

# PIRAEUS HERITAGE RESIDENCES

Neo Classical  
Residential Building

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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



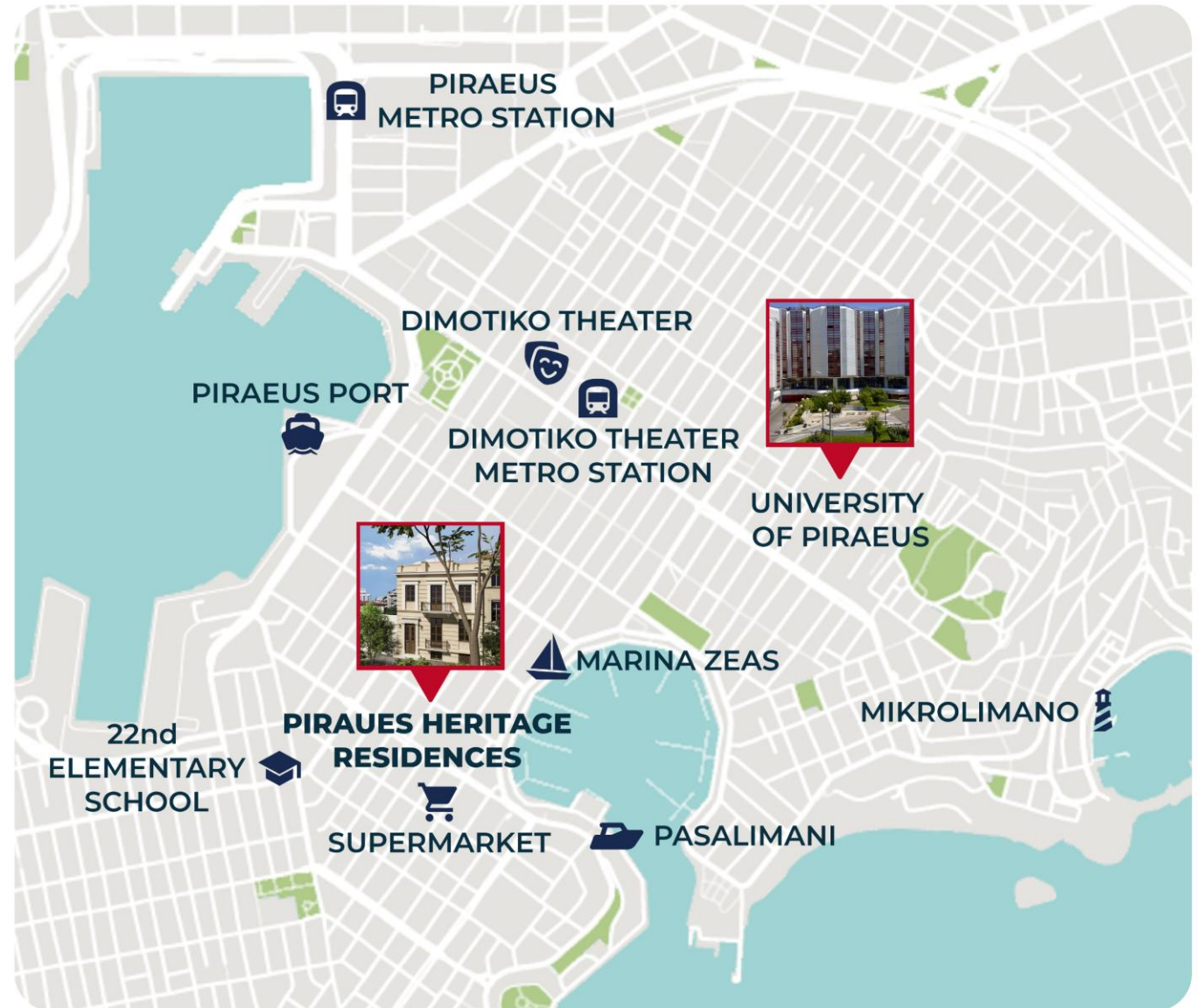
METRO STATION  
6 min



SUPERMARKETS  
& SHOPS  
1 min



SCHOOLS  
2 min



# LOCATION

by car



PIRAEUS PORT  
3 min



STAVROS NIARCHOS  
FOUNDATION  
10 min



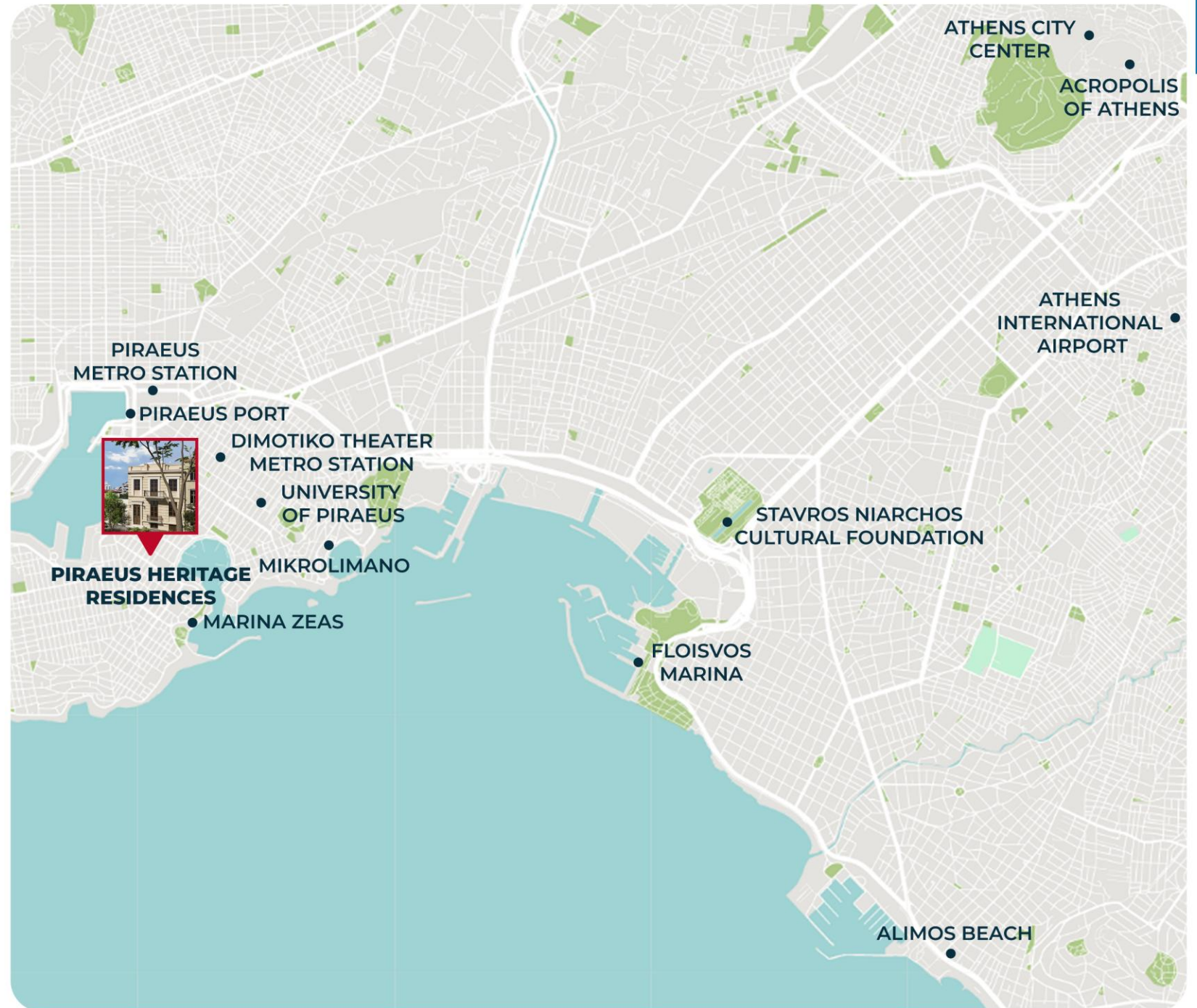
ATHENS CITY CENTER  
20 min



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.



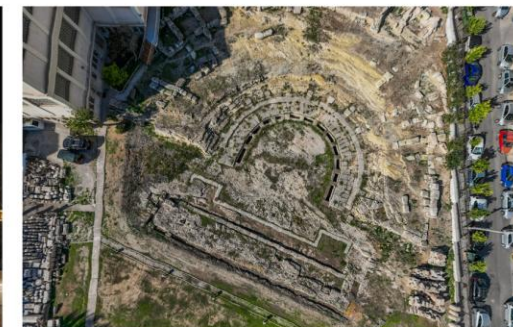
## Schools & Educational Institutions

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 <sup>2</sup> )
APARTMENT I-2	(55.16m <sup>2</sup> )
APARTMENT A-1	(44.69m <sup>2</sup> )
APARTMENT A-2	(65.96m <sup>2</sup> )
APARTMENT B-1	(40.00m <sup>2</sup> )
APARTMENT B-2	(84.50m <sup>2</sup> )



# GROUND FLOOR APARTMENT

## APARTMENT I-1



1 BD



1 BATH



Kitchen



Open-Concept  
Living/Dining Room

Interior Surface: 25.00m<sup>2</sup>





UNIT I-1





UNIT I-1

# GROUND FLOOR APARTMENT



## APARTMENT 1-2



1 BD



1 BATH



Kitchen



Open-Concept  
Living/Dining Room

Interior Surface: 55.16m<sup>2</sup>











UNIT I-2

# 1ST FLOOR APARTMENT

## APARTMENT A-1



1 BD



1 BATH



Kitchen



Open-Concept  
Living/Dining Room



Veranda

Interior Surface: 44.69m<sup>2</sup>





UNIT A-1



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: 65.96m<sup>2</sup>



UNIT A-2





UNIT A-2











UNIT A-2



# 2ND FLOOR APARTMENT

## APARTMENT B-1



1 BD



1 BATH



Kitchen



Open-Concept  
Living/Dining Room

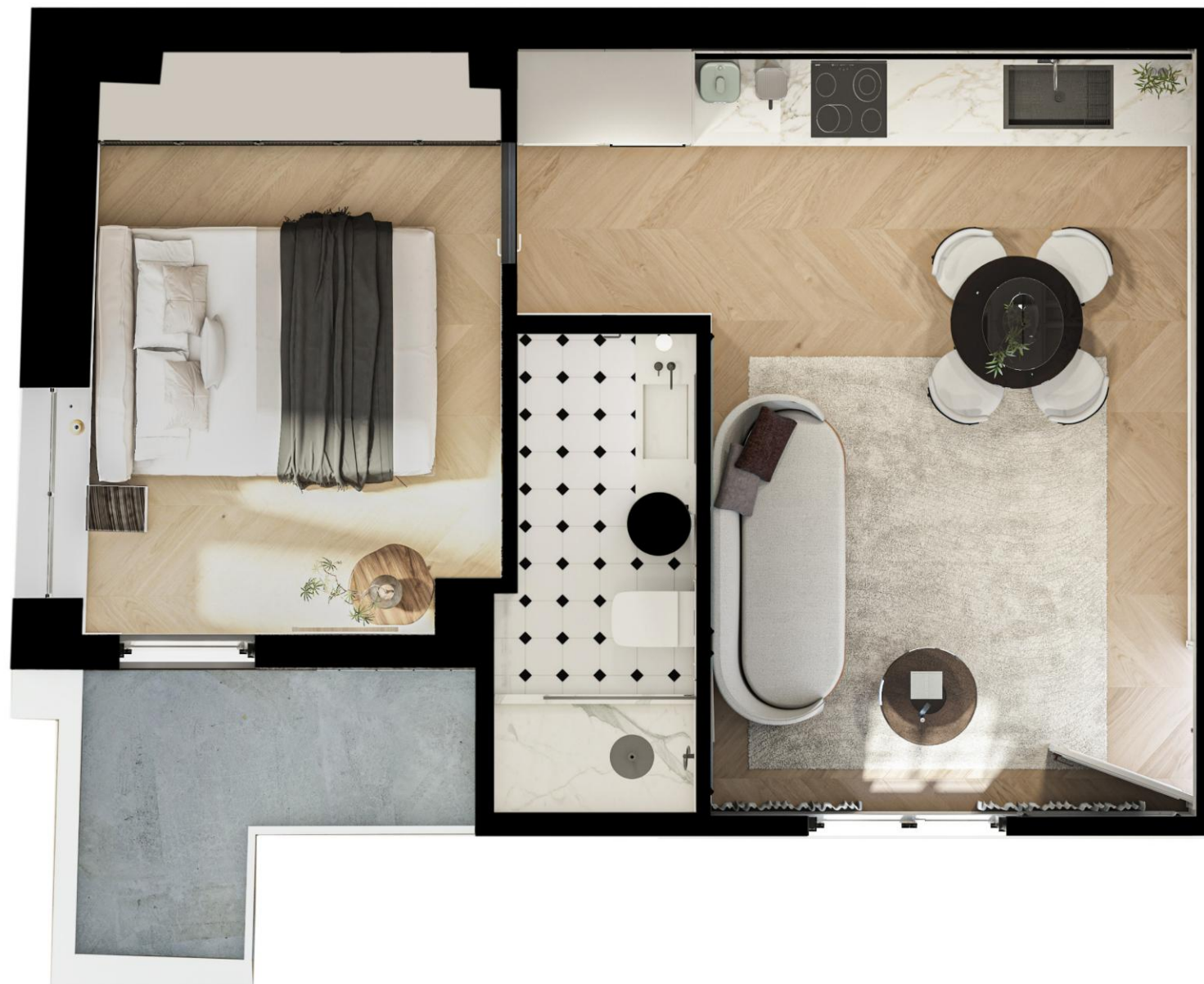


Laundry Area



Veranda

Interior Surface: 40.00m<sup>2</sup>





UNIT B-1



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: 84.50m<sup>2</sup>



UNIT B-2



UNIT B-2



UNIT B-2











# PRICES



UNIT	FLOOR	TOTAL SPACE (m <sup>2</sup> )	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICES
APARTMENT I-1	GF	25.00	1 BED / 1 BATH	3%	250.000€
APARTMENT I-2	GF	55.16	1 BED / 1 BATH	3%	260.000€
APARTMENT A-1	1 <sup>st</sup>	44.69	1 BED / 1 BATH	3%	250.000€
APARTMENT A-2	1 <sup>st</sup>	65.96	2 BEDS / 1 BATH	3%	320.000€
APARTMENT B-1	2 <sup>nd</sup>	40.00	1 BED / 1 BATH	3%	265.000€
APARTMENT B-2	2 <sup>nd</sup>	84.50	3 BEDS / 2 BATHS	3%	350.000€

*Thank you*