
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



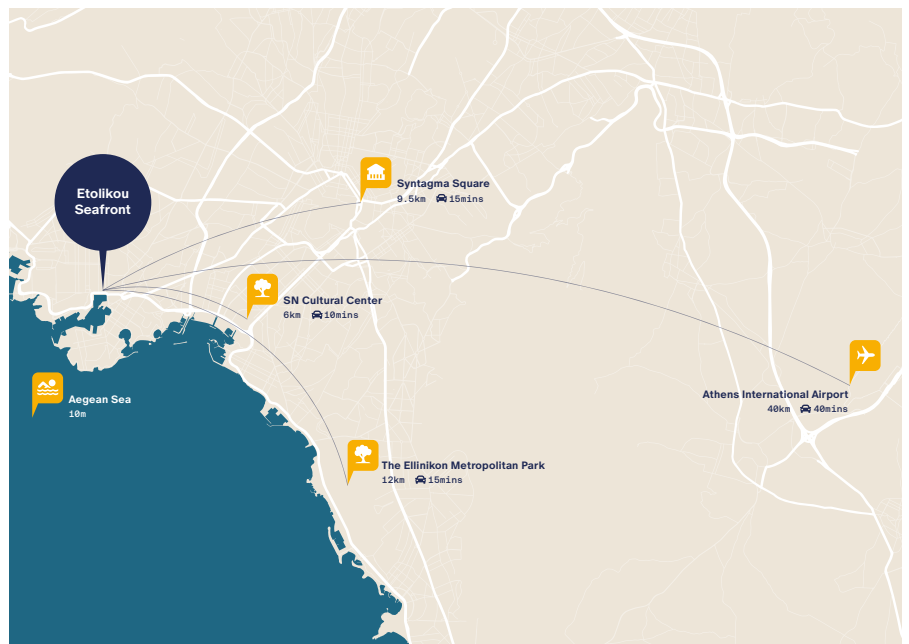
Just 15mins drive from Athens city center



Michelin starred restaurants



High-end stores



.03

ETOLIKOU SEAFRONT

Ground floor and Mezzanine



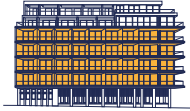
Ground Floor

Etoliku Street

Akti Kondilli 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	1 Bed Duplex	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	2	1	1	1	1	1	1	1	1	1
Bathroom	2	1	2 (IWC)	2	2	2	1	1	1	1
Covered Area	72m ²	34m ²	51m ²	59m ²	53m ²	53m ²	33m ²	32m ²	32m ²	35m ²
Garden	23m ²	10m ²	7m ²	7m ² + 3m ²	7m ² + 3m ²	6m ² + 2m ²	-	-	30m ²	25m ²
Total Area	95m ²	44m ²	58m ²	69m ²	63m ²	61m ²	33m ²	32m ²	62m ²	60m ²

1st - 4th floor



Unit A2-E2
Virtual Tour



Akti Kondilli Street

Etolikou 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



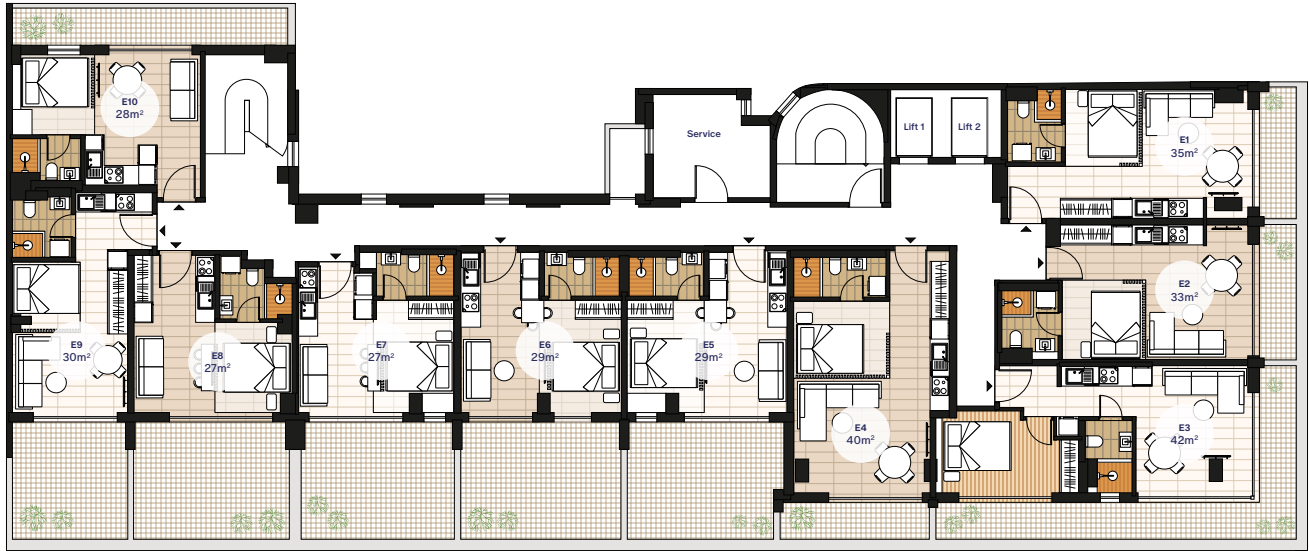
1 Bed Apartment

	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	35m ²	33m ²	40m ²	33m 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	41m ²	39m ²	59m ²	38m ²	37m ²	37m ²	37m ²	38m ²	36m ²	38m ²	35m ²	37m ²

5th floor



Unit A2-E2
Virtual Tour

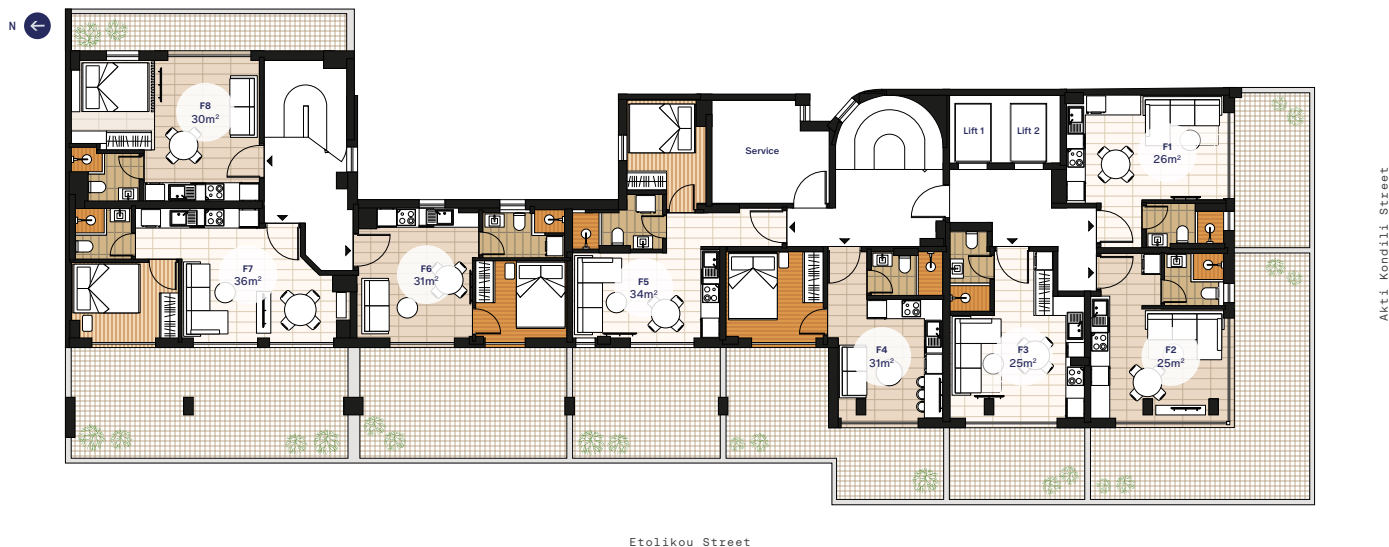
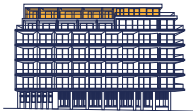


Etolikou Street

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	29m ²	29m ²	27m ²	27m 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	47m ²	48m ²	47m ²	46m ²	45m ²	40m ²

6th floor



	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	26m ²	25m ²	25m ²	31m ²	34m ²	31m ²	36m ²	30m ²
Balcony	12m ²	29m ²	10m ²	20m ²	17m ²	24m ²	26m ²	12m ²
Total Area	38m ²	54m ²	35m ²	51m ²	51m ²	55m 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
GF1	G/F-Mezzanine	Duplex	2	2	95	72 (45+27)	23 (Garden)	Yes (Communal)	-
GF2	G/F	Apartment	1	1	44	34	10 (Garden)	Yes (Communal)	-
GF3	G/F-Mezzanine	Duplex	1	2 (1WC)	58	51 (30+21)	3+7 (Garden)	Yes (Communal)	-
GF4	G/F-Mezzanine	Duplex	1	2	69	59 (32+27)	3+7 (Garden)	Yes (Communal)	-
GF5	G/F-Mezzanine	Duplex	1	2	63	53 (31+22)	2+7 (Garden)	Yes (Communal)	-
GF6	G/F-Mezzanine	Duplex	1	2	61	53 (28+25)	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	G/F	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	1st	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	2nd	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	4th	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	5th	Apartment	1	1	40	28	12	Yes (Communal)	-
F1	6th	Studio	1	1	38	26	12	Yes (Communal)	✓
F2	6th	Studio	1	1	54	25	29	Yes (Communal)	✓
F3	6th	Studio	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

TRUE TO
L I V I N G SPACES

