Etolikou Seafront

Athens
Seaside



.01

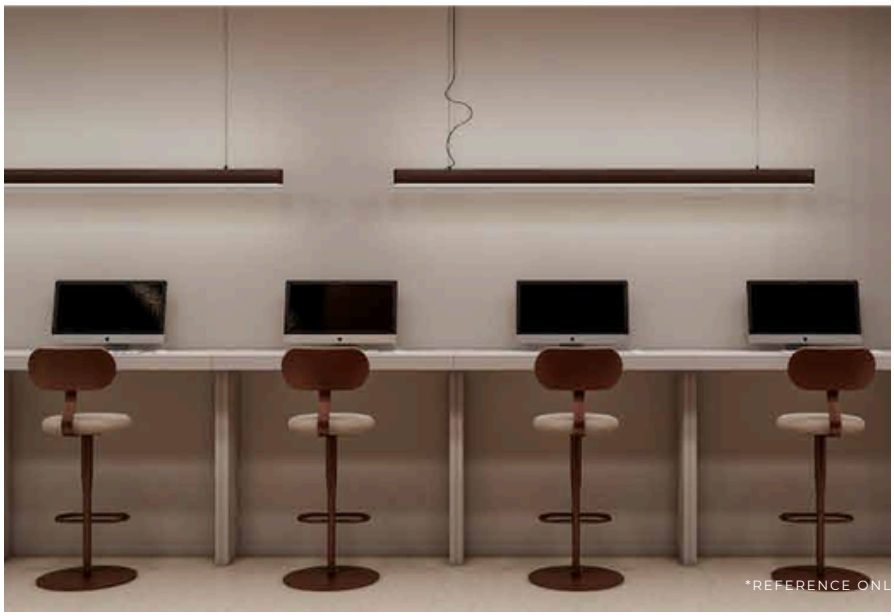
Living in Piraeus, where the past meets the present. Piraeus, home to the largest port in Greece and the second largest in the Mediterranean, is being transformed into a major economic hub.

Etolikou Seafront, the Experience

EtolikouSeafront,ideallypositionedintheheartofPiraeus,juststepsfromtheport, is a conversion ofaformercommercialbuildingintoarefinedresidentialcomplexfeaturing76 contemporary residencesacross6floors,offeringapremiumlifestyleexperienceinoneofAthens' most dynamic seaside destinations.

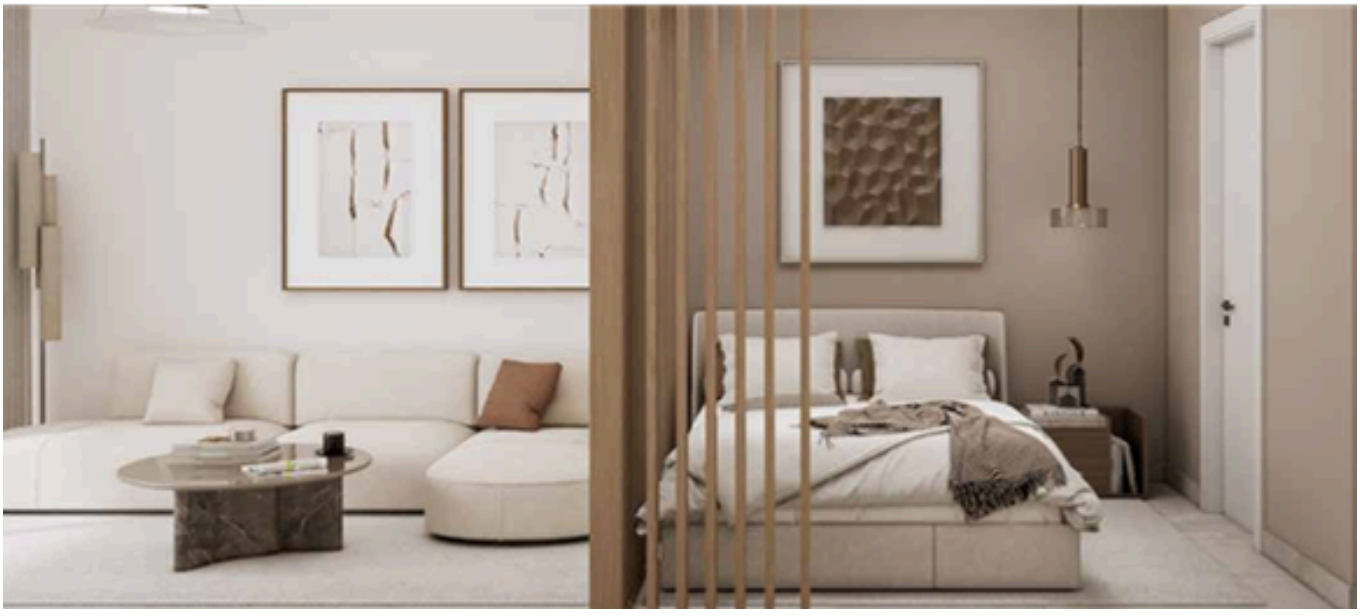
- PRIME SEAFRONT LOCATION
  ARARE FRONT-LINEPOSITION JUST 10M FROM PIRAEUS PORT, IDEAL FOR ELEVATED URBAN COASTAL LIVING.
- LUXURY AMENITIES
  HIGH-END AMENITIES INCLUDING FULLY EQUIPPED GYM, CO-WORKING SPACES & A ROOFTOP SWIMMING POOL BLEND MODERN ARCHITECTURE WITH REFINED CO
- STRATEGIC INVESTMENT
  LOCATED IN ONEOF GREECE'S MOST IMPORTANT MARITIME & BUSINESS HUBS, OFFERING A STRONG INVESTMENT PROSPECT WITH EXCELLENT RETURN POTENTI





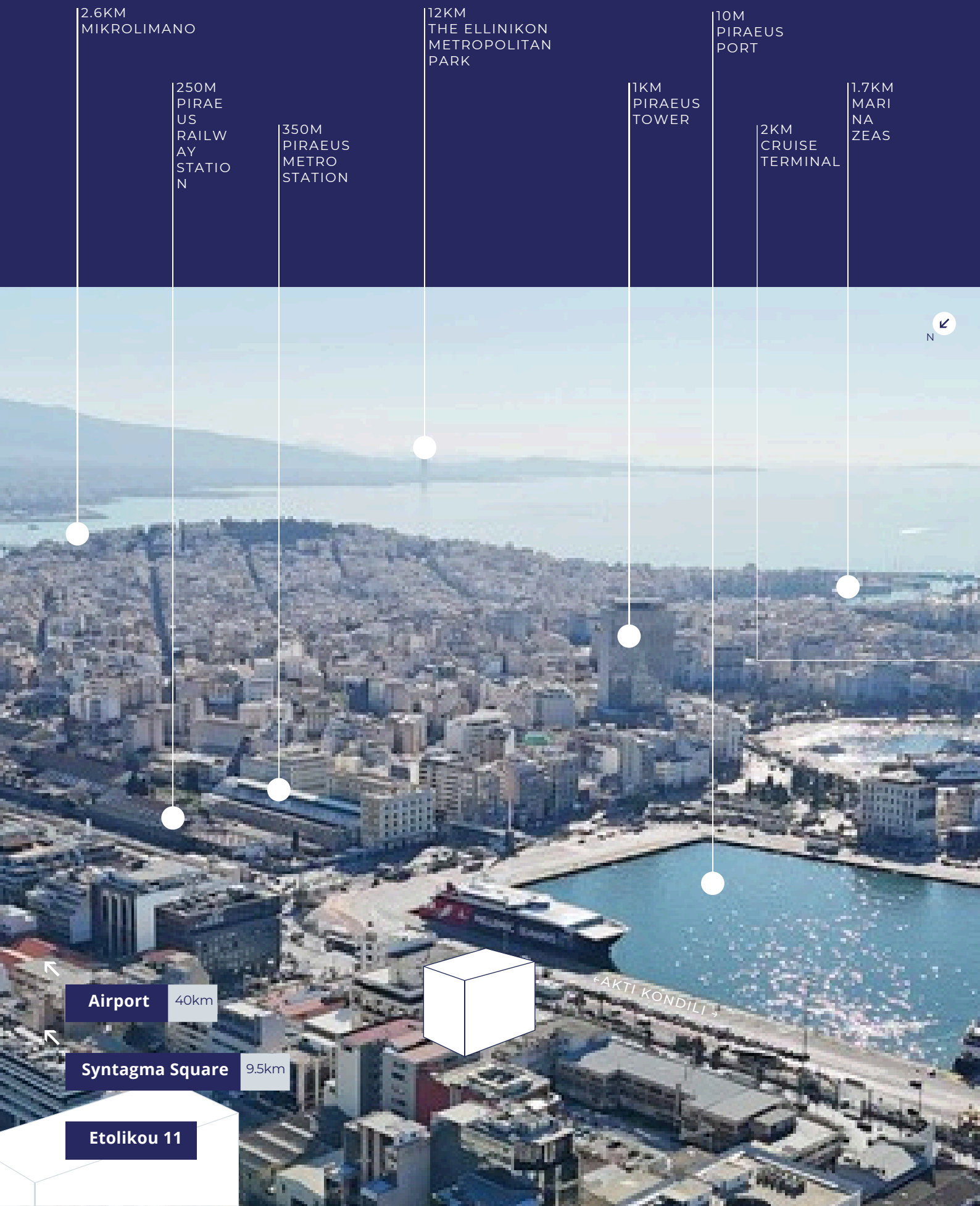








Prime location



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





ETOLIKOU SEAFRONT

.03

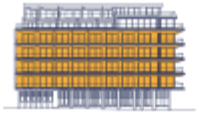
Ground floor and Mezzanine





	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**	**1 Bed Duplex**	**1 Bed Apartment**	**1 Bed Apartment**	**1 Bed Apartment**	**1 Bed Apartment**
Bedroom	2	1	2 (1WC)	2	2	2	1	1	1	1
Bathroom	72m²	1	52m²	59m²	53m²	53m²	1	1	1	1
Covered Area	23m²	34m²	7m²	7m² + 3m²	7m² + 3m²	6m² + 2m²	33m²	32m²	32m²	35m²
Garden	**95m²**	10m²	**59m²**	**69m²**	**63m²**	**61m²**	-	-	30m²	25m²
Total Area		**44m²**					**33m²**	**32m²**	**62m²**	**60m²**

1st - 4th floor



Unit A2-E2
Virtual Tour



	A1 B1 C1 D1	A2 B2 C2 D2	A3 B3 C3 D3	A4 B4 C4 D4	A5 B5 C5 D5	A6 B6 C6 D6	A7 B7 C7 D7	A8 B8 C8 D8	A9 B9 C9 D9	A10 B10 C10 D10	A11 B11 C11 D11	A12 B12 C12 D12
	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
Bathroom	1	1	1	1	1	1	1	1	1	1	1	1
Covered Area	35m²	33m²	40m	33m²	32m²	32m²	32m²	33m²	30m	31m²	30m	30m
Balcony	6m²	6m²	²	5m²	5m²	5m²	5m²	5m²	²6m²	7m²	²5m²	²7m²
Total Area	**41m²**	**39m²**	19m² **59m²**	**38m²**	**37m²**	**37m²**	**37m²**	**38m²**	**36m²**	**38m²**	**35m²**	**37m²**

5th floor



Unit A2-E2
Virtual Tour



	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	35m²	33m²	42m²	40m²	29m²	29m²	27m²	27m²	30m²	28m²
Balcony	6m²	6m²	21m²	6m²	18m²	19m²	20m²	19m²	15m²	12m²
Total Area	**41m²**	**39m²**	**63m²**	**46m²**	**47m²**	**48m²**	**47m²**	**46m²**	**45m²**	**40m²**

6th floor





	F1	F2	F3	F4	F5	F6	F7	F8
	Studi	Studi	Studio	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment *	1 Bed Apartment *	1 Bed Apartment *
Bedroom	0	0	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1
Covered Area	26m²	25m²	25m²	31m²	34m²	31m²	36m²	30m²
Balcony	12m²	29m²	10m²	20m²	17m²	24m²	26m²	12m²
Total Area	38m²	54m²	35m²	51m²	51m²	55m²	62m²	42m²

* Access via 5th floor

Unit Summary

Ground - 2ndFloor

.04

Unit	Floor	Type	Beds	Baths	Total Area (m^2)	Covered Area (m^2)	Balcony (m^2)	Swimming Pool & Gym	Seaview
GF1	G/F-Mezzanine	Duplex	2	2	**95**	72 (45+27)	23 (Garden)	Yes (Communal)	-
GF2	G/F G/F-	Apartment	1	1	**44**	34	10 (Garden)	Yes (Communal)	-
GF3	Mezzanine G/F-	Duplex	1	2 (1WC)	**59**	52 (30+22)	7 (Garden)	Yes (Communal)	-
GF4	Mezzanine G/F-	Duplex	1	2	**69**	59 (32+27)	3+7 (Garden)	Yes (Communal)	-
GF5	Mezzanine G/F-	Duplex	1	2	**63**	53 (31+22)	3+7 (Garden)	Yes (Communal)	-
GF6	Mezzanine G/F	Duplex	1	2	**61**	53 (28+25)	2+6 (Garden)	Yes (Communal)	-
GF7	G/F	Apartment	1	1	**33**	33	-	Yes (Communal)	-
GF8	G/F	Apartment	1	1	**32**	32	-	Yes (Communal)	-
GF9	G/F	Apartment	1	1	**62**	32	30 (Garden)	Yes (Communal)	-
GF10	1st	Apartment	1	1	**60**	35	25 (Garden)	Yes (Communal)	-
A1	1st	Apartment	1	1	**41**	35	6	Yes (Communal)	✓
A2	1st	Apartment	1	1	**39**	33	6	Yes (Communal)	✓
A3	1st	Apartment	1	1	**59**	40	19	Yes (Communal)	✓
A4	1st	Apartment	1	1	**38**	33	5	Yes (Communal)	✓
A5	1st	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
A6	1st	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
A7	1st	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
A8	1st	Apartment	1	1	**38**	33	5	Yes (Communal)	✓
A9	1st	Apartment	1	1	**36**	30	6	Yes (Communal)	✓
A10	1st	Apartment	1	1	**38**	31	7	Yes (Communal)	✓
A11	1st	Apartment	1	1	**35**	30	5	Yes (Communal)	✓
A12	2nd	Apartment	1	1	**37**	30	7	Yes (Communal)	-
B1	2nd	Apartment	1	1	**41**	35	6	Yes (Communal)	-
B2	2nd	Apartment	1	1	**39**	33	6	Yes (Communal)	✓
B3	2nd	Apartment	1	1	**59**	40	19	Yes (Communal)	✓
B4	2nd	Apartment	1	1	**38**	33	5	Yes (Communal)	✓
B5	2nd	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
B6	2nd	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
B7	2nd	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
B8	2nd	Apartment	1	1	**38**	33	5	Yes (Communal)	✓
B9	2nd	Apartment	1	1	**36**	30	6	Yes (Communal)	✓
B10	2nd	Apartment	1	1	**38**	31	7	Yes (Communal)	✓
B11	2nd	Apartment	1	1	**35**	30	5	Yes (Communal)	✓
B12		Apartment	1	1	**37**	30	7	Yes (Communal)	-
									-

* 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
C1	3rd	Apartment	1	1	**41**	35	6	Yes (Communal)	✓
C2	3rd	Apartment	1	1	**39**	33	6	Yes (Communal)	✓
C3	3rd	Apartment	1	1	**59**	40	19	Yes (Communal)	✓
C4	3rd	Apartment	1	1	**38**	33	5	Yes (Communal)	✓
C5	3rd	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
C6	3rd	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
C7	3rd	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
C8	3rd	Apartment	1	1	**38**	33	5	Yes (Communal)	✓
C9	3rd	Apartment	1	1	**36**	30	6	Yes (Communal)	✓
C10	3rd	Apartment	1	1	**38**	31	7	Yes (Communal)	✓
C11	3rd	Apartment	1	1	**35**	30	5	Yes (Communal)	-
C12	3rd	Apartment	1	1	**37**	30	7	Yes (Communal)	-
D1	4th	Apartment	1	1	**41**	35	6	Yes (Communal)	✓
D2	4th	Apartment	1	1	**39**	33	6	Yes (Communal)	✓
D3	4th	Apartment	1	1	**59**	40	19	Yes (Communal)	✓
D4	4th	Apartment	1	1	**38**	33	5	Yes (Communal)	✓
D5	4th	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
D6	4th	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
D7	4th	Apartment	1	1	**37**	32	5	Yes (Communal)	✓
D8	4th	Apartment	1	1	**38**	33	5	Yes (Communal)	✓
D9	4th	Apartment	1	1	**36**	30	6	Yes (Communal)	✓
D10	4th	Apartment	1	1	**38**	31	7	Yes (Communal)	✓
D11	4th	Apartment	1	1	**35**	30	5	Yes (Communal)	✓
D12	5th	Apartment	1	1	**37**	30	7	Yes (Communal)	-
E1	5th	Apartment	1	1	**41**	35	6	Yes (Communal)	-
E2	5th	Apartment	1	1	**39**	33	6	Yes (Communal)	✓
E3	5th	Apartment	1	1	**63**	42	21	Yes (Communal)	✓
E4	5th	Apartment	1	1	**46**	40	6	Yes (Communal)	✓
E5	5th	Apartment	1	1	**47**	29	18	Yes (Communal)	✓
E6	5th	Apartment	1	1	**48**	29	19	Yes (Communal)	✓
E7	5th	Apartment	1	1	**47**	27	20	Yes (Communal)	✓
E8	5th	Apartment	1	1	**46**	27	19	Yes (Communal)	✓
E9	5th	Apartment	1	1	**45**	30	15	Yes (Communal)	✓
E10	6th	Studio	1	1	**40**	28	12	Yes (Communal)	✓
F1	6th	Studio	1	1	**38**	26	12	Yes (Communal)	-
F2	6th	Apartment	1	1	**54**	25	29	Yes (Communal)	✓
F3	6th	Apartment	1	1	**35**	25	10	Yes (Communal)	✓
F4	6th	Apartment	1	1	**51**	31	20	Yes (Communal)	✓
F5	6th	Apartment	1	1	**51**	34	17	Yes (Communal)	✓
F6#	6th	Apartment	1	1	**55**	31	24	Yes (Communal)	✓
F7#	6th	Apartment	1	1	**62**	36	26	Yes (Communal)	✓
F8#	6th	Apartment	1	1	**42**	30	12	Yes (Communal)	✓

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All dimensions are within + or -5%

*Transfer Tax 3.09%

Access via 5th floor