

Mastering
Iconic
Building
Spaces

Etolikou

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 , the Experience

Etolikou, an iconic residential development, only 170m walk from Piraeus port, is a reconversion of an existing industrial building, complemented by newly constructed floors. It consists of 159 high-end apartments, standing out for the perfect blend of modern design and timeless elegance.

ELEVATED ARCHITECTURE

- DECORATED TO THE HIGHEST STANDARDS, THE RESIDENCES STAND OUT FOR THEIR CONTEMPORARY DESIGN.

HIGH-END AMENITIES

- 24/7 RECEPTION, CO-WORKING SPACES, AND A LOUNGE AREA AWAIT WITH ALL MODERN COMFORTS.

UNPARALLELED LUXURY EXPERIENCE

- INDULGE IN THE OPULENCE OF A STATE-OF-THE-ART GYM AND LUXURIOUS ROOFTOP SWIMMING POOL WITH STUNNING VIEWS OF PIRAEUS PORT
-



Prime location

500M
PIRAEUS
METRO
STATION

1KM
PIRAEUS
TOWER

10M
TELEPERFORMANCE
OFFICE

2.2KM
CRUISE
TERMINAL

170M
PIRAEUS
PORT



Airport

44km

Syntagma Square

9.5km

← ETOLIKOU →

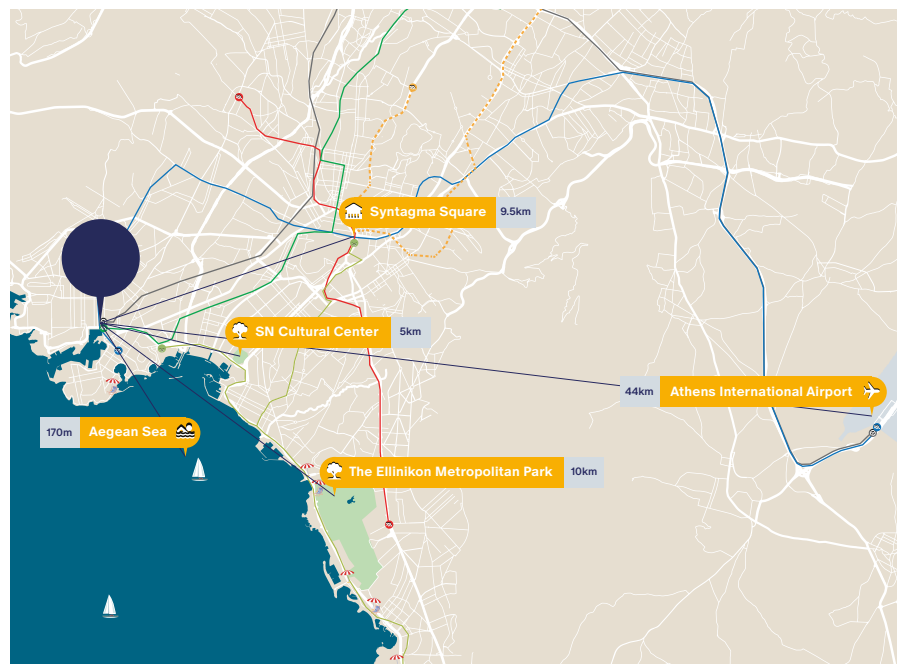
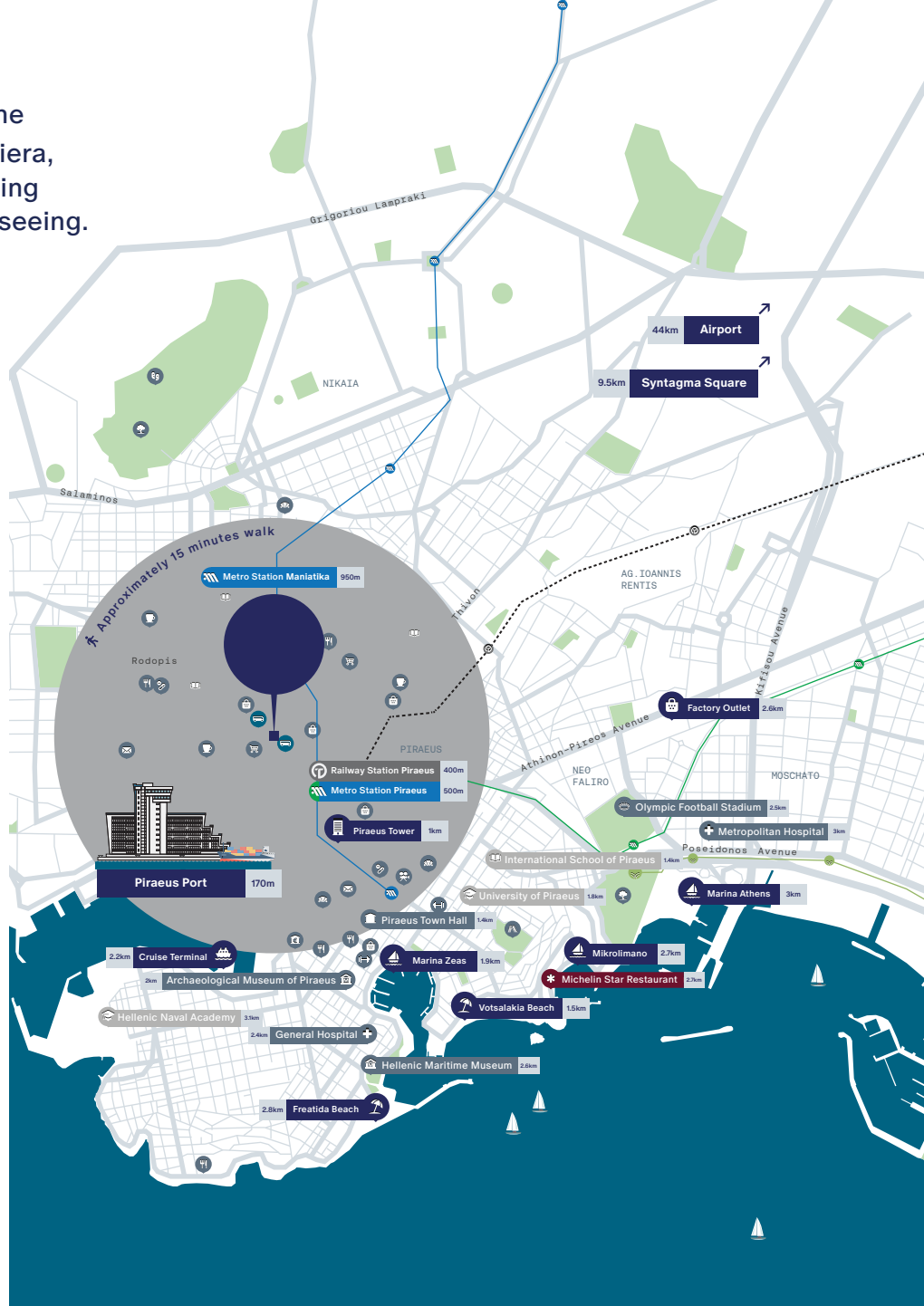
Piraeus, ideally located in the starting point of the Athenian Riviera, a vibrant port-city with a fascinating ancient history and sights worth seeing.

One of the investment hotspots of Attica

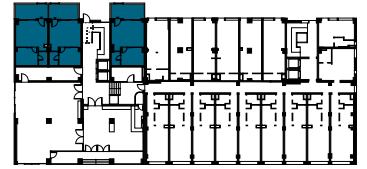
Just 15mins drive from Athens city

Michelin starred restaurants

High-end stores



Ground floor



Etolikon Street

GF18

GF19

GF20

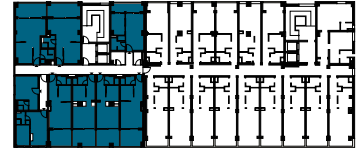
1 Bed Apartment

1 Bed Apartment

1 Bed Apartment

	GF18	GF19	GF20
Bedroom	1	1	1
Bathroom	1	1	1
Covered Area	46m ²	45m ²	45m ²
Garden	15m ²	13m ²	15m ²
Total Area	61m ²	58m ²	60m ²

1st floor and 2nd floor



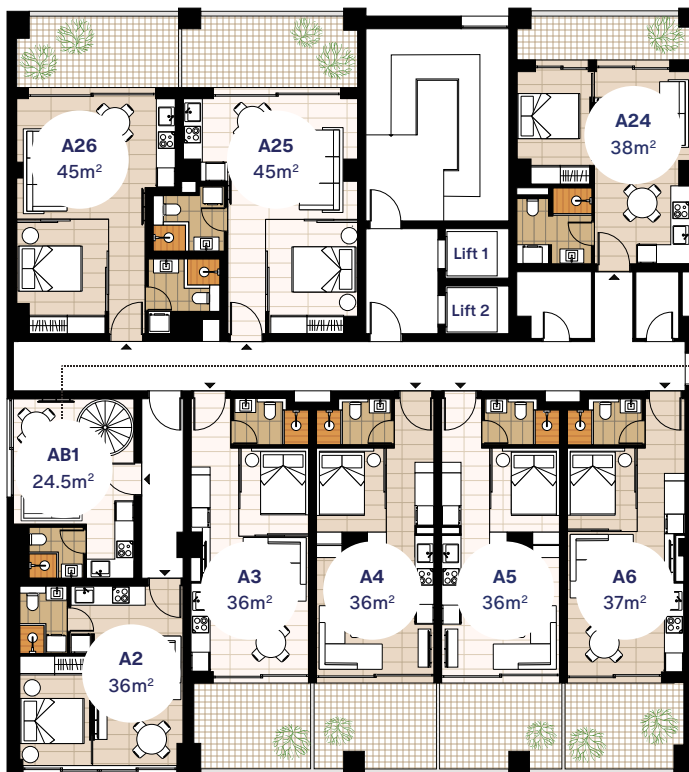
A24 B24

A25 B25

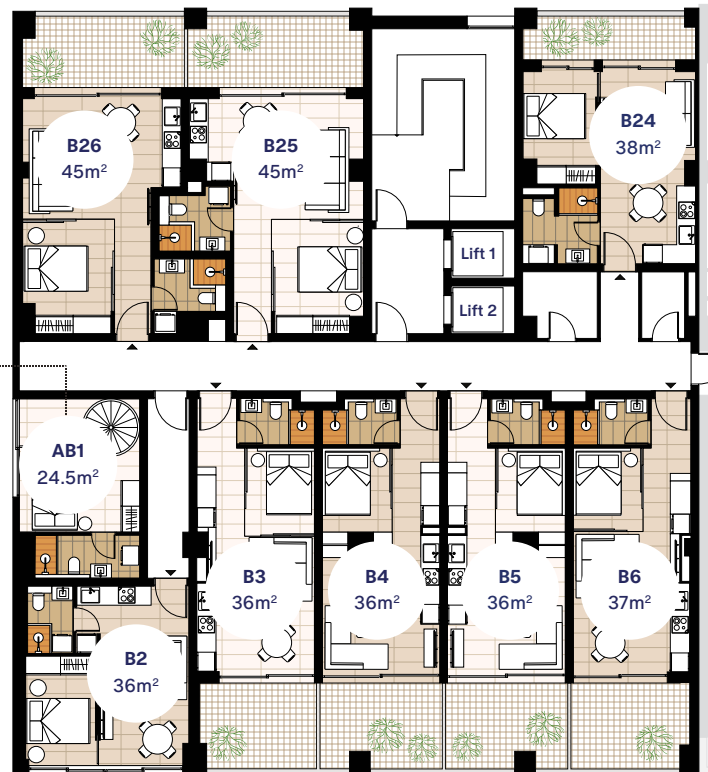
A26 B26

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1
Bathroom	1	1	1
Covered Area	38m ²	45m ²	45m ²
Balcony	10m ²	15m ²	14m ²
Total Area	48m ²	60m ²	59m ²

1st Floor



2nd Floor



Etolikou Street

AB1

A2 B2

A3 B3

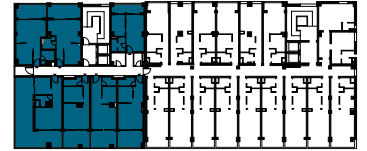
A4 B4

A5 B5

A6 B6

	1 Bed Duplex	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1
Bathroom	2	1	1	1	1	1
Covered Area	49m ²	36m ²	36m ²	36m ²	36m ²	37m ²
Balcony	-	-	11m ²	12m ²	12m ²	12m ²
Total Area	49m ²	36m ²	47m ²	48m ²	48m ²	49m ²

3rd floor



C22

C23

C24

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1
Bathroom	1	1	1
Covered Area	38m ²	45m ²	45m ²
Balcony	10m ²	15m ²	14m ²
Total Area	48m ²	60m ²	59m ²

3rd Floor



Etolikou Street

C1

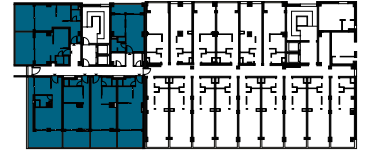
C2

C3

C4

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1
Bathroom	1	1	1	1
Covered Area	45m ²	40m ²	40m ²	41m ²
Balcony	54m ²	13m ²	13m ²	13m ²
Total Area	99m ²	53m ²	53m ²	54m ²

4th floor



D22

D23

D24

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1
Bathroom	1	1	1
Covered Area	38m ²	41m ²	36m ²
Balcony	10m ²	15m ²	19m ²
Total Area	48m ²	56m ²	55m ²

4th Floor



Etolikou Street

D1

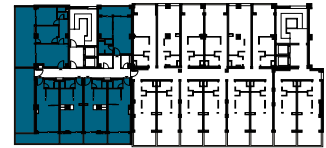
D2

D3

D4

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1
Bathroom	1	1	1	1
Covered Area	45m ²	40m ²	40m ²	41m ²
Balcony	28m ²	13m ²	13m ²	13m ²
Total Area	73m ²	53m ²	53m ²	54m ²

5th floor



E19

E20

	1 Bed Apartment	2 Bed Apartment
Bedroom	1	2
Bathroom	1	1
Covered Area	38m ²	61m ²
Balcony	10m ²	34m ²
Total Area	48m ²	95m ²

5th Floor

Diagatsaniou Street



Etolikou Street

E1

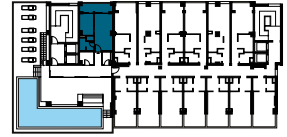
E2

E3

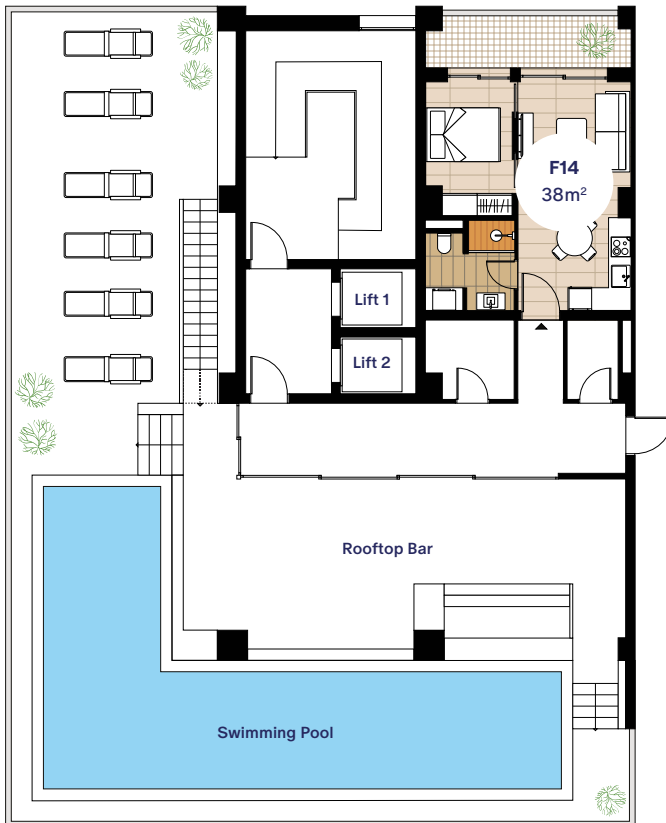
E4

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1
Bathroom	1	1	1	1
Covered Area	37m ²	36m ²	36m ²	37m ²
Balcony	14m ²	7m ²	7m ²	7m ²
Total Area	51m ²	43m ²	43m ²	44m ²

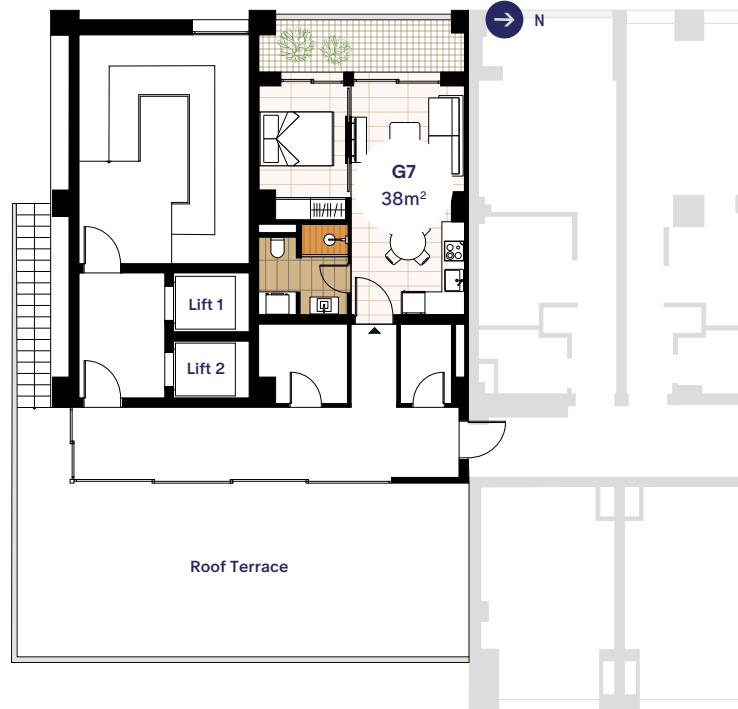
6th floor and 7th floor



6th Floor



7th Floor



Diagatsanliou Street

Etolikou Street

F14

G7

1 Bed Apartment

1 Bed Apartment

Bedroom	1	1
Bathroom	1	1
Covered Area	38m ²	38m ²
Balcony	10m ²	10m ²
Total Area	48m ²	48m ²

Unit Summary

Phase 1

.04

Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym	Price
GF18	G/F	Apartment	1	1	61	46	15 (Garden)	Yes (Communal)	€299,000
GF19	G/F	Apartment	1	1	58	45	13 (Garden)	Yes (Communal)	Reserved
GF20	G/F	Apartment	1	1	60	45	15 (Garden)	Yes (Communal)	€295,000
AB1	1st-2nd	Duplex	1	2	49	24.5+24.5	-	Yes (Communal)	Reserved
A2	1st	Apartment	1	1	36	36	-	Yes (Communal)	Reserved
A3	1st	Apartment	1	1	47	36	11	Yes (Communal)	€251,000
A4	1st	Apartment	1	1	48	36	12	Yes (Communal)	€251,000
A5	1st	Apartment	1	1	48	36	12	Yes (Communal)	€251,000
A6	1st	Apartment	1	1	49	37	12	Yes (Communal)	€255,000
A24	1st	Apartment	1	1	48	38	10	Yes (Communal)	€253,000
A25	1st	Apartment	1	1	60	45	15	Yes (Communal)	Reserved
A26	1st	Apartment	1	1	59	45	14	Yes (Communal)	Reserved
B2	2nd	Apartment	1	1	36	36	-	Yes (Communal)	€251,000
B3	2nd	Apartment	1	1	47	36	11	Yes (Communal)	Reserved
B4	2nd	Apartment	1	1	48	36	12	Yes (Communal)	€258,000
B5	2nd	Apartment	1	1	48	36	12	Yes (Communal)	€258,000
B6	2nd	Apartment	1	1	49	37	12	Yes (Communal)	€258,000
B24	2nd	Apartment	1	1	48	38	10	Yes (Communal)	€255,000
B25	2nd	Apartment	1	1	60	45	15	Yes (Communal)	Reserved
B26	2nd	Apartment	1	1	59	45	14	Yes (Communal)	Reserved
C1	3rd	Apartment	1	1	99	45	54	Yes (Communal)	€328,000
C2	3rd	Apartment	1	1	53	40	13	Yes (Communal)	€282,000
C3	3rd	Apartment	1	1	53	40	13	Yes (Communal)	€282,000
C4	3rd	Apartment	1	1	54	41	13	Yes (Communal)	Reserved
C22	3rd	Apartment	1	1	48	38	10	Yes (Communal)	€257,000
C23	3rd	Apartment	1	1	60	45	15	Yes (Communal)	Reserved
C24	3rd	Apartment	1	1	59	45	14	Yes (Communal)	Reserved
D1	4th	Apartment	1	1	73	45	28	Yes (Communal)	€319,000
D2	4th	Apartment	1	1	53	40	13	Yes (Communal)	Reserved
D3	4th	Apartment	1	1	53	40	13	Yes (Communal)	€285,000
D4	4th	Apartment	1	1	54	41	13	Yes (Communal)	€291,000
D22	4th	Apartment	1	1	48	38	10	Yes (Communal)	€260,000
D23	4th	Apartment	1	1	56	41	15	Yes (Communal)	Reserved
D24	4th	Apartment	1	1	55	36	19	Yes (Communal)	Reserved
E1	5th	Apartment	1	1	51	37	14	Yes (Communal)	Reserved
E2	5th	Apartment	1	1	43	36	7	Yes (Communal)	Reserved
E3	5th	Apartment	1	1	43	36	7	Yes (Communal)	Reserved
E4	5th	Apartment	1	1	44	37	7	Yes (Communal)	Reserved
E19	5th	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
E20	5th	Apartment	2	1	95	61	34	Yes (Communal)	€380,000
F14	6th	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
G7	7th	Apartment	1	1	48	38	10	Yes (Communal)	€285,000

* 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%

TRUE TO
L I V I N G SPACES