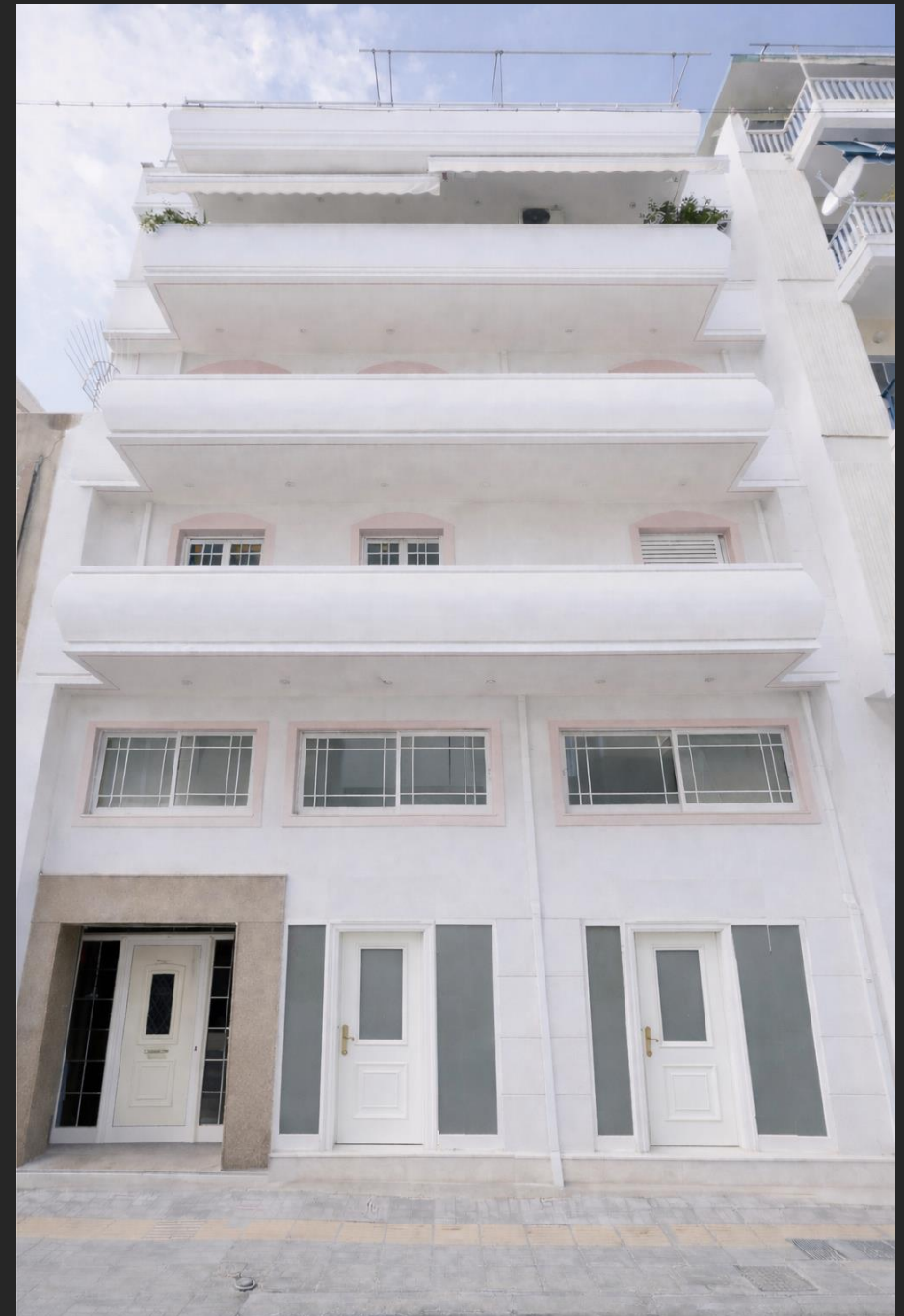


Piraeus Central Lofts

Modern apartments for your **Golden Visa** status

Kountouriotou 180, Piraeus

brought to you by **Villa Manager™** investment opportunities



Pasalimani and Metro within a 200m walk!



Pasalimani

Piraeus Central Lofts



Piraeus Metro Station

Why Piraeus?



Prime Location:

Port: A gateway to Athens & the Mediterranean, blending ancient heritage with modern dynamism.

Nestled along the Saronic Gulf, offering stunning waterfront views and maritime energy.

Beautiful beaches and parks for recreation and sport

Global Connectivity:

Home to **SE Europe's largest port**—a hub for international trade, tourism, and logistics.

15 minutes from Athens' city center; **45 minutes** from Athens International Airport.

Seamless access to major highways, metro lines, and ferry networks.

Investment Powerhouse:

Rapid growth driven by port expansions, metro upgrades, and tech-sector investments.

High demand for premium commercial, residential, and mixed-use developments.

Ideal for student and tech nomad housing, hospitality, retail, or corporate offices near a bustling economic epicenter.

Lifestyle & Culture:

Mikrolimano Marina: Chic dining, yachting, and nightlife by the water.

Blend of historic landmarks (ancient walls, museums) and modern amenities (luxury boutiques, galleries).

Vibrant local markets, seaside promenades, and cosmopolitan energy.

Growth Potential:

Government-backed infrastructure projects fueling property value appreciation.

Rising interest from multinational corporations and luxury developers.

Strategic position in Greece's economic revival and Mediterranean trade routes.

Mediterranean Lifestyle:

Year-round sunshine, coastal living, and proximity to Athenian culture.

A thriving community where tradition meets innovation.



The Booming Athenian Riviera

- 1. We are here!
- 2. Piraeus Port (500m)
- 3. Paspalimani (100m)
- 4. Mikrolimano (750m)
- 5. Peace & Friendship Stadium (2Km)
- 6. Aenaon Park in Faliro Bay (2.5Km)
- 7. Stavros Niarchos Cultural Center (4Km)
- 8. Taekwondo Stadium (4.5Km)
- 9. Marina Flisvou (5Km)
- 10. The Ellinikon Project (9Km)



Key Features

- 2 sizeable Boutique Lofts of more than 100m² each!
- 1 or 2 Bedroom
- Ground floor units with small external gardens
- **High demand for rents** in the area due to Piraeus University housing needs, new Piraeus Courts and Contact Center Providers nearby
- **FULLY FURNISHED** and ready to move in, with interior and exterior furnishing, premium quality sofas, beds, tables, chairs, wardrobes and designer lighting
- **FULLY EQUIPPED** with Air Conditioning, refrigerator, oven, hobs, extractor hood, washer-drier, TV, water heater

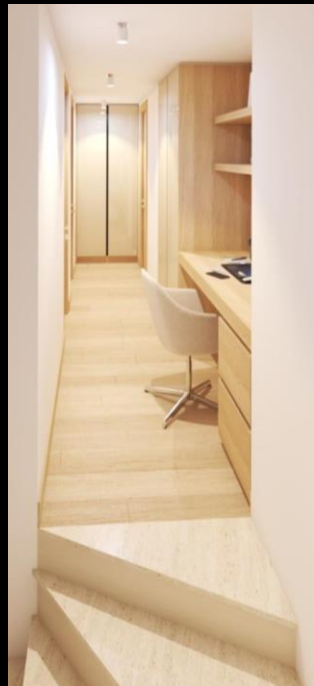
Loft 1 108,20m²

Ground Level : 39,74m²

Upper Level: 36,21m²

Lower Level: 32,25m²

A beautiful executive loft in 3 levels with tall ceiling in the living room, which sleeps 6 persons that share 3 bathrooms and ample common interior and exterior spaces.



Loft 1 108,20m²

Ground Level: 39,74m²

The Ground Level includes the living room which is extended towards the outside garden, a kitchen and a fully equipped bathroom.





Loft 1 108,20m²

Upper Level: 36,21m²

On the upper level there are two independent bedrooms that share a common fully equipped bathroom and an office that overlooks the living room. Both bedrooms have sizeable windows for light and fresh air.



Loft 2 121,33m²

Ground Level : 40,95m²

Upper Level: 17,95m²

Lower Level: 62,43m²

A beautiful executive loft in 3 levels with tall ceiling in the living room, which sleeps 4 persons that share 2 bathrooms and ample common interior and exterior spaces.



Loft 2 121,33m²

Ground Level : 40,95m²

The Ground Level includes the living room which is extended towards the outside garden, a kitchen with a nice dining table and a fully equipped bathroom.



Loft 2 121,33m²

Upper Level: 17,95m²

The Upper Level has an independent bedroom with sizeable windows for light and fresh air, a fully equipped bathroom and an office that overlooks the living room.



Other Projects of 'Villa Manager' Group



Sales
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