



THE ELLINIKON

Little Athens Neighbourhood Retail



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Progress, ambition, and delight.
Embrace The Art of Life.

The Ellinikon



SUNSET GROVES

NEIGHBOURHOOD RETAIL

SPORTS COMPLEX

OFFICE TOWER & OFFICES

THE COMMERCIAL HUB

THE COVE VILLAS

EDUCATION

THE ELLINIKON PARK

HEALTH PARK

RIVIERA GALLERIA

INTEGRATED RESORT CASINO

PROMENADE HEIGHTS

LITTLE ATHENS

PARK RISE

THE ELLINIKON EXPERIENCE PARK & EXPERIENCE CENTRE

RIVIERA TOWER

DESTINATION BEACH CLUB

TRINITY & ATRIUM GARDENS

NEIGHBOURHOOD RETAIL

THE COVE RESIDENCES

NEIGHBOURHOOD RETAIL

MANDARIN ORIENTAL ATHENS

THE BEACH & COASTAL PARK

PAVILION TERRACES

THE MARINA

MARINA HOTEL & BRANDED RESIDENCES

The masterplan

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



A man and a young boy are kneeling in a grassy field, planting a small tree sapling. The man, wearing a blue denim shirt and dark shorts, is holding the sapling. The boy, wearing a plaid shirt and dark pants, is also holding the sapling. They are both looking at the sapling with interest. The background is a lush green field with trees in the distance, and the scene is bathed in the warm, golden light of sunset.

A VIBRANT NEW
NEIGHBOURHOOD

Little Athens

Retail mix

Overview

Phase 1

- Park Rise & Residences
- Apartments
- Retail Units Façade
- Offices
- Retail Building Blocks
- Public Area

Indicative Number of Retail Units in AU1 area of Little Athens	
Type	Number
Supermarket	1
Groceries	13
Food & Beverage	20
Other (gym, optics, tech, pharmacy, beauty, jewelry etc.)	53
Total Retail Units	70
Total Retail GLA	7.000 sqm
Indicative Number of Residential Units	
Park Rise & Residences	700

Indicative Number of Retail Units in AU6 area of Little Athens	
Type	Number
Convenience Food Store	1
Groceries	4
Food & Beverage	6
Other (gym, optics, tech, pharmacy, beauty, jewelry etc.)	10
Total Retail Units	22
Total Retail GLA	2.500 sqm
Indicative Number of Residential Units	
Apartments	450

Other Coastal Front Residential Units (RT, TCR, TCV)	
Apartments	313



Little Athens

Neighbourhood Retail

AU1 & AU6 area

The residential neighbourhoods in Little Athens will provide a combination of prestigious residential and mixed-use buildings, together with prime neighbourhood retail and F&B.

More than 100 prime independent ground floor shops with total ground floor surface of ~10.000 sqm will offer a variety of retail uses to adequately cover the daily needs of residents and visitors.

The shops will comprise supermarket and retail units (50 – 200 sqm), which mainly include stores that will serve neighbourhood needs with relatively small catchment area and F&B outlets (bars, cafes, restaurants etc.).



Main Uses
Supermarket/Convenience food store
Groceries/Butcher's house/Organic market etc.
Patisserie/Bakery
Restaurant
Small F&B (café, quick food, bar/pub)
Gym/Dance school
Fashion, Jewelry
Hairdresser/Beauty salon
Pharmacy
Optics
Laundry
Other Generic (Bank branch, flowers, Pet shop, etc.)



AU1

Pavilion Terraces





Retail Plot Plan


Accessibility & key features


Neighbourhood Retail in Pavilion Terraces comprises 20 units, allocated in three buildings (C, D, E) with total **Ground Floor GLA approx. 1.950 sqm**, plus **Basements of approx. 637 sqm GLA** and corresponding **External Areas (ELA)**.


One supermarket in building B with total **Ground Floor GLA approx. 1000 sqm** plus **Basement** and corresponding **External Areas (ELA)**.


Accessibility to the stores is facilitated by **97 exclusive parking spots** (55 underground & 42 on ground floor level).


Supply of goods is made via **three identified loading docks**, one of which is dedicated only to the supermarket.


- 


Mixed used buildings (F&B/Retail & Residential)
- 


Pure Residential Building
- 


Outdoor Parking Area for retail
- 


Ramp to Underground Residential Area
- 


Ramp to Supermarket Area
- 


Loading area
- 


Supermarket
- 


Mixed used building (Supermarket & Residential)
- 


Small Retail and F&B Area
- 

Common Area in Residential Courtyard
- 

Entrance to the Residential blocks
- 

Vehicular Access
- 

Residential Building Entrance
- 

Retail Zone Entrance
- 

Boundary of Residential and Retail Uses



Neighbourhood Retail Look & Feel

Indicative mood boards of retail stores at the ground floor of residential buildings.



Residential units above retail keep the street active around the clock, providing convenience for residents and sales volume for retailers.

AU 6

Atrium Gardens






Retail Plot Plan


Accessibility & key features


The Neighbourhood Retail in Atrium Gardens comprises 7 units, allocated in two buildings (A & B) with total **Ground Floor GLA approx. 500 sqm**, plus **Mezzanines of approx. 400 sqm GLA** and corresponding **External Areas (ELA)**.


Accessibility to the stores is facilitated by **14 exclusive parking spots** (all at ground floor level).


Supply of goods is made via **2 identified loading docks**.


- 


Mixed Used Building (Retail & Residential)
- 


Pure Residential Buildings
- 


Outdoor Parking Area for Retail
- 


Ramp to Underground Residential Parking Area
- 


Pedestrian Path | Entrance to Residences
- 


Small Retail and F&B Area
- 


Residential Building Entrance
- 


Retail Building Entrance
- 

Ramp to Underground Residential Area
- 

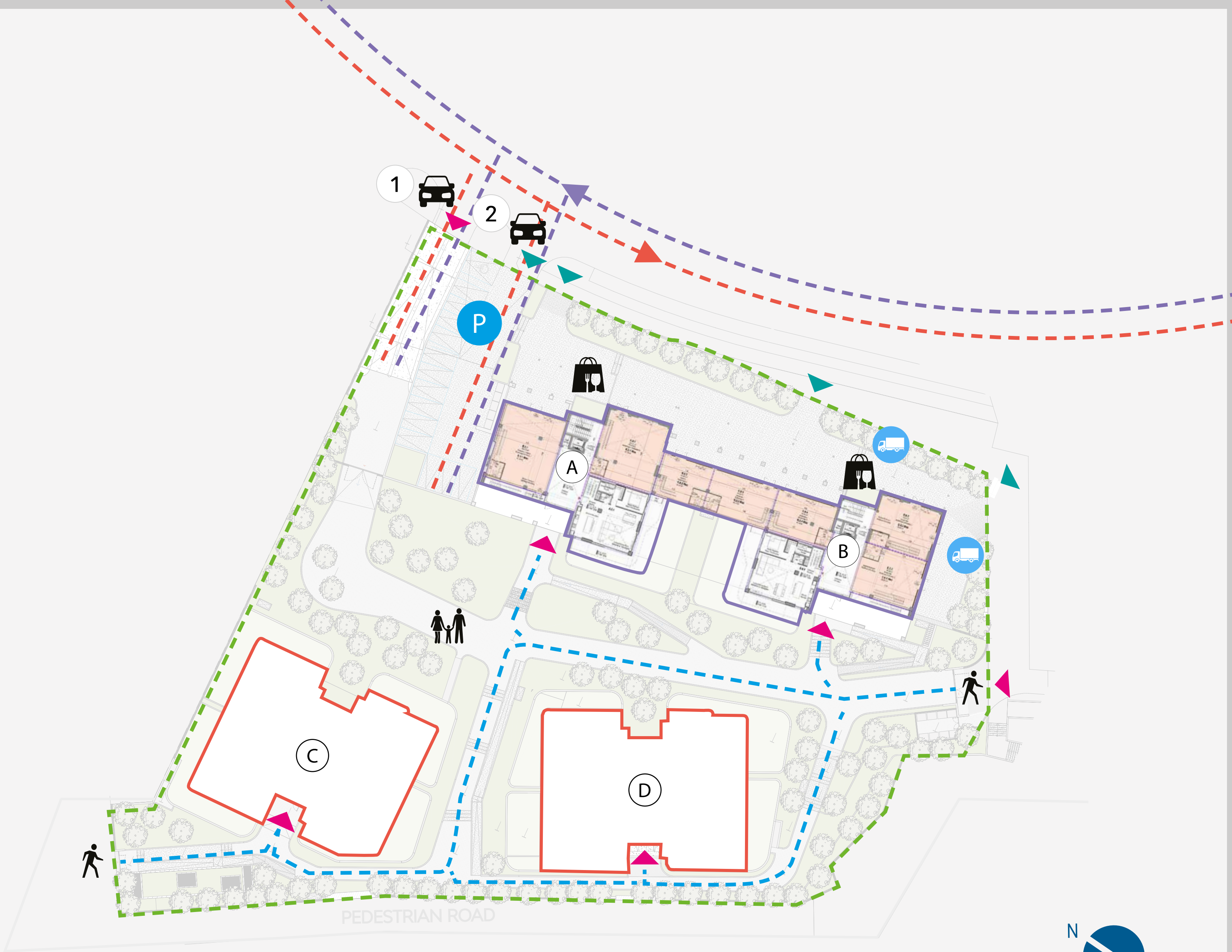
Entrance to Retail Area
- 

Common Area in Residential Courtyard
- 

Entrance to the Residential Blocks
- 

Vehicular Access
- 

Loading area



Neighbourhood Retail Look & Feel

Indicative mood boards of retail stores at the ground floor of residential buildings.



Residential units above retail keep the street active around the clock, providing convenience for residents and sales volume for retailers.

AU 6.7

Sunset Groves






Retail Plot Plan


Accessibility & key features


Neighbourhood Retail in Sunset Groves (East) comprises 5 units, allocated in one building with **total Ground Floor GLA approx. 800 sqm, plus main uses Mezzanine area of approx. 600sqm** and one stand alone restaurant in a green area with total **Ground Floor GLA approx. 175 sqm**, and corresponding **External Areas (ELA)**.


Accessibility to the stores is facilitated by **32 exclusive parking spots** (all at ground floor level).


Supply of goods is made via **two identified loading docks**.


- 


Mixed Used Building (Retail & Residential)
- 


Outdoor Parking Area for Retail
- 


Pedestrian Path | Entrance to Residences
- 


Residential Building Entrance
- 


Retail Building Entrance
- 


Common Area in Residential Courtyard
- 


Vehicular Access
- 


Supermarket
- 


Pure Residential Buildings
- 


Ramp to Underground Residential Parking Area
- 

Small Retail and F&B Area
- 

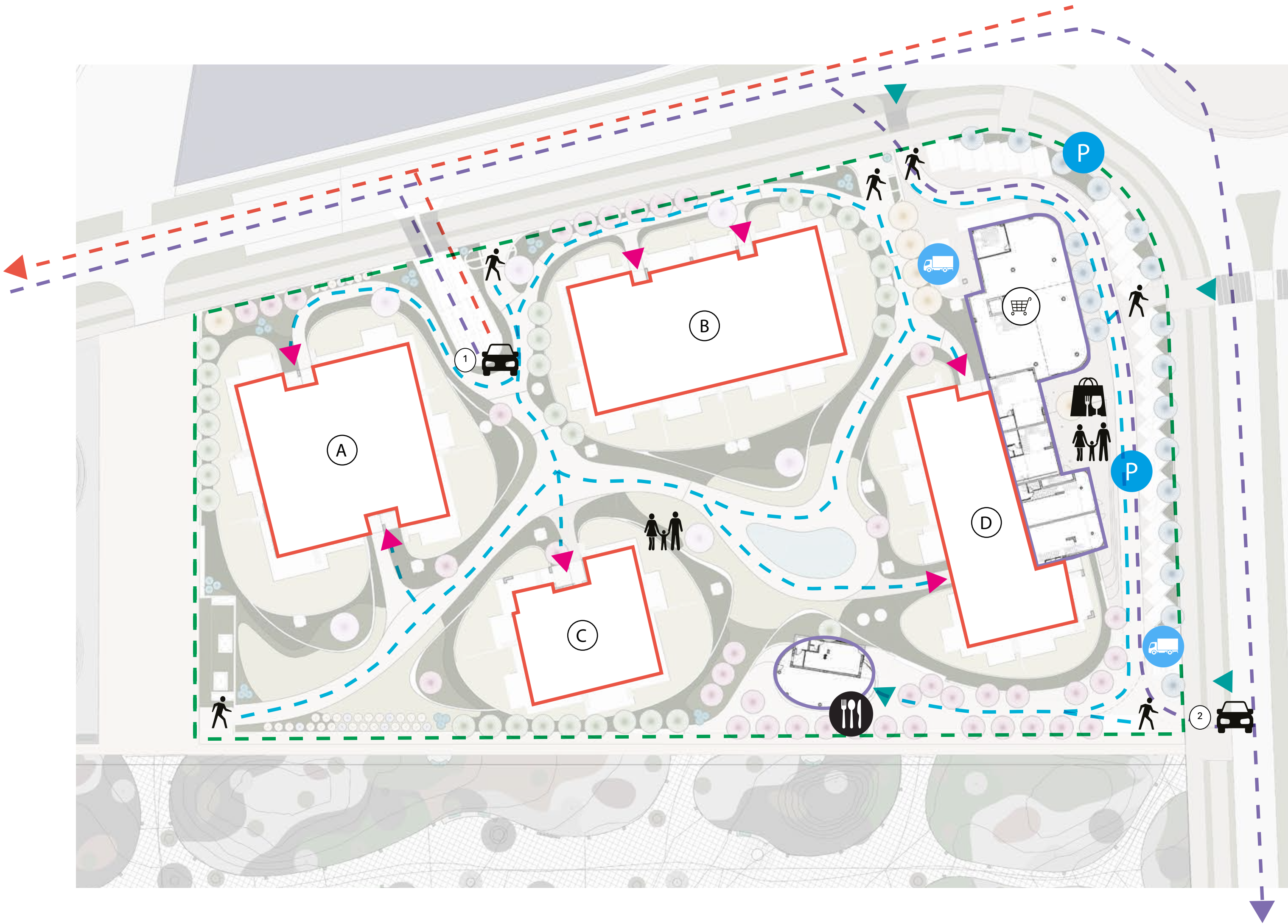
Ramp to Underground Residential Area
- 

Entrance to Retail Area
- 

Entrance to the Residential Blocks
- 

Loading area
- 

Restaurant



Neighbourhood Retail

Look & Feel

Indicative mood boards of retail stores at the ground floor of residential buildings.

Residential units above retail keep the street active around the clock, providing convenience for residents and sales volume for retailers.



LITTLE ATHENS NEIGHBOURHOOD

Indicative Retail Uses

Small F&Bs

Small F&B are part of a vibrant community, offering all day services to commuters, visitors and permanent residents.

Bakery - Patisserie

A bakery is an essential part of a neighbourhood retail mix serving the needs of commuters, residents, and nearby visitors, whether for a morning coffee and breakfast to go, or providing an ideal spot for lunch breaks.



Pharmacies

Providing a one-stop-shop for all health, beauty and wellness needs, a pharmacy store will be able to cater to the demand of all building blocks.

Organic Markets

Organic markets and modern butcher shops are becoming increasingly popular compared to old-fashioned groceries and meat markets.



Indicative Steps of Handover Process



Notes:

1. The information presented (milestones, dates) are indicative, for information purposes only and could change at any time without notice. The final information will be included in the Final Lease Agreement of a property.

2. The stages of renting a shop are the following:

Sign binding Head of Terms (H.o.T.) to reserve the shop – Process starts upon completion of Preliminary Design.

Sign binding Main Lease Contract – Approx. 1 year before handover.

Handover of shop – Approx. 3 - 5 months before handover of apartments.

Start of rental period – With Shop Handover.



THE ELLINIKON

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