



Etolikou Seafront

Piraeus, Athens Seaside



Type

- 1 Bed Apartment
- 1-2 Beds Duplex
- Studio



Units

76 Serviced Apartments



Floors

Total: 6



Completion

Q4 2028



Interior Areas

For Apartments: 2526m²

High-end Amenities



Rooftop Pool with
unobstructed **sea view**



Co-working Spaces



24-hour Reception



Gym





Etolikou Seafront

Etolikou 11



Etolikou Seafront

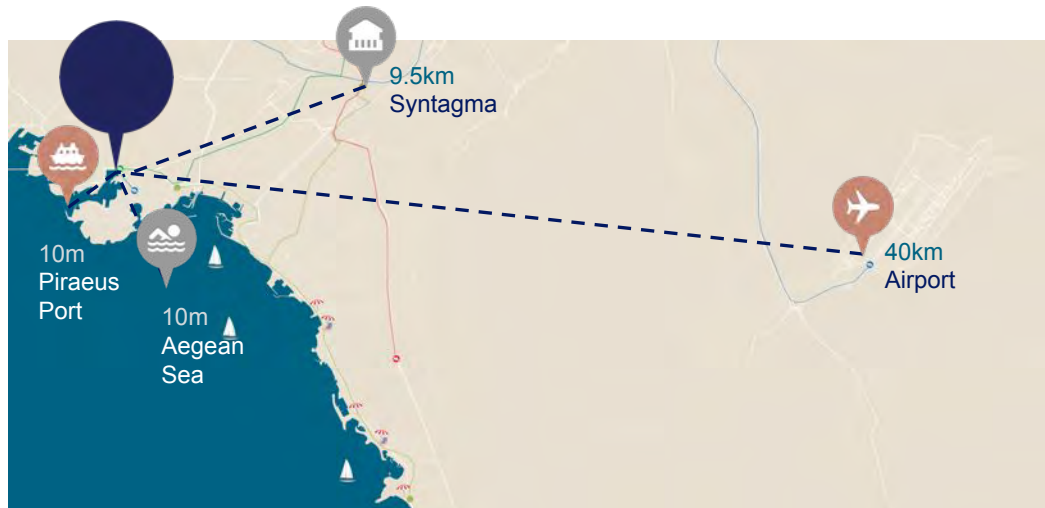
Piraeus, Athens Seaside

One of the investment hotspots of Attica in tourism and real estate

Just 15mins drive from Athens city center

Michelin starred restaurants

High-end stores



Reasons to Invest

in Etolikou Seafront

Great investment

- High Return on Investment (ROI)
- Luxurious serviced apartments situated at the Piraeus Port
- Opportunity to secure a front-line seafront property in one of Greece's key maritime hubs.
- 10km from the Ellinikon Metropolitan Park



Reasons to Invest

in Etolikou Seafront

Prime location



1. Walking distance to Metro, Tram & Suburban Railway Station



2. 10m from the Port of Piraeus (150 ferries & 900 cruises, approximately 20M passengers annually)



3. 110m from the Piraeus headquarters of the Teleperformance company with 12,000 employees from 110+ nationalities.



4. 900m from the new Piraeus Courthouse (€80M development)



5. 700m from Piraeus Tower, 22 floors retail, F&B & offices



6. Close proximity to 8 Private & 1 Public Universities with approximately 13,000 students & 800 staff



7. Close proximity to 5 Public & 1 Private Hospitals with approximately 7000 employees



8. Close proximity to 3 Luxurious Marinas with 1000 berths for yachts & sailing boats.





Ground floor & Mezzanine



Virtual Tour



	GF1	GF2	GF3	GF4	GF5
	2 Bed Duplex	1 Bed Apartment	1 Bed Duplex	1 Bed Duplex	1 Bed Duplex
Bedroom	2	1	1	1	2
Bathroom	2	1	2 (1WC)	2	2
Covered Area	61 m ²	34 m ²	55 m ²	54 m ²	53 m ²
Garden	21 m ²	10 m ²	7 m ²	7 m ²	7 m ²
Total Area	82 m ²	44 m ²	62 m ²	61 m ²	60 m ²

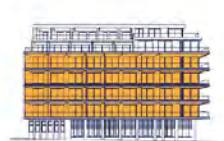
	GF6	GF7	GF8	GF9	GF10
	2 Bed Duplex	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	2	1	1	1	1
Bathroom	2	1	1	1	1
Covered Area	59 m ²	32 m ²	32 m ²	31 m ²	32 m ²
Garden	6 m ²	-	-	-	-
Total Area	65 m ²	32 m ²	32 m ²	31 m ²	32 m ²



1st – 4th floor



Virtual Tour



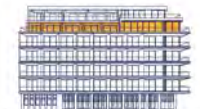
	A1-D1	A2-D2	A3-D3	A4-D4	A5-D5	A6-D6	A7-D7	A8-D8	A9-D9	A10-D10	A11-D11	A12-D12
Bedroom	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1	1	1	1	1
Covered Area	34m ²	34m ²	40m ²	32m ²	32m ²	32m ²	32m ²	33m ²	30m ²	31m ²	30m ²	30m ²
Balcony	6m ²	6m ²	19m ²	5m ²	5m ²	5m ²	5m ²	5m ²	6m ²	7m ²	5m ²	7m ²
Total Area	40m ²	40m ²	59m ²	37m ²	37m ²	37m ²	37m ²	38m ²	36m ²	38m ²	35m ²	37m ²



5th floor



Virtual Tour



	E1	E2	E3	E4	E5	E6	E7	E8	E9	E10
Bedroom	1	1	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1	1	1
Covered Area	35m ²	33m ²	42m ²	40m ²	28m ²	28m ²	28m ²	26m ²	30m ²	28m ²
Balcony	6m ²	6m ²	21m ²	6m ²	18m ²	19m ²	20m ²	19m ²	15m ²	12m ²
Total Area	41m ²	39m ²	63m ²	46m ²	46m ²	47m ²	48m ²	45m ²	45m ²	40m ²

6th floor



Virtual Tour



	F1	F2	F3	F4	F5	F6	F7	F8
	Studio	Studio	Studio	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment*	1 Bed Apartment*	1 Bed Apartment*
Bedroom	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1
Covered Area	27m ²	26m ²	25m ²	30m ²	31m ²	30m ²	36m ²	30m ²
Balcony	8m ²	19m ²	7m ²	14m ²	15m ²	18m ²	26m ²	12m ²
Total Area	35m²	45m²	32m²	44m²	46m²	48m²	62m²	42m²

* Access via 5th Floor



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Unit Summary

* Information is subject to change.
All the above floor areas are subject to verification following completion.
All dimensions are within + or -5%

** Transfer tax 3.09%

Unit	Floor	Type	Beds	Baths	Total Area	Covered Area	Balcony	Swimming Pool & Gym	Seaview	Price
GF1	G/F-M	Duplex	2	2	82	61	21 (Garden)	Yes (Communal)	-	€ 298,000
GF2	G/F	Apartment	1	1	44	34	10 (Garden)	Yes (Communal)	-	€ 259,000
GF3	G/F-M	Duplex	1	2(1WC)	62	55	7 (Garden)	Yes (Communal)	-	Reserved
GF4	G/F-M	Duplex	1	2	61	54	7 (Garden)	Yes (Communal)	-	Reserved
GF5	G/F-M	Duplex	1	2	60	53	7 (Garden)	Yes (Communal)	-	Reserved
GF6	G/F-M	Duplex	2	2	65	59	6 (Garden)	Yes (Communal)	-	Reserved
GF7	G/F	Apartment	1	1	32	32	-	Yes (Communal)	-	€ 255,000
GF8	G/F	Apartment	1	1	32	32	-	Yes (Communal)	-	€ 255,000
GF9	G/F	Apartment	1	1	31	31	-	Yes (Communal)	-	€ 250,000
GF10	G/F	Apartment	1	1	32	32	-	Yes (Communal)	-	€ 255,000
A1	1st	Apartment	1	1	40	34	6	Yes (Communal)	✓	€ 335,000
A2	1st	Apartment	1	1	40	34	6	Yes (Communal)	✓	€ 335,000
A3	1st	Apartment	1	1	59	40	19	Yes (Communal)	✓	€ 365,000
A4	1st	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 269,000
A5	1st	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 269,000
A6	1st	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 269,000
A7	1st	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 269,000
A8	1st	Apartment	1	1	38	33	5	Yes (Communal)	✓	€ 277,000
A9	1st	Apartment	1	1	36	30	6	Yes (Communal)	✓	€ 251,000
A10	1st	Apartment	1	1	38	31	7	Yes (Communal)	✓	€ 259,000
A11	1st	Apartment	1	1	35	30	5	Yes (Communal)	-	€ 251,000
A12	1st	Apartment	1	1	37	30	7	Yes (Communal)	-	€ 251,000

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Unit	Floor	Type	Beds	Baths	Total Area	Covered Area	Balcony	Swimming Pool & Gym	Seaview	Price
B1	2nd	Apartment	1	1	40	34	6	Yes (Communal)	✓	€ 345,000
B2	2nd	Apartment	1	1	40	34	6	Yes (Communal)	✓	€ 345,000
B3	2nd	Apartment	1	1	59	40	19	Yes (Communal)	✓	€ 379,000
B4	2nd	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 276,000
B5	2nd	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 276,000
B6	2nd	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 276,000
B7	2nd	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 276,000
B8	2nd	Apartment	1	1	38	33	5	Yes (Communal)	✓	€ 284,000
B9	2nd	Apartment	1	1	36	30	6	Yes (Communal)	✓	€ 258,000
B10	2nd	Apartment	1	1	38	31	7	Yes (Communal)	✓	€ 267,000
B11	2nd	Apartment	1	1	35	30	5	Yes (Communal)	-	€ 258,000
B12	2nd	Apartment	1	1	37	30	7	Yes (Communal)	-	€ 258,000
C1	3rd	Apartment	1	1	40	34	6	Yes (Communal)	✓	€ 357,000
C2	3rd	Apartment	1	1	40	34	6	Yes (Communal)	✓	€ 357,000
C3	3rd	Apartment	1	1	59	40	19	Yes (Communal)	✓	€ 388,000
C4	3rd	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 285,000
C5	3rd	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 285,000
C6	3rd	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 285,000
C7	3rd	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 285,000
C8	3rd	Apartment	1	1	38	33	5	Yes (Communal)	✓	€ 294,000
C9	3rd	Apartment	1	1	36	30	6	Yes (Communal)	✓	€ 267,000
C10	3rd	Apartment	1	1	38	31	7	Yes (Communal)	✓	€ 276,000
C11	3rd	Apartment	1	1	35	30	5	Yes (Communal)	-	€ 267,000
C12	3rd	Apartment	1	1	37	30	7	Yes (Communal)	-	€ 267,000

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Unit	Floor	Type	Beds	Baths	Total Area	Covered Area	Balcony	Swimming Pool & Gym	Seaview	Price
D1	4th	Apartment	1	1	40	34	6	Yes (Communal)	✓	€ 369,000
D2	4th	Apartment	1	1	40	34	6	Yes (Communal)	✓	€ 369,000
D3	4th	Apartment	1	1	59	40	19	Yes (Communal)	✓	€ 393,000
D4	4th	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 300,000
D5	4th	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 300,000
D6	4th	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 300,000
D7	4th	Apartment	1	1	37	32	5	Yes (Communal)	✓	€ 300,000
D8	4th	Apartment	1	1	38	33	5	Yes (Communal)	✓	€ 309,000
D9	4th	Apartment	1	1	36	30	6	Yes (Communal)	✓	€ 282,000
D10	4th	Apartment	1	1	38	31	7	Yes (Communal)	✓	€ 291,000
D11	4th	Apartment	1	1	35	30	5	Yes (Communal)	-	€ 276,000
D12	4th	Apartment	1	1	37	30	7	Yes (Communal)	-	€ 276,000
E1	5th	Apartment	1	1	41	35	6	Yes (Communal)	✓	€ 379,000
E2	5th	Apartment	1	1	39	33	6	Yes (Communal)	✓	€ 369,000
E3	5th	Apartment	1	1	63	43	21	Yes (Communal)	✓	€ 399,000
E4	5th	Apartment	1	1	46	28	6	Yes (Communal)	✓	€ 379,000
E5	5th	Apartment	1	1	46	28	18	Yes (Communal)	✓	€ 271,000
E6	5th	Apartment	1	1	47	28	19	Yes (Communal)	✓	€ 271,000
E7	5th	Apartment	1	1	48	28	20	Yes (Communal)	✓	€ 271,000
E8	5th	Apartment	1	1	45	26	19	Yes (Communal)	✓	€ 250,000
E9	5th	Apartment	1	1	45	30	15	Yes (Communal)	✓	€ 288,000
E10	5th	Apartment	1	1	40	28	12	Yes (Communal)	-	€ 259,000

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Unit	Floor	Type	Beds	Baths	Total Area	Covered Area	Balcony	Swimming Pool & Gym	Seaview	Price
F1	6th	Studio	1	1	35	27	8	Yes (Communal)	☒	€ 299,000
F2	6th	Studio	1	1	45	26	19	Yes (Communal)	☒	€ 290,000
F3	6th	Studio	1	1	32	25	7	Yes (Communal)	☒	€ 279,000
F4	6th	Apartment	1	1	44	30	14	Yes (Communal)	☒	€ 309,000
F5	6th	Apartment	1	1	46	31	15	Yes (Communal)	☒	€ 318,000
F6#	6th	Apartment	1	1	48	30	18	Yes (Communal)	☒	€ 309,000
F7#	6th	Apartment	1	1	62	36	26	Yes (Communal)	☒	€ 359,000
F8#	6th	Apartment	1	1	42	30	12	Yes (Communal)	-	€ 299,000