

Mastering
Iconic
Building
Spaces

Etolikou Seafront

Athens
Seaside



.01

Living in Piraeus,
where the past
meets the present.
Piraeus, home to
the largest port in
Greece and the
second largest in
the Mediterranean,
is being transformed
into a major
economic hub.

Etolikou Seafront, the Experience

Etolikou Seafront, ideally positioned in the heart of Piraeus, just steps from the port, is a conversion of a former commercial building into a refined residential complex featuring 76 contemporary residences across 6 floors, offering a premium lifestyle experience in one of Athens' most dynamic seaside destinations.

PRIME SEAFRONT LOCATION

- A RARE FRONT-LINE POSITION JUST 10M FROM PIRAEUS PORT, IDEAL FOR ELEVATED URBAN COASTAL LIVING.

LUXURY AMENITIES

- HIGH-END AMENITIES INCLUDING FULLY EQUIPPED GYM, CO-WORKING SPACES & A ROOFTOP SWIMMING POOL BLEND MODERN ARCHITECTURE WITH REFINED COMFORT.

STRATEGIC INVESTMENT

- LOCATED IN ONE OF GREECE'S MOST IMPORTANT MARITIME & BUSINESS HUBS, OFFERING A STRONG INVESTMENT PROSPECT WITH EXCELLENT RETURN POTENTIAL.
-



.02

Prime location

2.6KM
MIKROLIMANO

250M
PIRAEUS
RAILWAY
STATION

350M
PIRAEUS
METRO
STATION

12KM
THE ELLINIKON
METROPOLITAN
PARK

1KM
PIRAEUS
TOWER

10M
PIRAEUS
PORT

2KM
CRUISE
TERMINAL

1.7KM
MARINA
ZEAS



Airport 40km

Syntagma Square 9.5km

Etolikou 11

Piraeus, ideally located in the starting point of the Athenian Riviera, a vibrant port-city with a fascinating ancient history and sights worth seeing.



One of the investment hotspots of Attica



Just 15mins drive from Athens city center



Michelin starred restaurants



High-end stores

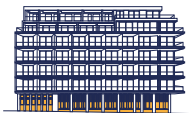


.03

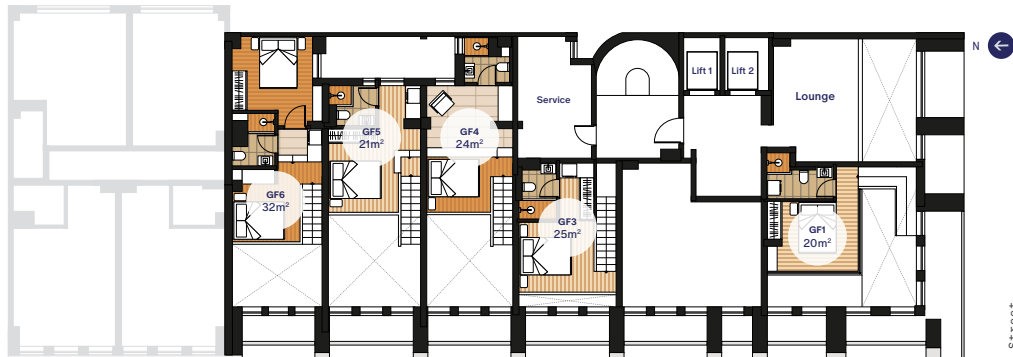
ETOLIKOU SEAFRONT



Ground floor and Mezzanine



Mezzanine



Akti Kondilli Street

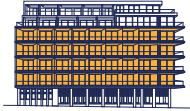
Ground Floor



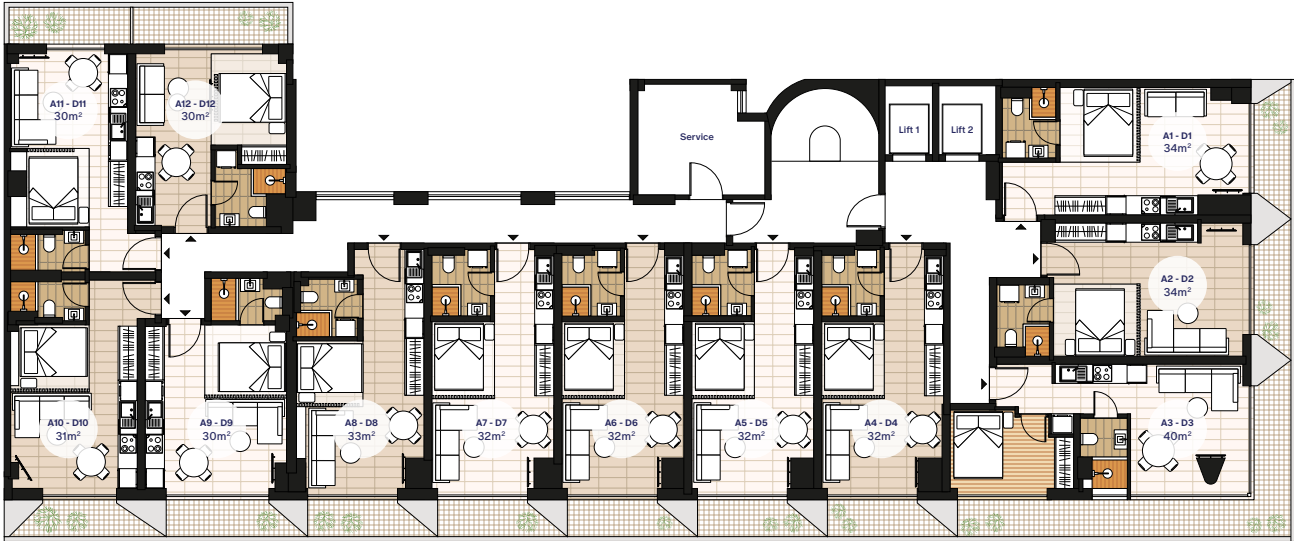
Etolikou Street

	GF1	GF2	GF3	GF4	GF5	GF6	GF7	GF8	GF9	GF10
	2 Bed Duplex	1 Bed Apartment	1 Bed Duplex	1 Bed Duplex	1 Bed Duplex	2 Bed Duplex	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	2	1	1	1	1	2	1	1	1	1
Bathroom	2	1	2 (IWC)	2	2	2	1	1	1	1
Covered Area	61m ²	34m ²	55m ²	54m ²	53m ²	59m ²	32m ²	32m ²	31m ²	32m ²
Garden	21m ²	10m ²	7m ²	7m ²	7m ²	6m ²	-	-	-	-
Total Area	82m ²	44m ²	62m ²	61m ²	60m ²	65m ²	32m ²	32m ²	31m ²	32m ²

1st - 4th floor



Unit E2
Virtual Tour



Etolikou Street

Akti Kondilli Street



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment



1 Bed Apartment

Bedroom	1	1	1	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	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	30m ²	35m ²	37m ²
Balcony	6m ²	6m ²	19m ²	5m ²	5m ²	5m ²	5m ²	5m ²	6m ²	7m ²	5m 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	35m ²	37m ²		

5th floor

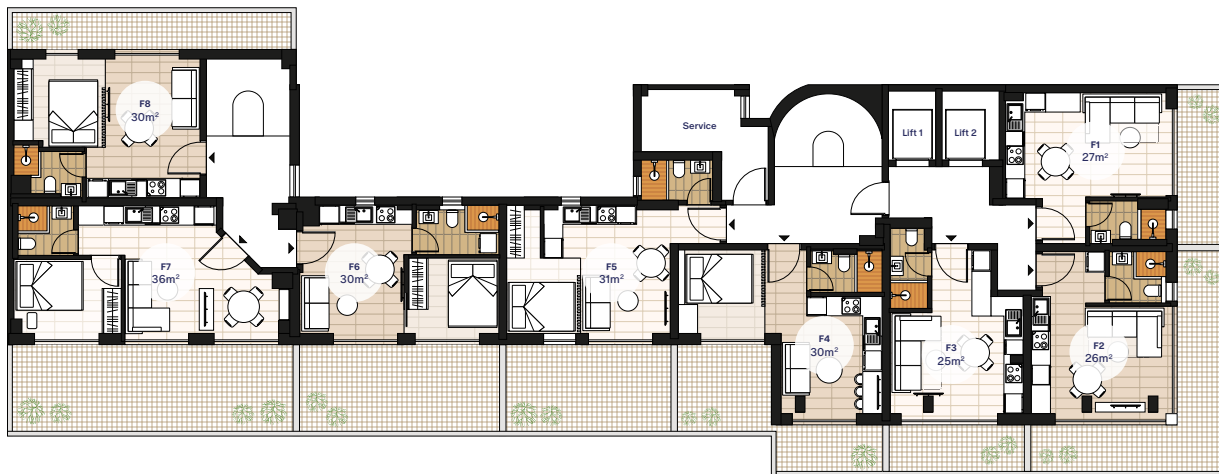
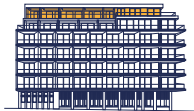


Etoliku Street

Akti Kondilli Street

	E1	E2	E3	E4	E5	E6	E7	E8	E9	E10
	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
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



Akti Kondilli Street

Etoliku Street

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 *

	F1	F2	F3	F4	F5	F6	F7	F8
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	35m ²	45m ²	32m ²	44m ²	46m ²	48m ²	62m ²	42m ²

* Access via 5th floor

Unit Summary

Ground - 2nd Floor

.04

Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym	Seaview	Price
GF1	G/F-Mezzanine	Duplex	2	2	82	61 (41+20)	21 (Garden)	Yes (Communal)	-	€298,000
GF2	G/F	Apartment	1	1	44	34	10 (Garden)	Yes (Communal)	-	€259,000
GF3	G/F-Mezzanine	Duplex	1	2 (1WC)	62	55 (30+25)	7 (Garden)	Yes (Communal)	-	Reserved
GF4	G/F-Mezzanine	Duplex	1	2	61	54 (30+24)	7 (Garden)	Yes (Communal)	-	Reserved
GF5	G/F-Mezzanine	Duplex	1	2	60	53 (32+21)	7 (Garden)	Yes (Communal)	-	Reserved
GF6	G/F-Mezzanine	Duplex	2	2	65	59 (27+32)	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)	✓	Reserved
A10	1st	Apartment	1	1	38	31	7	Yes (Communal)	✓	Reserved
A11	1st	Apartment	1	1	35	30	5	Yes (Communal)	-	€251,000
A12	1st	Apartment	1	1	37	30	7	Yes (Communal)	-	€251,000
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)	✓	Reserved
B5	2nd	Apartment	1	1	37	32	5	Yes (Communal)	✓	Reserved
B6	2nd	Apartment	1	1	37	32	5	Yes (Communal)	✓	Reserved
B7	2nd	Apartment	1	1	37	32	5	Yes (Communal)	✓	Reserved
B8	2nd	Apartment	1	1	38	33	5	Yes (Communal)	✓	Reserved
B9	2nd	Apartment	1	1	36	30	6	Yes (Communal)	✓	€258,000
B10	2nd	Apartment	1	1	38	31	7	Yes (Communal)	✓	Reserved
B11	2nd	Apartment	1	1	35	30	5	Yes (Communal)	-	€258,000
B12	2nd	Apartment	1	1	37	30	7	Yes (Communal)	-	€258,000

* 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%

3rd - 6th Floor

Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym	Seaview	Price
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)	✓	Reserved
C5	3rd	Apartment	1	1	37	32	5	Yes (Communal)	✓	Reserved
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
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)	✓	Reserved
D8	4th	Apartment	1	1	38	33	5	Yes (Communal)	✓	Reserved
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)	-	Reserved
D12	4th	Apartment	1	1	37	30	7	Yes (Communal)	-	Reserved
E1	5th	Apartment	1	1	41	35	6	Yes (Communal)	✓	Reserved
E2	5th	Apartment	1	1	39	33	6	Yes (Communal)	✓	€369,000
E3	5th	Apartment	1	1	63	42	21	Yes (Communal)	✓	€399,000
E4	5th	Apartment	1	1	46	40	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
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)	✓	Reserved
F6 #	6th	Apartment	1	1	48	30	18	Yes (Communal)	✓	Reserved
F7 #	6th	Apartment	1	1	62	36	26	Yes (Communal)	✓	€359,000
F8 #	6th	Apartment	1	1	42	30	12	Yes (Communal)	-	€299,000

* 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%

Access via 5th floor

TRUE TO
L I V I N G SPACES