
Etolikou 11 - Phase 1 & 2

Athens
Seaside



An aerial photograph of Piraeus, Greece, taken at sunset. The image shows a dense urban area with many buildings, a large harbor filled with numerous boats and ships, and a rocky pier extending into the water. The sky is a mix of orange, yellow, and blue, with the sun low on the horizon. The overall scene captures the blend of old and new architecture and the bustling port activity.

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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, is a reconversion of an existing industrial building, complemented by newly constructed floors. It consists of a retail area on part of the ground floor and 158 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, WELLNESS & ENTERTAINMENT AREAS, 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.
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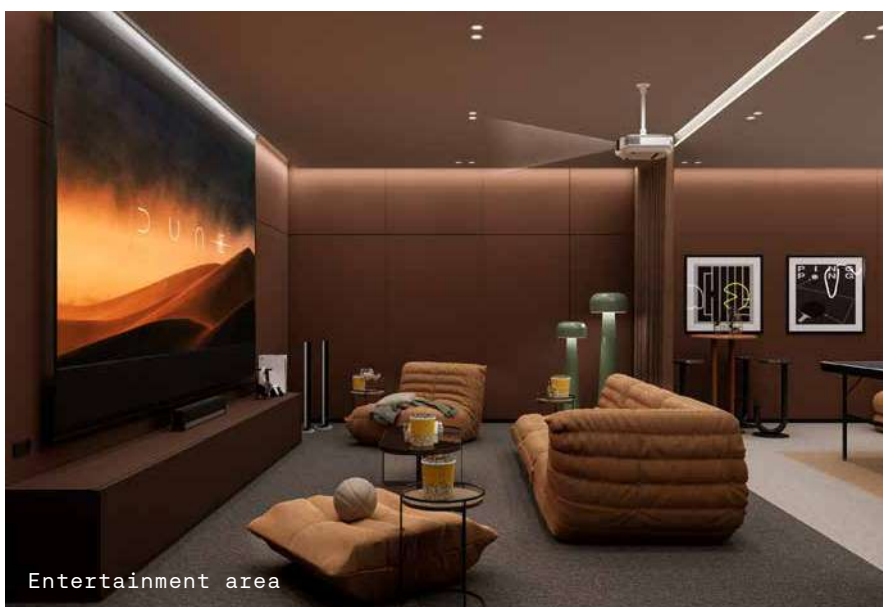
Amenities



Gym & Wellness area



Co-working spaces



Entertainment area



Prime location

500M
PIRAEUS
METRO
STATION

1KM
PIRAEUS
TOWER

10M
TELEPERFORMANCE
OFFICE

2.2KM
CRUISE
TERMINAL

170M
PIRAEUS
PORT



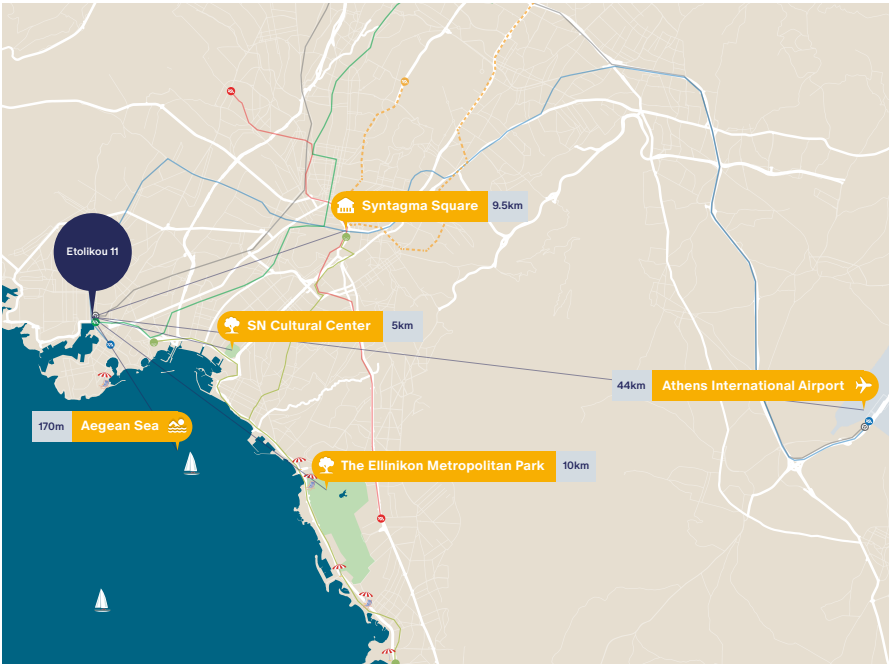
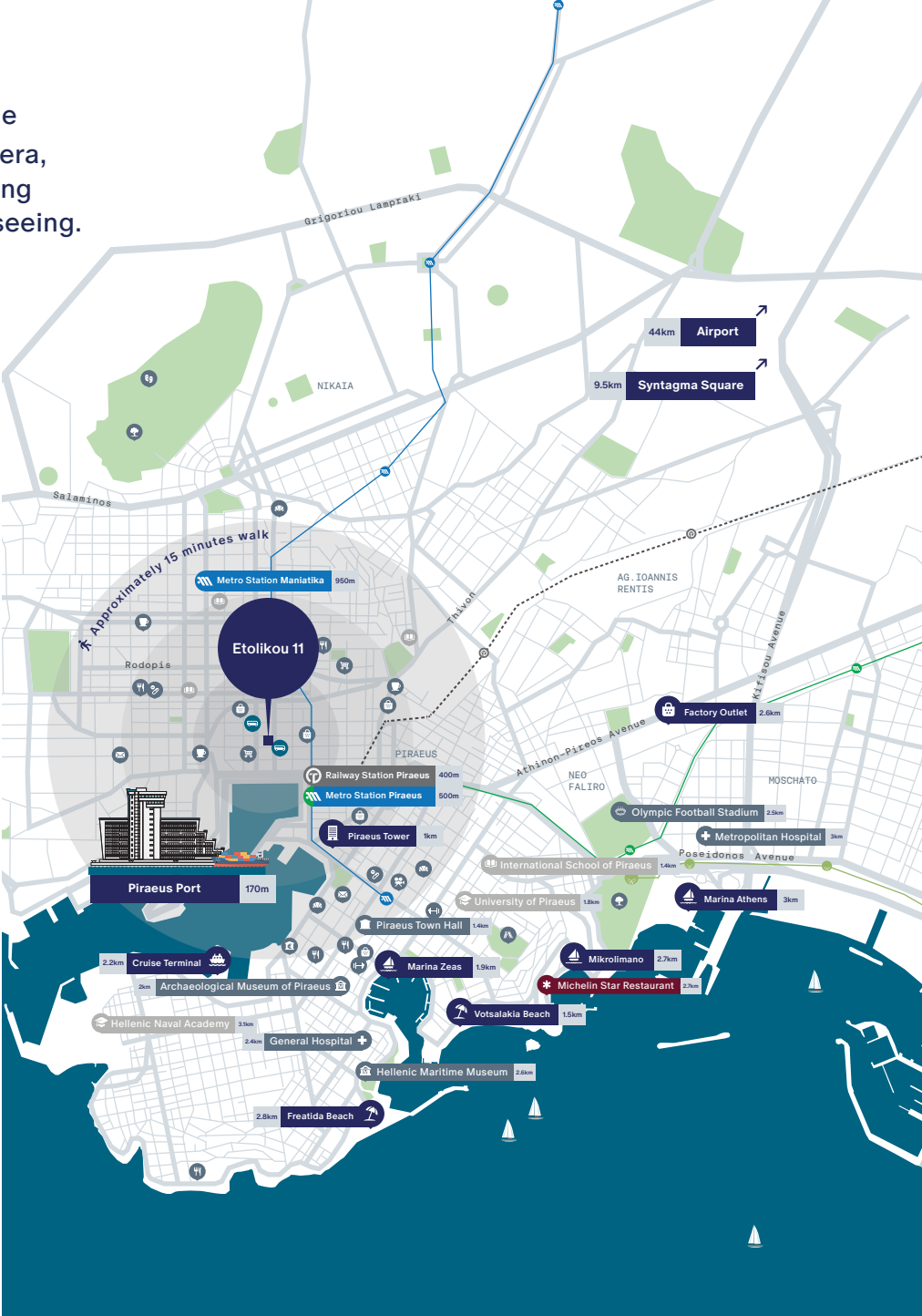
Airport 44km

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 center
- Michelin starred restaurants
- High-end stores



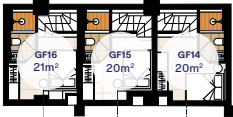
Lower Ground and Ground floor

	GF14	GF15	GF16	GF17	GF18	GF19	GF20
	2 Bed Duplex	2 Bed Duplex	2 Bed Duplex	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	2	2	2	1	1	1	1
Bathroom	2	2	2	1	1	1	1
Covered Area	60m ²	60m ²	61m ²	41m ²	46m ²	45m ²	45m ²
Balcony	10m ²	10m ²	10m ²	10m ²	15m ²	13m ²	15m ²
Total Area	70m ²	70m ²	71m ²	51m ²	61m ²	58m ²	60m ²

Ground Floor



Lower Ground

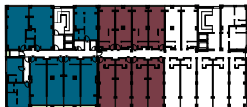


■ Phase 1
■ Phase 2



	GF1	GF2	GF3	GF4
	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1
Bathroom	1	1	1	1
Total Area	47m ²	45m ²	45m ²	45m ²

1st floor and 2nd floor



■ Phase 1
■ Phase 2

A20 B20

A21 B21

A22 B22

A23 B23

A24 B24

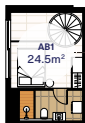
A25 B25

A26 B26

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1
Covered Area	35m ²	35m ²	36m ²	36m ²	38m ²	45m ²	45m ²
Balcony	4m ²	4m ²	4m ²	4m ²	10m ²	15m ²	14m ²
Total Area	39m ²	39m ²	40m ²	40m ²	48m ²	60m ²	59m ²

1st - 2nd Floor

2nd Floor



Etolikou Street

AB1

A2 B2

A3 B3

A4 B4

A5 B5

A6 B6

A7 B7

A8 B8

A9 B9

A10 B10

	1 Bed Duplex	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1	1	1
Bathroom	2	1	1	1	1	1	1	1	1	1
Covered Area	49m ²	36m ²	36m ²	36m ²	36m ²	37m ²	38m ²	36m ²	36m ²	36m ²
Balcony	-	-	11m ²	12m ²	12m ²	12m ²	10m ²	10m ²	10m ²	10m ²
Total Area	49m ²	36m ²	47m ²	48m ²	48m ²	49m ²	48m ²	46m ²	46m ²	46m ²

3rd floor



■ Phase 1
■ Phase 2

- C18
- C19
- C20
- C21
- C22
- C23
- C24

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1
Covered Area	35m ²	35m ²	36m ²	36m ²	38m ²	45m ²	45m ²
Balcony	4m ²	4m ²	4m ²	4m ²	10m ²	15m ²	14m ²
Total Area	39m ²	39m ²	40m ²	40m ²	48m ²	60m ²	59m ²

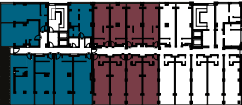
3rd Floor



- C1
- C2
- C3
- C4
- C5
- C6
- C7
- C8

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1
Covered Area	45m ²	40m ²	40m ²	41m ²	38m ²	36m ²	36m ²	36m ²
Balcony	54m ²	13m ²	13m ²	13m ²	10m ²	10m ²	10m ²	10m ²
Total Area	99m ²	53m ²	53m ²	54m ²	48m ²	46m ²	46m ²	46m ²

4th floor



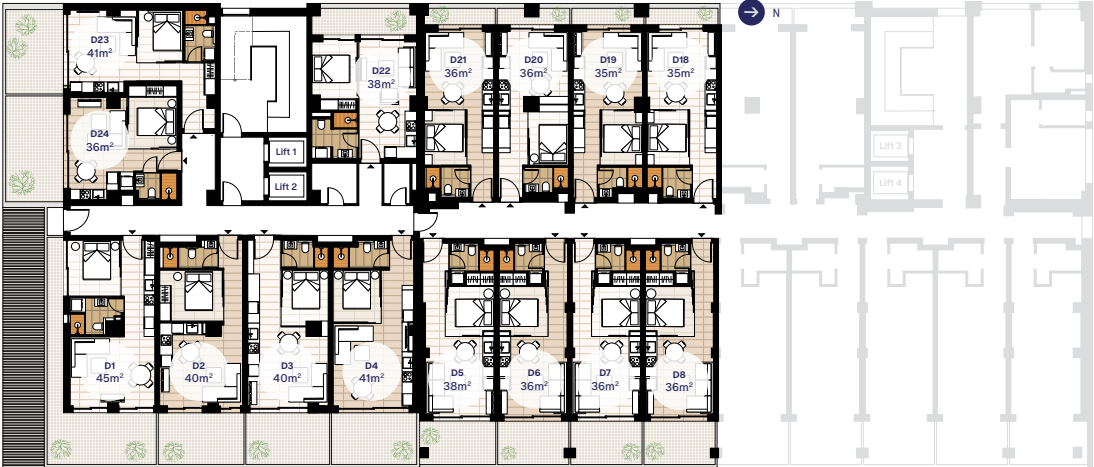
■ Phase 1
■ Phase 2

- D18
- D19
- D20
- D21
- D22
- D23
- D24

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1
Covered Area	35m ²	35m ²	36m ²	36m ²	38m ²	41m ²	36m ²
Balcony	4m ²	4m ²	4m ²	4m ²	10m ²	15m ²	19m ²
Total Area	39m ²	39m ²	40m ²	40m ²	48m ²	56m ²	55m ²

4th Floor

Dragatsaniou Street



Etolikou Street

- D1
- D2
- D3
- D4
- D5
- D6
- D7
- D8

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1
Covered Area	45m ²	40m ²	40m ²	41m ²	38m ²	36m ²	36m ²	36m ²
Balcony	28m ²	13m ²	13m ²	13m ²	10m ²	10m ²	10m ²	10m ²
Total Area	73m ²	53m ²	53m ²	54m ²	48m ²	46m ²	46m ²	46m ²

5th floor



■ Phase 1
■ Phase 2

- E15
- E16
- E17
- E18
- E19
- E20

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	2 Bed Apartment
Bedroom	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1
Covered Area	35m ²	35m ²	36m ²	36m ²	38m ²	61m ²
Balcony	4m ²	4m ²	4m ²	4m ²	10m ²	34m ²
Total Area	39m ²	39m ²	40m ²	40m ²	48m ²	95m ²

5th Floor

Diagatsaniou Street



Etolikos Street

- E1
- E2
- E3
- E4
- E5
- E6
- E7
- E8

	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1
Covered Area	37m ²	36m ²	36m ²	37m ²	34m ²	32m ²	32m ²	32m ²
Balcony	14m ²	7m ²	7m ²	7m ²	9m ²	9m ²	9m ²	9m ²
Total Area	51m ²	43m ²	43m ²	44m ²	43m ²	41m ²	41m ²	41m ²

6th floor and 7th floor

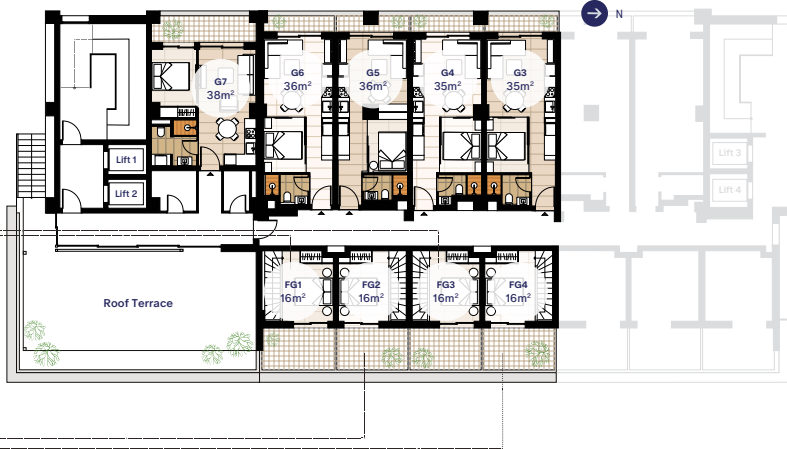


■ Phase 1
■ Phase 2

6th Floor



7th Floor



Etolikou Street



	1 Bed Duplex	1 Bed Duplex	1 Bed Duplex	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	1	1	1
Bathroom	1	1	1	1	1	1	1	1	1
Covered Area	42m ²	41m ²	41m ²	41m ²	35m ²	35m ²	36m ²	36m ²	38m ²
Balcony	15m ²	17m ²	17m ²	17m ²	4m ²	4m ²	4m ²	4m ²	10m ²
Total Area	57m ²	58m ²	58m ²	58m ²	39m ²	39m ²	40m ²	40m ²	48m ²

Unit Summary

LG - 1st Floor

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Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym	Price
GF1	G/F	Apartment	1	1	47	47	-	Yes (Communal)	€289,000
GF2	G/F	Apartment	1	1	45	45	-	Yes (Communal)	€279,000
GF3	G/F	Apartment	1	1	45	45	-	Yes (Communal)	€279,000
GF4	G/F	Apartment	1	1	45	45	-	Yes (Communal)	€279,000
GF14	LG-G/F	Duplex	2	2	70	60 (20+40)	10 (Garden)	Yes (Communal)	€369,000
GF15	LG-G/F	Duplex	2	2	70	60 (20+40)	10 (Garden)	Yes (Communal)	€369,000
GF16	LG-G/F	Duplex	2	2	71	61 (21+40)	10 (Garden)	Yes (Communal)	€369,000
GF17	G/F	Apartment	1	1	51	41	10 (Garden)	Yes (Communal)	€275,000
GF18	G/F	Apartment	1	1	61	46	15 (Garden)	Yes (Communal)	€309,000
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)	€305,000
AB1	1st-2nd	Duplex	1	2	49	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)	Reserved
A4	1st	Apartment	1	1	48	36	12	Yes (Communal)	Reserved
A5	1st	Apartment	1	1	48	36	12	Yes (Communal)	Reserved
A6	1st	Apartment	1	1	49	37	12	Yes (Communal)	€259,000
A7	1st	Apartment	1	1	48	38	10	Yes (Communal)	€269,000
A8	1st	Apartment	1	1	46	36	10	Yes (Communal)	€257,000
A9	1st	Apartment	1	1	46	36	10	Yes (Communal)	€257,000
A10	1st	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
A20	1st	Apartment	1	1	39	35	4	Yes (Communal)	€250,000
A21	1st	Apartment	1	1	39	35	4	Yes (Communal)	€250,000
A22	1st	Apartment	1	1	40	36	4	Yes (Communal)	€255,000
A23	1st	Apartment	1	1	40	36	4	Yes (Communal)	€255,000
A24	1st	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
A25	1st	Apartment	1	1	60	45	15	Yes (Communal)	Reserved
A26	1st	Apartment	1	1	59	45	14	Yes (Communal)	Reserved

* 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%

2nd - 4th Floor

Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym	Price
B2	2nd	Apartment	1	1	36	36	-	Yes (Communal)	€259,000
B3	2nd	Apartment	1	1	47	36	11	Yes (Communal)	Reserved
B4	2nd	Apartment	1	1	48	36	12	Yes (Communal)	Reserved
B5	2nd	Apartment	1	1	48	36	12	Yes (Communal)	Reserved
B6	2nd	Apartment	1	1	49	37	12	Yes (Communal)	Reserved
B7	2nd	Apartment	1	1	48	38	10	Yes (Communal)	€273,000
B8	2nd	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
B9	2nd	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
B10	2nd	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
B20	2nd	Apartment	1	1	39	35	4	Yes (Communal)	€252,000
B21	2nd	Apartment	1	1	39	35	4	Yes (Communal)	€252,000
B22	2nd	Apartment	1	1	40	36	4	Yes (Communal)	€257,000
B23	2nd	Apartment	1	1	40	36	4	Yes (Communal)	€257,000
B24	2nd	Apartment	1	1	48	38	10	Yes (Communal)	€262,000
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)	Reserved
C2	3rd	Apartment	1	1	53	40	13	Yes (Communal)	Reserved
C3	3rd	Apartment	1	1	53	40	13	Yes (Communal)	Reserved
C4	3rd	Apartment	1	1	54	41	13	Yes (Communal)	Reserved
C5	3rd	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
C6	3rd	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
C7	3rd	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
C8	3rd	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
C18	3rd	Apartment	1	1	39	35	4	Yes (Communal)	Reserved
C19	3rd	Apartment	1	1	39	35	4	Yes (Communal)	Reserved
C20	3rd	Apartment	1	1	40	36	4	Yes (Communal)	Reserved
C21	3rd	Apartment	1	1	40	36	4	Yes (Communal)	€259,000
C22	3rd	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
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)	Reserved
D2	4th	Apartment	1	1	53	40	13	Yes (Communal)	Reserved
D3	4th	Apartment	1	1	53	40	13	Yes (Communal)	Reserved
D4	4th	Apartment	1	1	54	41	13	Yes (Communal)	Reserved
D5	4th	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
D6	4th	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
D7	4th	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
D8	4th	Apartment	1	1	46	36	10	Yes (Communal)	Reserved
D18	4th	Apartment	1	1	39	35	4	Yes (Communal)	Reserved
D19	4th	Apartment	1	1	39	35	4	Yes (Communal)	Reserved
D20	4th	Apartment	1	1	40	36	4	Yes (Communal)	€262,000
D21	4th	Apartment	1	1	40	36	4	Yes (Communal)	€262,000
D22	4th	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
D23	4th	Apartment	1	1	56	41	15	Yes (Communal)	Reserved
D24	4th	Apartment	1	1	55	36	19	Yes (Communal)	Reserved

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All dimensions are within + or -5%

*Transfer Tax 3.09%

5th - 7th Floor



Unit	Floor	Type	Beds	Baths	Total Area (m²)	Covered Area (m²)	Balcony (m²)	Swimming Pool & Gym	Price
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
E5	5th	Apartment	1	1	43	34	9	Yes (Communal)	Reserved
E6	5th	Apartment	1	1	41	32	9	Yes (Communal)	Reserved
E7	5th	Apartment	1	1	41	32	9	Yes (Communal)	Reserved
E8	5th	Apartment	1	1	41	32	9	Yes (Communal)	Reserved
E15	5th	Apartment	1	1	39	35	4	Yes (Communal)	Reserved
E16	5th	Apartment	1	1	39	35	4	Yes (Communal)	Reserved
E17	5th	Apartment	1	1	40	36	4	Yes (Communal)	€266,000
E18	5th	Apartment	1	1	40	36	4	Yes (Communal)	€266,000
E19	5th	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
E20	5th	Apartment	2	1	95	61	34	Yes (Communal)	Reserved
FG1	6th-7th	Duplex	1	1	57	42 (26+16)	15	Yes (Communal)	Reserved
FG2	6th-7th	Duplex	1	1	58	41 (25+16)	17	Yes (Communal)	€319,000
FG3	6th-7th	Duplex	1	1	58	41 (25+16)	17	Yes (Communal)	Reserved
FG4	6th-7th	Duplex	1	1	58	41 (25+16)	17	Yes (Communal)	€319,000
F10	6th	Apartment	1	1	39	35	4	Yes (Communal)	€273,000
F11	6th	Apartment	1	1	39	35	4	Yes (Communal)	€273,000
F12	6th	Apartment	1	1	40	36	4	Yes (Communal)	€279,000
F13	6th	Apartment	1	1	40	36	4	Yes (Communal)	€279,000
F14	6th	Apartment	1	1	48	38	10	Yes (Communal)	Reserved
G3	7th	Apartment	1	1	39	35	4	Yes (Communal)	Reserved
G4	7th	Apartment	1	1	39	35	4	Yes (Communal)	Reserved
G5	7th	Apartment	1	1	40	36	4	Yes (Communal)	€285,000
G6	7th	Apartment	1	1	40	36	4	Yes (Communal)	€285,000
G7	7th	Apartment	1	1	48	38	10	Yes (Communal)	Reserved

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All dimensions are within + or -5%

*Transfer Tax 3.09%

TRUE TO
L I V I N G SPACES

