

Etolikou 11

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, 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.
-





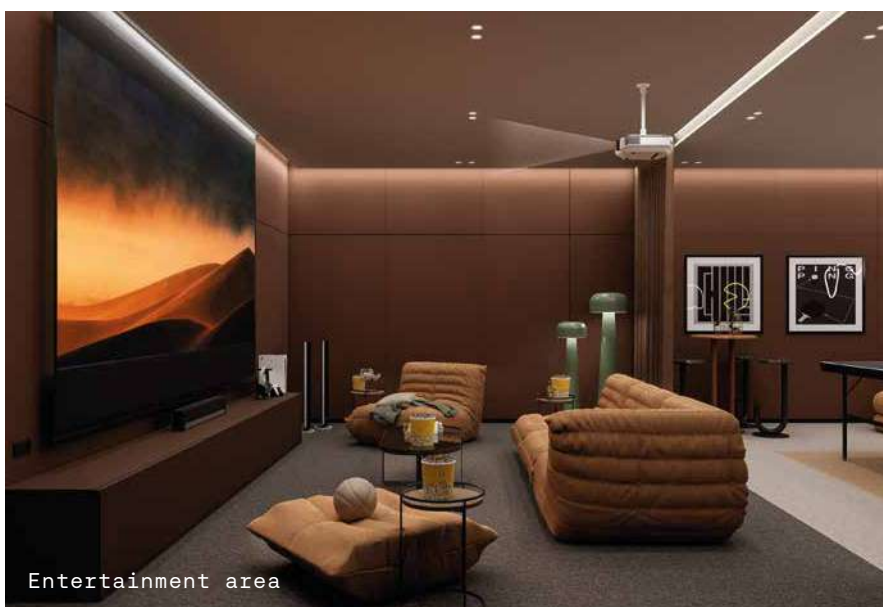
Amenities



Gym & Wellness area



Co-working spaces



Entertainment area



Prime location

400M
PIRAEUS
RAILWAY
STATION

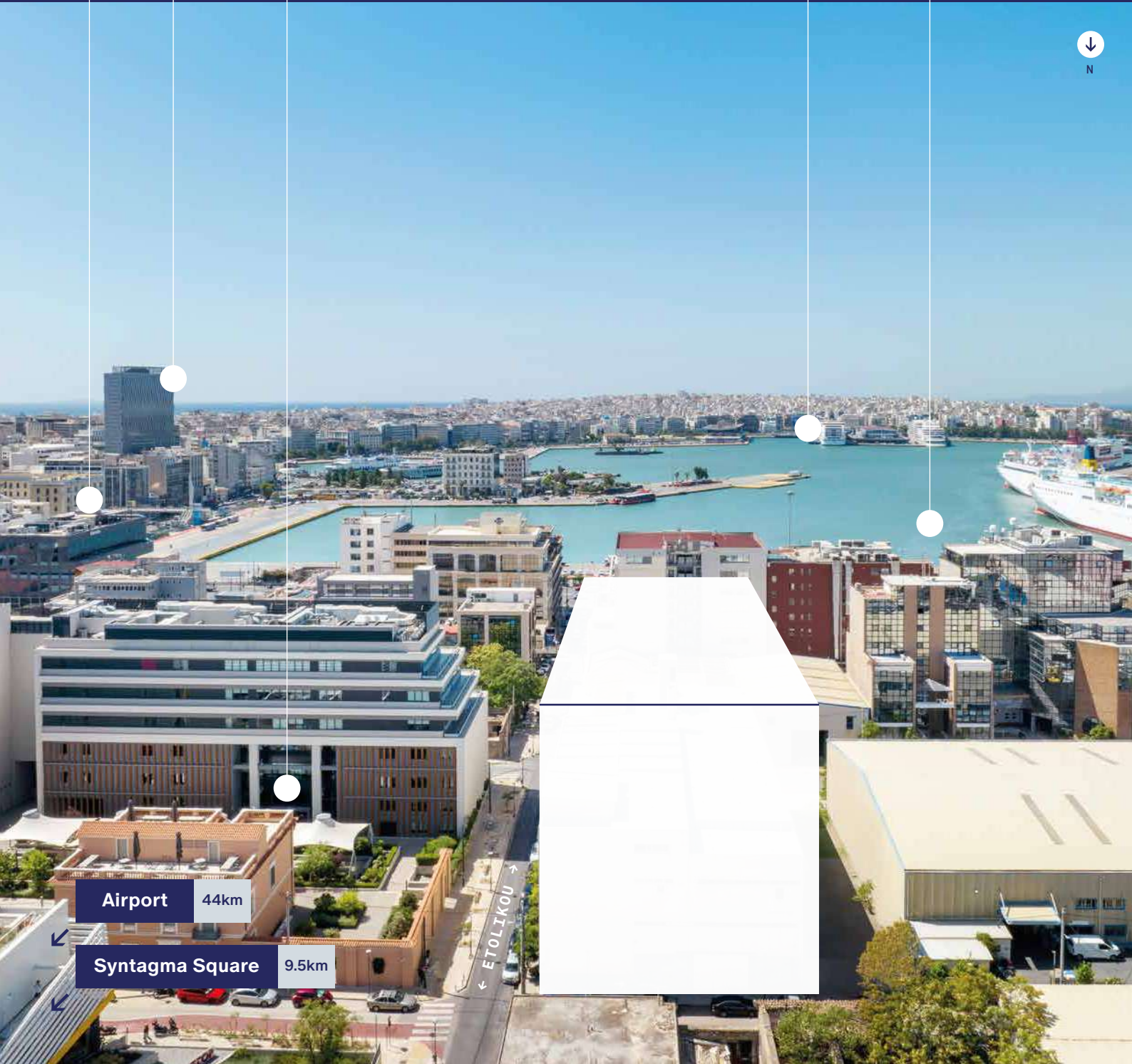
&
500M
PIRAEUS
METRO
STATION

1KM
PIRAEUS
TOWER

10M
TELEPERFORMANCE
OFFICE

170M
PIRAEUS
PORT

2.2KM
CRUISE
TERMINAL



Airport

44km

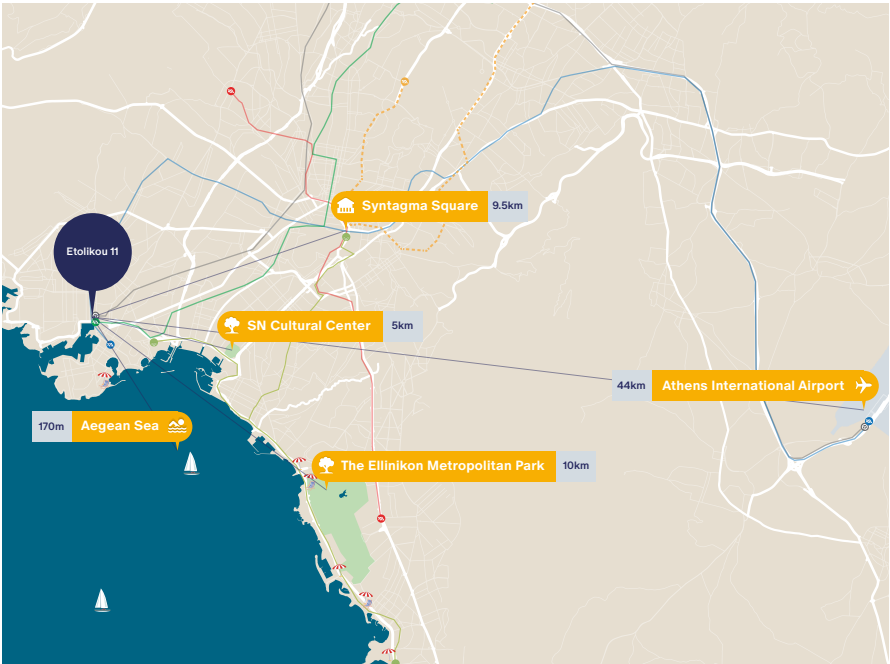
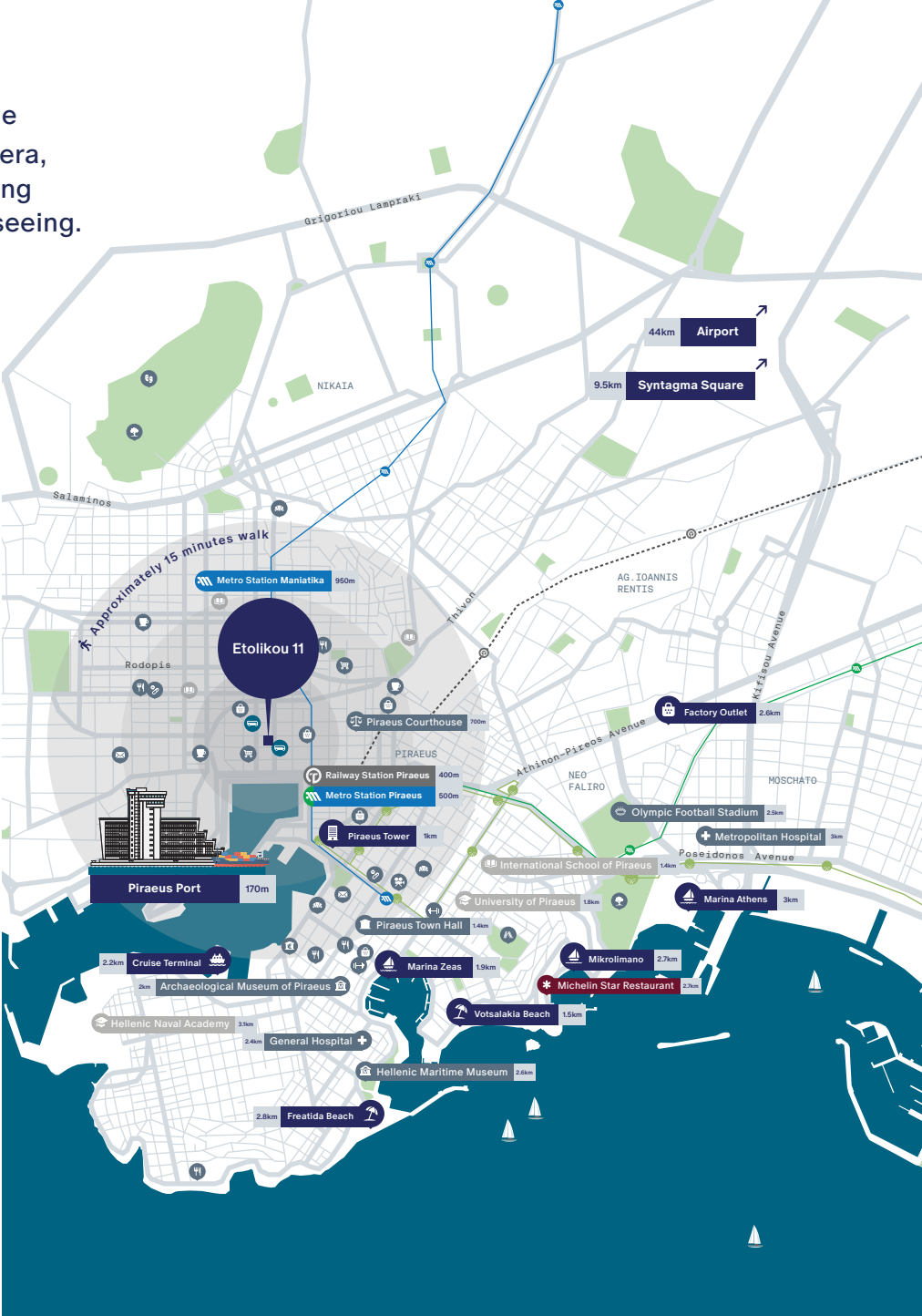
Syntagma Square

9.5km

← ETOLIKOU →

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

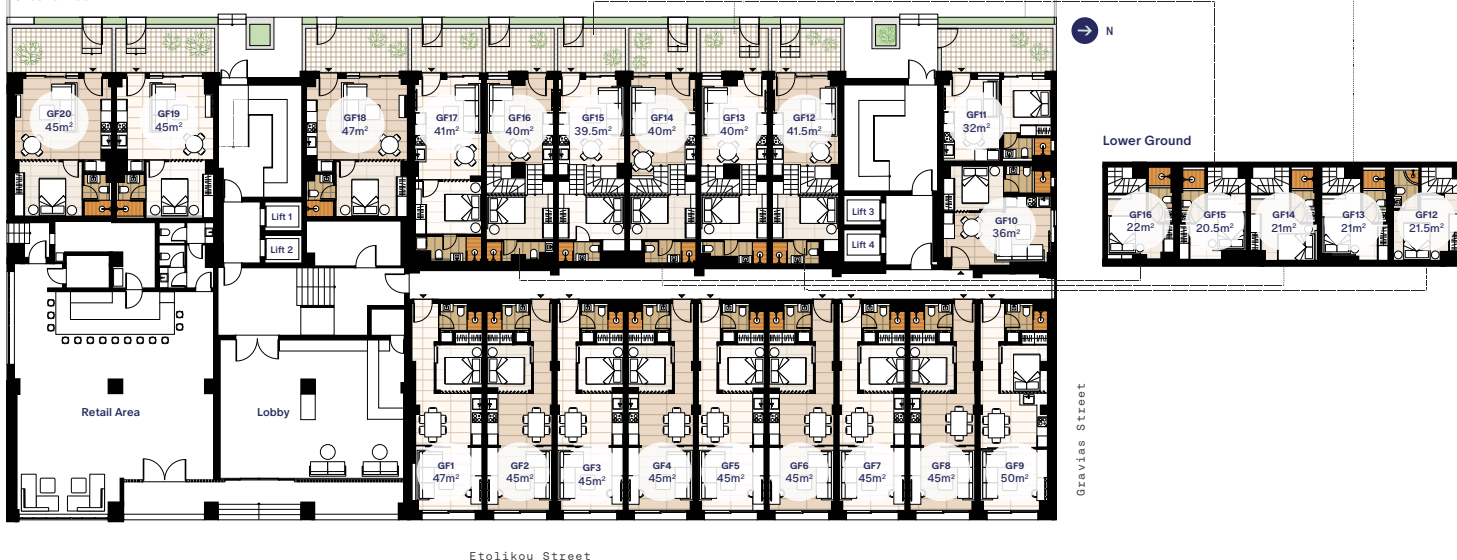
- One of the investment hotspots of Attica
- Just 15mins drive from Athens city center
- Michelin starred restaurants
- High-end stores



Lower Ground and Ground floor

	GF11	GF12	GF13	GF14	GF15	GF16	GF17	GF18	GF19	GF20
	1 Bed Apartment	2 Bed Duplex	2 Bed Duplex	2 Bed Duplex	2 Bed Duplex	2 Bed Duplex	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	1	2	2	2	2	2	1	1	1	1
Bathroom	1	2	2	2	2	2	1	1	1	1
Covered Area	32m ²	63m ²	61m ²	61m ²	60m ²	62m ²	41m ²	47m ²	45m ²	45m ²
Garden	17m ²	10m ²	10m ²	10m ²	10m ²	10m ²	10m ²	15m ²	15m ²	15m ²
Total Area	49m ²	73m ²	71m ²	71m ²	70m ²	72m ²	51m ²	62m ²	60m ²	60m ²

Ground Floor



	GF1	GF2	GF3	GF4	GF5	GF6	GF7	GF8	GF9	GF10
	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	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1	1	1
Total Area	47m ²	45m ²	45m ²	45m ²	45m ²	45m ²	45m ²	45m ²	50m ²	36m ²



Unit GF1
Virtual Tour



Unit GF16
Virtual Tour



Unit GF18
Virtual Tour

Unit B2
Virtual Tour[illegible]

3rd Floor



Etolikou Street

[illegible]



D15

D16

D17

D18

D19

D20

D21

D22

D23

D24

➔ N

Gravias Street

D1

D2

D3

D4

D5

D6

D7

D8

D9

D10

D11

D12

D13

[illegible]

6th floor and 7th floor



Unit FG7
Virtual Tour

6th - 7th Floor



Etolikou Street

	FG1	FG2	FG3	FG4	FG5	FG6	FG7	F8, G1	F9, G2	F10, G3	F11, G4	F12, G5	F13, G6	F14, G7
	1 Bed Duplex	1 Bed Duplex	1 Bed Duplex	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	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Covered Area	43m ²	41m ²	41m ²	41m ²	41m ²	41m ²	43m ²	36m ²	35m ²	35m ²	35m ²	36m ²	36m ²	39m ²
Balcony	19m ²	18m ²	18m ²	18m ²	18m ²	18m ²	55m ²	5m ²	5m ²	5m ²	5m ²	5m ²	5m ²	10m ²
Total Area	62m ²	59m ²	59m ²	59m ²	59m ²	59m ²	98m ²	41m ²	40m ²	40m ²	40m ²	41m ²	41m ²	49m ²

Unit Summary

LG - 1st Floor

.04

Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym
GF1	G/F	Apartment	1	1	47	47	-	Yes (Communal)
GF2	G/F	Apartment	1	1	45	45	-	Yes (Communal)
GF3	G/F	Apartment	1	1	45	45	-	Yes (Communal)
GF4	G/F	Apartment	1	1	45	45	-	Yes (Communal)
GF5	G/F	Apartment	1	1	45	45	-	Yes (Communal)
GF6	G/F	Apartment	1	1	45	45	-	Yes (Communal)
GF7	G/F	Apartment	1	1	45	45	-	Yes (Communal)
GF8	G/F	Apartment	1	1	45	45	-	Yes (Communal)
GF9	G/F	Apartment	1	1	50	50	-	Yes (Communal)
GF10	G/F	Apartment	1	1	36	36	-	Yes (Communal)
GF11	G/F	Apartment	1	1	49	32	17 (Garden)	Yes (Communal)
GF12	LG-G/F	Duplex	2	2	73	63 (21.5+41.5)	10 (Garden)	Yes (Communal)
GF13	LG-G/F	Duplex	2	2	71	61 (21+40)	10 (Garden)	Yes (Communal)
GF14	LG-G/F	Duplex	2	2	71	61 (21+40)	10 (Garden)	Yes (Communal)
GF15	LG-G/F	Duplex	2	2	70	60 (20.5+39.5)	10 (Garden)	Yes (Communal)
GF16	LG-G/F	Duplex	2	2	72	62 (22+40)	10 (Garden)	Yes (Communal)
GF17	G/F	Apartment	1	1	51	41	10 (Garden)	Yes (Communal)
GF18	G/F	Apartment	1	1	62	47	15 (Garden)	Yes (Communal)
GF19	G/F	Apartment	1	1	60	45	15 (Garden)	Yes (Communal)
GF20	G/F	Apartment	1	1	60	45	15 (Garden)	Yes (Communal)
AB1	1st-2nd	Duplex	1	2	51	51 (25.5+25.5)	-	Yes (Communal)
A2	1st	Apartment	1	1	36	36	-	Yes (Communal)
A3	1st	Apartment	1	1	48	37	11	Yes (Communal)
A4	1st	Apartment	1	1	48	36	12	Yes (Communal)
A5	1st	Apartment	1	1	48	36	12	Yes (Communal)
A6	1st	Apartment	1	1	49	37	12	Yes (Communal)
A7	1st	Apartment	1	1	48	38	10	Yes (Communal)
A8	1st	Apartment	1	1	46	36	10	Yes (Communal)
A9	1st	Apartment	1	1	46	36	10	Yes (Communal)
A10	1st	Apartment	1	1	46	36	10	Yes (Communal)
A11	1st	Apartment	1	1	46	36	10	Yes (Communal)
A12	1st	Apartment	1	1	46	36	10	Yes (Communal)
A13	1st	Apartment	1	1	46	36	10	Yes (Communal)
A14	1st	Apartment	1	1	46	36	10	Yes (Communal)
A15	1st	Apartment	1	1	52	41	11	Yes (Communal)
AB16	1st-2nd	Duplex	1	2	50	50 (25+25)	-	Yes (Communal)
A17	1st	Apartment	1	1	35	35	-	Yes (Communal)
A18	1st	Apartment	1	1	41	36	5	Yes (Communal)
A19	1st	Apartment	1	1	40	35	5	Yes (Communal)
A20	1st	Apartment	1	1	40	35	5	Yes (Communal)
A21	1st	Apartment	1	1	40	35	5	Yes (Communal)
A22	1st	Apartment	1	1	41	36	5	Yes (Communal)
A23	1st	Apartment	1	1	41	36	5	Yes (Communal)
A24	1st	Apartment	1	1	49	39	10	Yes (Communal)
A25	1st	Apartment	1	1	60	45	15	Yes (Communal)
A26	1st	Apartment	1	1	60	46	14	Yes (Communal)

* 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 - 3rd Floor

Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym
B2	2nd	Apartment	1	1	36	36	-	Yes (Communal)
B3	2nd	Apartment	1	1	48	37	11	Yes (Communal)
B4	2nd	Apartment	1	1	48	36	12	Yes (Communal)
B5	2nd	Apartment	1	1	48	36	12	Yes (Communal)
B6	2nd	Apartment	1	1	49	37	12	Yes (Communal)
B7	2nd	Apartment	1	1	48	38	10	Yes (Communal)
B8	2nd	Apartment	1	1	46	36	10	Yes (Communal)
B9	2nd	Apartment	1	1	46	36	10	Yes (Communal)
B10	2nd	Apartment	1	1	46	36	10	Yes (Communal)
B11	2nd	Apartment	1	1	46	36	10	Yes (Communal)
B12	2nd	Apartment	1	1	46	36	10	Yes (Communal)
B13	2nd	Apartment	1	1	46	36	10	Yes (Communal)
B14	2nd	Apartment	1	1	46	36	10	Yes (Communal)
B15	2nd	Apartment	1	1	52	41	11	Yes (Communal)
B17	2nd	Apartment	1	1	35	35	-	Yes (Communal)
B18	2nd	Apartment	1	1	41	36	5	Yes (Communal)
B19	2nd	Apartment	1	1	40	35	5	Yes (Communal)
B20	2nd	Apartment	1	1	40	35	5	Yes (Communal)
B21	2nd	Apartment	1	1	40	35	5	Yes (Communal)
B22	2nd	Apartment	1	1	41	36	5	Yes (Communal)
B23	2nd	Apartment	1	1	41	36	5	Yes (Communal)
B24	2nd	Apartment	1	1	49	39	10	Yes (Communal)
B25	2nd	Apartment	1	1	60	45	15	Yes (Communal)
B26	2nd	Apartment	1	1	60	46	14	Yes (Communal)
C1	3rd	Apartment	1	1	99	45	54	Yes (Communal)
C2	3rd	Apartment	1	1	54	41	13	Yes (Communal)
C3	3rd	Apartment	1	1	54	41	13	Yes (Communal)
C4	3rd	Apartment	1	1	55	42	13	Yes (Communal)
C5	3rd	Apartment	1	1	48	38	10	Yes (Communal)
C6	3rd	Apartment	1	1	46	36	10	Yes (Communal)
C7	3rd	Apartment	1	1	46	36	10	Yes (Communal)
C8	3rd	Apartment	1	1	46	36	10	Yes (Communal)
C9	3rd	Apartment	1	1	46	36	10	Yes (Communal)
C10	3rd	Apartment	1	1	46	36	10	Yes (Communal)
C11	3rd	Apartment	1	1	46	36	10	Yes (Communal)
C12	3rd	Apartment	1	1	46	36	10	Yes (Communal)
C13	3rd	Apartment	1	1	52	41	11	Yes (Communal)
CD14	3rd-4th	Duplex	1	2	50	50 (25+25)	-	Yes (Communal)
C15	3rd	Apartment	1	1	35	35	-	Yes (Communal)
C16	3rd	Apartment	1	1	41	36	5	Yes (Communal)
C17	3rd	Apartment	1	1	40	35	5	Yes (Communal)
C18	3rd	Apartment	1	1	40	35	5	Yes (Communal)
C19	3rd	Apartment	1	1	40	35	5	Yes (Communal)
C20	3rd	Apartment	1	1	41	36	5	Yes (Communal)
C21	3rd	Apartment	1	1	41	36	5	Yes (Communal)
C22	3rd	Apartment	1	1	49	39	10	Yes (Communal)
C23	3rd	Apartment	1	1	60	45	15	Yes (Communal)
C24	3rd	Apartment	1	1	60	46	14	Yes (Communal)

* 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%

4th - 5th Floor

Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Balcony (m ²)	Swimming Pool & Gym
D1	5th	Apartment	1	1	72	45	27	Yes (Communal)
D2	4th	Apartment	1	1	54	41	13	Yes (Communal)
D3	4th	Apartment	1	1	54	41	13	Yes (Communal)
D4	4th	Apartment	1	1	55	42	13	Yes (Communal)
D5	4th	Apartment	1	1	48	38	10	Yes (Communal)
D6	4th	Apartment	1	1	46	36	10	Yes (Communal)
D7	4th	Apartment	1	1	46	36	10	Yes (Communal)
D8	4th	Apartment	1	1	46	36	10	Yes (Communal)
D9	4th	Apartment	1	1	46	36	10	Yes (Communal)
D10	4th	Apartment	1	1	46	36	10	Yes (Communal)
D11	4th	Apartment	1	1	46	36	10	Yes (Communal)
D12	4th	Apartment	1	1	46	36	10	Yes (Communal)
D13	4th	Apartment	1	1	52	41	11	Yes (Communal)
D15	4th	Apartment	1	1	35	35	-	Yes (Communal)
D16	4th	Apartment	1	1	41	36	5	Yes (Communal)
D17	4th	Apartment	1	1	40	35	5	Yes (Communal)
D18	4th	Apartment	1	1	40	35	5	Yes (Communal)
D19	4th	Apartment	1	1	40	35	5	Yes (Communal)
D20	4th	Apartment	1	1	41	36	5	Yes (Communal)
D21	4th	Apartment	1	1	41	36	5	Yes (Communal)
D22	4th	Apartment	1	1	49	39	10	Yes (Communal)
D23	4th	Apartment	1	1	56	41	15	Yes (Communal)
D24	4th	Apartment	1	1	55	36	19	Yes (Communal)
E1	5th	Apartment	1	1	52	38	14	Yes (Communal)
E2	5th	Apartment	1	1	43	36	7	Yes (Communal)
E3	5th	Apartment	1	1	43	36	7	Yes (Communal)
E4	5th	Apartment	1	1	44	37	7	Yes (Communal)
E5	5th	Apartment	1	1	43	34	9	Yes (Communal)
E6	5th	Apartment	1	1	41	32	9	Yes (Communal)
E7	5th	Apartment	1	1	41	32	9	Yes (Communal)
E8	5th	Apartment	1	1	41	32	9	Yes (Communal)
E9	5th	Apartment	1	1	41	32	9	Yes (Communal)
E10	5th	Apartment	1	1	41	32	9	Yes (Communal)
E11	5th	Apartment	1	1	41	32	9	Yes (Communal)
E12	5th	Apartment	1	1	86	35	51	Yes (Communal)
E13	5th	Apartment	1	1	41	36	5	Yes (Communal)
E14	5th	Apartment	1	1	40	35	5	Yes (Communal)
E15	5th	Apartment	1	1	40	35	5	Yes (Communal)
E16	5th	Apartment	1	1	40	35	5	Yes (Communal)
E17	5th	Apartment	1	1	41	36	5	Yes (Communal)
E18	5th	Apartment	1	1	41	36	5	Yes (Communal)
E19	5th	Apartment	1	1	49	39	10	Yes (Communal)
E20	5th	Apartment	2	1	95	61	34	Yes (Communal)

* 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%

6th - 7th Floor



Unit	Floor	Type	Beds	Baths	Total Area (m²)	Covered Area (m²)	Balcony (m²)	Swimming Pool & Gym
FG1	6th-7th	Duplex	1	1	62	43 (26+17)	19	Yes (Communal)
FG2	6th-7th	Duplex	1	1	59	41 (25+16)	18	Yes (Communal)
FG3	6th-7th	Duplex	1	1	59	41 (25+16)	18	Yes (Communal)
FG4	6th-7th	Duplex	1	1	59	41 (25+16)	18	Yes (Communal)
FG5	6th-7th	Duplex	1	1	59	41 (25+16)	18	Yes (Communal)
FG6	6th-7th	Duplex	1	1	59	41 (25+16)	18	Yes (Communal)
FG7	6th-7th	Duplex	1	1	98	43 (26+17)	55	Yes (Communal)
F8	6th	Apartment	1	1	41	36	5	Yes (Communal)
F9	6th	Apartment	1	1	40	35	5	Yes (Communal)
F10	6th	Apartment	1	1	40	35	5	Yes (Communal)
F11	6th	Apartment	1	1	40	35	5	Yes (Communal)
F12	6th	Apartment	1	1	41	36	5	Yes (Communal)
F13	6th	Apartment	1	1	41	36	5	Yes (Communal)
F14	6th	Apartment	1	1	49	39	10	Yes (Communal)
G1	7th	Apartment	1	1	41	36	5	Yes (Communal)
G2	7th	Apartment	1	1	40	35	5	Yes (Communal)
G3	7th	Apartment	1	1	40	35	5	Yes (Communal)
G4	7th	Apartment	1	1	40	35	5	Yes (Communal)
G5	7th	Apartment	1	1	41	36	5	Yes (Communal)
G6	7th	Apartment	1	1	41	36	5	Yes (Communal)
G7	7th	Apartment	1	1	49	39	10	Yes (Communal)

* 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%



Rear Façade

TRUE TO
L I V I N G SPACES

