

Mastering
Iconic
Building
Spaces

Etolikou 11 - Phase 1

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 11, the Experience

Etolikou 11, an iconic residential development, only 170m walk from Piraeus port, consists of 98 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 AWAITS 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
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.02

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



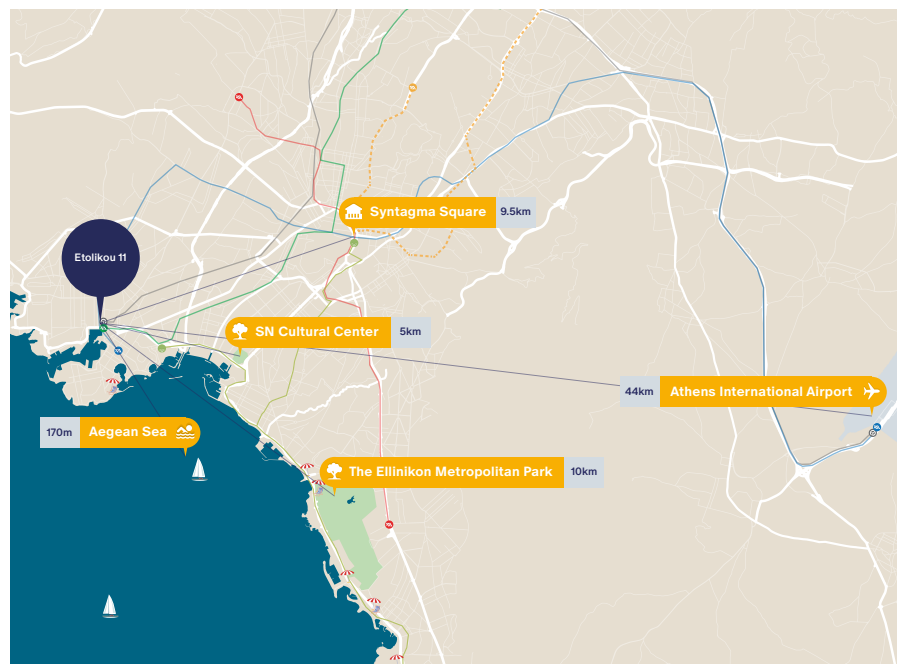
Piraeus, ideally located in the starting point of the Athenian Riviera, a vibrant port-city with a fascinating ancient history and sights worth seeing.

One of the investment hotspots of Attica

Just 15mins drive from Athens city

Michelin starred restaurants

High-end stores



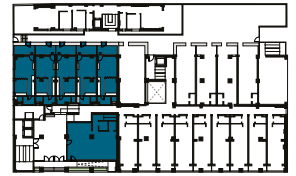
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Etolikou 11

Phase 1 : 33 Units (32 1-Bed Apartments & 1 Commercial)

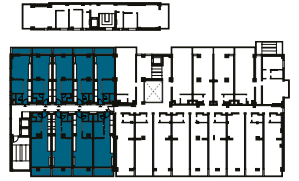


Building A Ground floor



	S1	GF1	GF2	GF3	GF4	GF5
	Commercial	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	-	1	1	1	1	1
Bathroom	3WC	1	1	1	1	1
Covered Area	25+97m ²	46m ²	44m ²	44m ²	44m ²	45m ²
Garden	-	10m ²	10m ²	10m ²	10m ²	10m ²
Total Area	112m ²	56m ²	54m ²	54m ²	54m ²	55m ²

Building A 1st - 3rd floor



	A1	B1	C1	A2	B2	C2	A3	B3	C3	A4	B4	C4	A5	B5	C5
	1 Bed Apartment			1 Bed Apartment			1 Bed Apartment			1 Bed Apartment			1 Bed Apartment		
Bedroom	1			1			1			1			1		
Bathroom	1			1			1			1			1		
Covered Area	46m ²			44m ²			44m ²			44m ²			45m ²		
Balcony	6m ²			6m ²			6m ²			6m ²			6m ²		
Total Area	52m ²			50m ²			50m ²			50m ²			51m ²		

1st - 3rd Floor



	A24	B24	C24	A23	B23	C23	A22	B22	C22	A21	B21	C21
	1 Bed Apartment			1 Bed Apartment			1 Bed Apartment			1 Bed Apartment		
Bedroom	1			1			1			1		
Bathroom	1			1			1			1		
Covered Area	51m ²			49m ²			49m ²			52m ²		
Balcony	8m ²			8m ²			8m ²			8m ²		
Total Area	59m ²			59m ²			57m ²			60m ²		

Unit Summary

Phase 1

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Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym	Price
S1	LG-G/F	Commercial	-	3WC	112	87+25	-	Yes (Communal)	€600,000
GF1	G/F	Apartment	1	1	56	46	10 (Garden)	Yes (Communal)	€259,000
GF2	G/F	Apartment	1	1	54	44	10 (Garden)	Yes (Communal)	€250,000 <small>incl. furniture</small>
GF3	G/F	Apartment	1	1	54	44	10 (Garden)	Yes (Communal)	€250,000 <small>incl. furniture</small>
GF4	G/F	Apartment	1	1	54	44	10 (Garden)	Yes (Communal)	€250,000 <small>incl. furniture</small>
GF5	G/F	Apartment	1	1	55	45	10 (Garden)	Yes (Communal)	€255,000
A1	1st	Apartment	1	1	52	46	6	Yes (Communal)	€264,000
A2	1st	Apartment	1	1	50	44	6	Yes (Communal)	Reserved
A3	1st	Apartment	1	1	50	44	6	Yes (Communal)	€250,000 <small>incl. furniture</small>
A4	1st	Apartment	1	1	50	44	6	Yes (Communal)	€252,000 <small>incl. furniture</small>
A5	1st	Apartment	1	1	51	45	6	Yes (Communal)	€255,000
A21	1st	Apartment	1	1	60	52	8	Yes (Communal)	€292,000
A22	1st	Apartment	1	1	57	49	8	Yes (Communal)	Reserved
A23	1st	Apartment	1	1	57	49	8	Yes (Communal)	€280,000
A24	1st	Apartment	1	1	59	51	8	Yes (Communal)	€292,000
B1	2nd	Apartment	1	1	52	46	6	Yes (Communal)	Reserved
B2	2nd	Apartment	1	1	50	44	6	Yes (Communal)	€252,000
B3	2nd	Apartment	1	1	50	44	6	Yes (Communal)	€252,000 <small>incl. furniture</small>
B4	2nd	Apartment	1	1	50	44	6	Yes (Communal)	€255,000
B5	2nd	Apartment	1	1	51	45	6	Yes (Communal)	€257,000
B21	2nd	Apartment	1	1	60	52	8	Yes (Communal)	€297,000
B22	2nd	Apartment	1	1	57	49	8	Yes (Communal)	€285,000
B23	2nd	Apartment	1	1	57	49	8	Yes (Communal)	€285,000
B24	2nd	Apartment	1	1	59	51	8	Yes (Communal)	€297,000
C1	3rd	Apartment	1	1	52	46	6	Yes (Communal)	€273,000
C2	3rd	Apartment	1	1	50	44	6	Yes (Communal)	Reserved
C3	3rd	Apartment	1	1	50	44	6	Yes (Communal)	Reserved
C4	3rd	Apartment	1	1	50	44	6	Yes (Communal)	Reserved
C5	3rd	Apartment	1	1	51	45	6	Yes (Communal)	€261,000
C21	3rd	Apartment	1	1	60	52	8	Yes (Communal)	€302,000
C22	3rd	Apartment	1	1	57	49	8	Yes (Communal)	€290,000
C23	3rd	Apartment	1	1	57	49	8	Yes (Communal)	€290,000
C24	3rd	Apartment	1	1	59	51	8	Yes (Communal)	€302,000

* 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%

*Transfer Tax 3.09%



TRUE TO
L I V I N G SPACES

