

AEGEAN GATE PIRAEUS

Commercial Building Converted
to Residential

PIRAEUS, GREECE

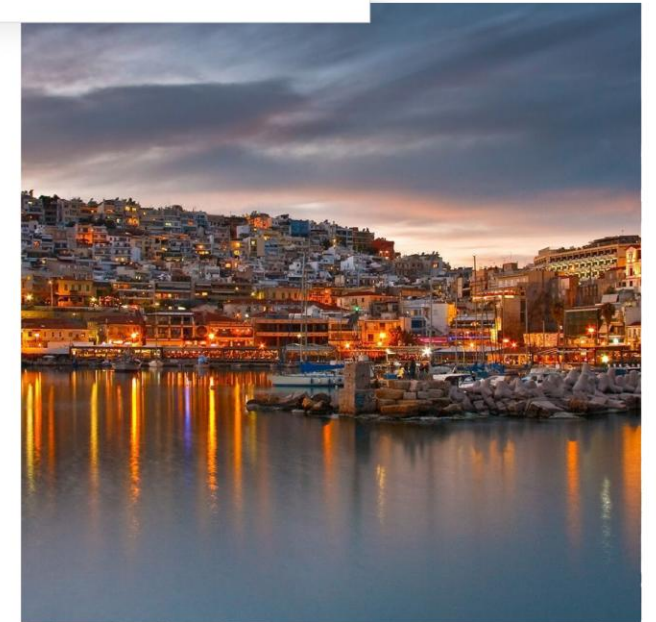


DESCRIPTION

Introducing a rare investment opportunity in the heart of Piraeus, this **100% commercial building** is undergoing a **complete transformation** into a **modern residential development**. The project will feature **14 thoughtfully designed apartments**, including **two ground-floor lofts** and **two units per floor** on the upper levels.

This development is **Golden Visa eligible**, presenting **excellent potential for investors** seeking both **residency and long-term returns**. With **14 modern apartments**, including **stylish lofts** and **carefully designed apartments** across multiple floors, the project combines **contemporary living** with **strong investment value** in one of **Athens' most dynamic urban hubs**.

With **modern layouts, quality finishes**, and a focus on **comfort and functionality**, the building will combine **modern city living** with **long-term investment value**.



LOCATION

by foot



PIRAEUS TOWER
10 min



DIMOTIKO THEATRE
10 min



METRO STATION
10 min



**SUPERMARKETS
& SHOPS**
1 min



SCHOOLS
2 min



LOCATION

by car



PIRAEUS PORT
5 min



MIKROLIMANO
5-10 min



MARINA ZEAS
5-10 min



STAVROS NIARCHOS
FOUNDATION
10 min



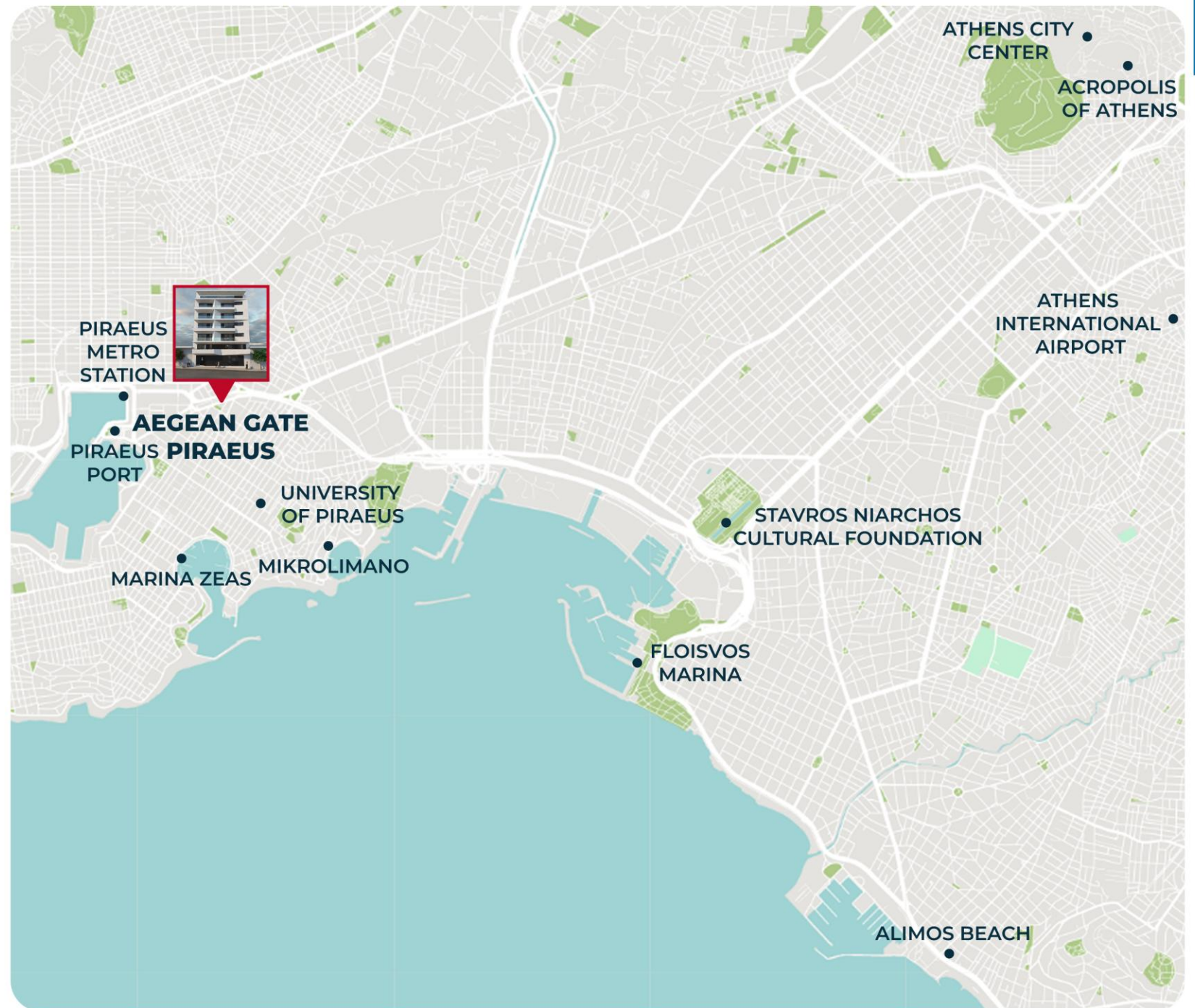
ATHENS CITY CENTER
15 min



ATHENIAN RIVIERA
15 min



ATHENS AIRPORT
45 min



NEARBY

MARINA ZEAS

A lively marina with yachts, cafés, and restaurants, blending seaside charm with a cosmopolitan vibe.



DIMOTIKO THEATRE

A neoclassical landmark hosting performances and cultural events, symbol of the city's artistic heritage.



STAVROS NIARCHOS

World-class cultural complex with Opera, National Library, and parkland for art, learning, and leisure.



PIRAEUS

Set just **minutes from the port**, this property places residents in one of **Piraeus' most dynamic and well-connected neighborhoods**. From here, it's a **short walk** to waterfront landmarks like **Mikrolimano** and **Marina Zeas**, as well as to **renowned restaurants, cultural venues** such as the **Municipal Theatre**, and **everyday conveniences**.

The recent **extension of Metro Line 3** now links **Piraeus directly with Athens International Airport**, while **new infrastructure projects** continue to enhance **connectivity across the city and beyond**.

Life in Piraeus offers the **best of both worlds**: the **vibrancy of a bustling urban center** combined with the **ease of coastal living**. With **universities, schools, shopping, and leisure options nearby**, this area continues to **attract residents and investors alike**.

As **Piraeus evolves into a hub of growth and opportunity**, this project stands out as a **future-forward choice**—whether for those pursuing a **Golden Visa investment** or for individuals seeking a **stylish home** in one of **Athens' most exciting neighborhoods**.



PROJECT OVERVIEW



Multiple
Units



Strategic
Location



Fully
Furnished



Investment
Opportunity

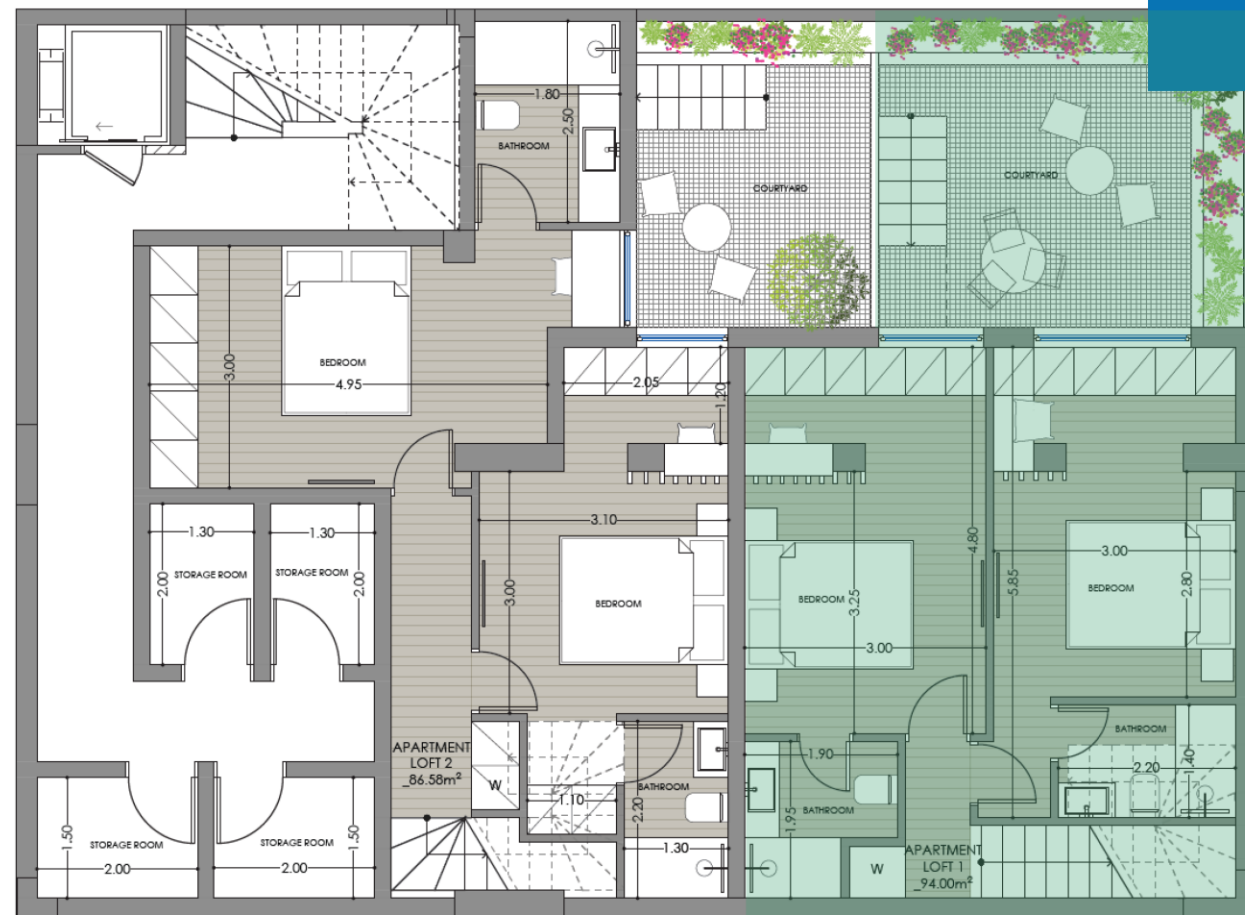
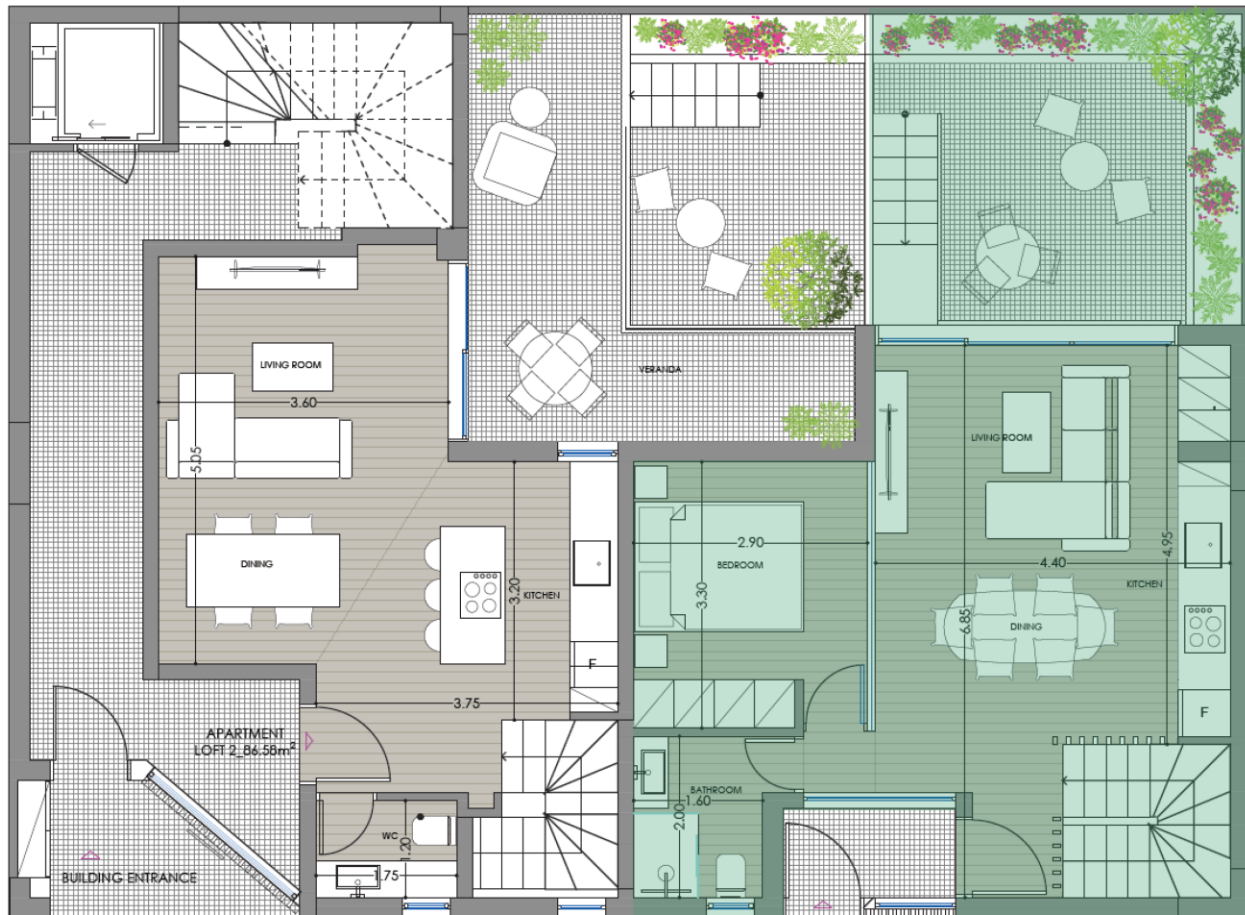


Golden Visa
Eligible

14 APARTMENTS
IN TOTAL

8 AVAILABLE
APARTMENTS





APARTMENT GF1



3 BDS



3 BATHS



Kitchen



Laundry Area



Open-Concept
Living/Dining Room

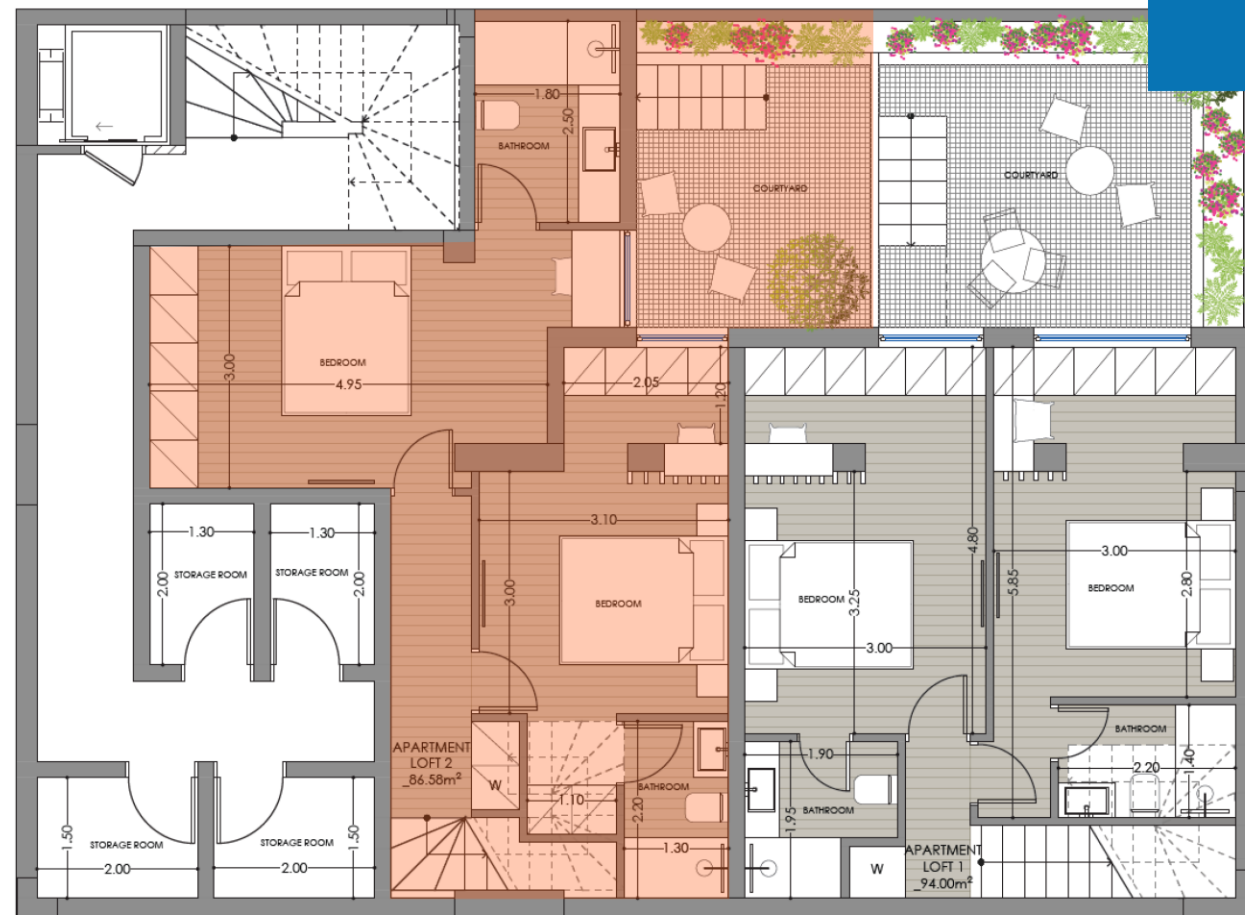
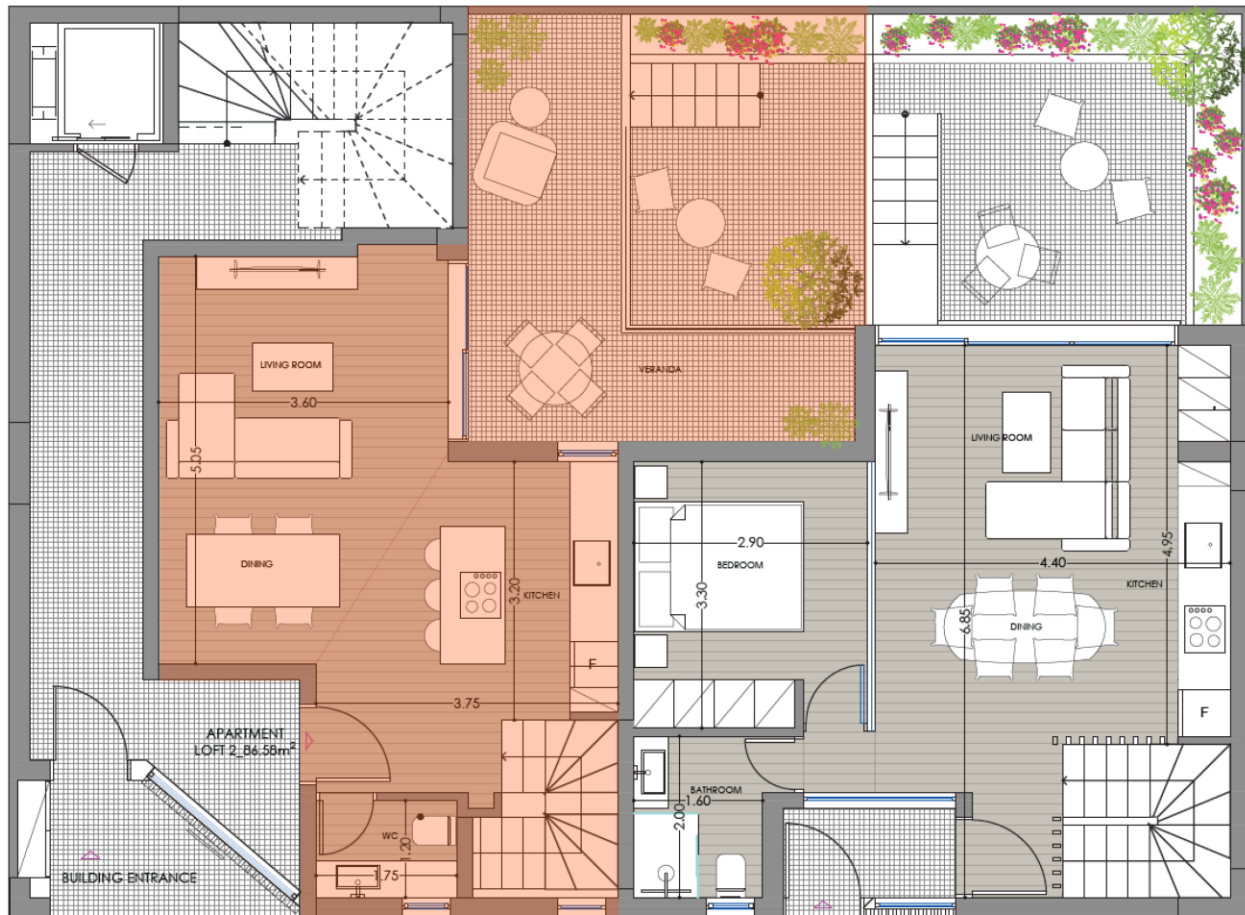


Veranda



Storage

Interior Surface: 94.00m²



APARTMENT GF2



2 BDS



2 BATHS



Kitchen



Laundry Area



Open-Concept
Living/Dining Room



Veranda



Storage

Interior Surface: 86.58m²

1ST FLOOR APARTMENTS

APARTMENT A1



2 BDS



1 BATH



Kitchen



Open-Concept
Living/Dining Room

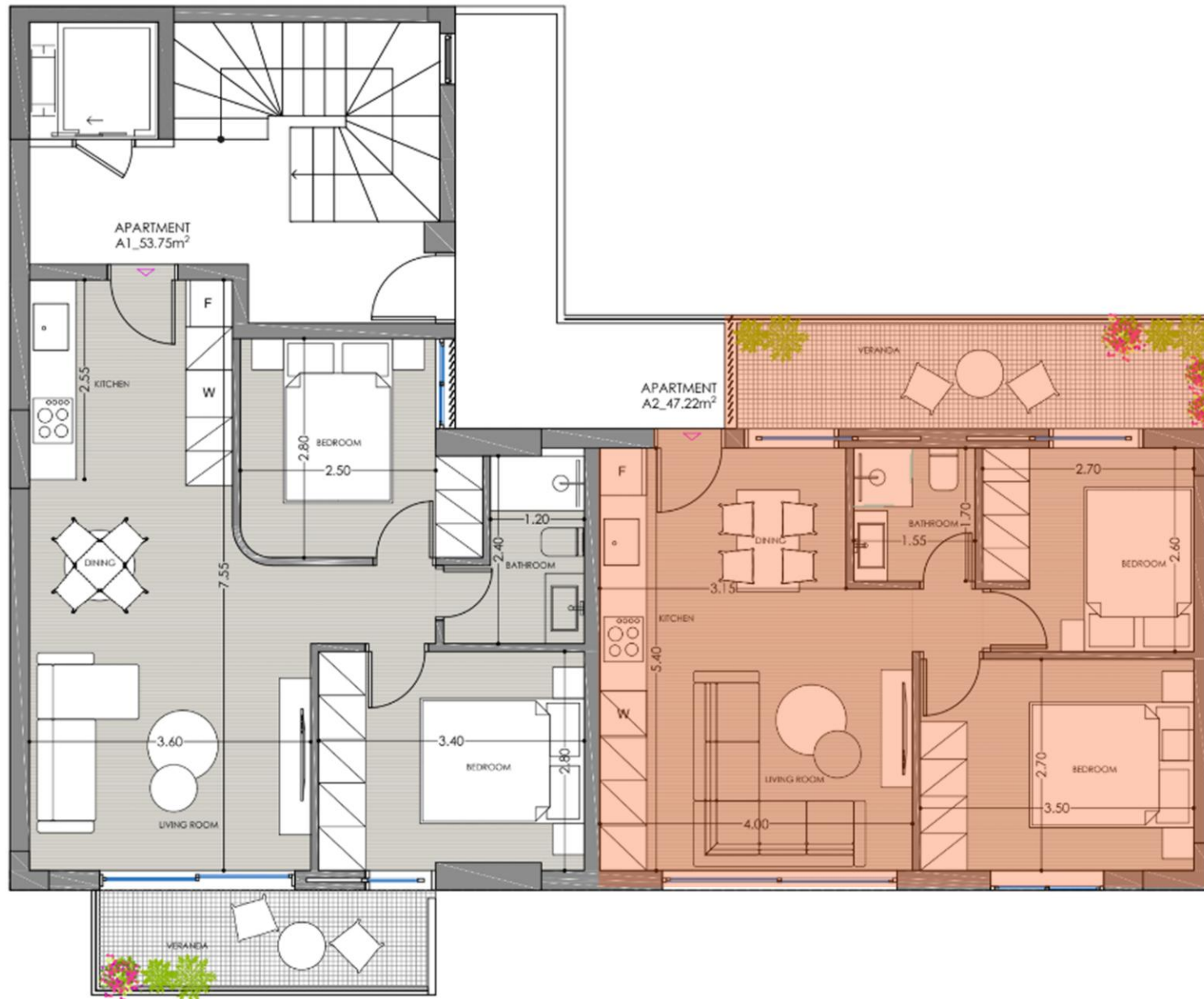


Veranda

Interior Surface: 53.75m²



1ST FLOOR APARTMENTS



APARTMENT A2



2 BDS



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Veranda

Interior Surface: 47.22m²

2ND to 5TH FLOOR APARTMENTS

APARTMENTS B1, C1, D1, E1



2 BDS



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Veranda

Interior Surface: 53.75m²



2ND to 5TH FLOOR APARTMENTS



APARTMENTS B2, C2, D2, E2



2 BDS



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Veranda

Interior Surface: 51.94m²

6TH FLOOR APARTMENTS

APARTMENT F1



2 BDS



1 BATH



Kitchen

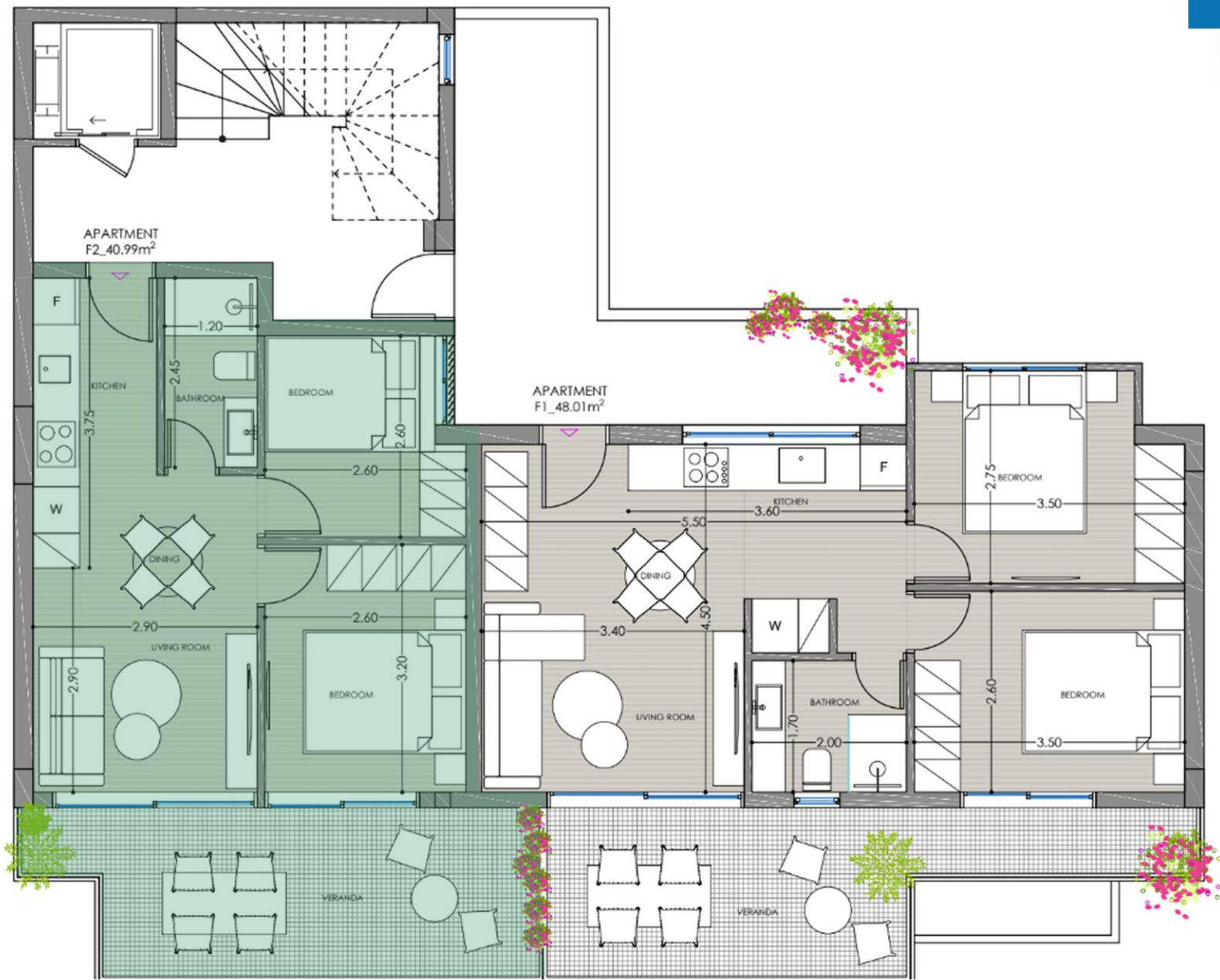


Open-Concept
Living/Dining Room



Veranda

Interior Surface: 48.01m²



6TH FLOOR APARTMENTS



APARTMENT F2



2 BDS



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Veranda

Interior Surface: 40.99m²































SUMMARY



UNIT	FLOOR	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
APARTMENT GF1	GF	94.00	17.25	3 BEDS / 3 BATHS	3%
APARTMENT GF2	GF	86.58	26.52	2 BEDS / 2 BATHS / 1 WC	3%
APARTMENT A1	1 st	53.75	5.50	2 BEDS / 1 BATH	3%
APARTMENT A2	1 st	47.22	20.00	2 BEDS / 1 BATH	3%
APARTMENT B1	2 nd	53.75	5.90	2 BEDS / 1 BATH	3%
APARTMENT B2	2 nd	51.94	21.75	2 BEDS / 1 BATH	3%
APARTMENT C1	3 rd	53.75	5.90	2 BEDS / 1 BATH	3%
APARTMENT C2	3 rd	51.94	21.75	2 BEDS / 1 BATH	3%

SUMMARY



UNIT	FLOOR	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
APARTMENT D1	4 th	53.75	5.90	2 BEDS / 1 BATH	HOLD
APARTMENT D2	4 th	51.94	21.75	2 BEDS / 1 BATH	HOLD
APARTMENT E1	5 th	53.75	5.90	2 BEDS / 1 BATH	HOLD
APARTMENT E2	5 th	51.94	21.75	2 BEDS / 1 BATH	HOLD
APARTMENT F1	6 th	48.01	31.75	2 BEDS / 1 BATH	HOLD
APARTMENT F2	6 th	40.99	12.20	2 BEDS / 1 BATH	HOLD

Thank you