



AVRA RESIDENCE III

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 III

Avra Residence III is in the heart of Piraeus, just 700 m away from the sea and the port, where history intertwines with innovation, and the sea narrates tales of timeless grandeur.

Spread across 4 floors, this exceptional development is more than just a residence; it is a holistic experience of modern living that weaves seamlessly with the soul-stirring essence of Piraeus. Consisting of 10 luxury apartments that stand out for their high-end design and aesthetics, Avra Residence III has been carefully designed to provide a seamless balance of comfort and functionality, making it an ideal investment for those looking for a contemporary luxury property.

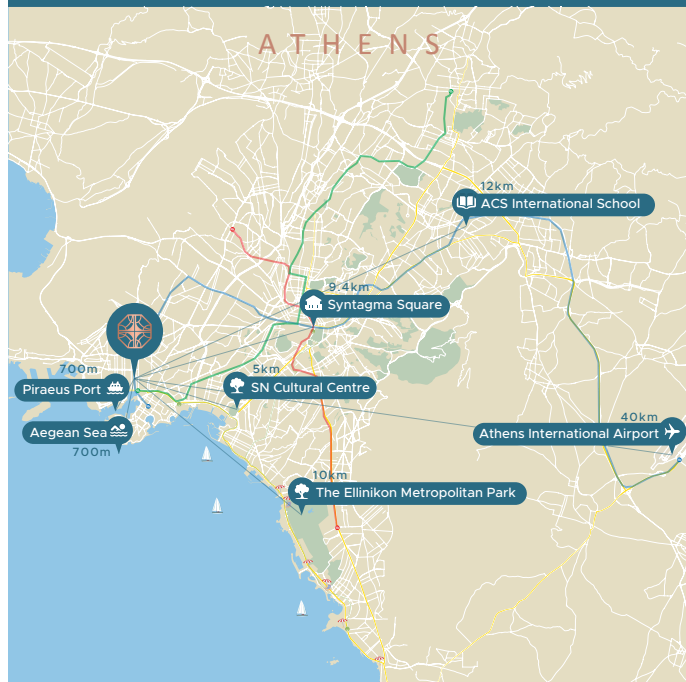
Immerse yourself in Piraeus' cultural mosaic with easy access to the Archaeological Museum, Hellenic Maritime Museum, and the captivating performances at the Piraeus Municipal Theatre.





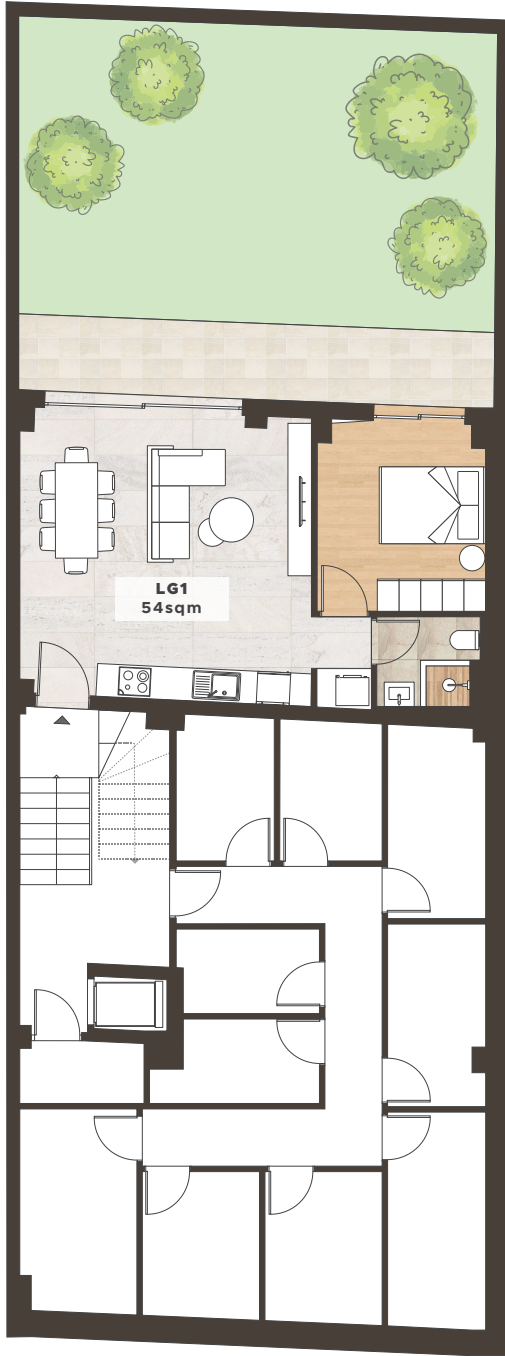
PRIME LOCATION

Avra Residence III is strategically situated a stone's throw away from the vibrant Port of Piraeus, the largest industrial center of the country and one of the biggest ports in Europe, providing unparalleled access to international gateways and the captivating Aegean Sea. A bustling area located in cosmopolitan Athenian Riviera offering a contemporary and enchanting atmosphere to its residents.

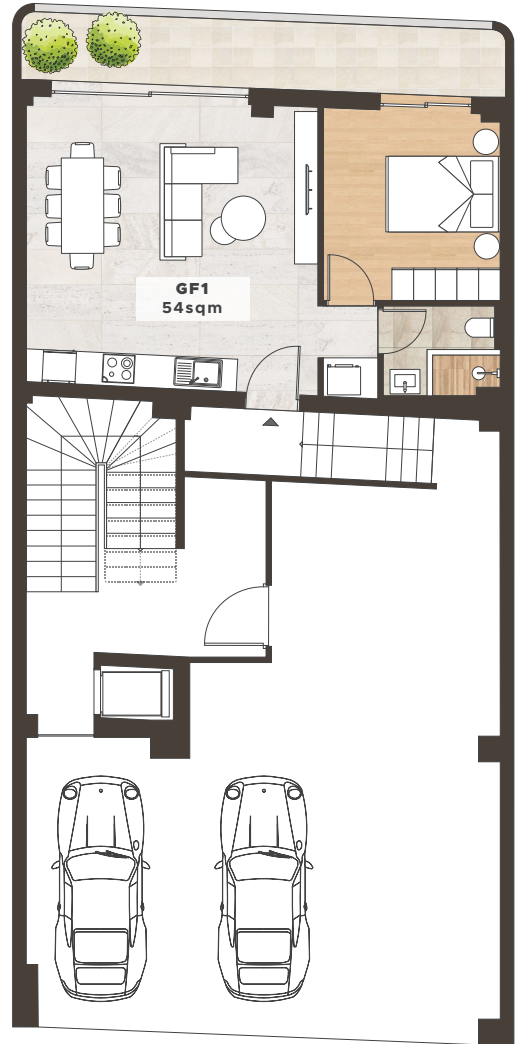


Lower Ground - Ground Floor

Lower Ground



Ground Floor



Mavromichali Str.

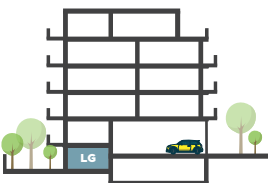
Unit GF1
Virtual Tour



LG1

1 Bedroom Apartment

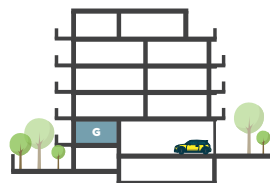
Bedroom	1
Bathroom	1
Covered Area	54 sqm
Garden	65 sqm
Total Area	119 sqm



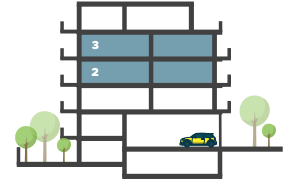
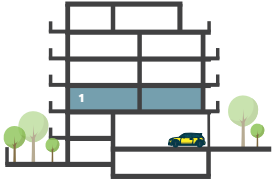
GF1

1 Bedroom Apartment

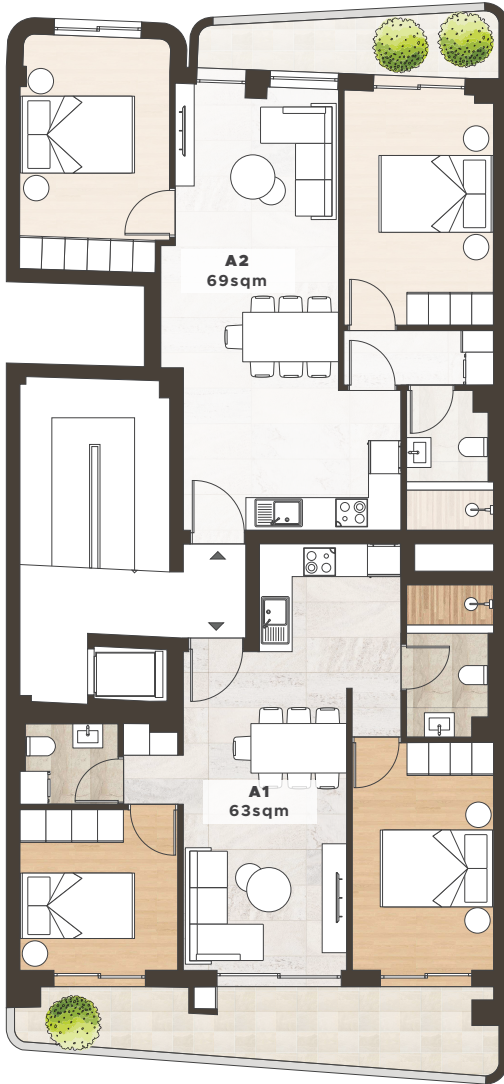
Bedroom	1
Bathroom	1
Covered Area	54 sqm
Balcony	13 sqm
Total Area	67 sqm



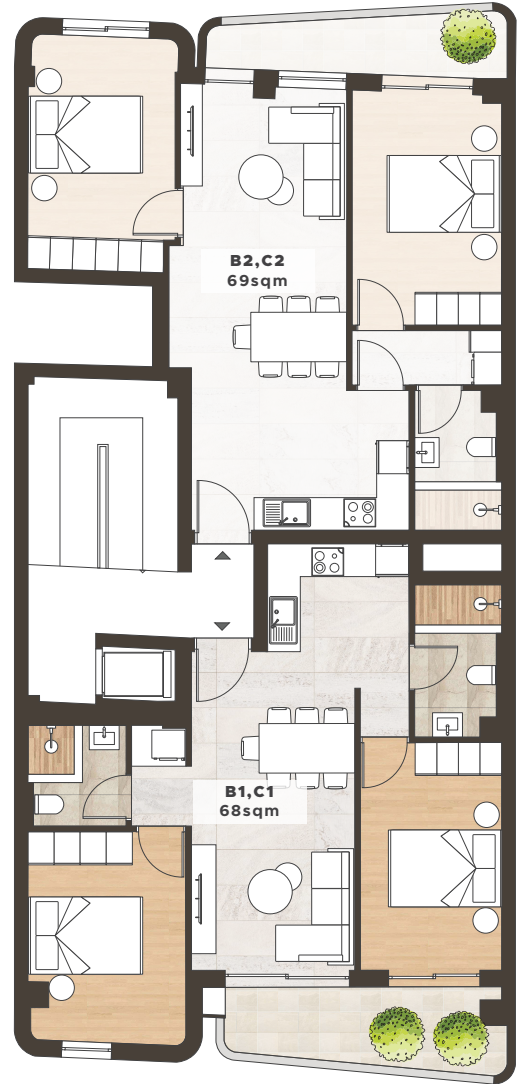
1st - 3rd Floor



1st Floor



2nd - 3rd Floor



Mavromichali Str.

Unit B1,C1
Virtual Tour



Unit B2,C2
Virtual Tour



A1

2 Bedroom Apartment

Bedroom	2
Bathroom	2(1WC)
Covered Area	63 sqm
Balcony	13 sqm
Total Area	76 sqm

A2

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	69 sqm
Balcony	6.5 sqm
Total Area	75.5 sqm

B1

C1

2 Bedroom Apartment

Bedroom	2
Bathroom	2
Covered Area	68 sqm
Balcony	8.5 sqm
Total Area	76.5 sqm

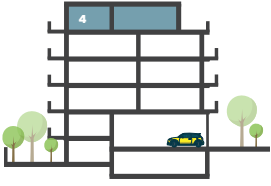
B2

C2

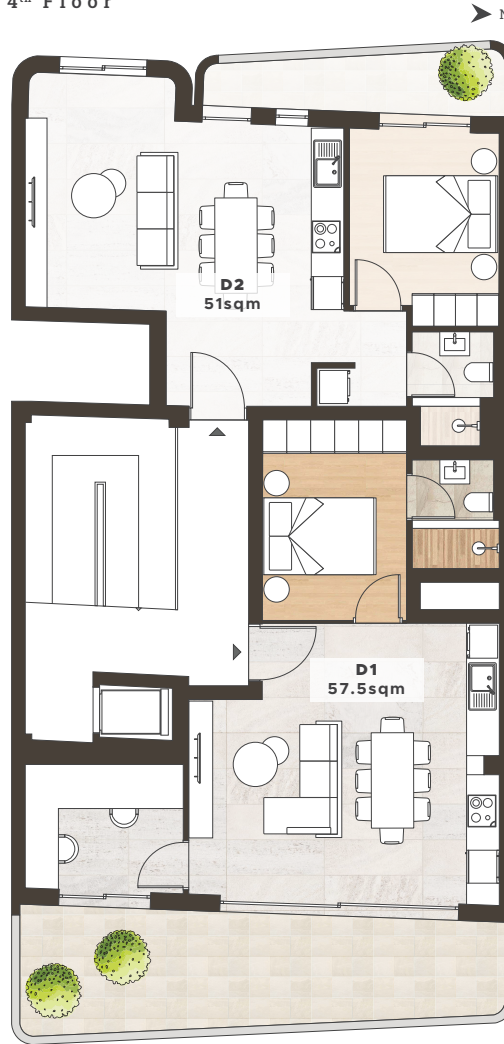
2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	69 sqm
Balcony	6.5 sqm
Total Area	75.5 sqm

4th Floor



4th Floor



Mavromichali Str.

D1

1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	57.5 sqm
Balcony	20.5 sqm
Total Area	78 sqm

D2

1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	51 sqm
Balcony	6.5 sqm
Total Area	57.5 sqm

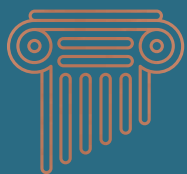


UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Garden (sqm)	Parking/Storage
LG1	LG	Apartment	1	1	119	54	-	65	Additional Charge
GF1	G/F	Apartment	1	1	67	54	13	-	Additional Charge
A1	1st	Apartment	2	2(1WC)	76	63	13	-	Additional Charge
A2	1st	Apartment	2	1	75.5	69	6.5	-	Additional Charge
B1	2nd	Apartment	2	2	76.5	68	8.5	-	Additional Charge
B2	2nd	Apartment	2	1	75.5	69	6.5	-	Additional Charge
C1	3rd	Apartment	2	2	76.5	68	8.5	-	Additional Charge
C2	3rd	Apartment	2	1	75.5	69	6.5	-	Additional Charge
D1	4th	Apartment	1	1	78	57.5	20.5	-	Additional Charge
D2	4th	Apartment	1	1	57.5	51	6.5	-	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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