

An architectural rendering of a modern, three-story residential building. The building features a light-colored facade and dark window frames. Each of the three floors has a balcony with a white metal railing. The balconies on the upper two floors have white roller shutters partially closed. The ground floor has a central entrance door and two windows with white roller shutters. A rooftop garden with various plants and flowers sits atop the building. The background is a clear blue sky.

RESIDENTIAL  
BUILDING IN  
PIRAEUS  
F108



# PIRAEUS PROPERTIES LOCATION OVERVIEW

## PIRAEUS - ATHENS, GREECE

Piraeus is a port city in the region of Attica, Greece. Piraeus is located within the Athens urban area, 12 kilometers (7 miles) southwest from its city center (municipality of Athens) and lies along the east coast of the Saronic Gulf.

The port of Piraeus is the chief port in Greece, the largest passenger port in Europe and the second largest in the world, servicing about 20 million passengers annually. The city hosted events in both the 1896 and 2004 Summer Olympics held in Athens. The University of Piraeus is one of the largest universities in Greece.

The picturesque port of Zea or formerly Pasalimani is the second largest port of Piraeus with a circular shape. Zea is the center of Piraeus' entertainment activity and one of the most popular places for entertainment, also known as Pasalimani.

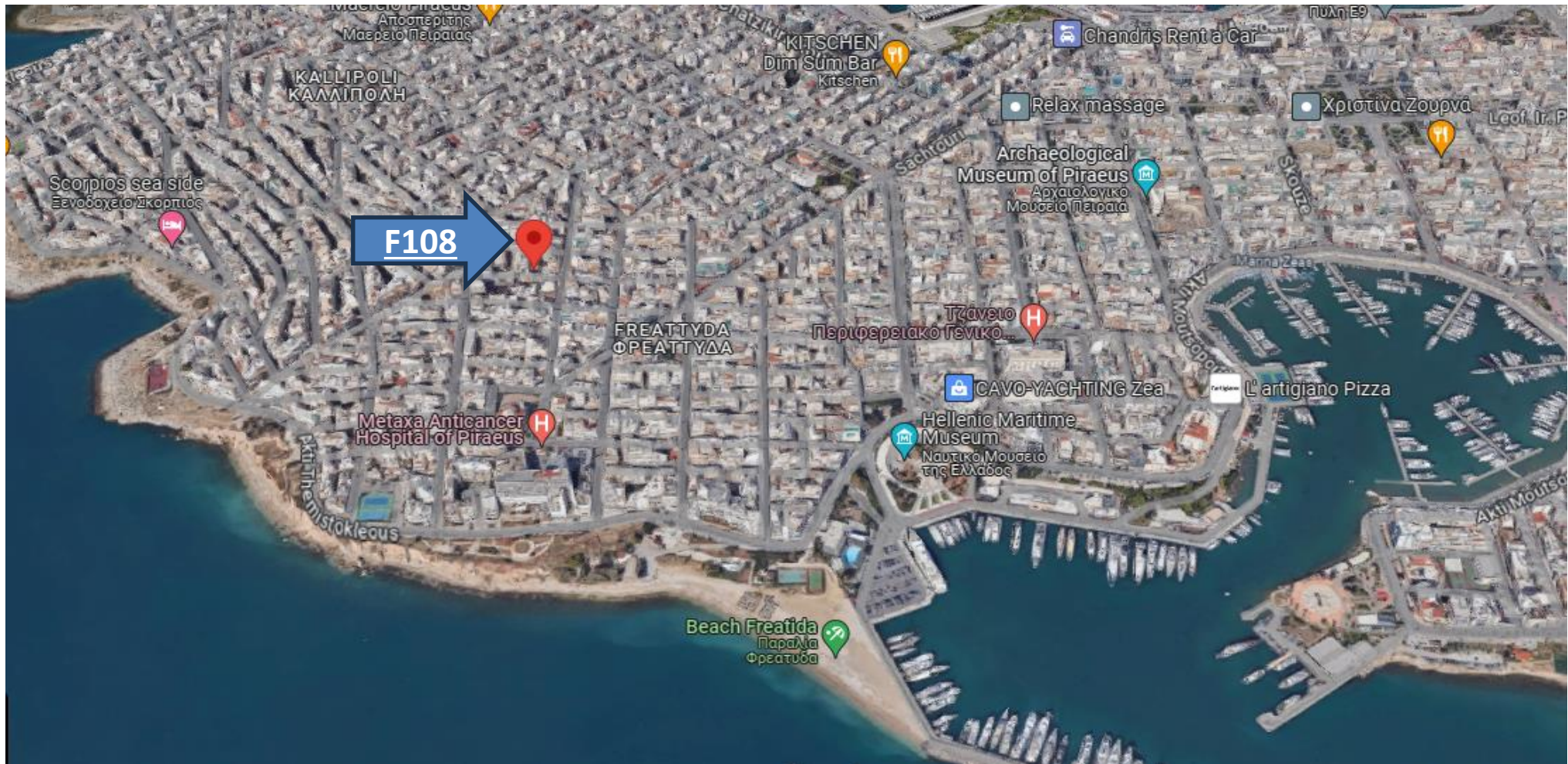
PIRAEUS  
PROPERTIES  
HISTORY OVERVIEW



### ATHENS, GREECE

Piraeus has a long-recorded history, dating to ancient Greece. The city was largely developed in the early 5th century BC, when it was selected to serve as the port city of classical Athens and was transformed into a prototype harbor, concentrating all the import and transit trade of Athens. During the Golden Age of Athens, the Long Walls were constructed to fortify Athens and its port (Piraeus). Consequently, it became the chief harbor of ancient Greece, but declined gradually after the 4th century AD, growing once more in the 19th century, after Athens' declaration as the capital of Greece. In the modern era, Piraeus is a large city, bustling with activity and an integral part of Athens, acting as home to the country's biggest harbor and bearing all the characteristics of a huge marine and commercial-industrial center.

PASALIMANI  
PROPERTIES  
BUILDING LOCATION



P I R A E U S

## BUILDING OVERVIEW



- 3 Floor Residential Building
- 523 sqm – excluding common spaces
- 7 Apartments

Second Floor - BL-82sqm

BR-80sqm

First Floor - AL-82sqm

AR-80sqm

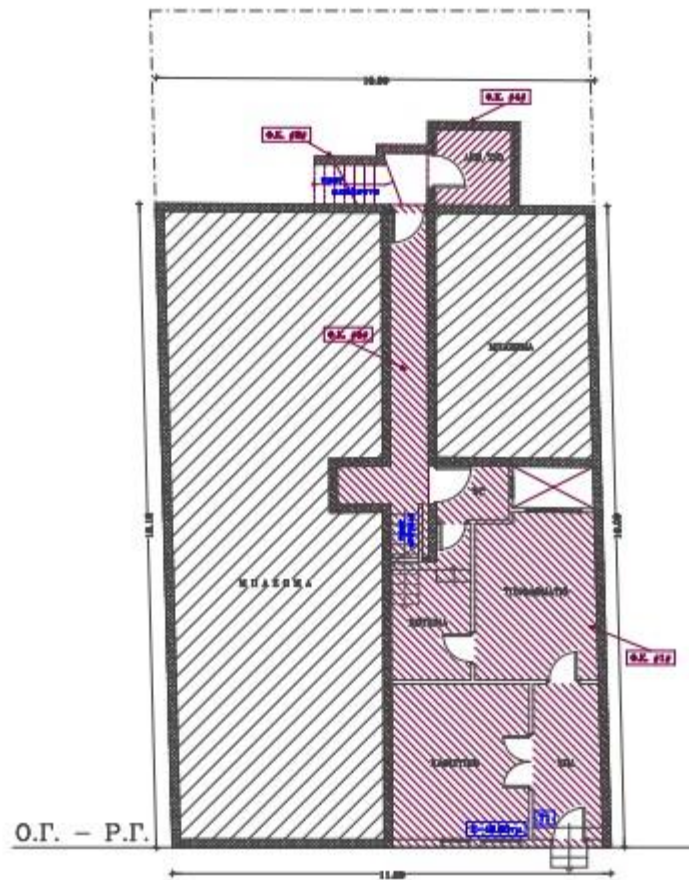
Ground Floor - GL-82sqm

GR-66sqm

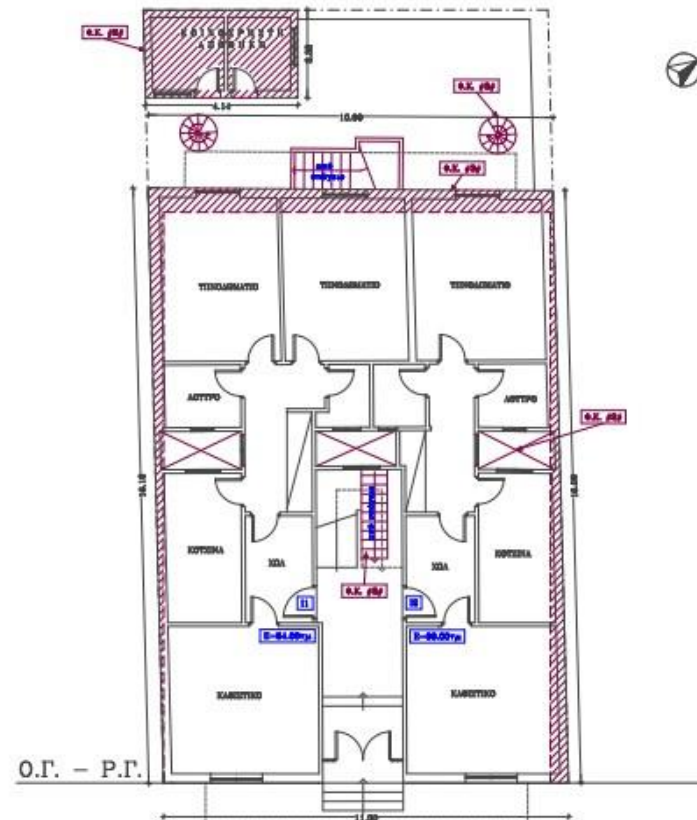
Semi Ground - SG-50sqm

- Renovated Apartments with Efficient Layout
- 300m to Public Hospital – 5min Walking
- 300m to Swimmable Sea– 5min Walking
- 500m to Pasa Limani – 8min Walking
- 800m to Piraeus Port – 15min Walking
- 1,8km University of Piraeus – 20min Walking

PIRAEUS  
PROPERTIES  
BUILDING LAYOUT



SEMI GROUND FLOOR



GROUND FLOOR



A'/B' FLOOR

PIRAEUS  
PROPERTIES  
APARTMENT INTERIOR



LIVING ROOM

PIRAEUS  
PROPERTIES  
APARTMENT INTERIOR



KITCHEN

PIRAEUS  
PROPERTIES  
APARTMENT INTERIOR



BEDROOMS

PIRAEUS  
PROPERTIES  
APARTMENT INTERIOR



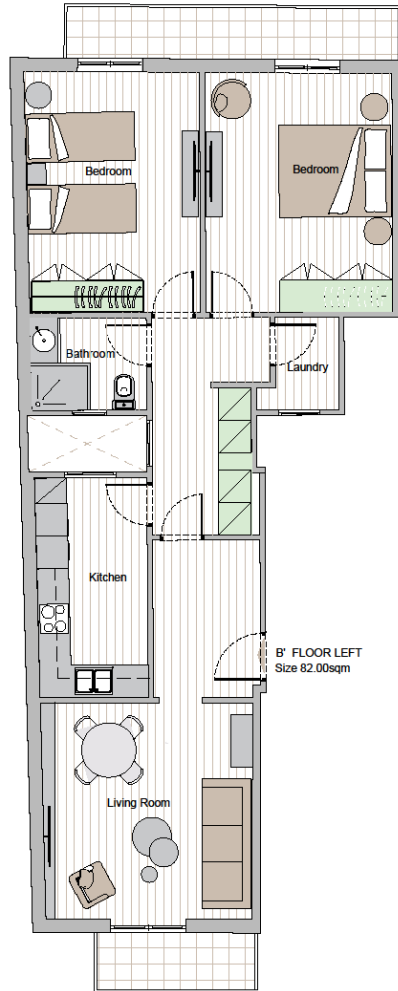
CORRIDOR

PIRAEUS  
PROPERTIES  
APARTMENT INTERIOR

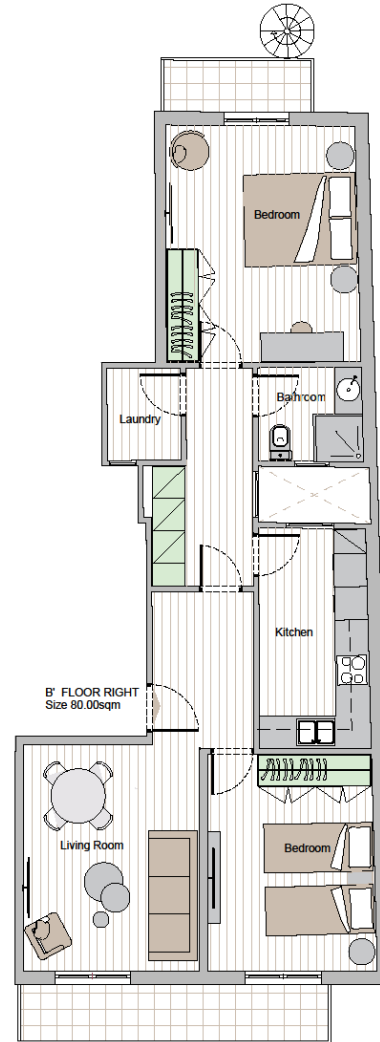


BATHROOM

## B - FLOOR



B' FLOOR - LEFT

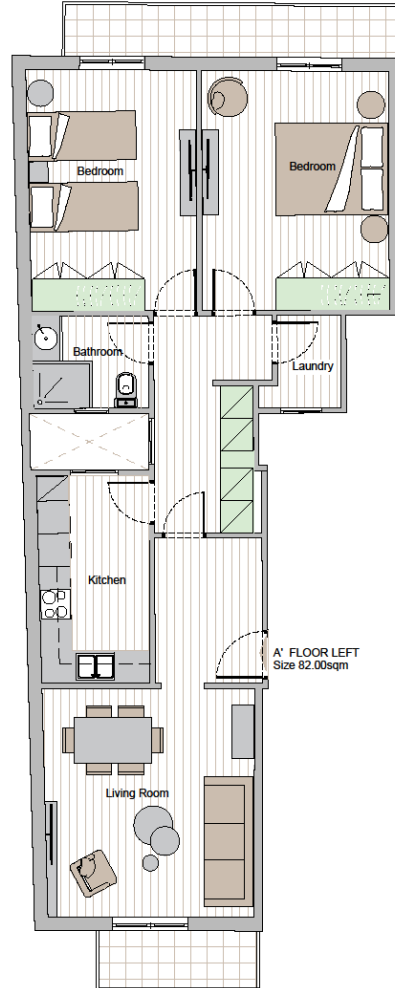


B' FLOOR - RIGHT

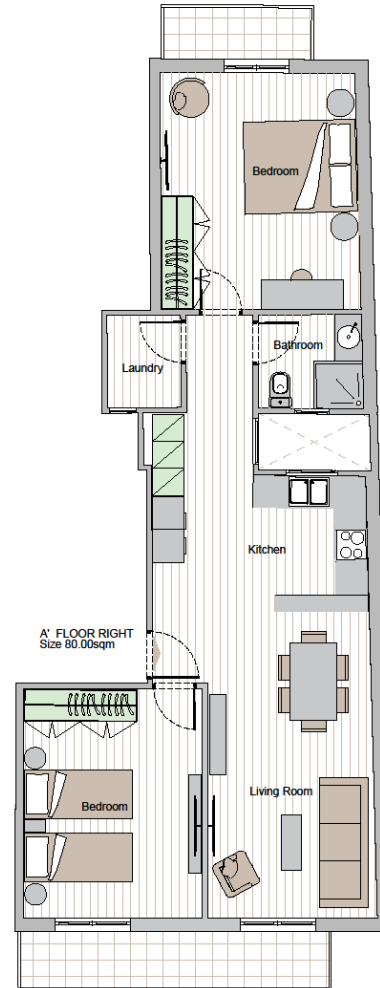
B FLOOR – LEFT  
82 Sqm Internal  
10 Sqm Balcony

B FLOOR – RIGHT  
80 Sqm Internal  
9 Sqm Balcony

## A - FLOOR



A' FLOOR - LEFT

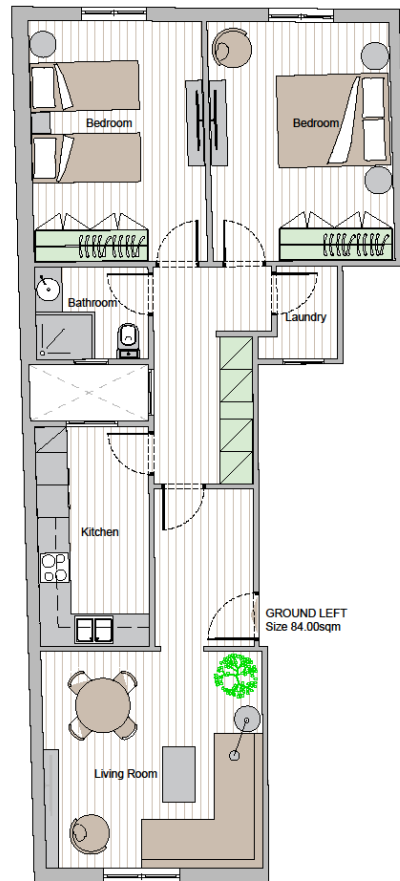


A' FLOOR - RIGHT

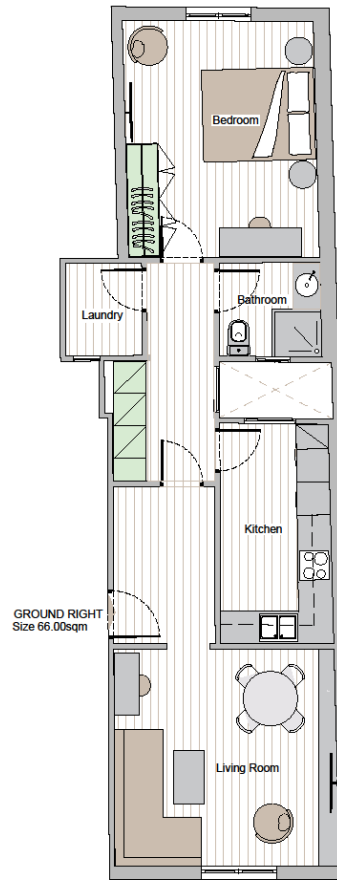
A FLOOR – LEFT  
82 Sqm Internal  
10 Sqm Balcony

A FLOOR – RIGHT  
80 Sqm Internal  
9 Sqm Balcony

## G - FLOOR



G FLOOR - LEFT

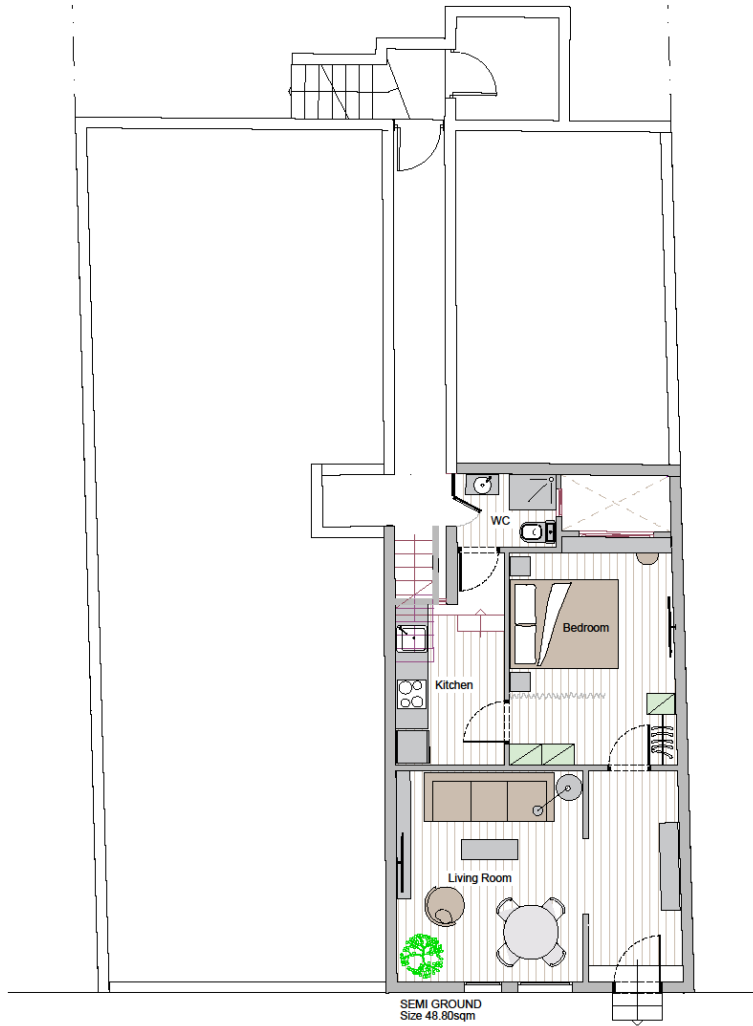


G FLOOR - RIGHT

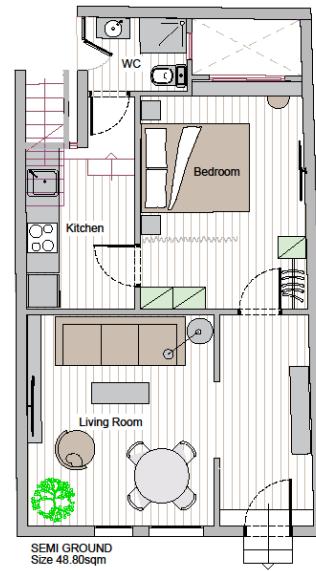
G FLOOR – LEFT  
84 Sqm Internal  
20 Sqm Balcony

G FLOOR – RIGHT  
66 Sqm Internal  
16 Sqm Balcony

PIRAEUS  
PROPERTIES  
SG - FLOOR



SG FLOOR



SG FLOOR - RIGHT

SG FLOOR – RIGHT  
50 Sqm Internal

PIRAEUS  
PROPERTIES

# AVAILABLE UNITS

| Apartment | Floor | Bedrooms | Bathroom | Internal area | Balcony | Total Area |
|-----------|-------|----------|----------|---------------|---------|------------|
|           |       |          |          |               |         |            |
| B-L       | 2     | 2        | 1        | 82            | 10      | 92         |
|           |       |          |          |               |         |            |
| B-R       | 2     | 2        | 1        | 80            | 9       | 89         |
|           |       |          |          |               |         |            |
| A-L       | 1     | 2        | 1        | 82            | 10      | 92         |
|           |       |          |          |               |         |            |
| A-R       | 1     | 2        | 1        | 80            | 9       | 89         |
|           |       |          |          |               |         |            |
| G-L       | 0     | 2        | 1        | 80            | 20      | 100        |
|           |       |          |          |               |         |            |
| G-R       | 0     | 1        | 1        | 66            | 16      | 82         |
|           |       |          |          |               |         |            |
| SGF-R     | -1    | 1        | 1        | 50            |         | 50         |

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