
Etolikou 11 - Phase 1

Athens
Seaside



An aerial photograph of Piraeus, Greece, taken during the golden hour. The image shows a dense urban area with numerous buildings, a harbor filled with many boats, and a rocky pier extending into the water. The sun is low on the horizon, creating a warm, golden glow over the scene.

.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
-



.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

← ETOLIKOU →

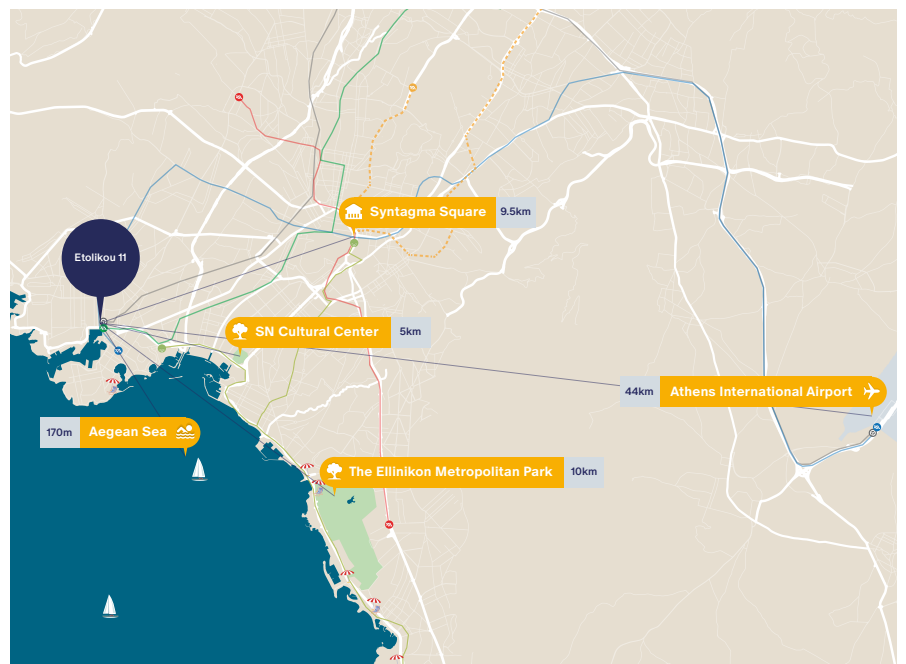
Piraeus, ideally located in the starting point of the Athenian Riviera, a vibrant port-city with a fascinating ancient history and sights worth seeing.

One of the investment hotspots of Attica

Just 15mins drive from Athens city

Michelin starred restaurants

High-end stores



.03

Ground floor



GF18

GF19

GF20

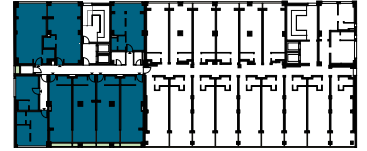
1 Bed Apartment

1 Bed Apartment

1 Bed Apartment

| | GF18 | GF19 | GF20 |
|---------------------|------------------|------------------|------------------|
| Bedroom | 1 | 1 | 1 |
| Bathroom | 1 | 1 | 1 |
| Covered Area | 46m ² | 45m ² | 45m ² |
| Garden | 15m ² | 13m ² | 15m ² |
| Total Area | 61m ² | 58m ² | 60m ² |

1st floor and 2nd floor



A24 B24

A25 B25

A26 B26

| | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment |
|--------------|------------------|------------------|------------------|
| Bedroom | 1 | 1 | 1 |
| Bathroom | 1 | 1 | 1 |
| Covered Area | 38m ² | 45m ² | 45m ² |
| Balcony | 10m ² | 15m ² | 14m ² |
| Total Area | 48m ² | 60m ² | 59m ² |

1st Floor



2nd Floor



Etolikou Street

AB1

A2 B2

A3 B3

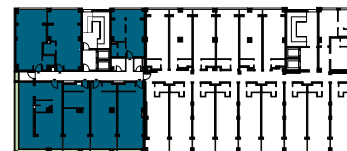
A4 B4

A5 B5

A6 B6

| | 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 |
| Bathroom | 2 | 1 | 1 | 1 | 1 | 1 |
| Covered Area | 49m ² | 36m ² | 36m ² | 36m ² | 36m ² | 37m ² |
| Balcony | - | - | 11m ² | 12m ² | 12m ² | 12m ² |
| Total Area | 49m ² | 36m ² | 47m ² | 48m ² | 48m ² | 49m ² |

3rd floor



C22

C23

C24

| | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment |
|--------------|------------------|------------------|------------------|
| Bedroom | 1 | 1 | 1 |
| Bathroom | 1 | 1 | 1 |
| Covered Area | 38m ² | 45m ² | 45m ² |
| Balcony | 10m ² | 15m ² | 14m ² |
| Total Area | 48m ² | 60m ² | 59m ² |

3rd Floor



Etolikou Street

C1

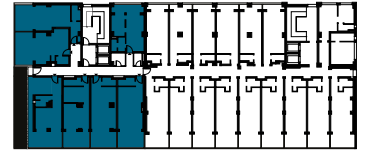
C2

C3

C4

| | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment |
|--------------|------------------|------------------|------------------|------------------|
| Bedroom | 1 | 1 | 1 | 1 |
| Bathroom | 1 | 1 | 1 | 1 |
| Covered Area | 45m ² | 40m ² | 40m ² | 41m ² |
| Balcony | 54m ² | 13m ² | 13m ² | 13m ² |
| Total Area | 99m ² | 53m ² | 53m ² | 54m ² |

4th floor



D22

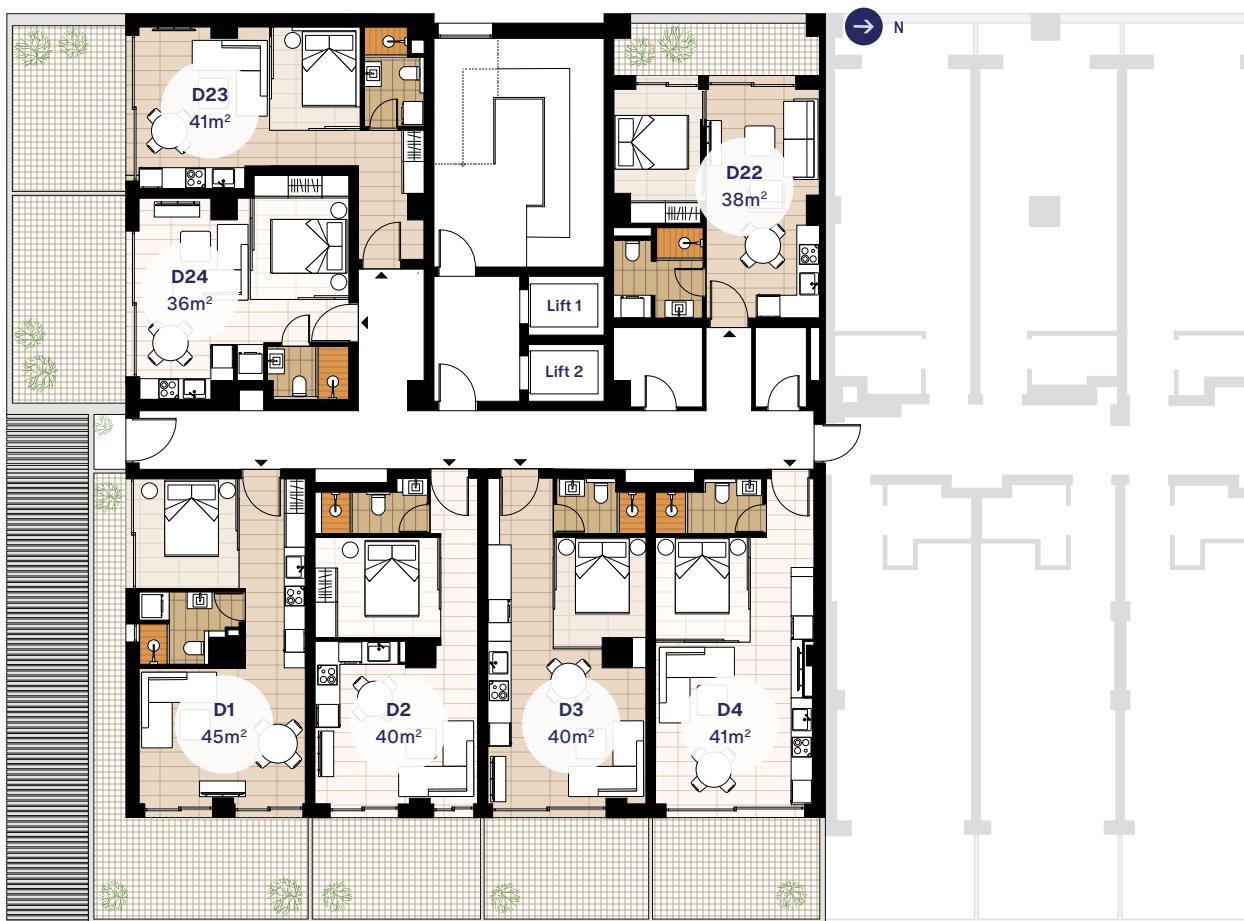
D23

D24

| | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment |
|--------------|------------------|------------------|------------------|
| Bedroom | 1 | 1 | 1 |
| Bathroom | 1 | 1 | 1 |
| Covered Area | 38m ² | 41m ² | 36m ² |
| Balcony | 10m ² | 15m ² | 19m ² |
| Total Area | 48m ² | 56m ² | 55m ² |

4th Floor

Diagatsanlou Street



Etolikou Street

D1

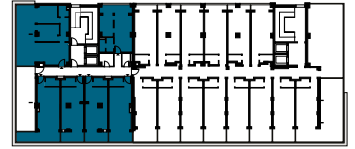
D2

D3

D4

| | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment |
|--------------|------------------|------------------|------------------|------------------|
| Bedroom | 1 | 1 | 1 | 1 |
| Bathroom | 1 | 1 | 1 | 1 |
| Covered Area | 45m ² | 40m ² | 40m ² | 41m ² |
| Balcony | 28m ² | 13m ² | 13m ² | 13m ² |
| Total Area | 73m ² | 53m ² | 53m ² | 54m ² |

5th floor



E19

E20

| | 1 Bed Apartment | 2 Bed Apartment |
|--------------|------------------|------------------|
| Bedroom | 1 | 2 |
| Bathroom | 1 | 1 |
| Covered Area | 38m ² | 61m ² |
| Balcony | 10m ² | 34m ² |
| Total Area | 48m ² | 95m ² |

5th Floor



Etolikon Street

E1

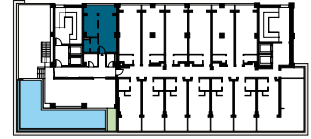
E2

E3

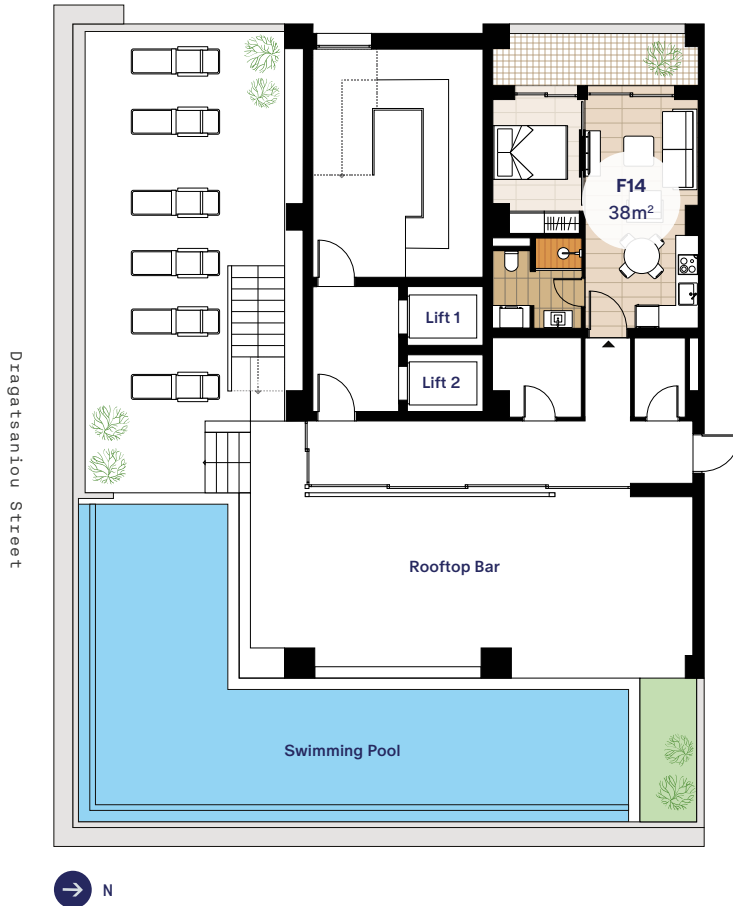
E4

| | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment | 1 Bed Apartment |
|--------------|------------------|------------------|------------------|------------------|
| Bedroom | 1 | 1 | 1 | 1 |
| Bathroom | 1 | 1 | 1 | 1 |
| Covered Area | 37m ² | 36m ² | 36m ² | 37m ² |
| Balcony | 14m ² | 7m ² | 7m ² | 7m ² |
| Total Area | 51m ² | 43m ² | 43m ² | 44m ² |

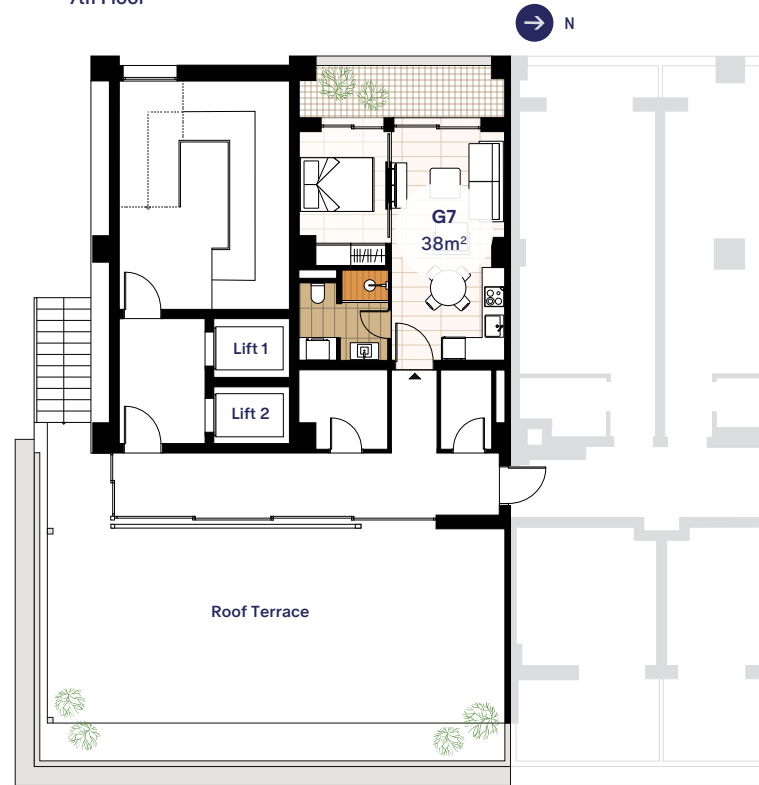
6th floor and 7th floor



6th Floor



7th Floor



Etolikou Street

F14

G7

1 Bed Apartment

1 Bed Apartment

| | 1 Bed Apartment | 1 Bed Apartment |
|--------------|------------------|------------------|
| Bedroom | 1 | 1 |
| Bathroom | 1 | 1 |
| Covered Area | 38m ² | 38m ² |
| Balcony | 10m ² | 10m ² |
| Total Area | 48m ² | 48m ² |

Unit Summary

Phase 1

.04

| Unit | Floor | Type | Beds | Baths | Total Area (m ²) | Covered Area (m ²) | Balcony (m ²) | Swimming Pool & Gym |
|------|---------|-----------|------|-------|------------------------------|--------------------------------|---------------------------|---------------------|
| GF18 | G/F | Apartment | 1 | 1 | 61 | 46 | 15 (Garden) | Yes (Communal) |
| GF19 | G/F | Apartment | 1 | 1 | 58 | 45 | 13 (Garden) | Yes (Communal) |
| GF20 | G/F | Apartment | 1 | 1 | 60 | 45 | 15 (Garden) | Yes (Communal) |
| AB1 | 1st-2nd | Duplex | 1 | 2 | 49 | 24.5+24.5 | - | Yes (Communal) |
| A2 | 1st | Apartment | 1 | 1 | 36 | 36 | - | Yes (Communal) |
| A3 | 1st | Apartment | 1 | 1 | 47 | 36 | 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) |
| A24 | 1st | Apartment | 1 | 1 | 48 | 38 | 10 | Yes (Communal) |
| A25 | 1st | Apartment | 1 | 1 | 60 | 45 | 15 | Yes (Communal) |
| A26 | 1st | Apartment | 1 | 1 | 59 | 45 | 14 | Yes (Communal) |
| B2 | 2nd | Apartment | 1 | 1 | 36 | 36 | - | Yes (Communal) |
| B3 | 2nd | Apartment | 1 | 1 | 47 | 36 | 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) |
| B24 | 2nd | Apartment | 1 | 1 | 48 | 38 | 10 | Yes (Communal) |
| B25 | 2nd | Apartment | 1 | 1 | 60 | 45 | 15 | Yes (Communal) |
| B26 | 2nd | Apartment | 1 | 1 | 59 | 45 | 14 | Yes (Communal) |
| C1 | 3rd | Apartment | 1 | 1 | 99 | 45 | 54 | Yes (Communal) |
| C2 | 3rd | Apartment | 1 | 1 | 53 | 40 | 13 | Yes (Communal) |
| C3 | 3rd | Apartment | 1 | 1 | 53 | 40 | 13 | Yes (Communal) |
| C4 | 3rd | Apartment | 1 | 1 | 54 | 41 | 13 | Yes (Communal) |
| C22 | 3rd | Apartment | 1 | 1 | 48 | 38 | 10 | Yes (Communal) |
| C23 | 3rd | Apartment | 1 | 1 | 60 | 45 | 15 | Yes (Communal) |
| C24 | 3rd | Apartment | 1 | 1 | 59 | 45 | 14 | Yes (Communal) |
| D1 | 4th | Apartment | 1 | 1 | 73 | 45 | 28 | Yes (Communal) |
| D2 | 4th | Apartment | 1 | 1 | 53 | 40 | 13 | Yes (Communal) |
| D3 | 4th | Apartment | 1 | 1 | 53 | 40 | 13 | Yes (Communal) |
| D4 | 4th | Apartment | 1 | 1 | 54 | 41 | 13 | Yes (Communal) |
| D22 | 4th | Apartment | 1 | 1 | 48 | 38 | 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 | 51 | 37 | 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) |
| E19 | 5th | Apartment | 1 | 1 | 48 | 38 | 10 | Yes (Communal) |
| E20 | 5th | Apartment | 2 | 1 | 95 | 61 | 34 | Yes (Communal) |
| F14 | 6th | Apartment | 1 | 1 | 48 | 38 | 10 | Yes (Communal) |
| G7 | 7th | Apartment | 1 | 1 | 48 | 38 | 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%

TRUE TO
L I V I N G SPACES

