

Port Balcony 2

Commercial Space Converted to
Residential Apartments

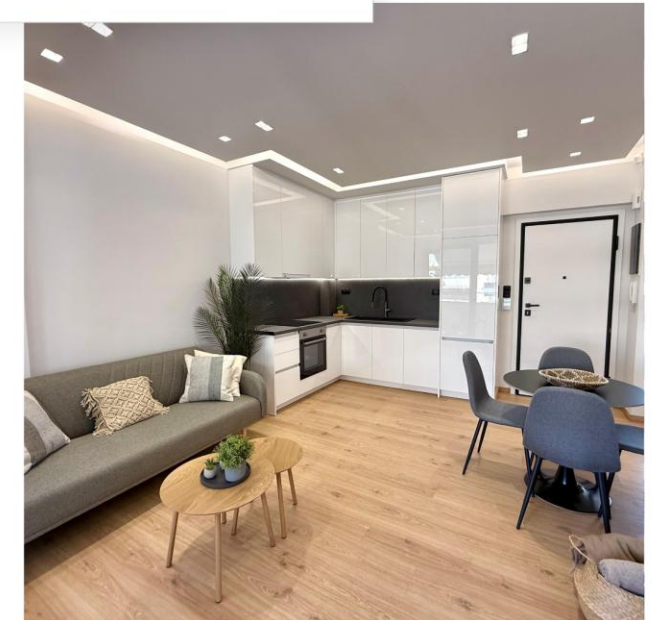
ATHENS, GREECE



DESCRIPTION

Situated in the **heart of Piraeus**, Port Balcony 2 features **three fully renovated apartments** on the fourth floor of a former commercial space, now transformed into **modern, high-end residences**. Each unit—measuring **41.47m²**, **41.58m²** and **21.56m²**—is delivered **fully furnished and equipped**, offering a complete **turnkey solution** for comfortable urban living. **Delivery is expected by January 2026**.

Golden Visa eligible, this boutique development presents a **prime opportunity** for both investors and end-users. With **proximity to the port, metro**, and **local amenities**, these stylish homes combine **location, lifestyle, and long-term value** in one of Athens' **fastest-growing neighborhoods**.



LOCATION



PIRAEUS PORT
6' walk



ATHENS AIRPORT
35' by car



NATIONAL ROAD (E75)
5'-10' by car



ATHENS CENTER
15' by car



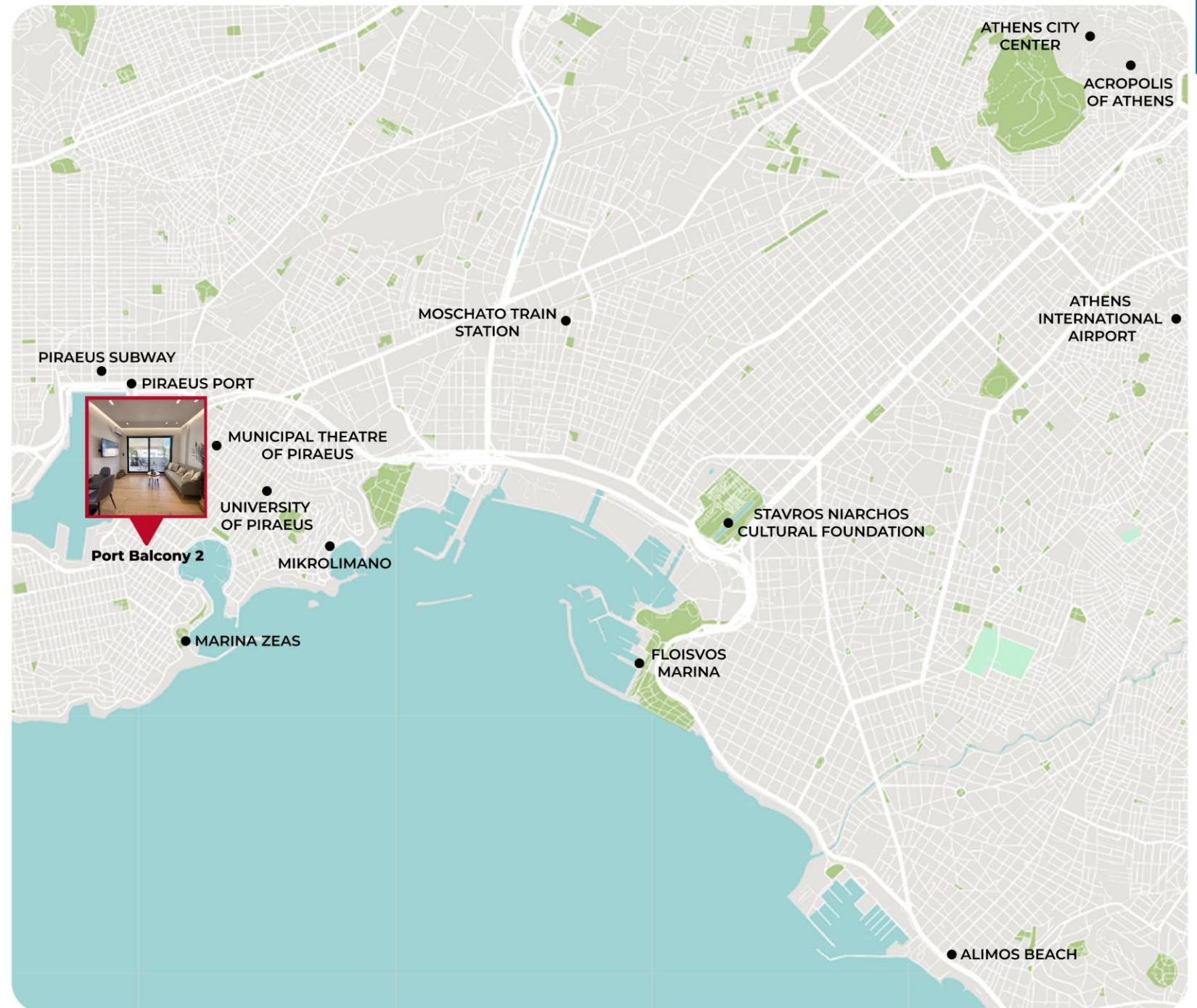
MARINA ZEAS
(PASALIMANI)
5' by car



ATHENIAN RIVIERA
(ALIMOS BEACH)
15' by car



STAVROS NIARCHOS
FOUNDATION
10' by car



NEARBY

Floisvos Marina

Around 10 minutes by car, Floisvos Marina offers upscale dining, scenic views, and a promenade ideal for a relaxing outing.



Municipal Theatre of Piraeus

Just a 5-minute walk away, this neoclassical landmark is a cultural centerpiece, hosting theatrical performances, concerts, and art events.



Schools & Educational Institutions

A range of well-regarded schools and educational centers are located nearby, making the area ideal for both families and students.

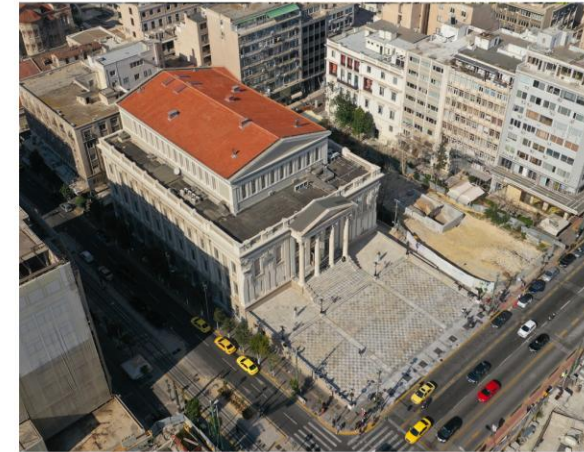


PIRAEUS

Located in a **central and well-connected area of Piraeus**, this location offers direct access to the **port**, the expanding **metro network**, and major roads linking to **Athens and the southern suburbs**. It is ideal for **residents and investors** seeking a blend of urban convenience and strong **long-term value**.

Piraeus is a **vibrant city rich in history**, currently experiencing significant redevelopment. The neighborhood combines **traditional charm with modern infrastructure**, featuring an increasing number of **cafés, shops, and cultural venues** that enhance its appeal.

Within walking distance to **key transport hubs**, the **University of Piraeus**, and the **commercial center**, the area attracts **professionals, students, and visitors**. Nearby landmarks include the **Municipal Theatre**, **Marina Zeas**, the **Archaeological Museum**, and the **Holy Trinity Cathedral**, making this location both **culturally rich** and highly **accessible**.



PROJECT OVERVIEW



Two
Apartments



Strategic
Location



Fully
Furnished



Investment
Opportunity



Golden Visa
Eligible

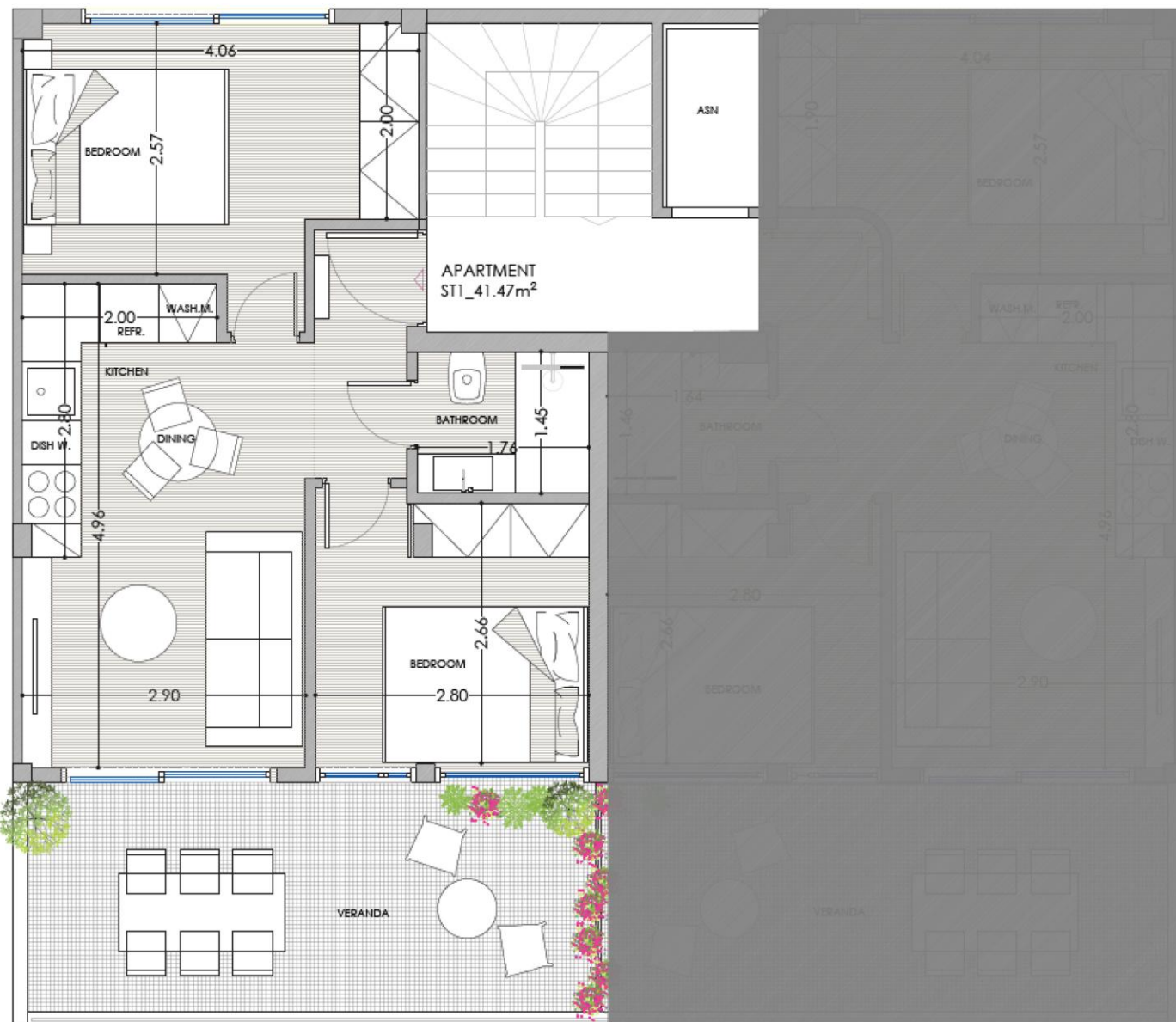
AVAILABLE APARTMENTS

Apartment ST1 (41.47 m²)

Apartment ST3 (41.58 m²)

Apartment Z1 (21.56 m²)





6TH FLOOR APARTMENTS

APARTMENT ST1



2 BDS



Kitchen



1 BATH



Open-Concept
Living/Dining Room



Veranda

Interior Surface: 41.47m²

6TH FLOOR APARTMENTS

APARTMENT ST3



2 BDS



Kitchen



1 BATH

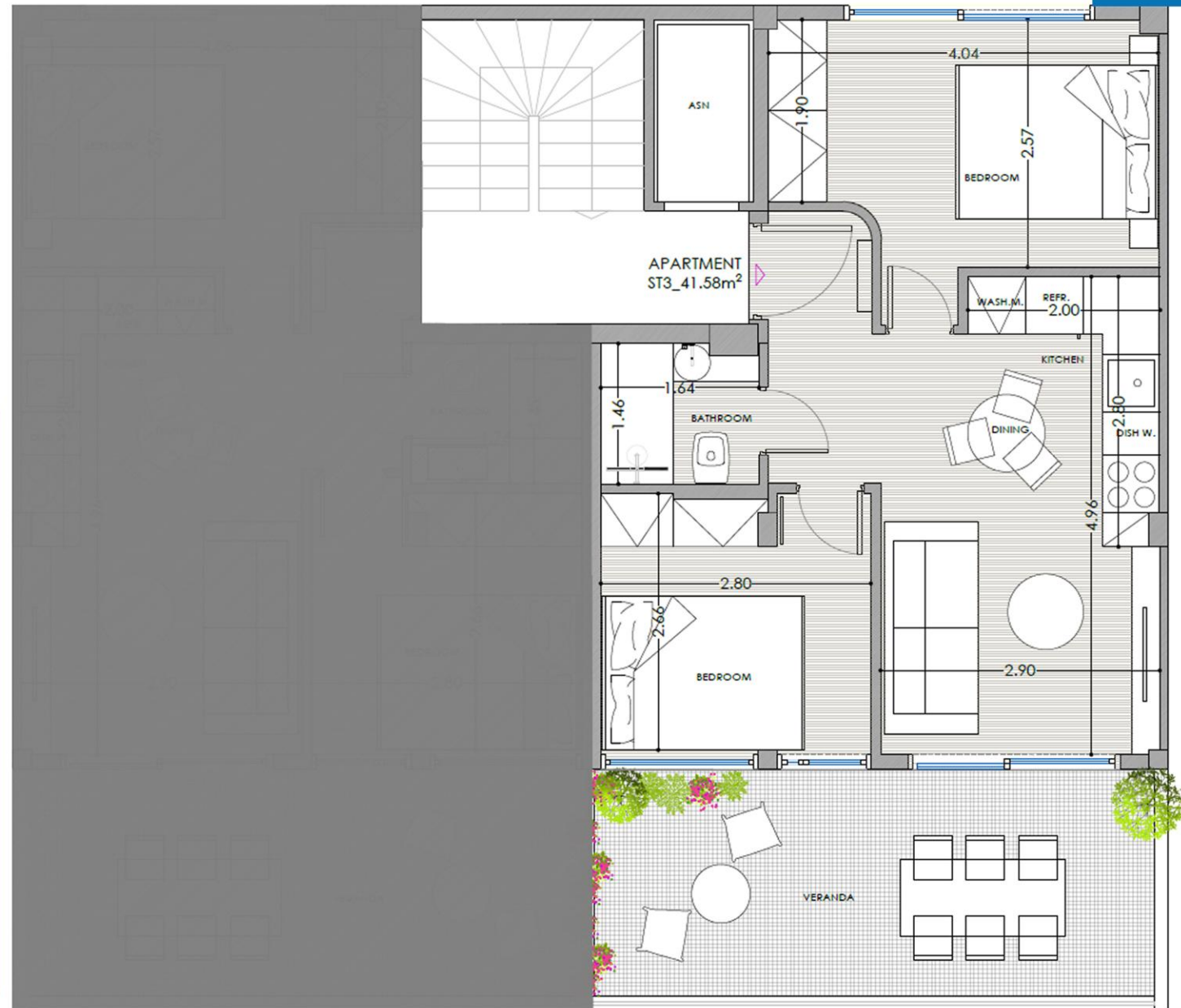


Open-Concept
Living/Dining Room

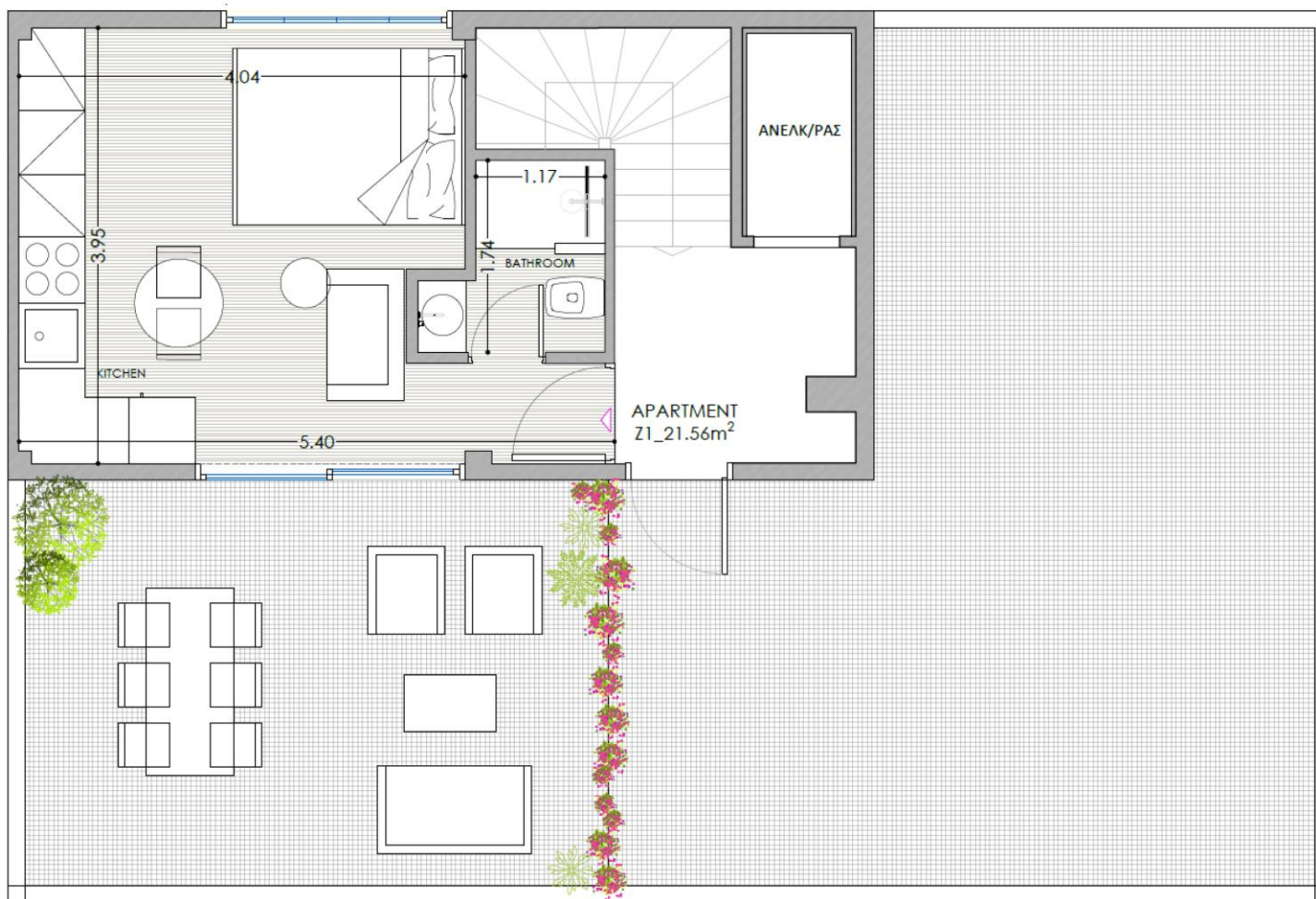


Veranda

Interior Surface: 41.58m²



7TH FLOOR APARTMENTS



APARTMENT Z1



1 BD



Kitchen



1 BATH



Open-Concept
Living/Dining Room



Veranda

Interior Surface: 21.56m²

























SUMMARY



UNIT	FLOOR	INDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME
APARTMENT ST1	6 th	41.47	2 BEDS / 1 BATH	3%
APARTMENT ST3	6 th	41.58	2 BEDS / 1 BATH	3%
APARTMENT Z1	7 th	21.56	1 BED / 1 BATH	3%

Thank you