

PIRAEUS • KASTELLA • GREECE

PIRAEUS WATERFRONT

Two private homes. One striking architectural statement.

2

MAISONNETTES

2

FLOORS / HOME

€250K+

GOLDEN VISA

Kastella, Piraeus — Greece



PIRAEUS WATERFRONT

Introducing PIRAEUS WATERFRONT — a striking architectural project of just two private maisonettes in the quiet Kastella neighbourhood, within walking distance of the Piraeus seafront. Both offer generous living spaces over two floors, with a warm, minimalist design language.

PRIME LOCATION: Set on Kastella's quiet, tree-lined streets, the project is within walking distance of the Mikrolimano waterfront and Neo Faliro.

ARCHITECTURE & INTERIOR DESIGN: A warm minimalist identity shaped by natural wood textures, light stone and black metal accents runs consistently through both homes.

EASY ACCESS: A short walk or drive to Karaiskakis Stadium, Neo Faliro (Line 1) and the port of Piraeus.

Kastella, Piraeus, Greece



LOCATION

Minutes from the Heart of Piraeus

Kastella, Piraeus, Greece

2 min

Direct walking access to the sea

6 min

On foot to Karaiskakis Stadium

8 min

On foot to Neo Faliro Station (Line 1)

10-11 min

On foot to the Mikrolimano waterfront

13 min

On foot to the Peace and Friendship Stadium

8-10 min

By car to Marina Zeas and the Piraeus ferry terminals

Distances are approximate and may vary with route and traffic conditions.





FOOD & DRINK • SOCIAL LIFE

From Seaside Breakfast to Evening Cocktails

Piraeus moves naturally from a quiet coffee break by day to lively seaside life by evening.

MIKROLIMANO

Seafood, Mediterranean cuisine and cafés around the harbour.

MARINA ZEAS

Waterfront restaurants, wine, cocktails and evening strolls along the marina.

CITY CENTRE • TROUMPA

Bars, music and nightlife in the urban heart of Piraeus.

EXTERIOR VIEWS

Architectural Concept

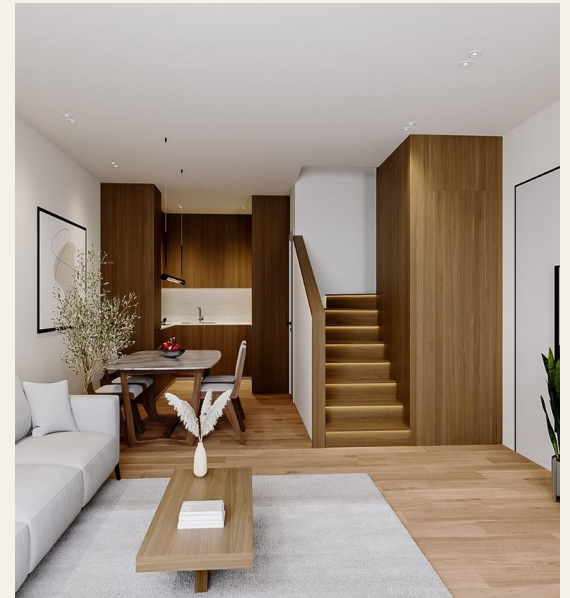
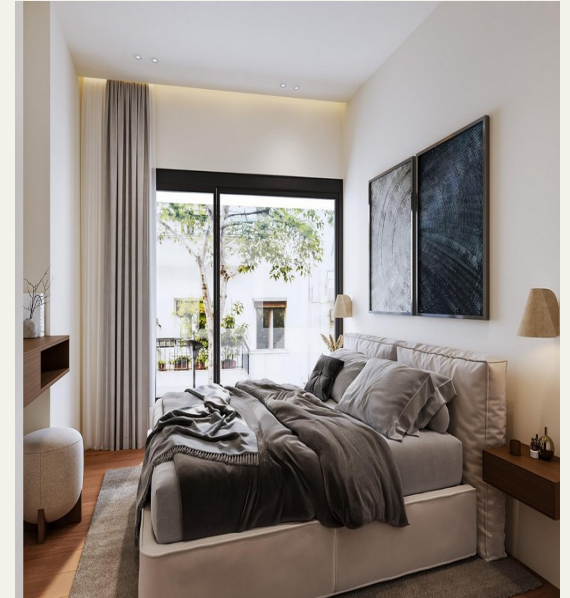
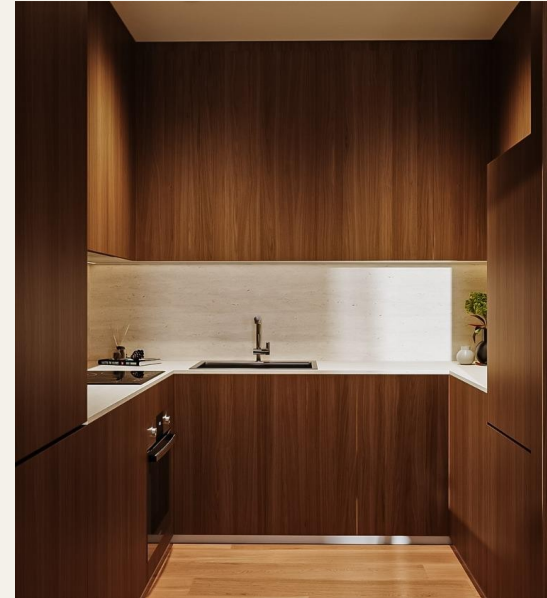
A contemporary, warm-textured façade that respects the character of Kastella.



SHARED DESIGN LANGUAGE

Warm Minimalism, Elegance in Every Detail

Natural wood textures, light stone, soft textiles and black metal accents create a calm, consistent identity across both homes.



THE HOMES

Two Homes, Two Distinct Characters

Each home has its own layout, view and sale price.

GA1

STREET-FACING

101.25 m²

TOTAL AREA

46.45 m² — lower floor

54.80 m² — upper floor

Living room · kitchen · WC · 3 bedrooms · 2 en-suite bathrooms

€360,000

GA2

OVERLOOKING THE GREEN COURTYARD

108.55 m²

TOTAL AREA

54.05 m² — lower floor

54.50 m² — upper floor

Living room · kitchen · WC · 3 bedrooms · 2 en-suite bathrooms

€370,000

Two Clearly Separated Floors in One Home

The social floor sits below the private, three-bedroom floor.



LOWER FLOOR • 46.45 m²



UPPER FLOOR • 54.80 m²

Construction drawing areas may change once the final architectural documents are issued.

Walnut Warmth, Stone Clarity

A street-facing social floor, three bedrooms with tree views and spa-inspired bathrooms.



LIVING ROOM



KITCHEN



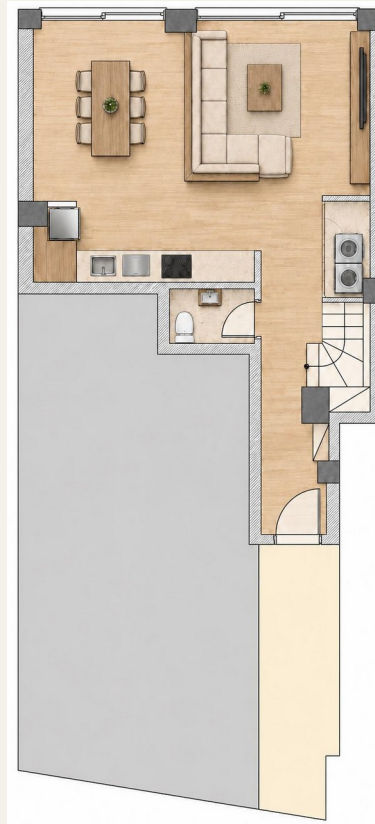
BEDROOM



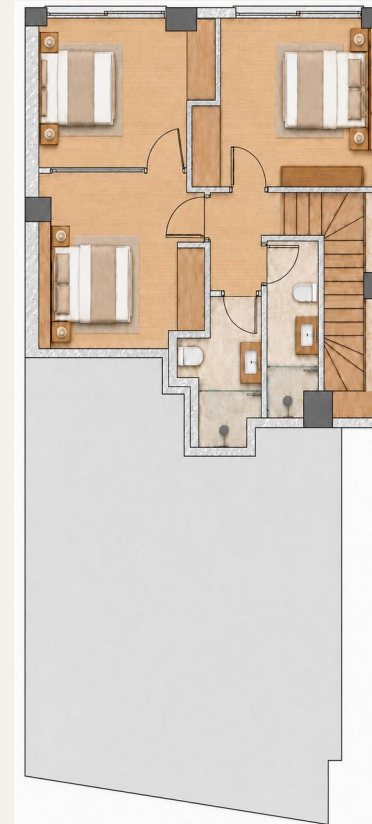
BATHROOM

A Larger Social Floor, a Private Floor Above

Overlooking the green courtyard, GA2 offers an eight-seat dining area and a more generous living space.



LOWER FLOOR • 54.05 m²



UPPER FLOOR • 54.50 m²

Construction drawing areas may change once the final architectural documents are issued.

A Home Made for Entertaining

A spacious kitchen-dining area and bedrooms overlooking the green courtyard make for calm, easy living.



KITCHEN & DINING



LIVING ROOM DETAIL



BEDROOM



BATHROOM

Investment & Payment Terms

GOLDEN VISA ELIGIBILITY

Real estate investments of €250,000 and above in Greece qualify for a Golden Visa residence permit. Both maisonettes are above this threshold.

Payment Plan — Option 1

Reserve with a 10% deposit; the full remaining balance is paid on signing the final contract.

Payment Plan — Option 2

30% deposit, with the remaining balance paid in instalments until handover.

Property Management (optional): A 3-year rental and property management service is available to investors on request, for a 20% management fee.



Reserve Your Home at Piraeus Waterfront Today

ATHENS OFFICE

+30 210 923 75 51

ISTANBUL OFFICE

+90 212 705 63 69

ISTANBUL • ATHENS