

# WaVES

## Of Ellinikon

A New Coastal Living Experience  
ELLINIKON - ATHENS RIVIERA

A high-quality apartment should be an extension of the homeowner's refined lifestyle.

Artistic integration directly enhances the product's value.

In compact spaces, thoughtful material selection leverage significant impact.

P R O J E C T  
S T R A T E G Y





ART



LIGHT & SHADOW



COMPOSITION

P R O J E C T  
R E F I N E M E N T





Unit Type: **1 - Standard 3BD Apartment**

Total Area: **120.50 m<sup>2</sup>**

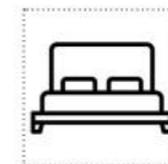
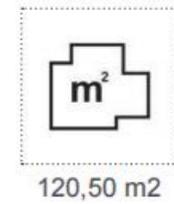
Building: **1 & 2**

Floor: **Ground Floor To 3RD Floor,  
in both buildings**

Total Units: **60-65 Apartments  
(WITH TYPE 1A)**

**Amenities**

- Security Door
- Fan coil Systems
- Aluminum Frames & Low E-window
- Fire Safety
- Fully Furnished & Equipped with kitchen appliances



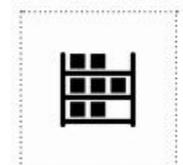
3 bedrooms



2 bathrooms  
1 WC



1 Parking  
spot



Basement-  
Storage



Unit Type: **1 - Standard 3BD Apartment**

Total Area: **122.80 m<sup>2</sup>**

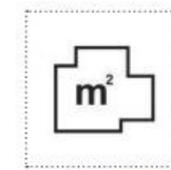
Building: **2**

Floor: **Ground Floor To 3RD Floor,  
in building 2**

Total Units: **8 Apartments**

**Amenities**

- Security Door
- Fan coil Systems
- Aluminum Frames & Low E-window
- Fire Safety
- Fully Furnished & Equipped with kitchen appliances



122,80 m2



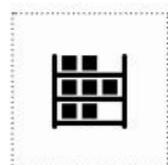
3 bedrooms



2 bathrooms  
1 WC



1 Parking  
spot



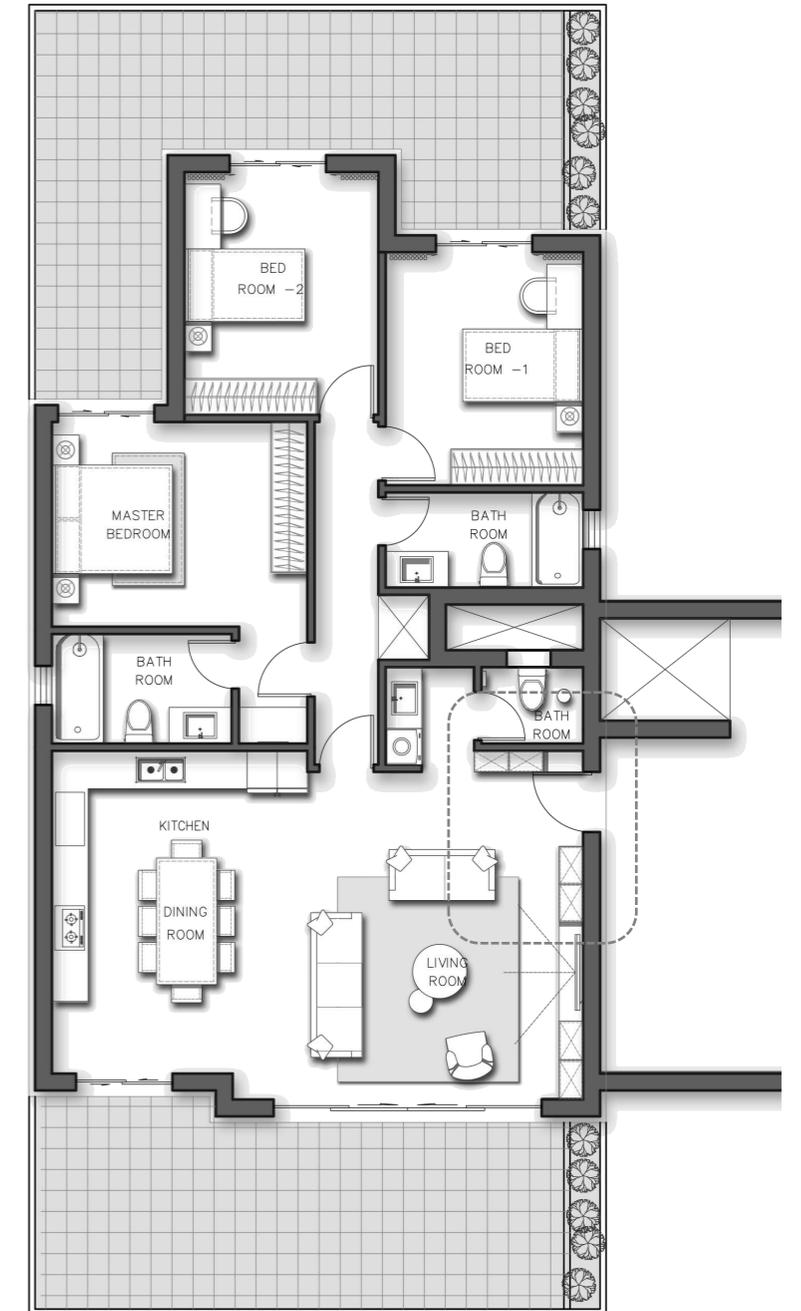
Basement-  
Storage

## KEY WORDS

Quality, Cozy, Premium

# The Essential Role of the Foyer in Spatial Design

A storage cabinet is installed at the entryway to organize shoes, bags, coats, and small daily essentials.

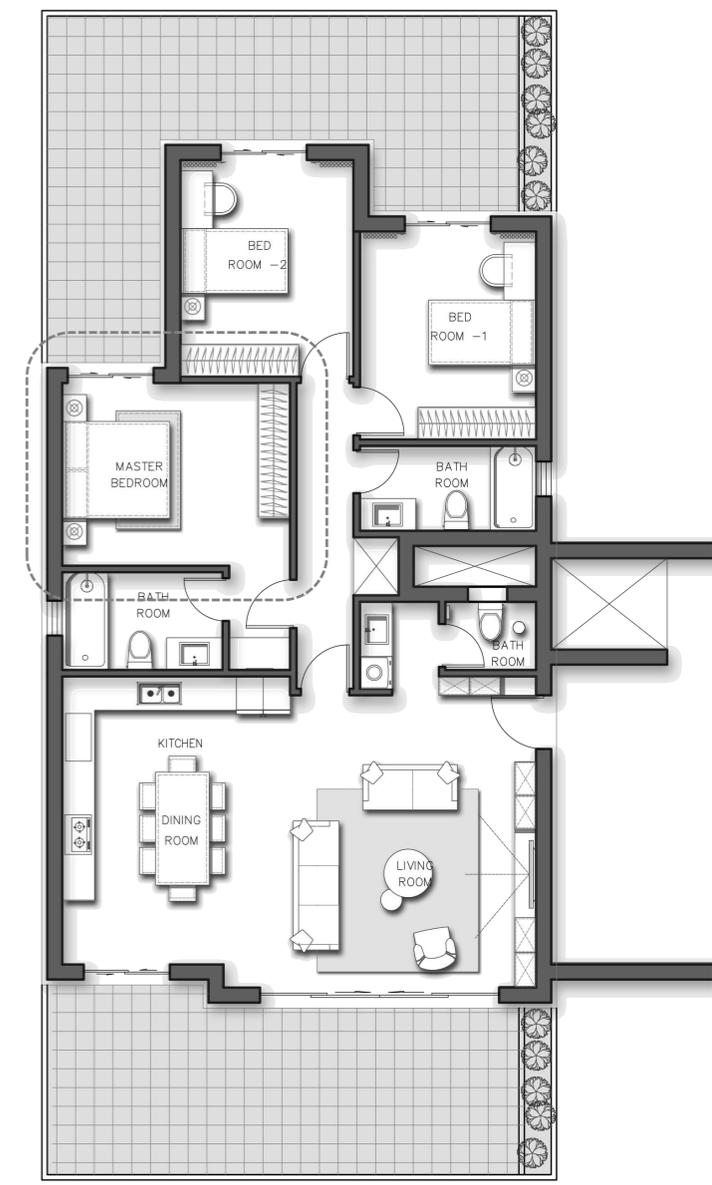




## Integrated Living-Dining Area

Integrating the living and dining rooms enhances the overall spaciousness and coherence of the area.





## MASTER BED ROOM

A wood-toned palette was selected to elevate the overall sophistication and texture of the space.



## MASTER BATH ROOM

The bathroom uses water-proof stone or tile.





Unit Type: **2 - Modular Apartments**

Total Area: Units can be combined into  
**128.85 m<sup>2</sup>**  
**(75.00m<sup>2</sup> & 45.30m<sup>2</sup>)**

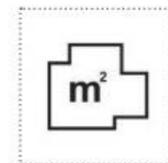
Building: **1 & 2**

Floor: **Ground Floor To 3RD Floor,  
 in both buildings**

Total Units: **60-65 Apartments**

**Amenities**

- Security Door
- Fan coil Systems
- Aluminum Frames & Low E-window
- Fire Safety
- Fully Furnished & Equiped with kitchen appliances



120,30 m<sup>2</sup>  
 (75.00m<sup>2</sup> & 45.30m<sup>2</sup>)



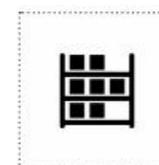
2 +1  
 bedrooms



1 +1  
 bathrooms



1 Parking  
 spot



Basement-  
 Storage

## KEY WORDS

Quality, Cozy, Tidy

# LIVING ROOM

The color scheme utilizes light-toned painted wall panels paired with wood tones. Small spaces usually use light colors to create a visual enlargement.



## LIVING ROOM

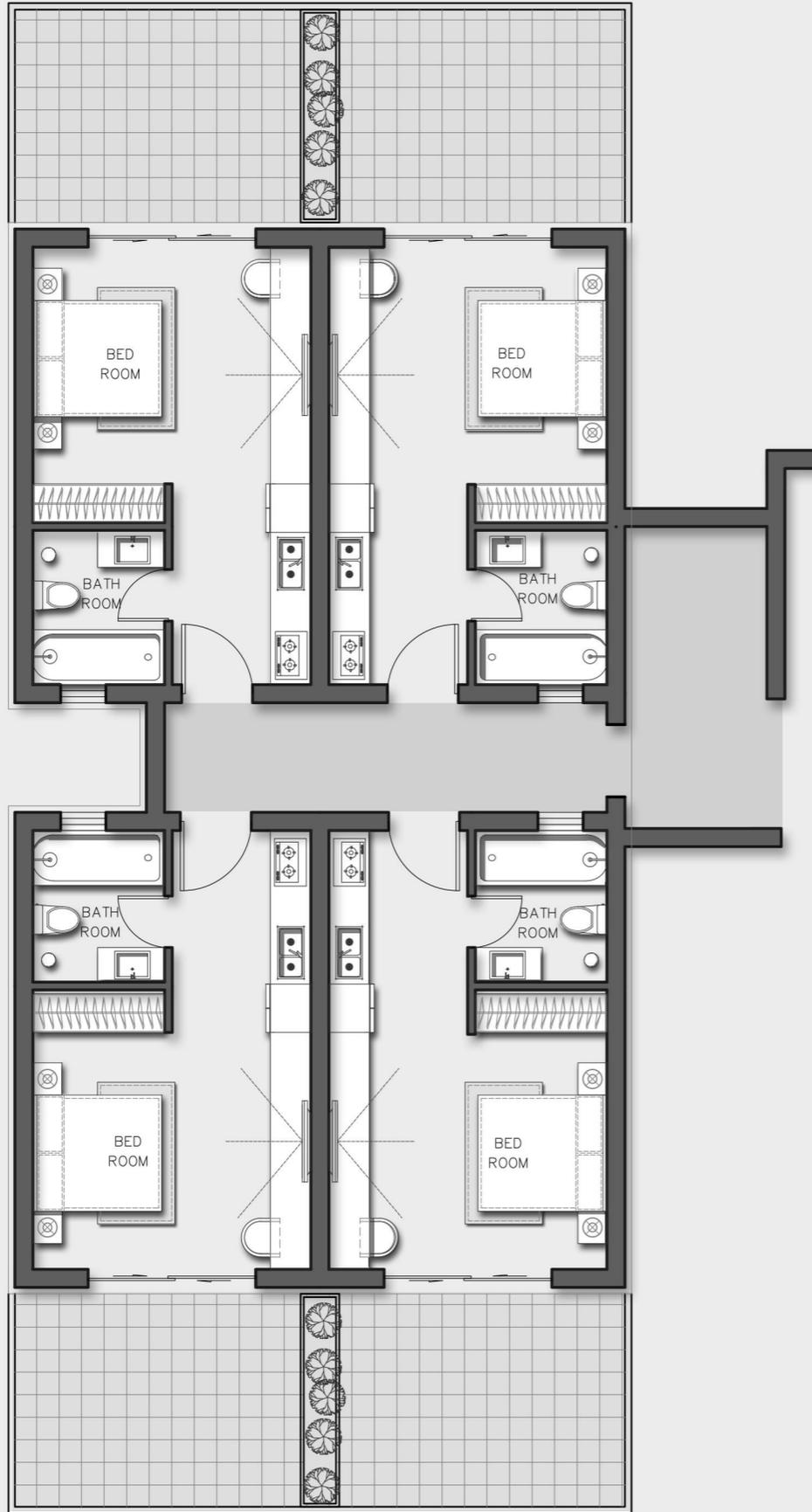
The dining area features an integrated design that combines the sideboard, countertop, and kitchen island, creating a cleaner aesthetic and a more cohesive, unified space.





## BED ROOM

The bedroom also adopts a warm color palette, articulated through a thoughtful composition of materials, achieving a design that is minimalist yet rich in depth.



Unit Type: **3 - Student Studios**

Total Area: 4 studios can be combined into **123.35 m<sup>2</sup>**  
(4 \* 28.00m<sup>2</sup> and Corridor)

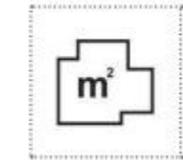
Building: **1 & 2**

Floor: **1ST To 3RD Floor, in both buildings**

Total Units: **220-230 Studios**

### Amenities

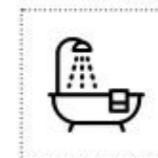
- Security Door
- Fan coil Systems
- Aluminum Frames & Low E-window
- Fire Safety
- Fully Furnished & Equiped with kitchen appliances



120,50 m<sup>2</sup>  
(4 \* 28.00m<sup>2</sup>  
& corridor)



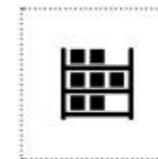
4 \* 1  
bedrooms



4 \* 1  
bathrooms



1 Parking  
spot



Basement-  
Storage

## KEY WORDS

Efficient, cozy, tidy

# STUDIO

The studio is designed to be more relaxed and dynamic, with appliances, cabinets, and the desk integrated into a unified built-in solution.



THANKS