

PIRAEUS HERITAGE RESIDENCES

Neo Classical
Residential Building

PIRAEUS, GREECE



DESCRIPTION

Located in **Piraeus'** most **historic, vibrant** and **sought after neighborhood**, this fully renovated neoclassical property offers a rare blend of timeless elegance and contemporary comfort. This remarkable building will comprise a total of **6 beautifully designed residences** each thoughtfully crafted with **high-quality finishes** to meet **modern living standards** while **preserving the architectural charm** of the original structure.

As this property is also **Golden Visa eligible**, each unit offers a compelling opportunity for both investors and end-users alike, combining strategic location with cultural appeal. For the units that include balconies and/or verandas, their inviting outdoor spaces provide the perfect mix for relaxing and soaking in the local atmosphere.



LOCATION

by foot



PASALIMANI
2 min



MARINA ZEAS
4 min



MIKROLIMANO
10 min



DIMOTIKO THEATER
6 min



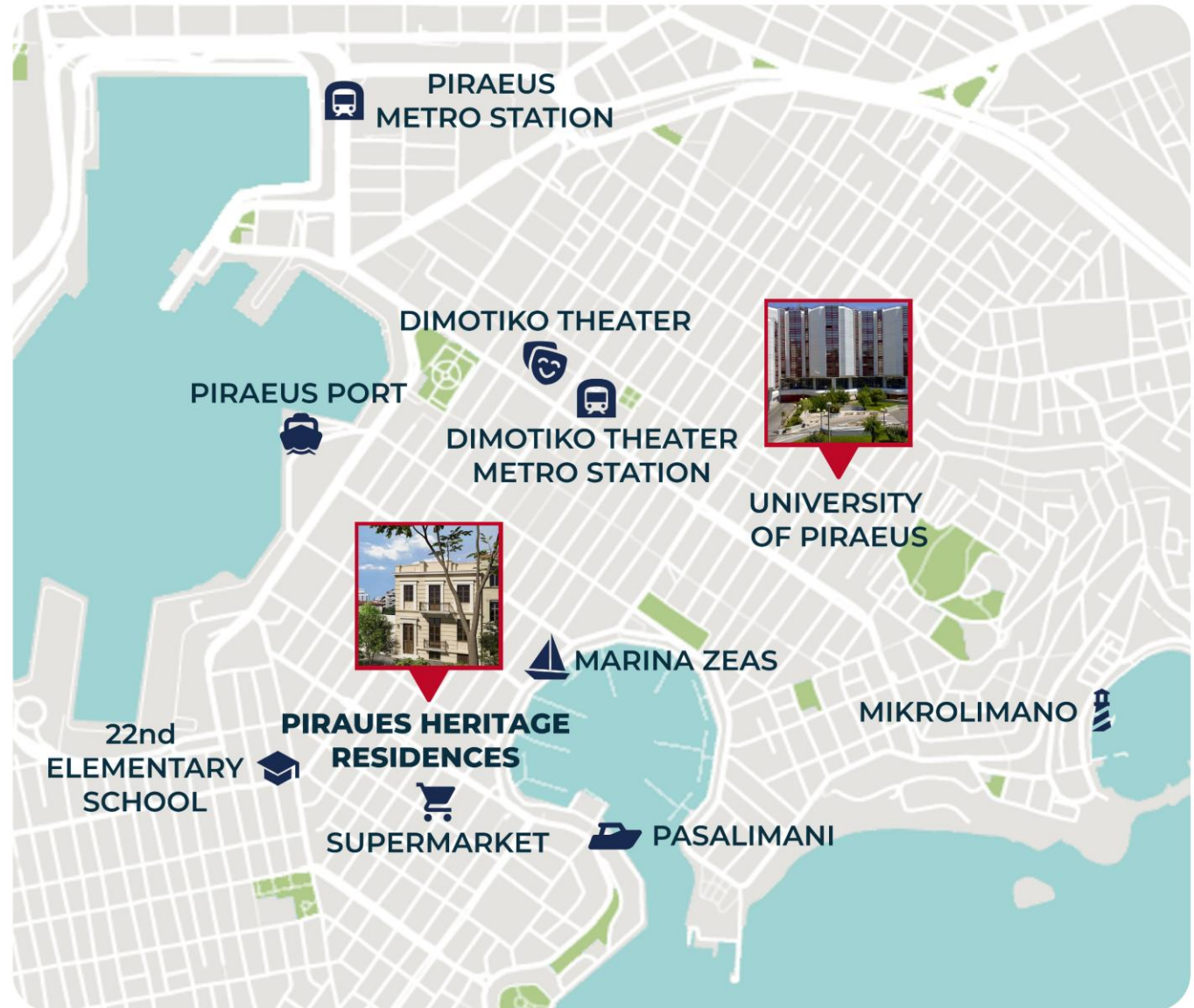
METRO STATION
6 min



SUPERMARKETS
& SHOPS
1 min



SCHOOLS
2 min



LOCATION

by car



PIRAEUS PORT
3 min



STAVROS NIARCHOS
FOUNDATION
10 min



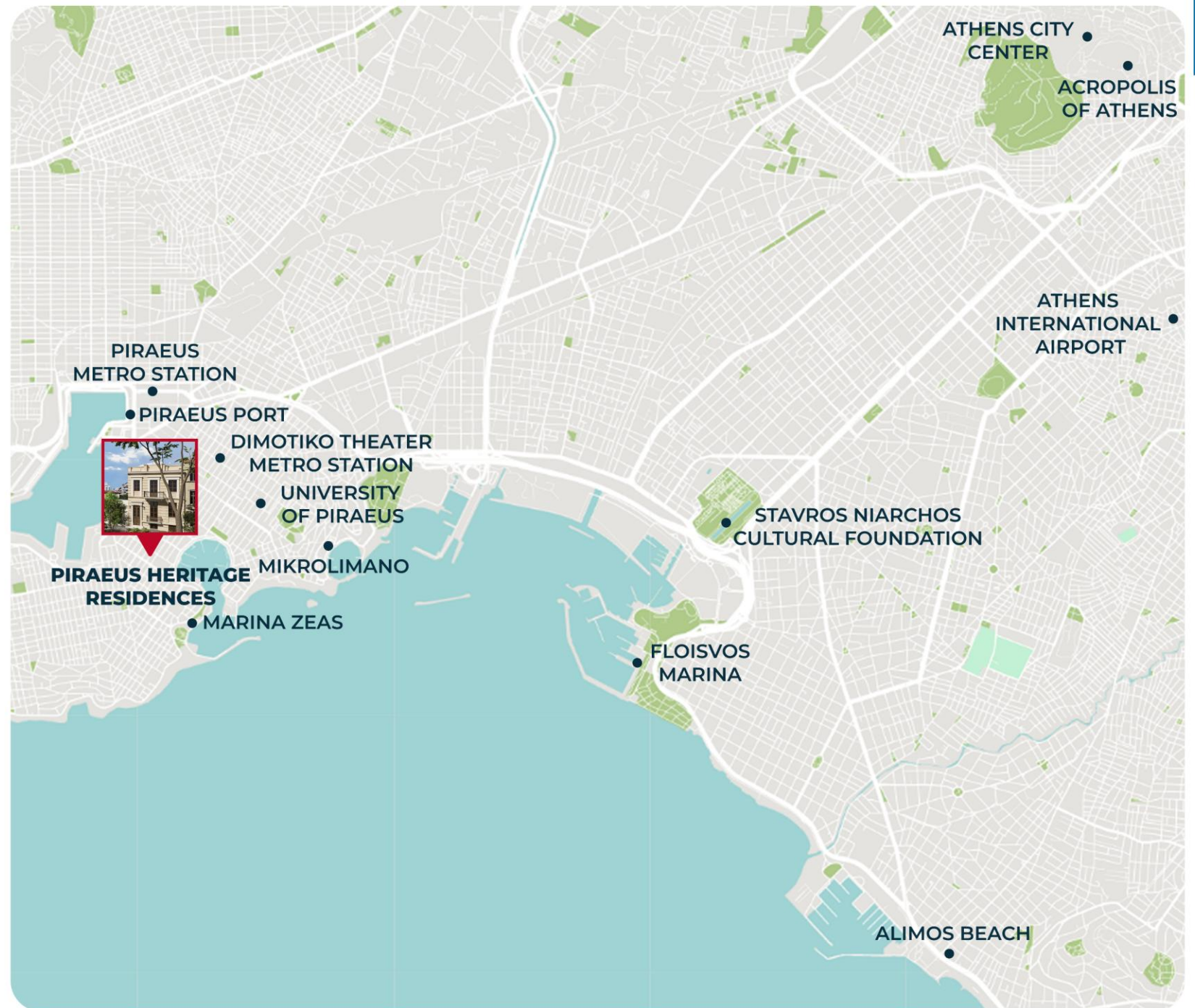
ATHENS CITY CENTER
20 min



ATHENIAN RIVIERA
15 min



ATHENS AIRPORT
45 min



NEARBY

Local Shops & Cafés

Literally a 2 minute walk to Pasalimani and Marina Zeas, offering a selection of shops, bakeries, cozy cafés are within a short walk, making daily errands and relaxed outings, pleasant and convenient



Marina Zeas

A short stroll away, Marina Zeas offers seaside dining, stylish boutiques, cozy cafés, lively bars, and scenic waterfront views, making it a vibrant spot for relaxation and leisure.



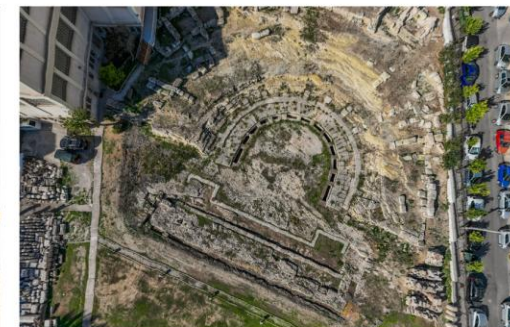
Schools & Educational Institutions

Numerous well-regarded schools and institutions, including the renowned **University of Piraeus**, are within walking distance, making the area well-suited for families and students.



PIRAEUS

Ideally situated in the **heart of Piraeus**, this **elegant neoclassical residence** enjoys a truly privileged location. Literally **next door** neighbor to the **Archaeological Museum of Piraeus** where **archaeological ruins** are displayed in a **majestic open-air site**, the property is just steps from the **vibrant Marina Zeas**, home to **renowned restaurants, fish taverns, cafes, boutiques, and nightlife**. Within minutes, residents can access the **Port of Piraeus**, **Mikrolimano**, **public transport**, and **established educational institutions**. The property also offers direct connectivity to the **national highway (E75)**, the **Athenian Riviera**, **central Athens**, and the **Stavros Niarchos Foundation Cultural Center**—making it the ultimate pick for both leisure, easy living, and even business.



PROJECT OVERVIEW



Multiple
Units



Strategic
Location



Fully
Furnished



Investment
Opportunity



Golden Visa
Eligible

AVAILABLE APARTMENTS

APARTMENT I-1	(25.00m ²)
APARTMENT I-2	(55.16m ²)
APARTMENT A-1	(44.69m ²)
APARTMENT A-2	(65.96m ²)
APARTMENT B-1	(40.00m ²)
APARTMENT B-2	(84.50m ²)



GROUND FLOOR APARTMENT

APARTMENT I-1



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room

Interior Surface: 25.00m²







UNIT I-1



GROUND FLOOR APARTMENT



APARTMENT 1-2

 1 BD

 1 BATH

 Kitchen

 Open-Concept
Living/Dining Room

Interior Surface: 55.16m²



UNIT I-2









1ST FLOOR APARTMENT

APARTMENT A-1



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Veranda

Interior Surface: 44.69m²





UNIT A-1



UNIT A-1



UNIT A-1





1ST FLOOR APARTMENT



APARTMENT A-2



2 BDS



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Laundry Area



Veranda

Interior Surface: 65.96m²



UNIT A-2

















2ND FLOOR APARTMENT

APARTMENT B-1



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room

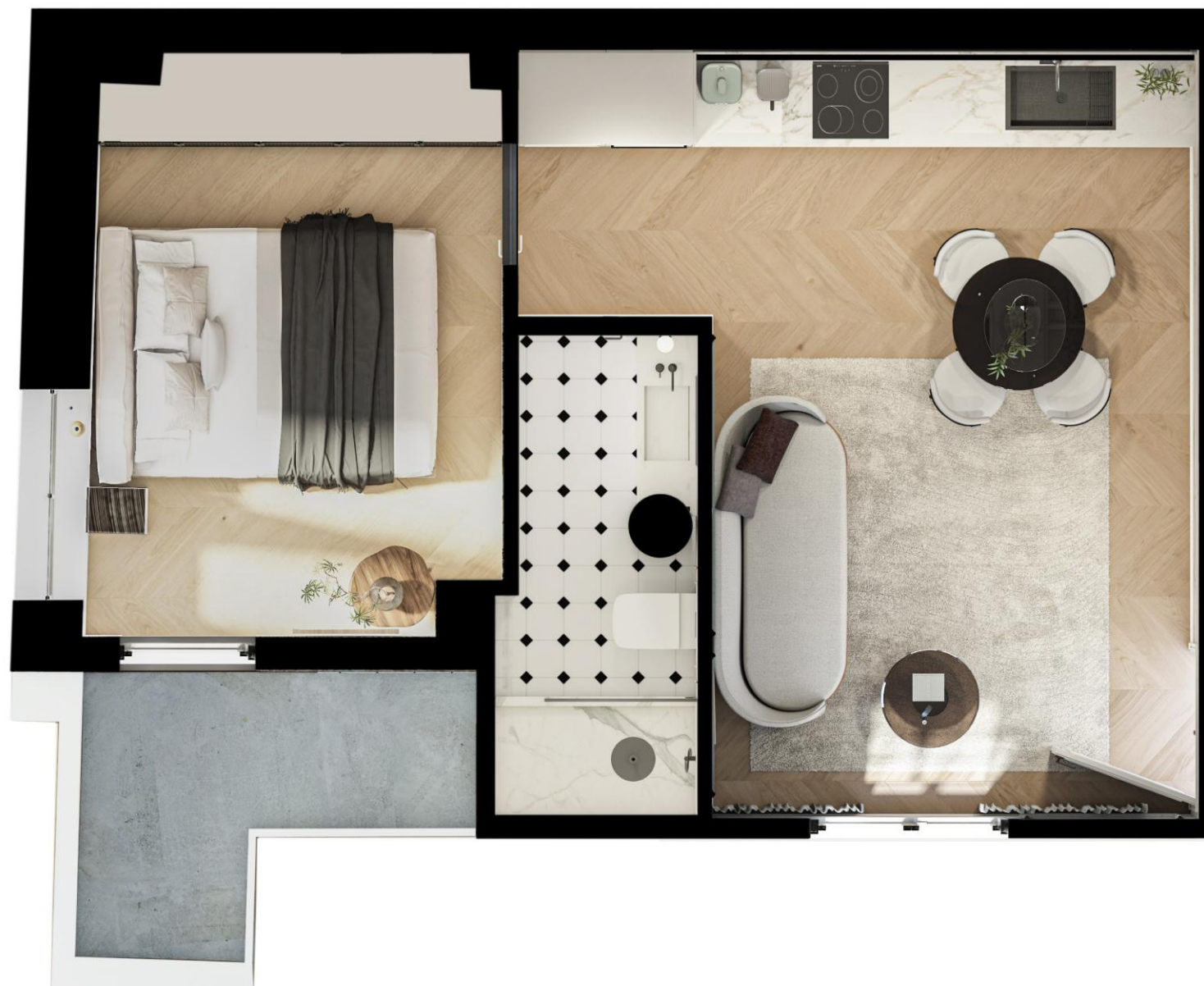


Laundry Area



Veranda

Interior Surface: 40.00m²





UNIT B-1





UNIT B-1



UNIT B-1



UNIT B-1

2ND FLOOR APARTMENT



APARTMENT B-2

 3 BDS

 2 BATHS

 Kitchen

 Open-Concept
Living/Dining Room

Interior Surface: 84.50m²





UNIT B-2













UNIT B-2

PRICES



UNIT	FLOOR	TOTAL SPACE (m²)	INDOOR SPACE (m²)	OUTDOOR SPACE (m²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME	PRICES
APARTMENT I-1	GF	25.00	25.00	-	1 BED / 1 BATH	3%	250.000€
APARTMENT I-2	GF	55.16	55.16	-	1 BED / 1 BATH	3%	280.000€
APARTMENT A-1	1 st	47.69	44.69	3.00	1 BED / 1 BATH	3%	280.000€
APARTMENT A-2	1 st	67.96	65.96	2.00	2 BEDS / 1 BATH	HOLD	HOLD
APARTMENT B-1	2 nd	44.00	40.00	4.00	1 BED / 1 BATH	HOLD	HOLD
APARTMENT B-2	2 nd	87.50	84.50	3.00	3 BEDS / 2 BATHS	HOLD	HOLD

Thank you