AVRA RESIDENCE II

ATHENS SEASIDE

THE AREA

Along the east coast of the Saronic Gulf in the starting point of Athenian Riviera, where the past meets the present, and the sea meets the sky, Piraeus is an iconic port-city with a fascinating ancient history, vibrant, with sights worth seeing, A city that grew and gained power, becoming an important commercial, cultural, and industrial center throughout the centuries. Over three millennia, Piraeus has grown to become one of the largest passenger and cargo ports in the world, providing easy access to thousands of heavenly Greek islands.

This city's versatile coastline and numerous cultural stops make it a destination in its own right. Bustling with life, shops, cafes, restaurants, and bars, residents in Piraeus can elevate their living experience by tasting the culinary delights of Mikrolimano and Zeas, exploring the vibrant nightlife in Kastella, and rejuvenating themselves with leisurely walks along the seaside promenade.

AVRA RESIDENCE II

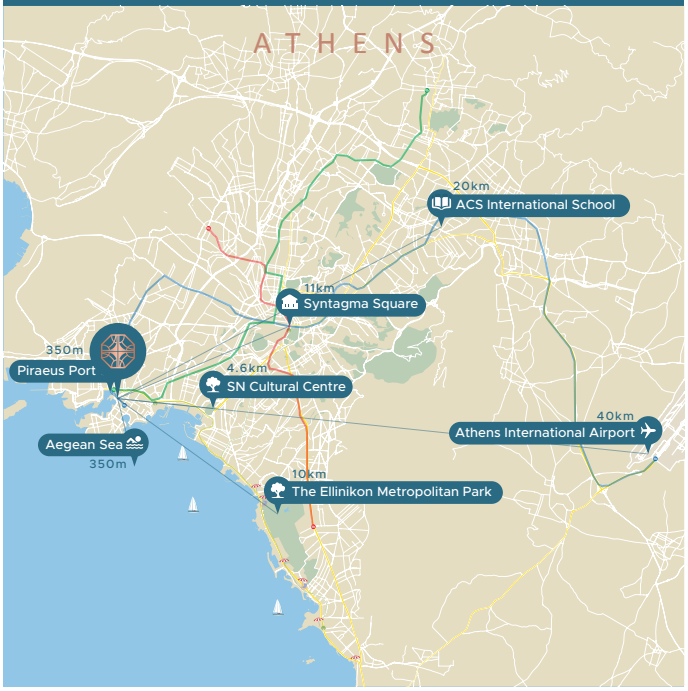
Avra Residence II is in the heart of Piraeus port, in one of Attica's most iconic regions, walking distance from all means of transportation, major cultural sites and premium culinary experiences, where luxury living harmonizes with a top-notch location.

Spread across 10 floors, this exceptional development consists of 28 modern apartments that stand out for their high aesthetics and contemporary design. The apartments at Avra Residence II have been carefully designed with ergonomy and functionality in mind, taking maximum advantage of natural light and capturing magnificent views of the surrounding area.

With Piraeus being a hub of economic activity, Avra Residence II offers an excellent investment opportunity. Whether it's for personal residence or as part of your property portfolio, this modern residential complex is poised for long-term growth.

PRIME LOCATION

Avra Residence II stands proudly at the starting point of the Athenian Riviera in Piraeus Port, the largest industrial center of the country and one of the biggest ports in Europe. In the most prominent location where modernity, history, and maritime charm converge to create a unique lifestyle, Avra Residence II promises not just a home but a holistic experience of wellbeing, just a breath away from the Mediterranean Sea and the luxurious marinas.



1st Floor

A3

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	63 sqm
Balcony	17 sqm
Total Area	**80 sqm**

Unit A3
Virtual Tour

1st Floor

Nikita Str.

A2

1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	46.5 sqm
Balcony	10 sqm
Total Area	**56.5 sqm**

A1

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	54 sqm
Balcony	16 sqm
Total Area	**70 sqm**

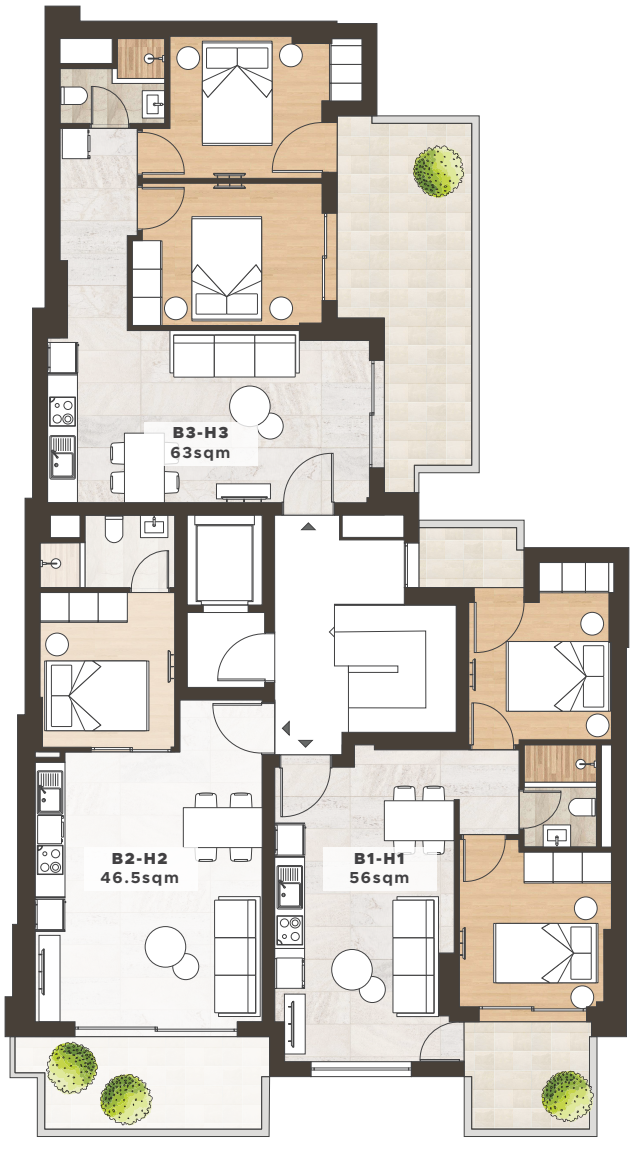
2nd - 8th Floor

B3 C3 D3 E3 F3 G3 H3

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	63 sqm
Balcony	17 sqm
Total Area	**80 sqm**

2nd - 8th Floor



Nikita Str.

Unit B2-H2
Virtual Tour

Unit B1-H1
Virtual Tour

B2 C2 D2 E2 F2 G2 H2

1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	46.5 sqm
Balcony	9 sqm
Total Area	**55.5 sqm**

B1 C1 D1 E1 F1 G1 H1

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	56 sqm
Balcony	8 sqm
Total Area	**64 sqm**

9th Floor

10th Floor

I3

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	63 sqm
Balcony	17 sqm
Total Area	**80 sqm**

Unit I3
Virtual Tour

9th Floor

Nikita Str.

10th Floor

Nikita Str.

I2

1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	41 sqm
Balcony	9 sqm
Total Area	**50 sqm**

I1

1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	46 sqm
Balcony	15 sqm
Total Area	**61 sqm**

Unit J1
Virtual Tour

J1

2 Bedroom Apartment

Bedroom	2
Bathroom	2(1WC)
Covered Area	91 sqm
Balcony	29 sqm
Total Area	**120 sqm**

UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Parking/Storage
A1	1st	Apartment	2	1	**70**	54	16	Additional Charge
A2	1st	Apartment	1	1	**56.5**	46.5	10	Additional Charge
A3	1st	Apartment	2	1	**80**	63	17	Additional Charge
B1	2nd	Apartment	2	1	**64**	56	8	Additional Charge
B2	2nd	Apartment	1	1	**55.5**	46.5	9	Additional Charge
B3	2nd	Apartment	2	1	**80**	63	17	Additional Charge
C1	3rd	Apartment	2	1	**64**	56	8	Additional Charge
C2	3rd	Apartment	1	1	**55.5**	46.5	9	Additional Charge
C3	3rd	Apartment	2	1	**80**	63	17	Additional Charge
D1	4th	Apartment	2	1	**64**	56	8	Additional Charge
D2	4th	Apartment	1	1	**55.5**	46.5	9	Additional Charge
D3	4th	Apartment	2	1	**80**	63	17	Additional Charge
E1	5th	Apartment	2	1	**64**	56	8	Additional Charge
E2	5th	Apartment	1	1	**55.5**	46.5	9	Additional Charge
E3	5th	Apartment	2	1	**80**	63	17	Additional Charge
F1	6th	Apartment	2	1	**64**	56	8	Additional Charge
F2	6th	Apartment	1	1	**55.5**	46.5	9	Additional Charge
F3	6th	Apartment	2	1	**80**	63	17	Additional Charge
G1	7th	Apartment	2	1	**64**	56	8	Additional Charge
G2	7th	Apartment	1	1	**55.5**	46.5	9	Additional Charge
G3	7th	Apartment	2	1	**80**	63	17	Additional Charge
H1	8th	Apartment	2	1	**64**	56	8	Additional Charge
H2	8th	Apartment	1	1	**55.5**	46.5	9	Additional Charge
H3	8th	Apartment	2	1	**80**	63	17	Additional Charge
I1	9th	Apartment	1	1	**61**	46	15	Additional Charge
I2	9th	Apartment	1	1	**50**	41	9	Additional Charge
I3	9th	Apartment	2	1	**80**	63	17	Additional Charge
J1	10th	Apartment	2	2(1WC)	**120**	91	29	Additional Charge

*Transfer Tax 3.09%

* All the above floor areas are subject to verification following completion.
Purchasers must therefore rely on their own inspection to verify any information provided.
All dimensions are within + or -5%

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