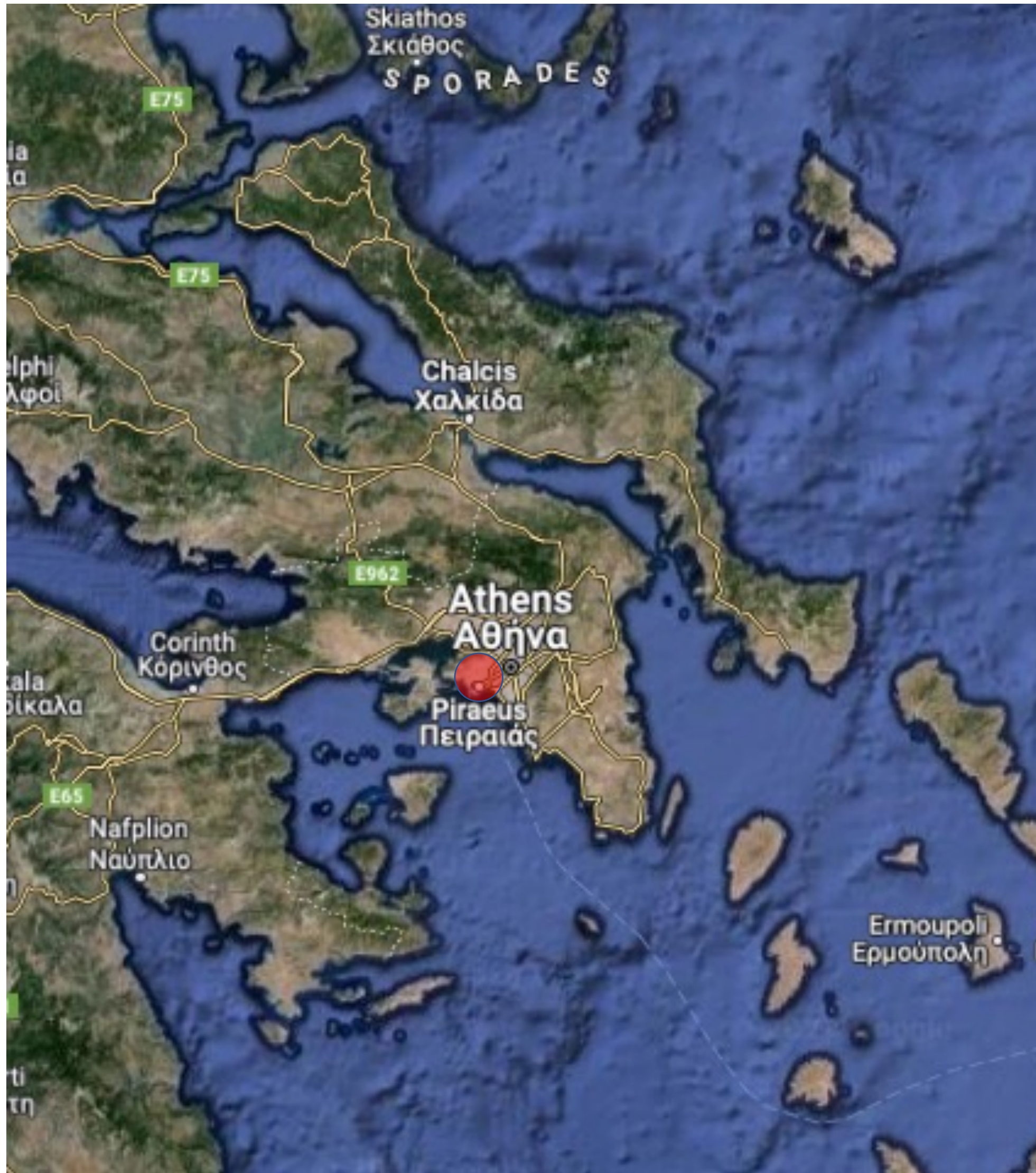




EVRIPIDOU PIREAUS

PLATINA
DEVELOPMENT



PIREAEUS

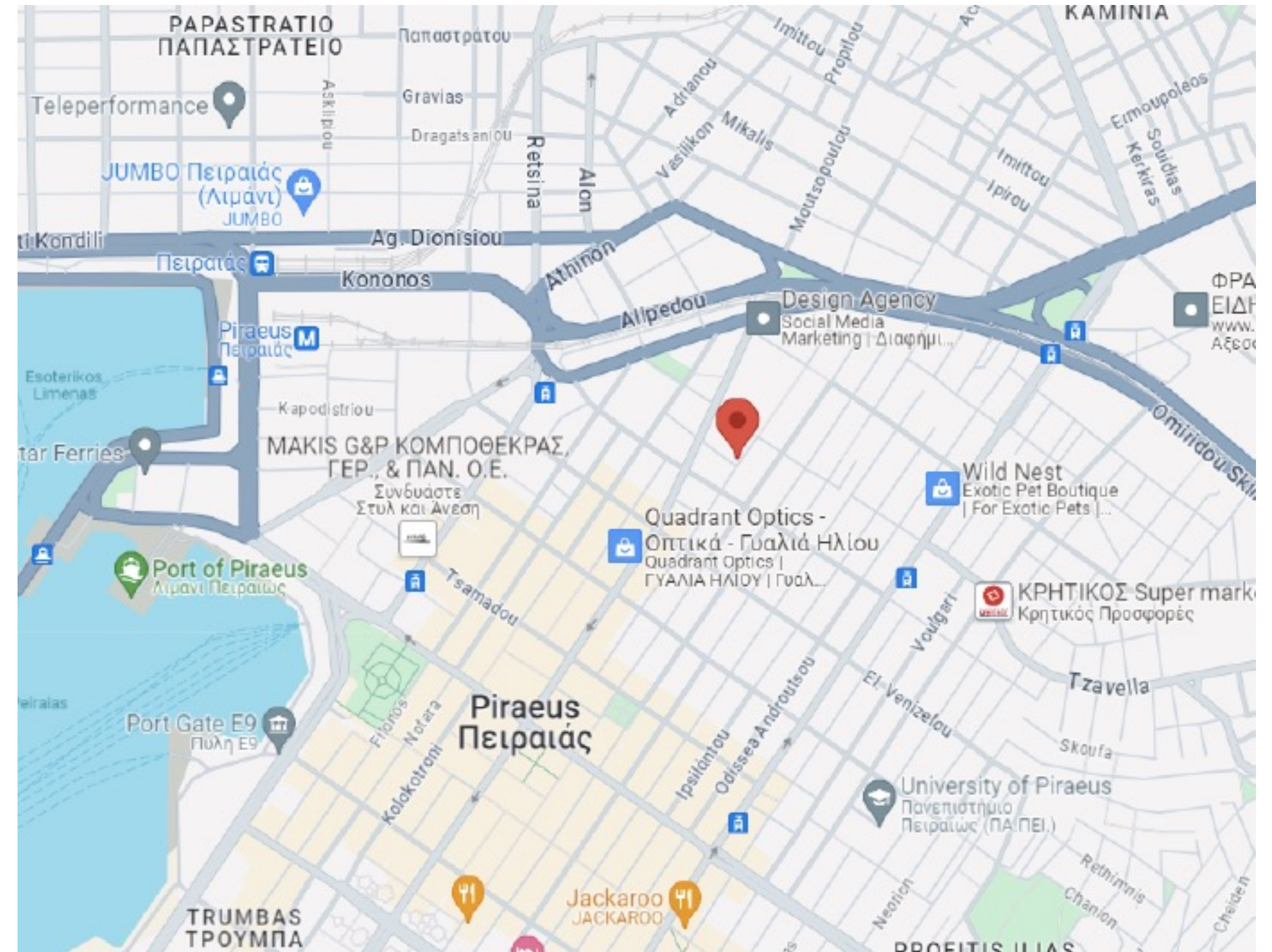
Piraeus, the port city of Athens, stands as a bustling hub of activity and the main gateway to the Greek islands. Its significance stretches back to ancient times when it served as the chief harbor of classical Athens and remains so today, teeming with the vibrant comings and goings of international commerce and tourism. Renowned for its extensive marina, lively fish market, and spirited waterfront lined with eateries and cafes, Piraeus is not just a transit point but a destination in itself. Its popularity among both locals and visitors is marked by the seamless blend of its rich maritime heritage and its role as a modern-day crossroads of cultures and travelers.

OUTSTANDING LOCATION 30 EVRIPIDOU STREET, PIREAUS

This residential project presents an unparalleled blend of strategic location and architectural finesse, designed to cater to the discerning tastes of modern investors and residents alike. With its prime location, the development stands as a beacon of comfort and luxury, offering easy access to the vibrant lifeblood of the city and its serene bays.

Close to:

- Public Schools
- Piraeus Port
- Railway, Metro & Train Station
- Passalimani & Mikrolimano Bay
- Theaters
- Commercials Shops



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Designed with an eye for detail and a touch of elegance, these residences are the perfect canvas for your personal touch, promising a lifestyle that blends comfort with luxury. Ideal for short-term rentals, these apartments offer a golden opportunity for investors to tap into the thriving market, supported further by the attractive prospects of the Golden Visa program.

7 FLOORS
1 ROOFTOP LOFT
11 APARTMENTS



INVESTMENT HIGHLIGHTS



FULLY MANAGED INVESTMENT



STRONG CAPITAL GROWTH



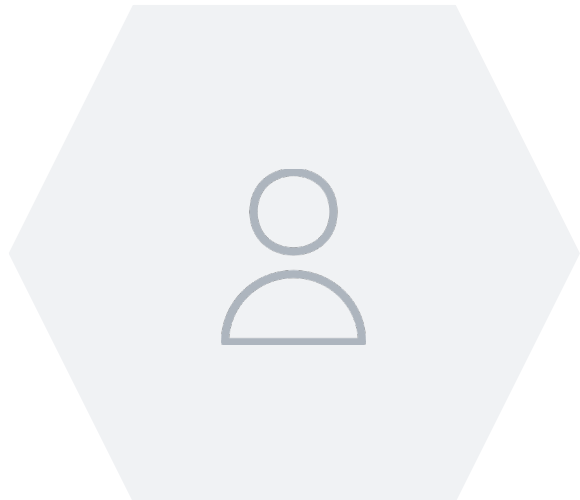
ESTIMATED YIELD



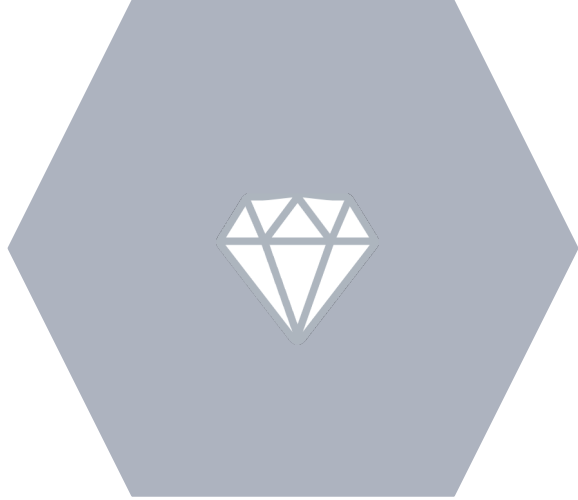
OBJECTIVE MARKET VALUES



BUY-TO-LET PROPERTIES



ADDITIONAL BENEFITS



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BUILT IN 1973

A residential building at a corner site, situated in a tranquil neighborhood, is in excellent shape with a renovation plan already in place.

Basement
Ground Floor with
Mezzanine
1st Floor
2nd Floor
3rd Floor
4th Floor
5th Floor
Rooftop Loft





CURRENT SITUATION

AFTER RENOVATION



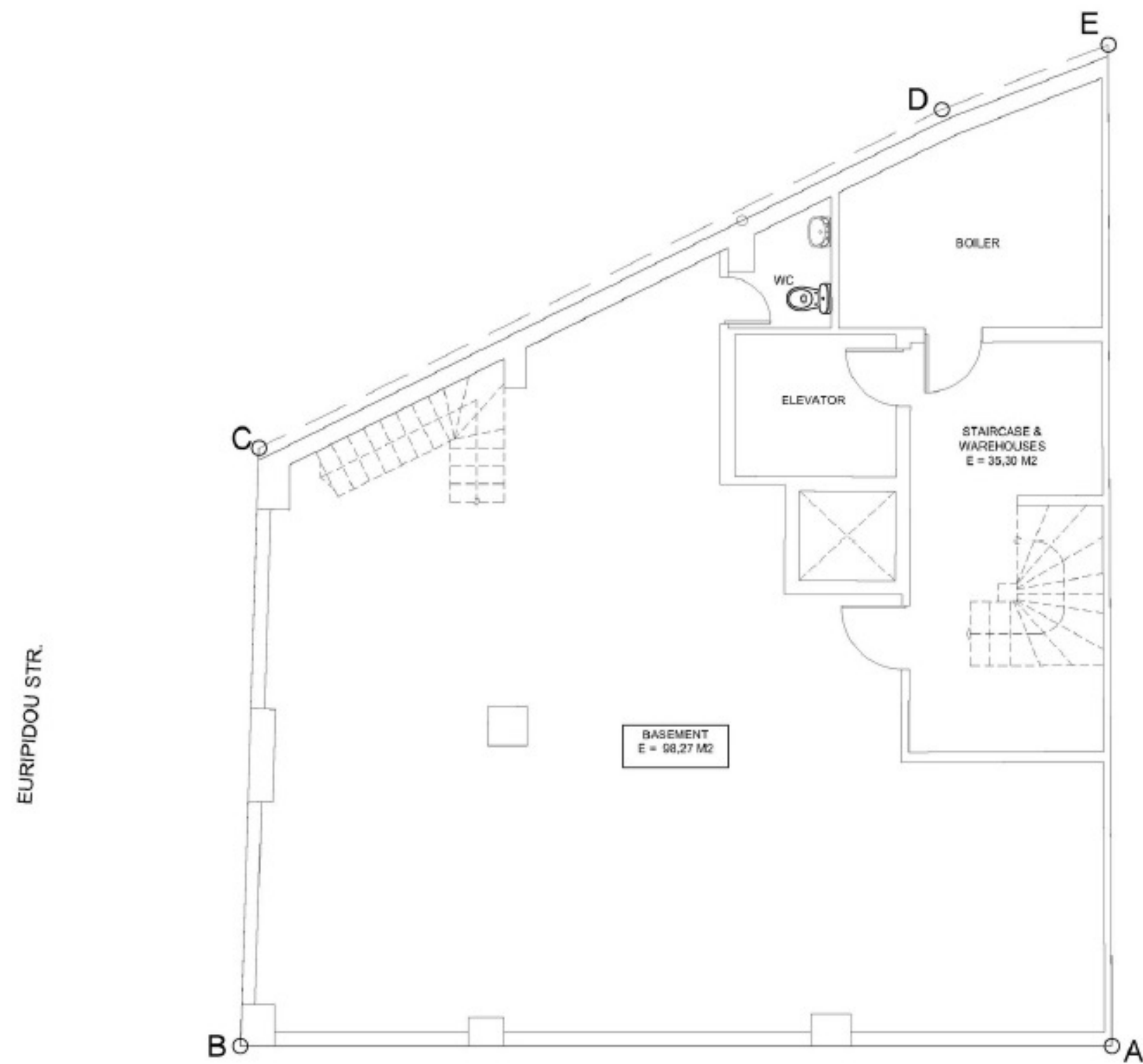


URBAN ELEGANCE

The meticulously designed apartments offer an exceptional opportunity for investors. 11 comfortable apartments of 2 bedrooms, ideal for short-term rentals. The apartment arrangement secures a comfortable layout for visitors

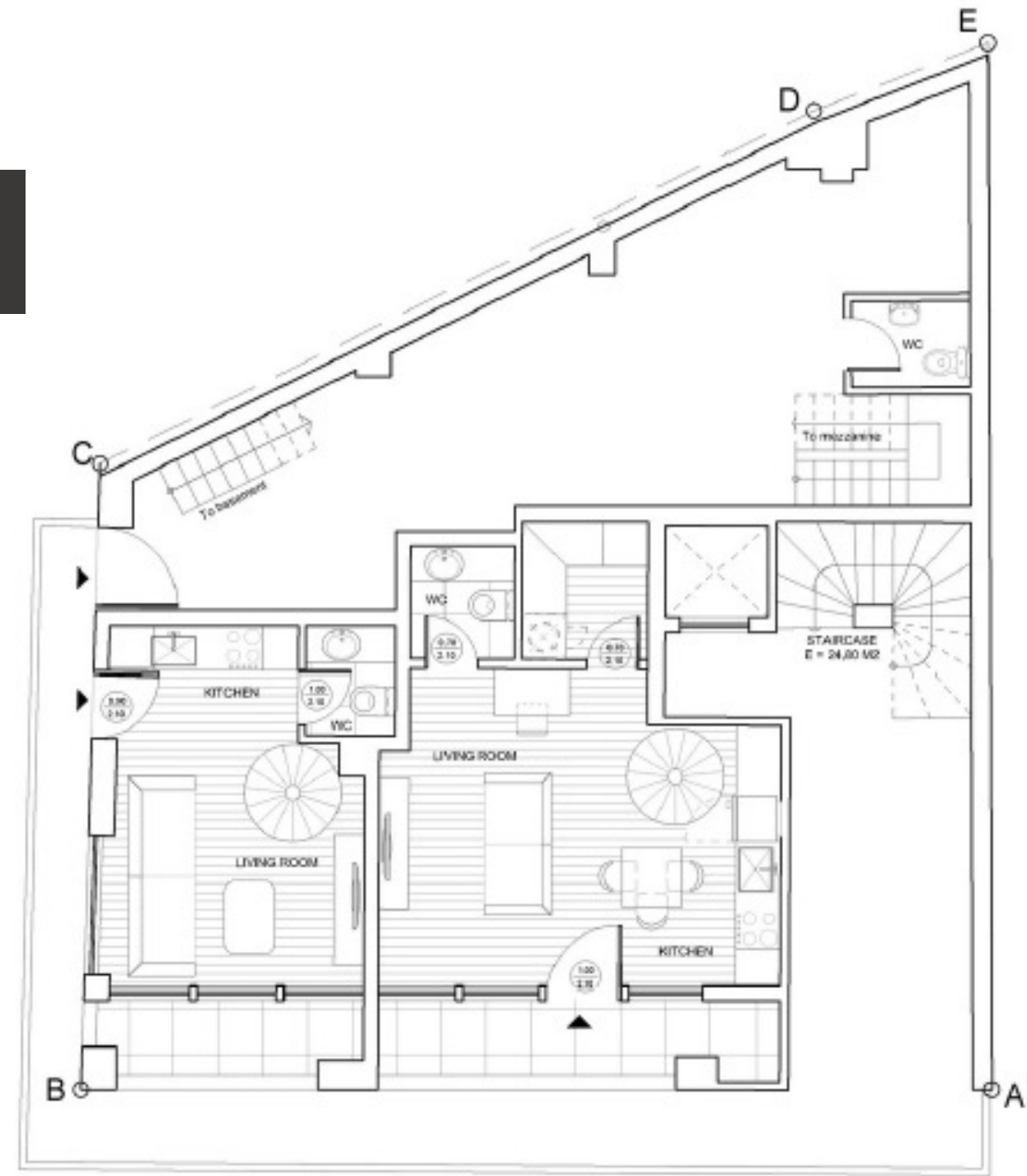


BASEMENT STORAGE

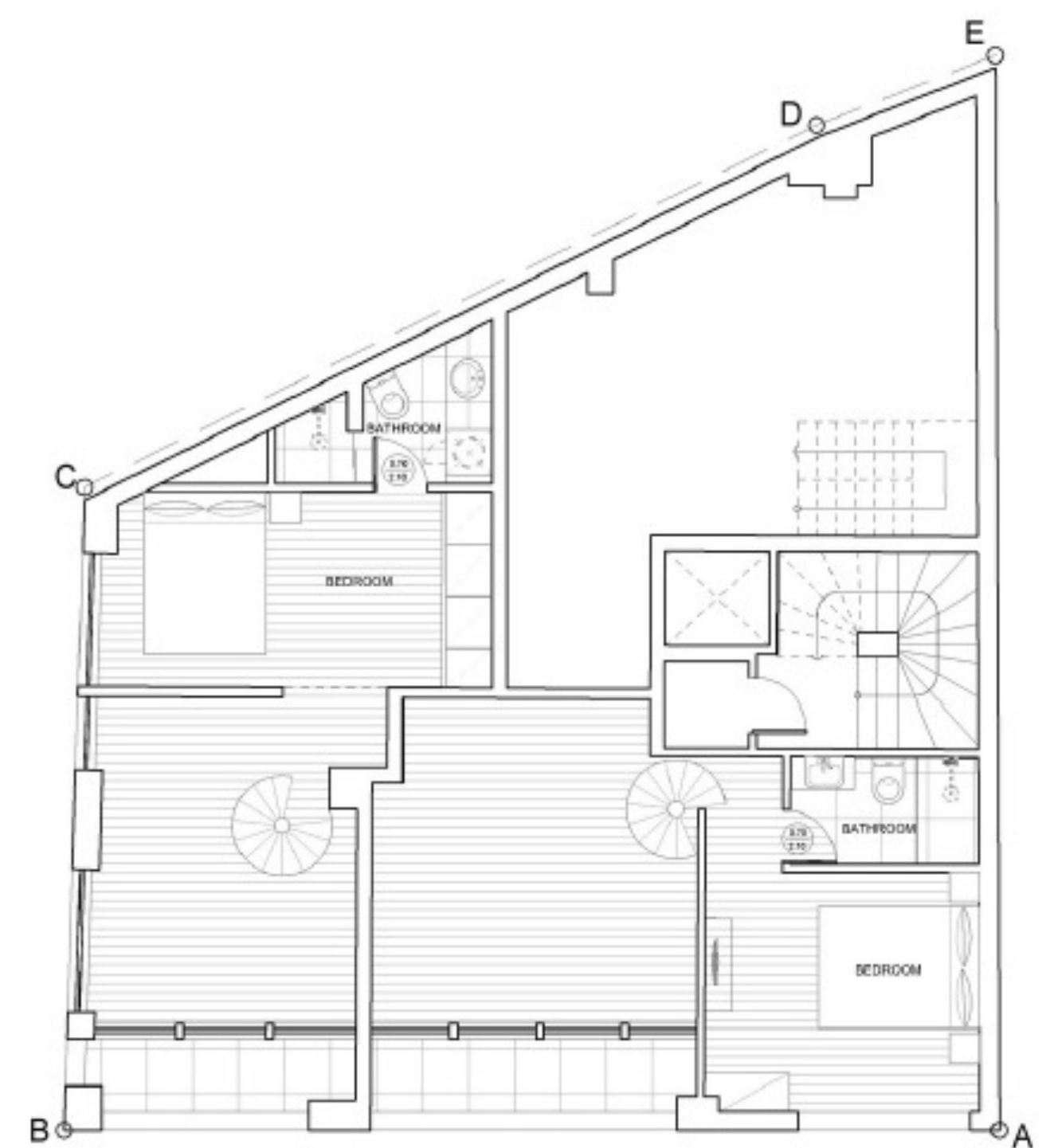


BASEMENT	133.57 sqm
STORAGE	98.27 sqm

GROUND FLOOR WITH MEZZANINE



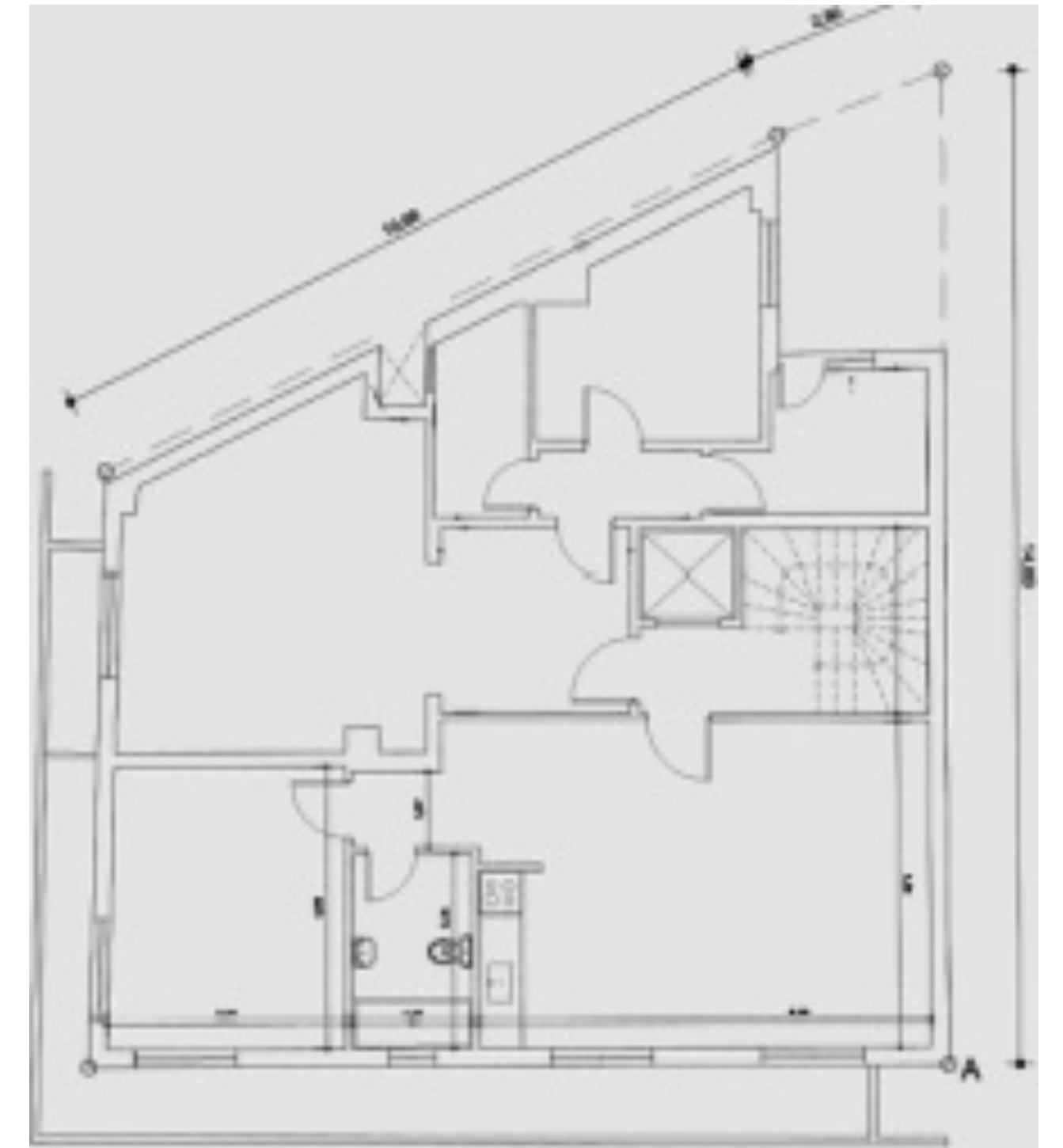
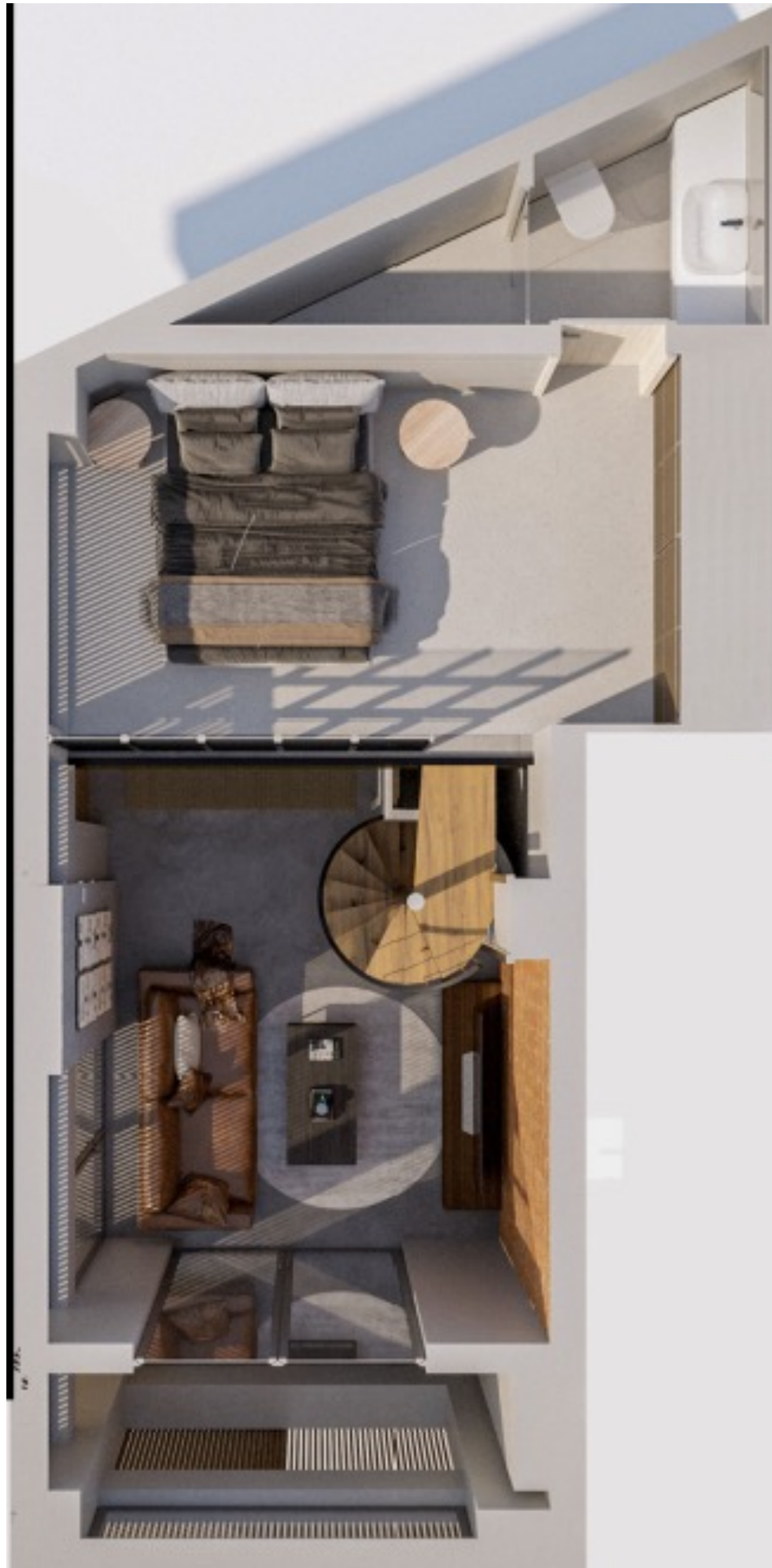
GROUND FLOOR



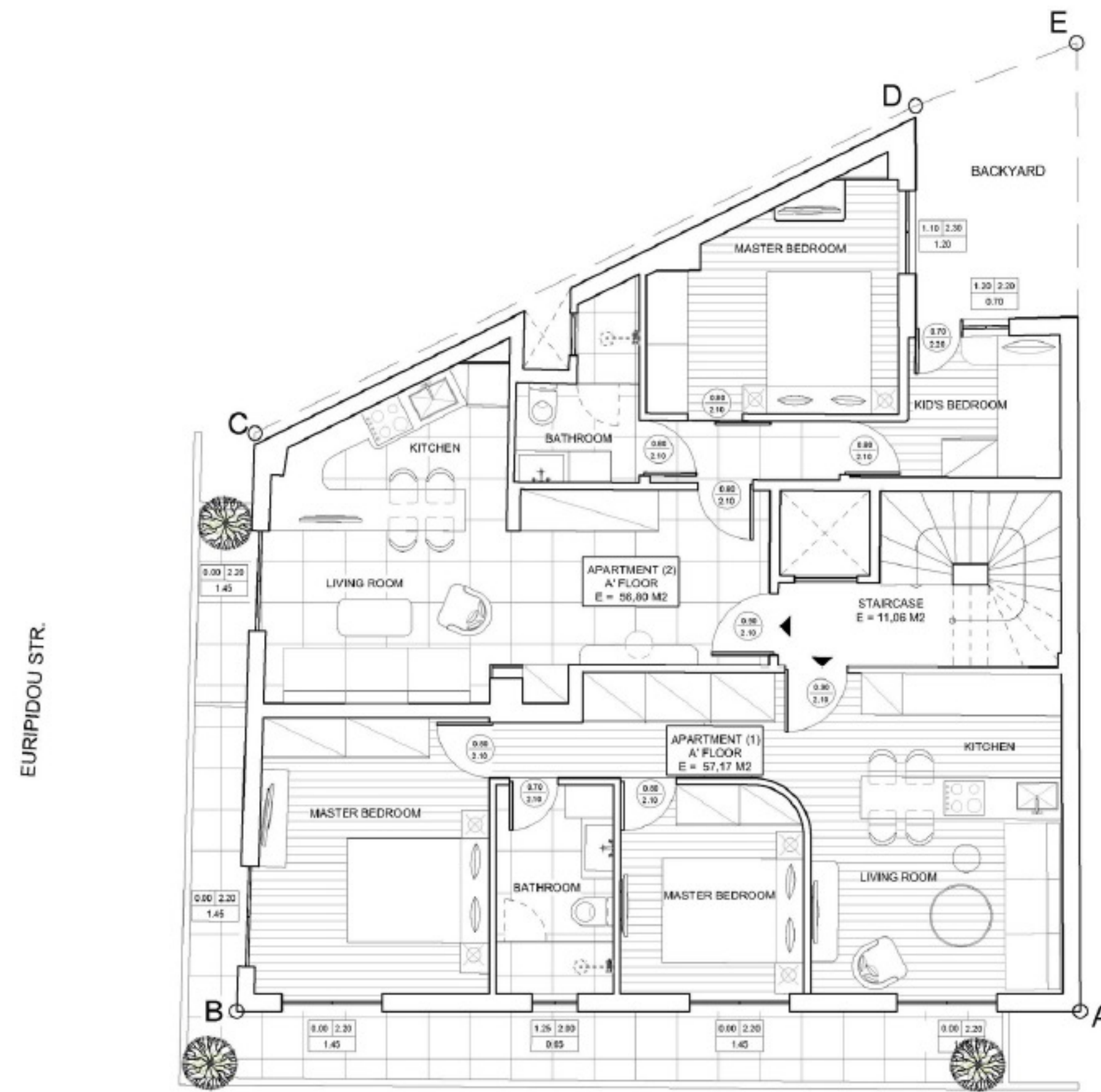
MEZZANINE

Floor	Units
GROUND & MEZZANINE	01A 01B

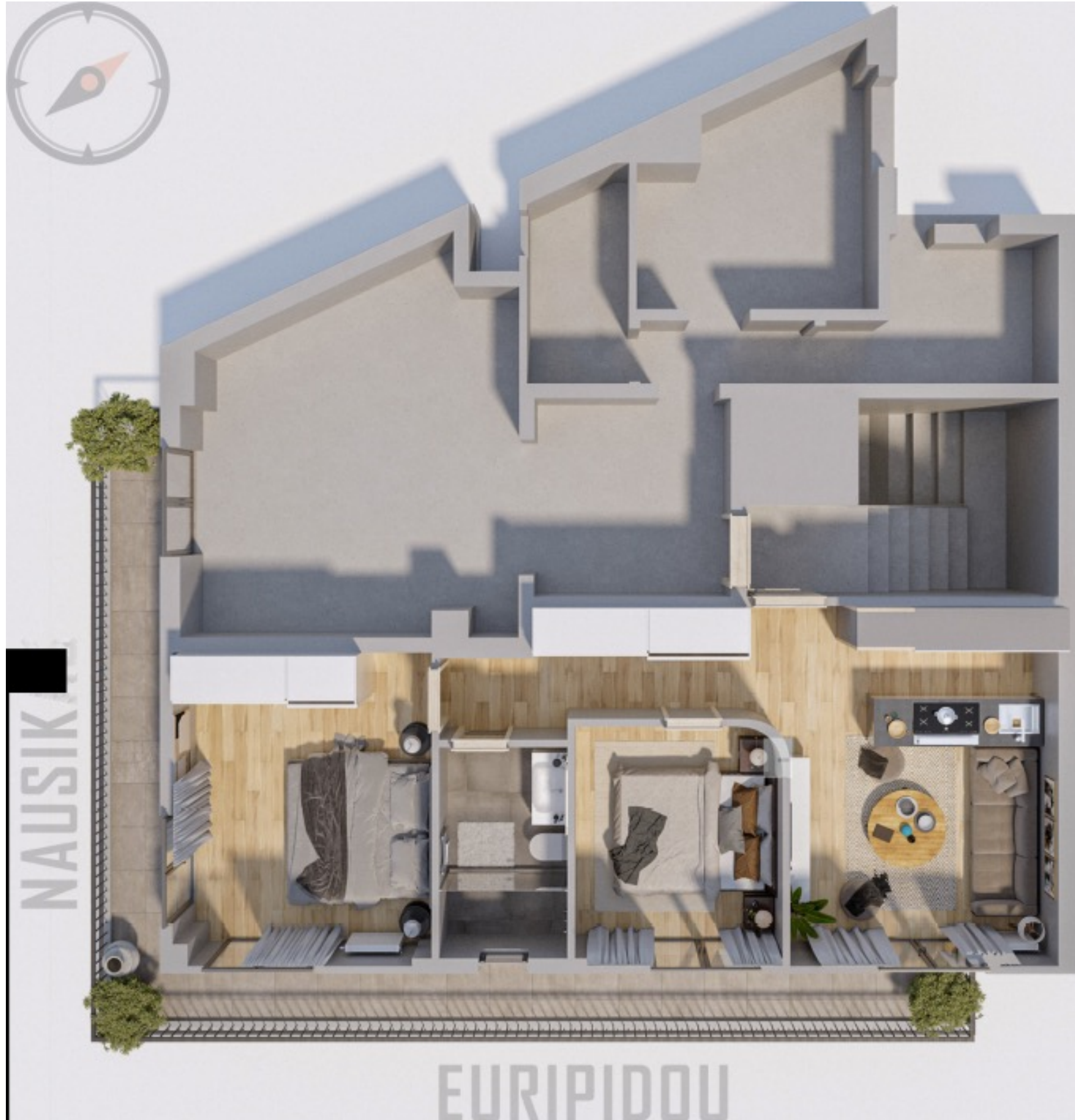
MEZONNETE GROUND FLOOR
57.17 SQM



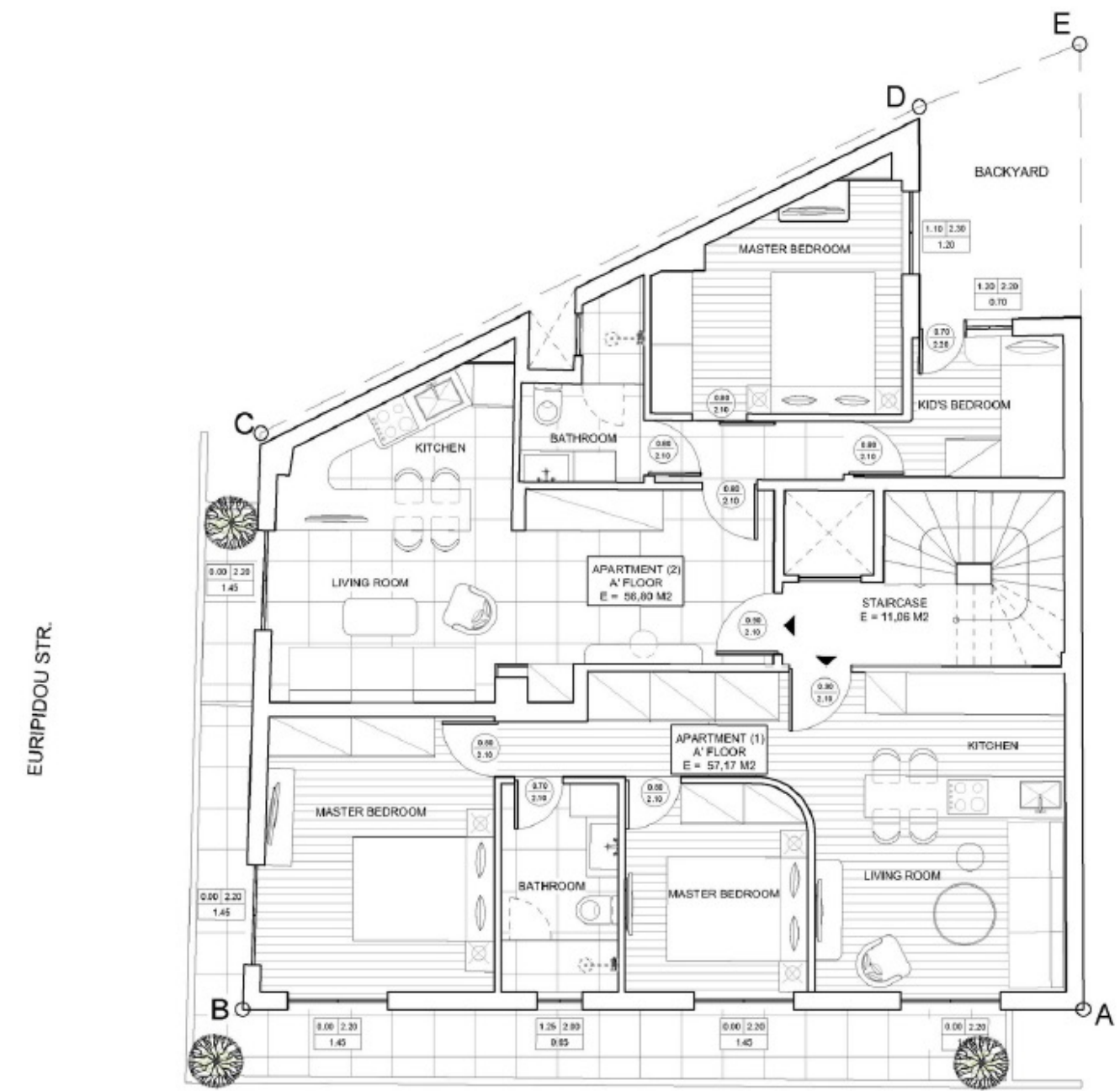
1ST-3RD FLOORS PLAN



Floor	Units	Size
3RD FLOOR	03A – 03B	59.17sqm- 54.80sqm
2ND FLOOR	02A – 02B	57.17sqm- 56.80sqm
1ST FLOOR	01A – 01B	57.17sqm- 56.80sqm



1ST FLOOR 57.17 SQM



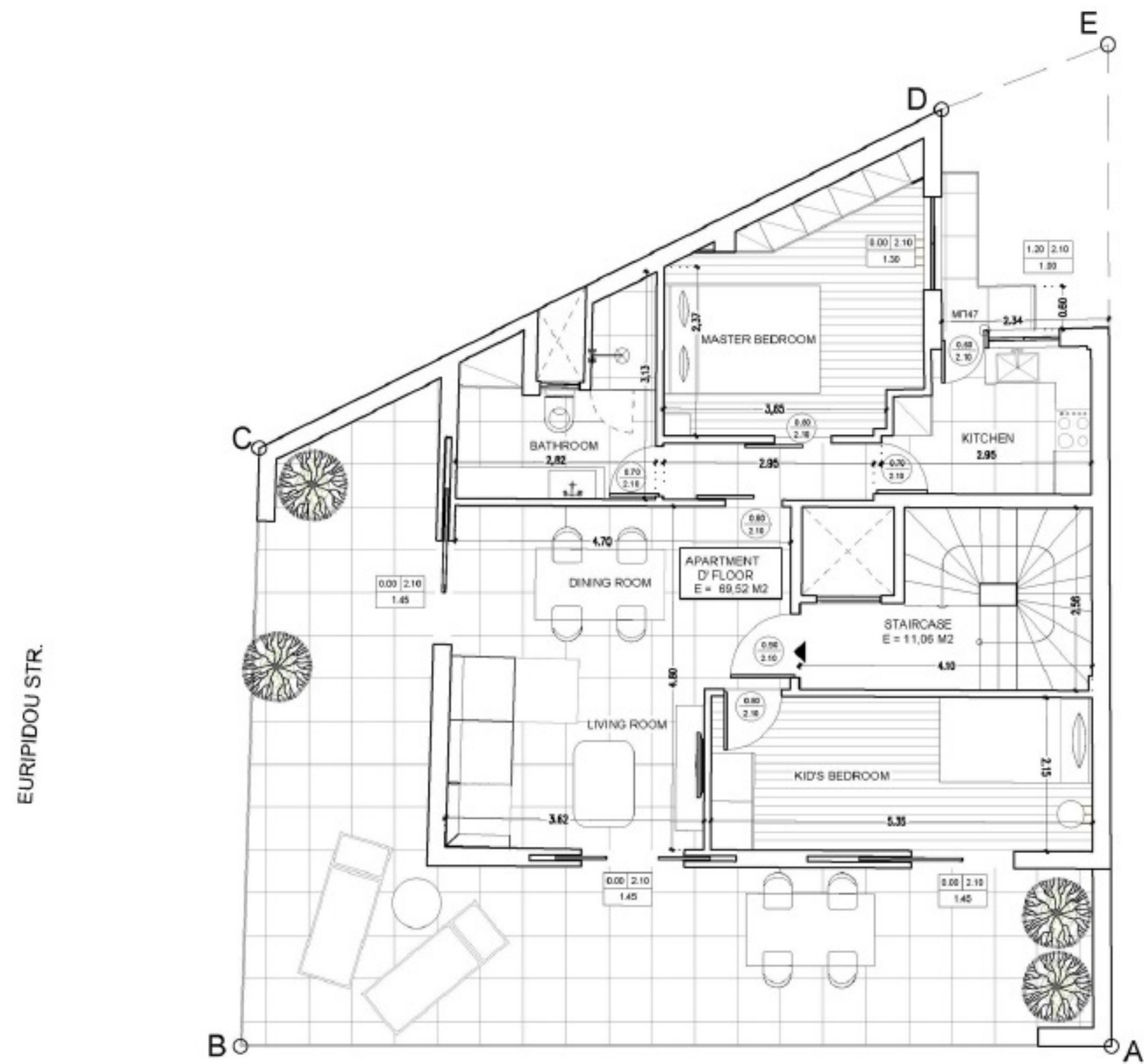


1ST- 3RD FLOORS



1ST- 3RD FLOORS

4TH FLOOR PLAN

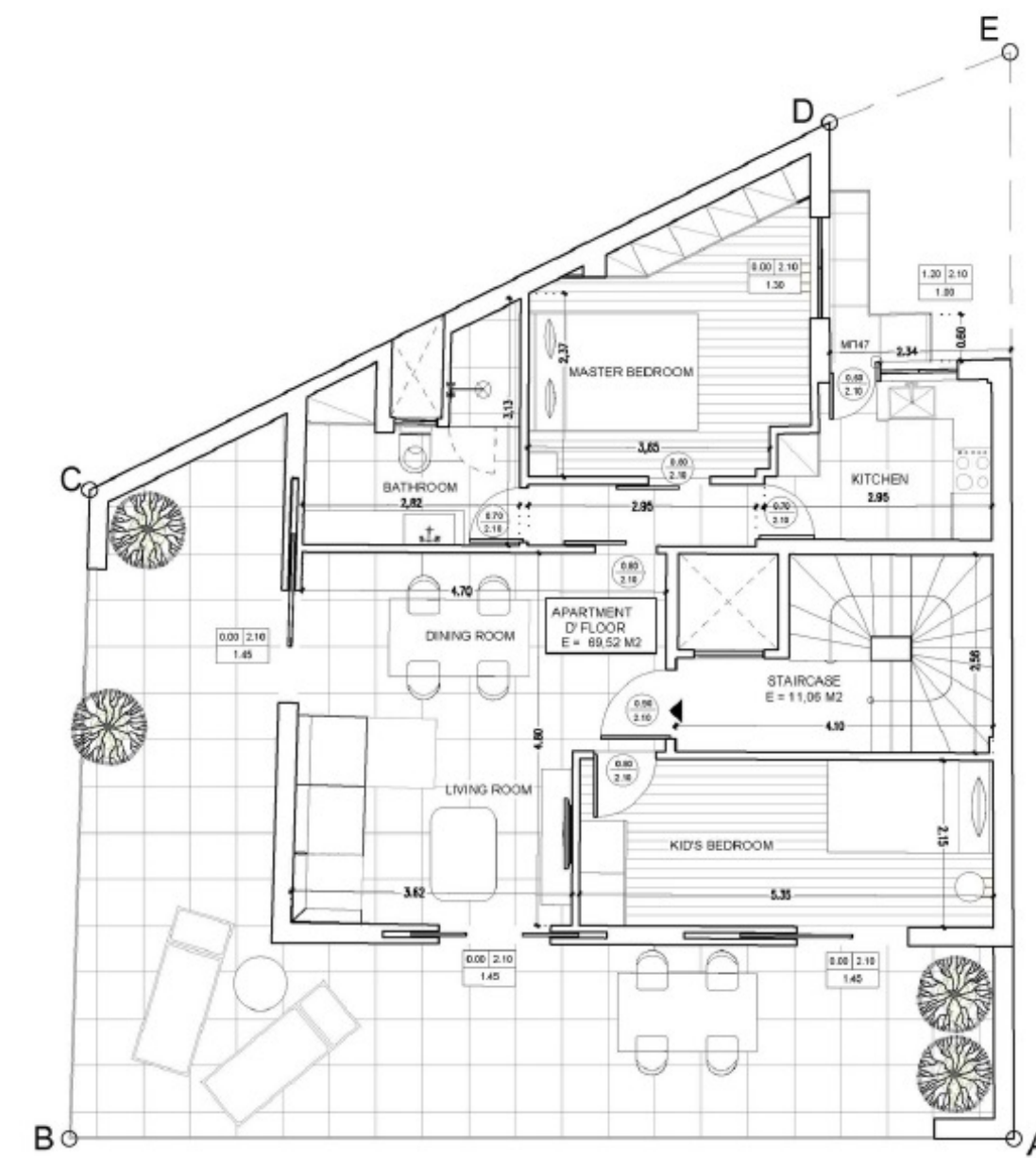


Floor	Units	Size
4TH FLOOR	04A	69.52sqm



4TH FLOOR 69.85 SQM

EURIPIDOU STR.



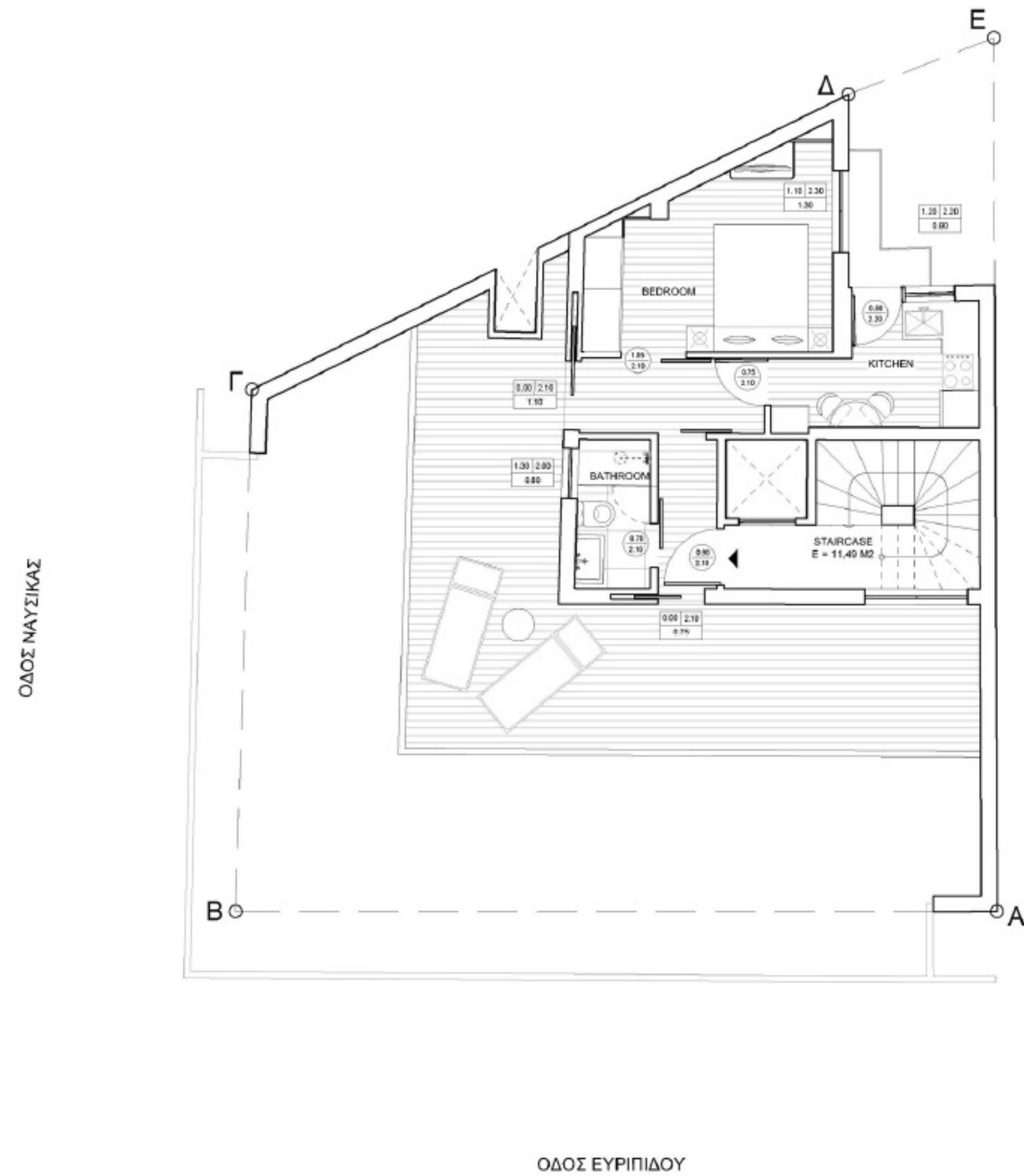


4TH FLOOR



4TH FLOOR

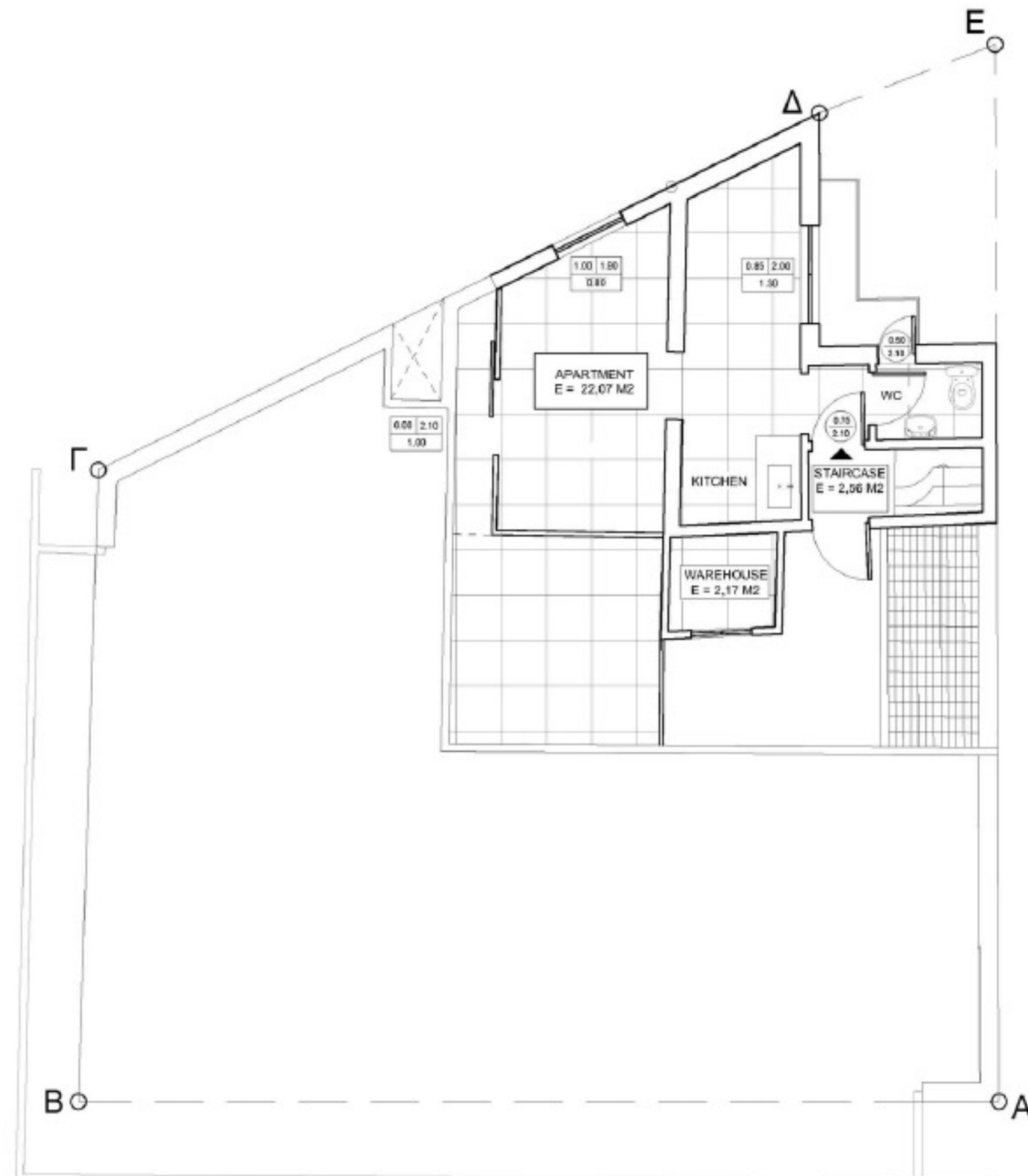
5TH FLOOR PLAN



Floor	Units	Size
5TH FLOOR	05A	32.65sqm

ROOFTOP WITH LOFT

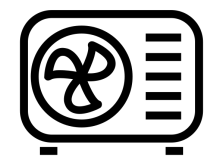
ΟΔΟΣ ΝΑΥΣΙΚΑΣ



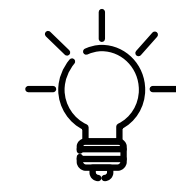
Floor	Units	Size
ROOFTOP	06A	22.07sqm

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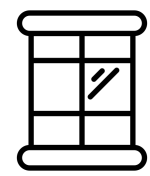
ADDITIONAL FEATURES



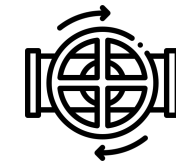
HEAT PUMP



NEW LED TECHNOLOGY LIGHTING



ALUMINUM FRAMED WINDOWS WITH DUAL GLAZING



NEW MECHANICAL WIRING, PLUMBING & DRAINAGE SYSTEM INSTALLATION



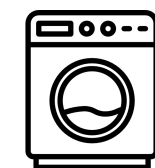
NEW ELEVATOR WITH RELEASE SYSTEM



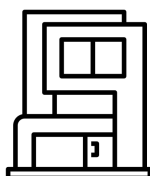
ELECTRIC ROLLER SHUTTERS



MODERN DESIGN



IN-HOUSE LAUNDRY



FULLY EQUIPPED



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-
-
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INVESTMENT OPPORTUNITY

This presents an exceptional opportunity for investors seeking a cost-effective option, including the Golden Visa program, located centrally in Piraeus. This property is ideal for short-term rental business ventures.



ADDRESS

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ATHENS GREECE

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