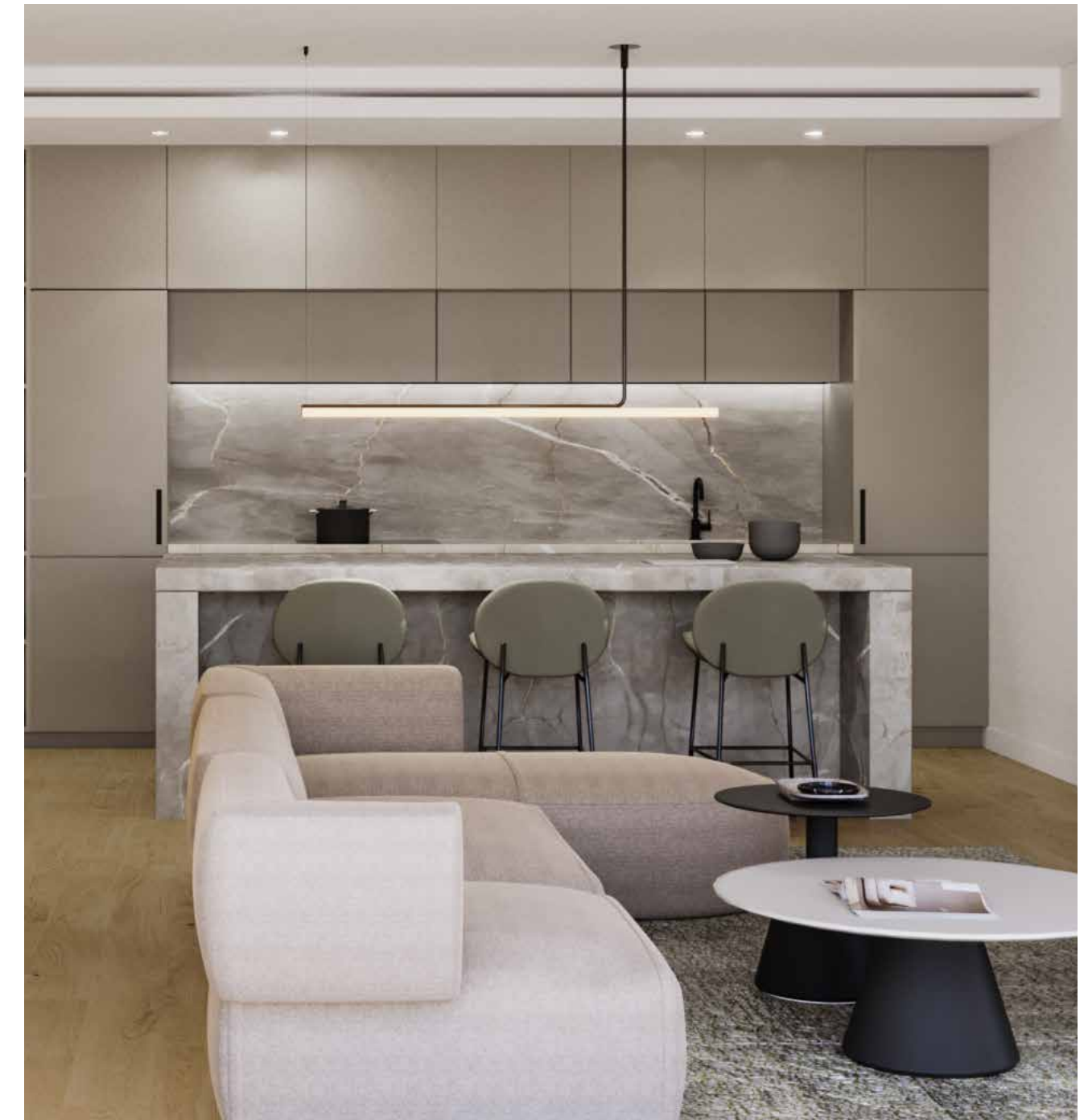
Living areas



A generous 2.8m ceiling height sets the standard for the voluminous multi-purpose spaces at the heart of the apartments. The soft, neutral palette highlights the sharp architectural lines and design details. Oak timber flooring brings tonal warmth to the picture. Sliding doors open up onto spacious balconies offering alfresco living spaces with a breathtaking backdrop of far-reaching views.

LOOK AND FEEL

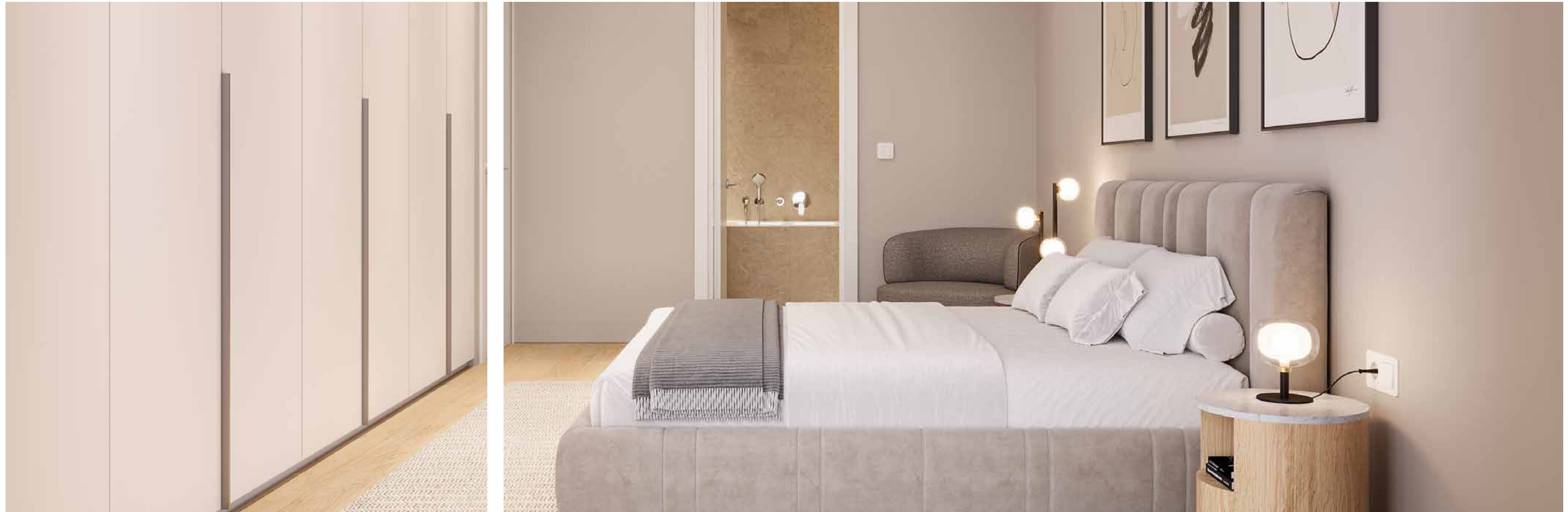
Kitchen area



The kitchen area displays a harmonious marriage of contemporary elegance and perfect utilitarianism. Highlight features and finishes include seamless cabinetry in a grey melamine, ceramic tile splashbacks, and concealed lighting. Top-notch branded fittings bring beauty and a high-performance edge to the everyday experience.

LOOK AND FEEL

Master bedroom



High ceilings and a beautiful palette of pale tones make the bedrooms elegant and welcoming retreats. Floor-to-ceiling closets with a seamless lacquered finish are a feature that adds luxury and practicality. Subtle spotlights create a soothing evening mood, while bright natural light flooding through tall windows brings positive energy to your mornings.

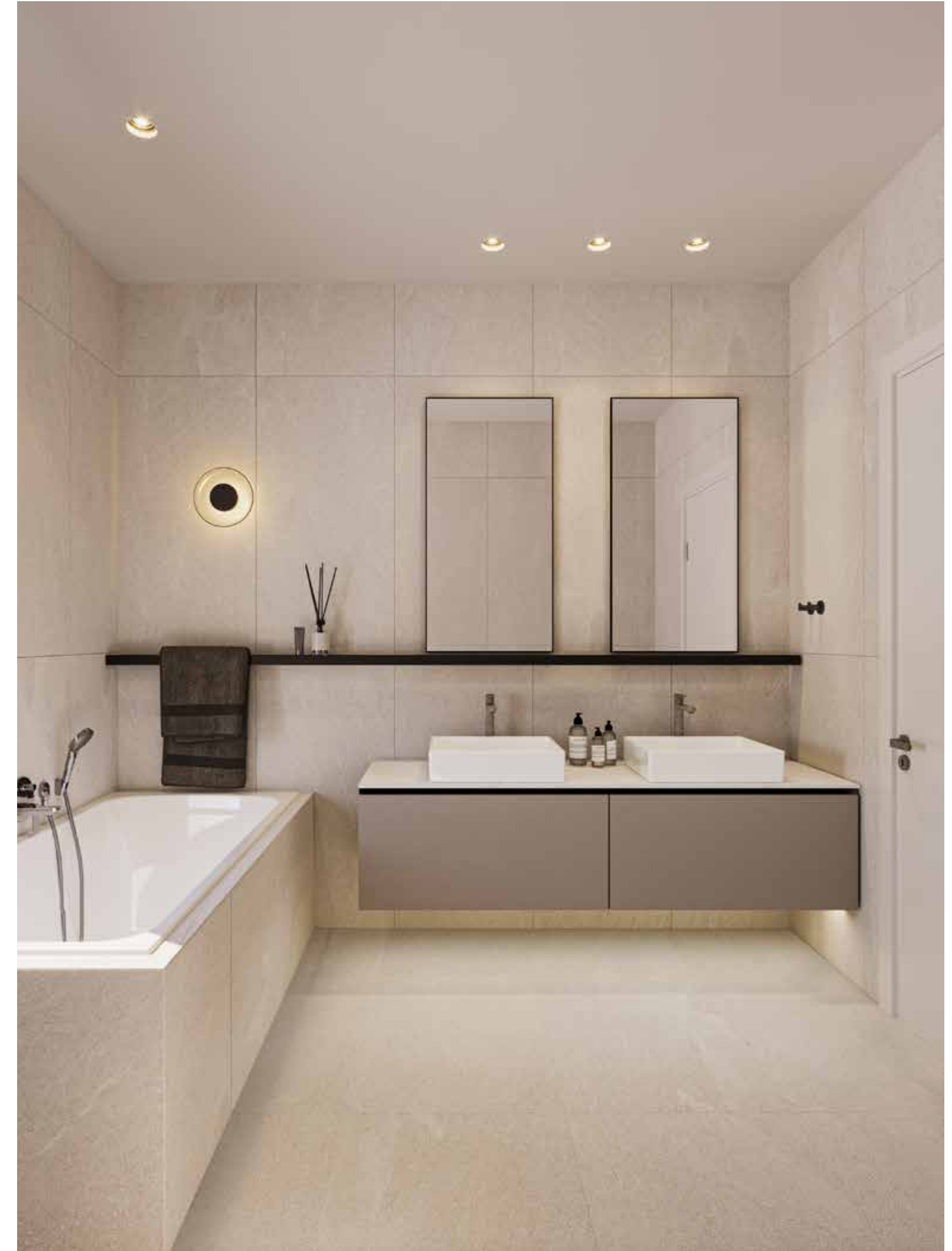
LOOK AND FEEL

Master bathroom



The master bathrooms boast space, natural light, and a high specification throughout. They are zen-like sanctuaries where precise detailing meets an ambiance of natural warmth. Each features either a shower or a bathtub and double vanity units, all completed with stylish chrome fittings. Large, stone-effect ceramic tiles bring a unified finish to the walls and floors.

LOOK AND FEEL



Specifications overview

The bright, spacious and high-specification interiors of the apartments at Sunset Groves bring contemporary quality to the Mediterranean lifestyle.

Kitchen

- Minimal cabinet design with grey melamine finish
- Ceramic tiled splash screen
- Recessed LED strip lighting

Living Room

- Paint finishes in off-white or beige organic tones
- Focus on natural textures and materials
- Open space with two balconies with sitting areas per apartment

Floor Finishes

- Oak timber flooring extends to all the main interior spaces
- WCs and shared bathrooms feature stone-effect ceramic tiles

Bedrooms

- Master bedrooms feature floor-to-ceiling walk-in closets or wardrobes
- Common bedrooms include floor-to-ceiling wardrobes
- All bedrooms feature balcony space

Decorative Finishes

- Interior-to-exterior continuous ceiling for an uninterrupted view throughout the apartment
- Balcony planters bring nature to the outdoor living experience
- Ceiling recessed lighting

Bathrooms

- White porcelain wall-mounted WC with chrome flush
- White porcelain vessel basins in master bathrooms
- Wall-mounted fixtures in chrome finish
- Custom-made shower with chrome shower head and glass screen separator
- Wall-mounted cabinets

Doors and windows

- Floor-to-ceiling sliding windows with powder-coated aluminium finish
- Minimal doors for a smooth wall-door effect

Heating and Water

- Integrated heat pump and system to provide simultaneous cooling, underfloor heating, and domestic hot water

Amenities

- Private gardens for ground-floor apartments – some with swimming pools or Jacuzzis
- Private terraces with Jacuzzi for top-floor apartments
- Private central courtyard with water features and relaxation areas
- Cafés, boutiques and a convenience store at ground level
- Optional electric car charging in basement parking spaces

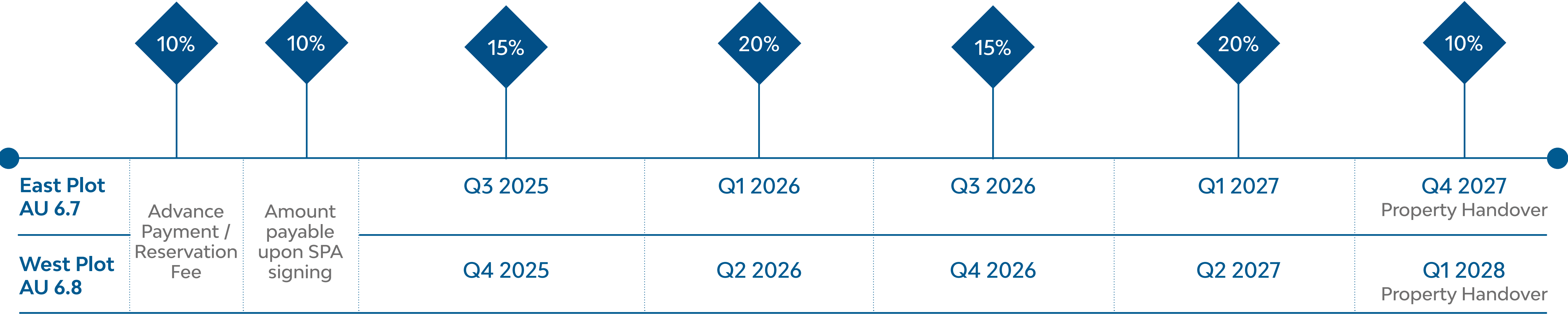
Sustainability

- High-performance wall insulation
- Water-controlled flow taps and cisterns
- Self-controlled heating system
- Cross-ventilated apartments
- Solar panels for hot water



Computer generated images (CGIs) are indicative only

Indicative Payment Plan



| Bedrooms | No. of Units | Size Range (Sq M) |
|----------|--------------|-------------------|
| 1 | 30 | 60-63 |
| 2 | 71 | 91-107 |
| 3 | 88 | 136-178 |
| 4 | 30 | 180-241 |
| Total | 219 | |

Notes:

1. The information presented (no. of milestones, dates, percentages %) are indicative, for information purposes only and could change at any time without notice. The final information will be included in the Sale & Purchase Agreement (SPA) of a property.

2. The percentages (%) shown are calculated on the property purchase price.

3. The amount to be paid upon signing the SPA depends on the time of its signing and equals to the cumulative percentages (%) to that date.








Investment Highlights

Destination Greece & Athens

-  **Beautiful coastline** with 6,000 islands, rich **cultural heritage**, diverse landscapes and **world-famous lifestyle**
-  **Member of the EU** (since 1981), Euro zone (since 2001) and Schengen area
-  **Strategic location** in Europe with easy access and international connectivity
-  **Mediterranean climate** with over 300 sunny days per year in Athens
-  **Capital city** with a population of approx. 4M offering safety, numerous activities and a world-class coastline
-  **Ideal destination** for primary and holiday **home investments**



Investment & Taxation Incentives

-  Residency Programme (**Golden Visa**)
-  **Non-Dom Regime** (annual tax of €100k on global income)
-  **Digital Nomad Visa** providing residency for up to 12 months
-  Vast network of **double taxation treaties** (57 countries)
-  **Single tax rate of 7%** for retirees' global income for 10 years
-  **50% income tax reduction** for 7 years when transferring tax residence in Greece
-  **Family offices** special regime



Residential Offering at The Ellinikon

-  A **diverse residential collection** offering different architectural designs, typologies and price points
-  A unique investment opportunity in a growing community offering **capital appreciation and healthy rental returns**
-  Well distributed **payment plan** linked to construction milestones
-  **Bank financing** by Greek institutions
-  Property and rental management services for a **hassle-free ownership**
-  **The Ellinikon Homeowners** community offering numerous privileges
-  Access to all the **benefits of The Ellinikon** – the park, the beach, sports facilities, private schools, fashion, F&B, the marina



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THE ELLINIKON