

# Mavi Port

Commercial Space Converted to  
Residential Apartments

PIRAEUS, GREECE

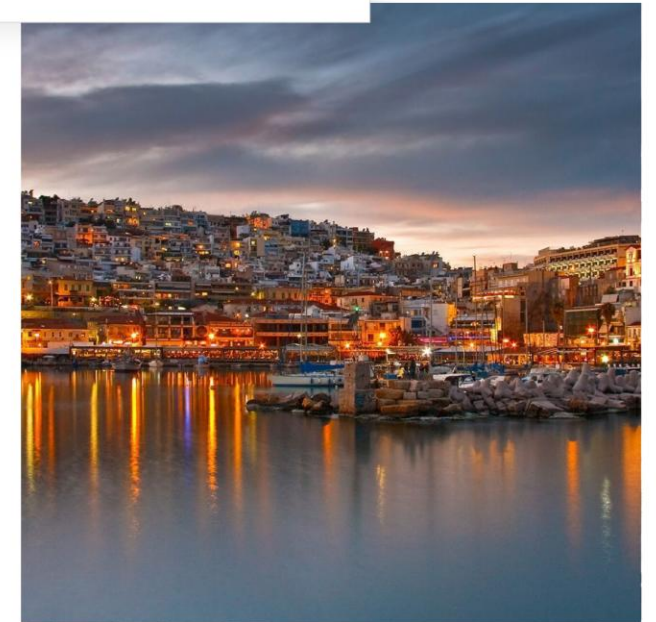


# DESCRIPTION

Presenting a unique investment opportunity in vibrant Piraeus, this fully renovated first-floor property includes **three stylish, fully furnished apartments** with **spacious verandas**. Blending **modern comfort** with **classic charm**, each unit features **high-quality finishes** throughout.

Ideally located within **walking distance** of the port, Mikrolimano, Marina Zeas, shops, and **cultural landmarks**, the property also benefits from the **new Metro Line 3 extension**, offering **direct access** to various **key spots** all over Athens.

**Golden Visa eligible** and set in one of **Greece's most dynamic real estate markets**, this property offers **exceptional lifestyle and investment potential**.



# LOCATION

by foot



PIRAEUS TOWER  
10 min



DIMOTIKO THEATER  
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



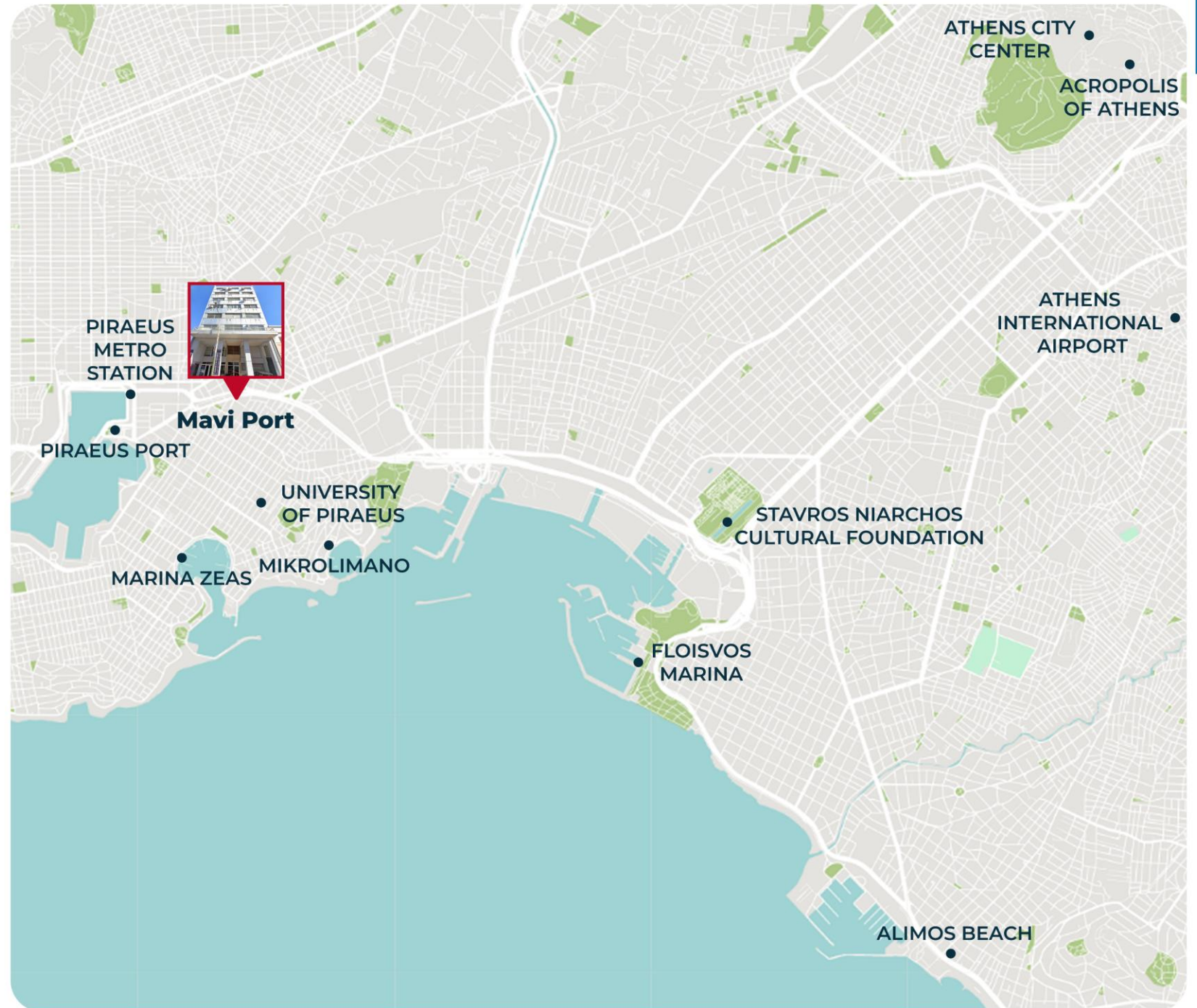
ATHENS CITY CENTER  
15 min



ATHENIAN RIVIERA  
15 min



ATHENS AIRPORT  
45 min



# NEARBY

## LOCAL SHOPS & CAFES

Just steps away, local shops and cozy cafés create a lively neighborhood atmosphere perfect for daily strolls and casual meetups.



## PASALIMANI

Just 5 minutes away, Pasalimani offers dining, boutique shopping, and scenic waterfront strolls in a charming marina setting.



## DIMOTIKO THEATER

Just minutes away, the Municipal Theatre of Piraeus offers neoclassical elegance, live performances, and vibrant cultural events.



# PIRAEUS

With its iconic port at the center, Piraeus combines urban energy with coastal charm. Just steps from **top dining, shopping, and cultural attractions**, it offers a dynamic yet relaxed lifestyle. From **lively waterfront cafes** to **peaceful marina strolls**.

Home to **excellent schools** and the **University of Piraeus**, the area is **well-connected**, with **new metro stations** providing **direct access** to central Athens and the Athenian Riviera.

Living in Piraeus also means being part of a **neighborhood in transformation**. With **ongoing infrastructure investments** and **urban development**, it offers a **thriving community** with **strong long-term growth potential**. Whether you're **seeking a vibrant lifestyle** or a **promising investment**, Piraeus has something for everyone.



# PROJECT OVERVIEW



Multiple  
Units



Strategic  
Location



Fully  
Furnished



Investment  
Opportunity



Golden Visa  
Eligible

## AVAILABLE APARTMENTS

APARTMENT A1 (63.00m<sup>2</sup>)

APARTMENT A2 (41.00m<sup>2</sup>)

APARTMENT A3 (37.00m<sup>2</sup>)



# 1ST FLOOR APARTMENTS

## APARTMENT A1



2 BDS



Kitchen



2 BATHS

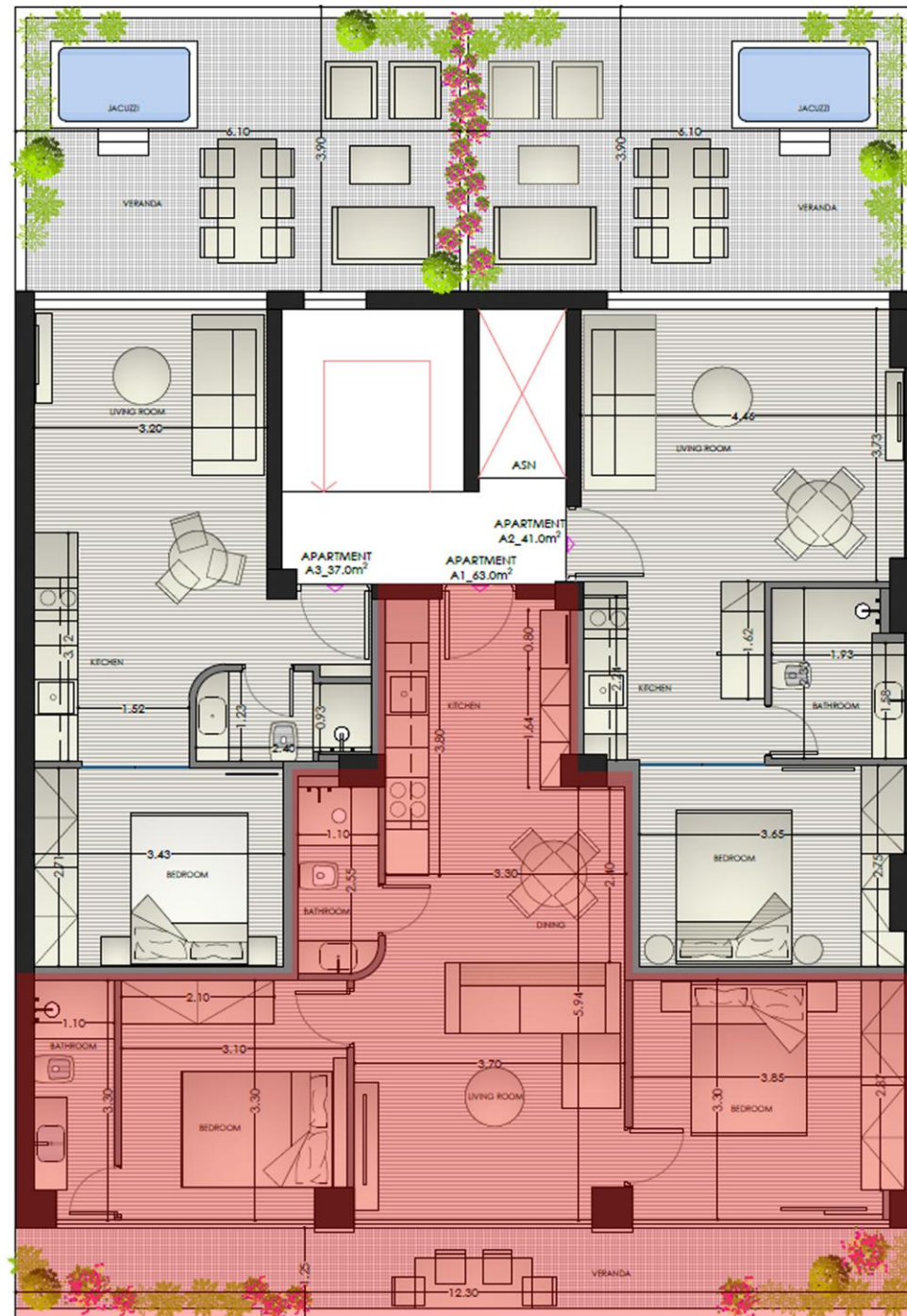


Open-Concept  
Living/Dining Room



Veranda (15.4m<sup>2</sup>)

Interior Surface: 63m<sup>2</sup>

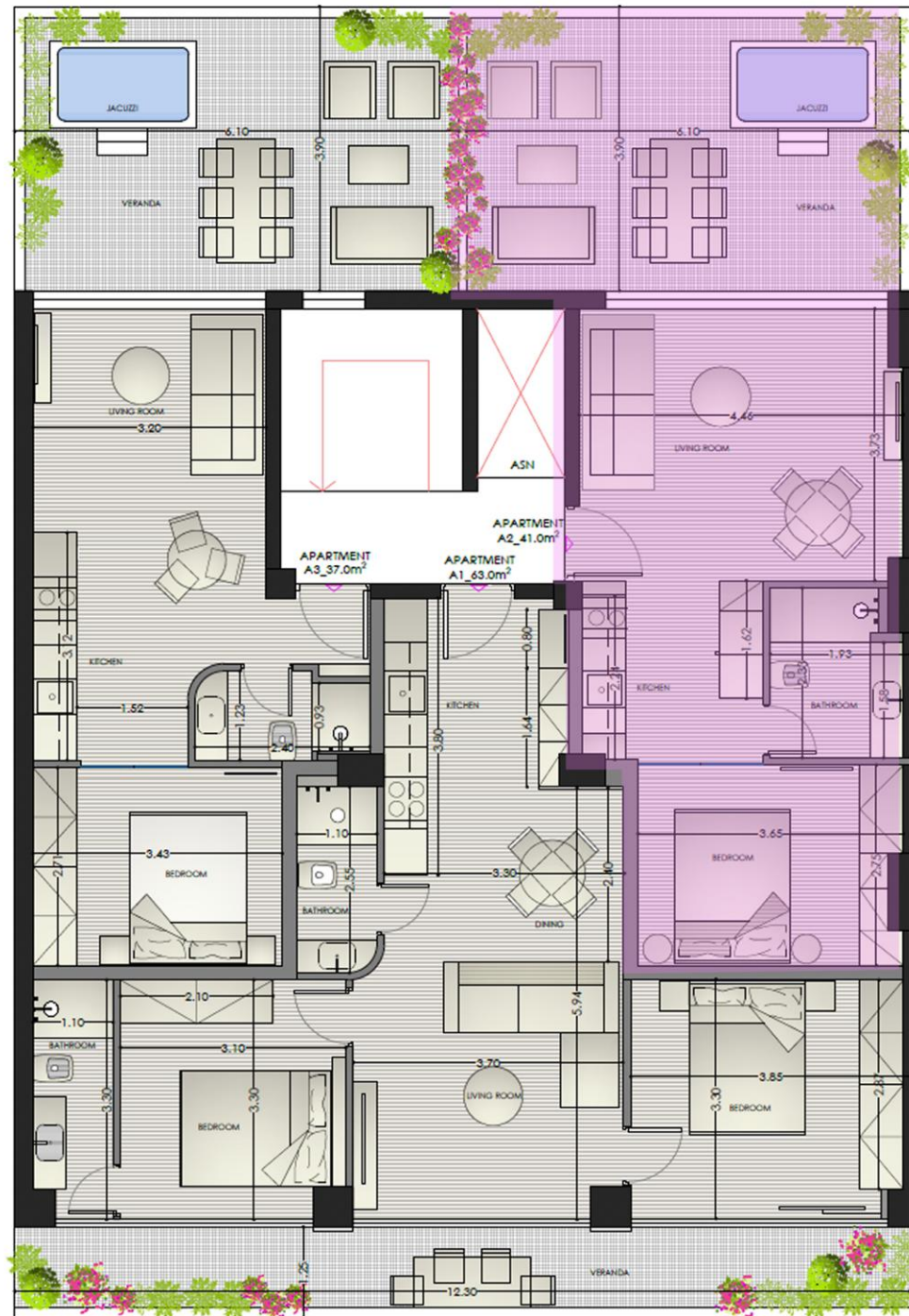












## 1ST FLOOR APARTMENTS

### APARTMENT A2



1 BD



Kitchen



1 BATH



Open-Concept  
Living/Dining Room



Veranda (23.8m<sup>2</sup>)

Interior Surface: 41m<sup>2</sup>

# 1ST FLOOR APARTMENTS

## APARTMENT A3



1 BD



Kitchen



1 BATH

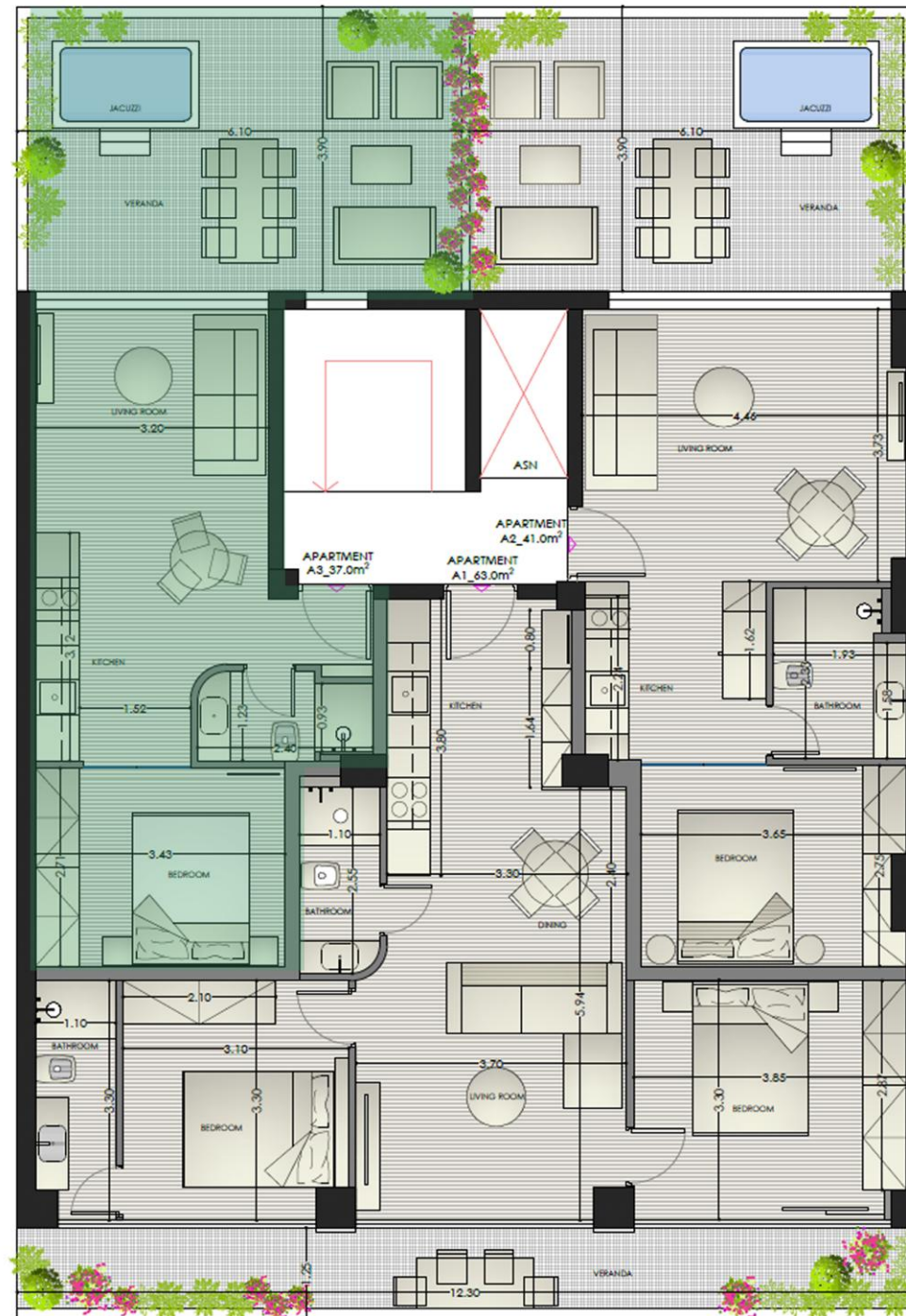


Open-Concept  
Living/Dining Room



Veranda (23.8m<sup>2</sup>)

Interior Surface: 37m<sup>2</sup>















# SUMMARY



| UNIT         | FLOOR           | INTERIOR SURFACE (m <sup>2</sup> ) | BALCONY SURFACE (m <sup>2</sup> ) | TOTAL SPACE (m <sup>2</sup> ) | DESCRIPTION      | GUARANTEED MONTHLY RENTAL INCOME |
|--------------|-----------------|------------------------------------|-----------------------------------|-------------------------------|------------------|----------------------------------|
| APARTMENT A1 | 1 <sup>st</sup> | 63.00                              | 15.40                             | 78.40                         | 2 BEDS / 2 BATHS | 3%                               |
| APARTMENT A2 | 1 <sup>st</sup> | 41.00                              | 23.80                             | 64.80                         | 1 BED / 1 BATH   | Reserved                         |
| APARTMENT A3 | 1 <sup>st</sup> | 37.00                              | 23.80                             | 60.80                         | 1 BED / 1 BATH   | 3%                               |

*Thank you*