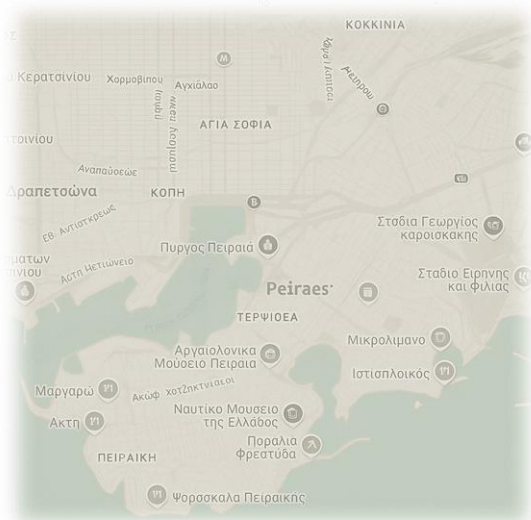


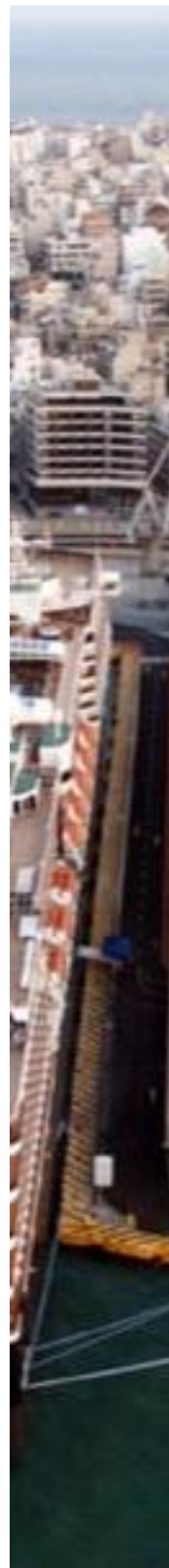
COMPLEX RESIDENTIAL BUILDING IN PIRAEUS



ARCHITECTURAL DESIGN

CONSTRUCTION

REAL ESTATE



COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

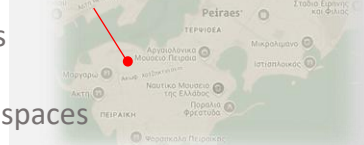


Location:
Built:
Building
Areas:

L. Chatzikuriakou 34 & Maurokordatou 15-17
Sep 2025- Febr 2027

925 sq.m covered building areas
610 sq.m. of main space use
195 sq.m. of common enclosed spaces
(stairwell, lift shaft, corridors)
55 sq.m. of storage rooms
250 sq.m. of exterior balconies and terraces
60 sq.m with 6 Car park Spaces on the Ground

PLOT- CHATZIKIRIAKIO



floor

Plot Size:

180 square meter

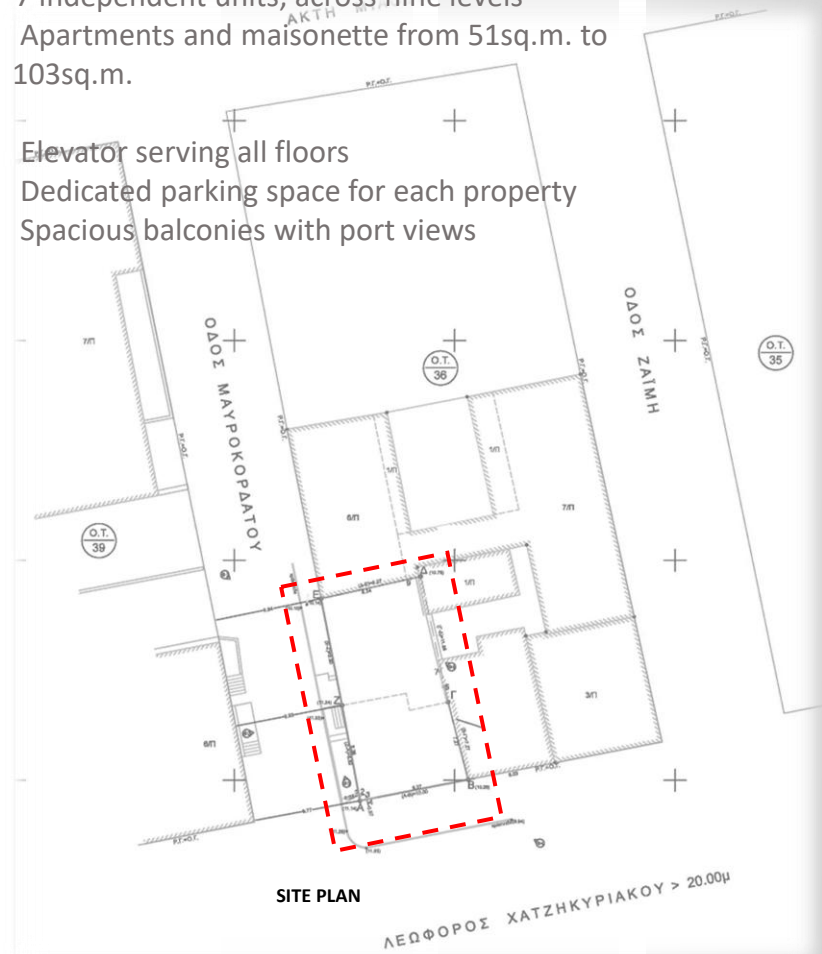
Apartments:

7 independent units, across nine levels
Apartments and maisonette from 51sq.m. to 103sq.m.

Building

Amenities:

Elevator serving all floors
Dedicated parking space for each property
Spacious balconies with port views



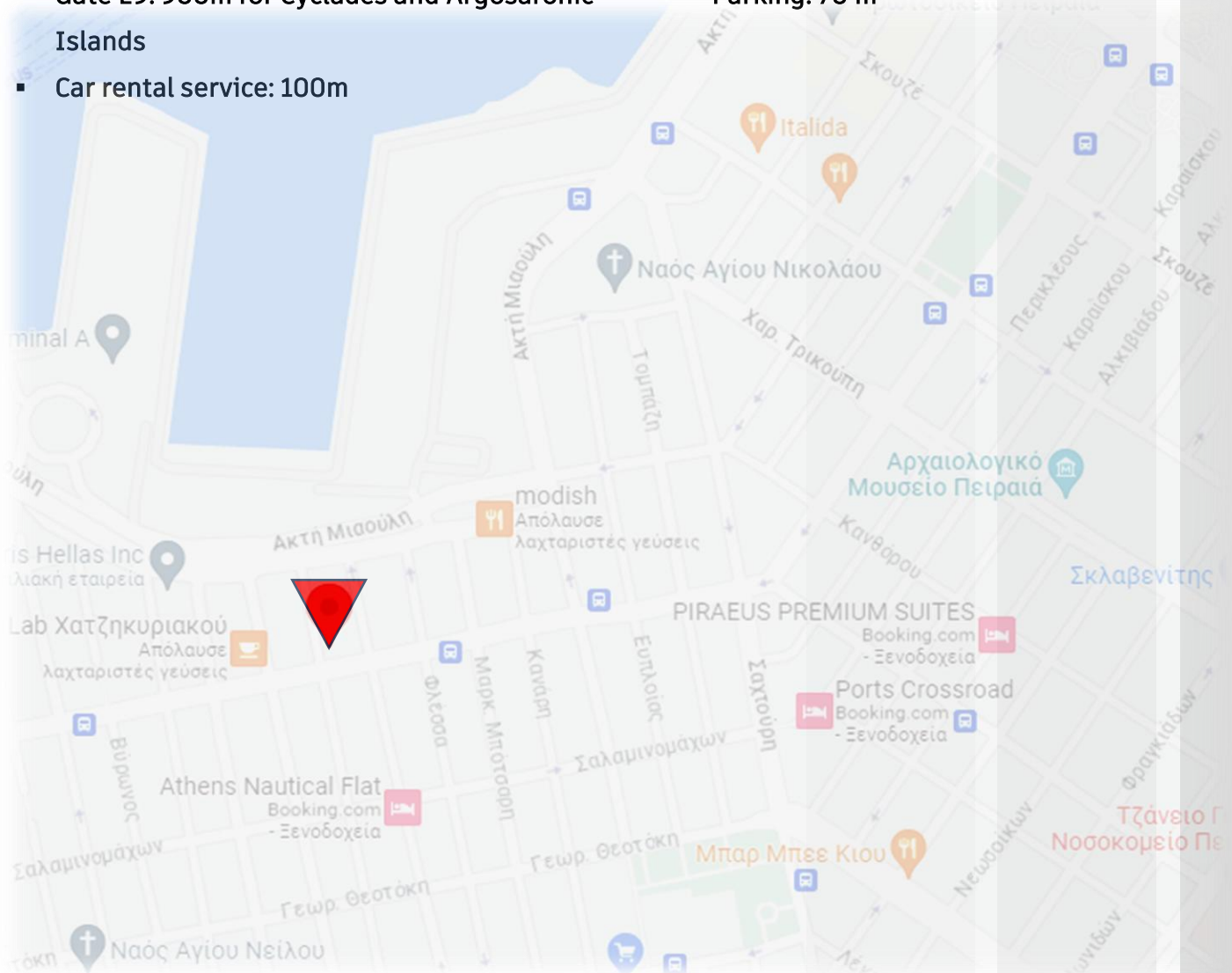
SITE PLAN

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

LOCATION

The location of the building is excellent next to transport, market and attractions

- Super Market: 100m
- Bus stop: 50m
- Gate 11 (cruise terminal A): 300m
- Parking: 70 m
- Subway station: 1.300m
- Gate E9: 900m for Cyclades and Argosaronic Islands
- Car rental service: 100m
- Piraeus Archaeological Museum (650m)
- Zeas Marina (1km)
- Piraeus Municipal Theatre (1.2km)
- Pasalimani (1,7 km)
- University of Piraeus: 2,3km
- Parking: 70 m



COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

OUTDOOR VIEW

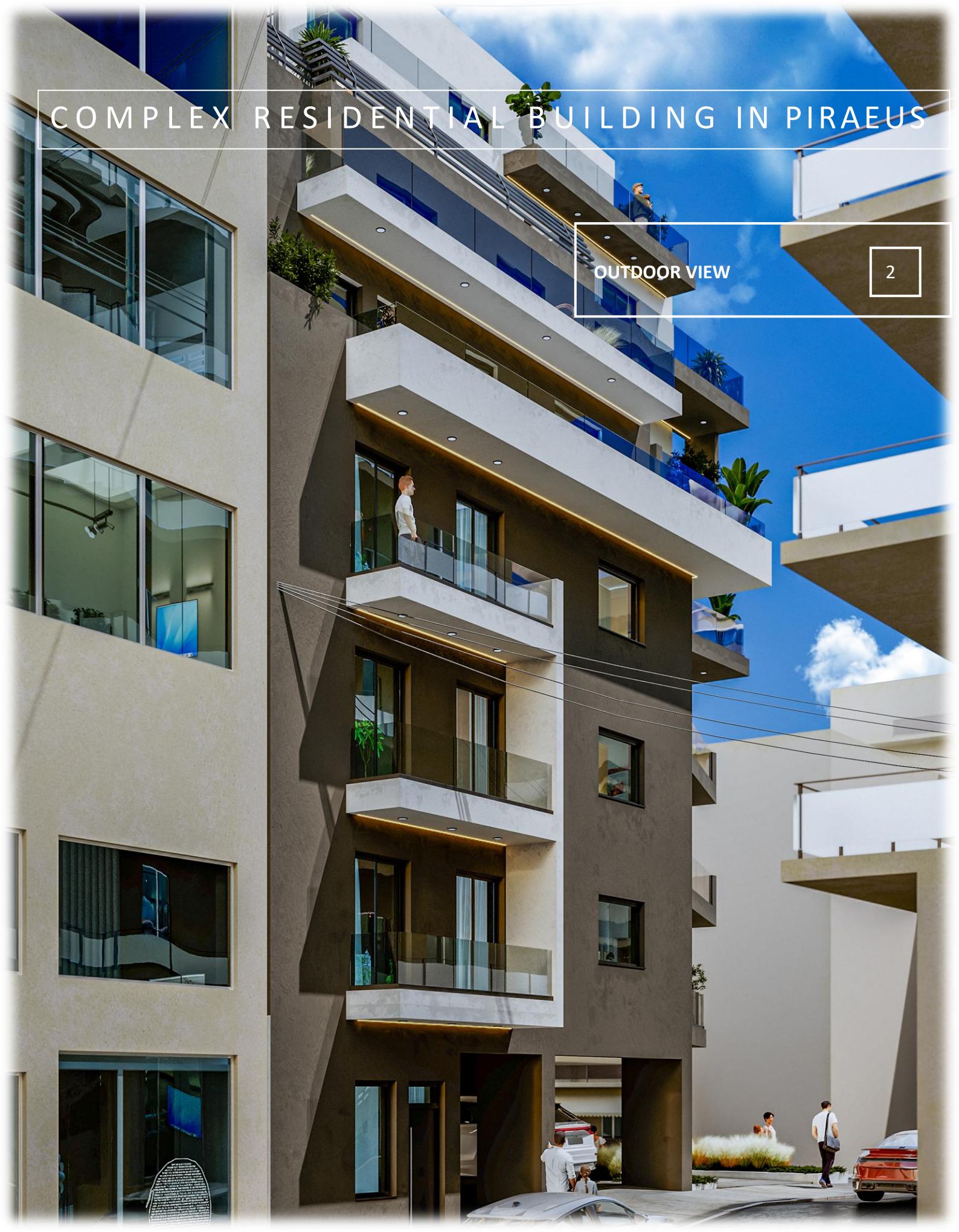
1



COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

OUTDOOR VIEW

2



COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

OUTDOOR VIEW

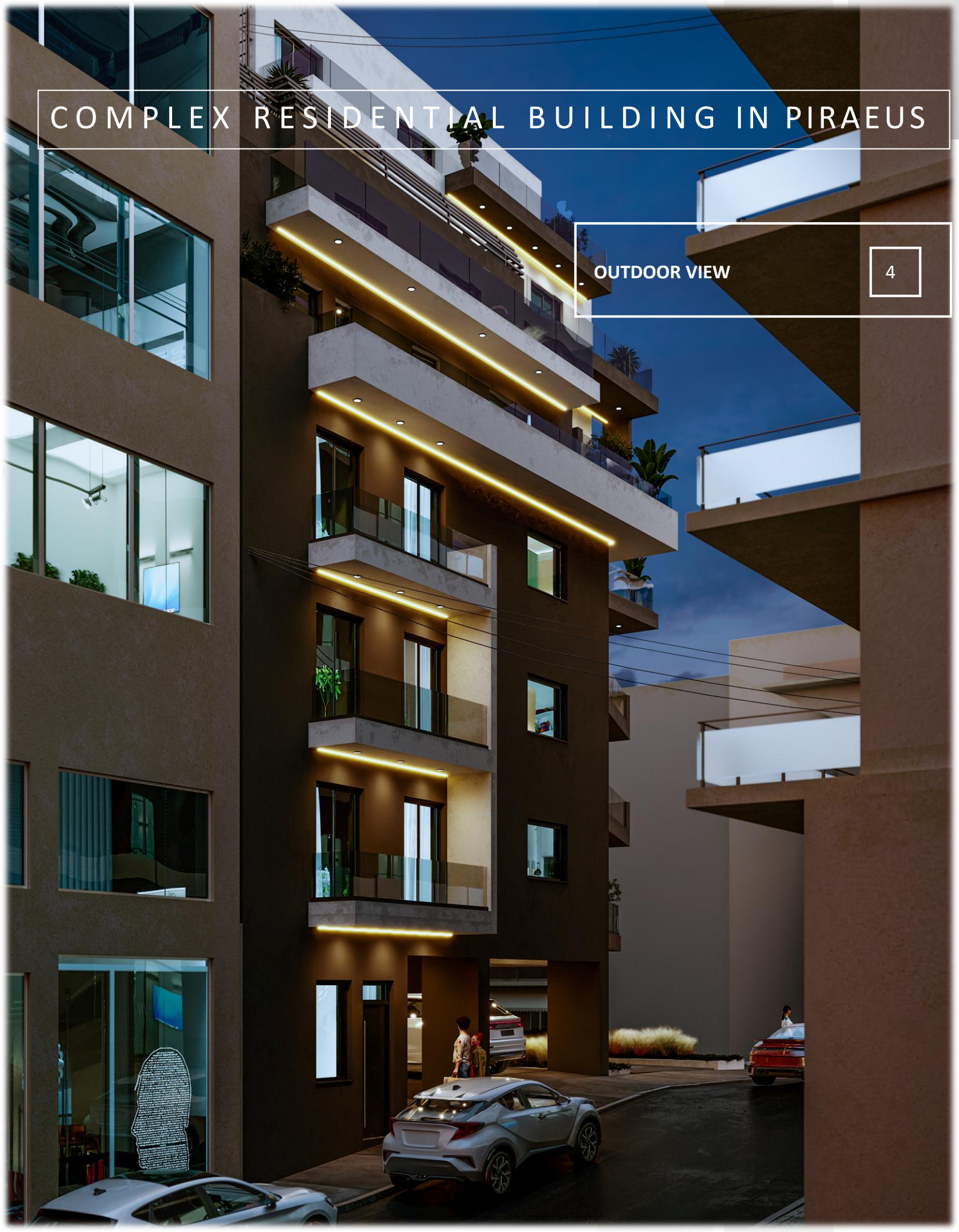
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COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

OUTDOOR VIEW

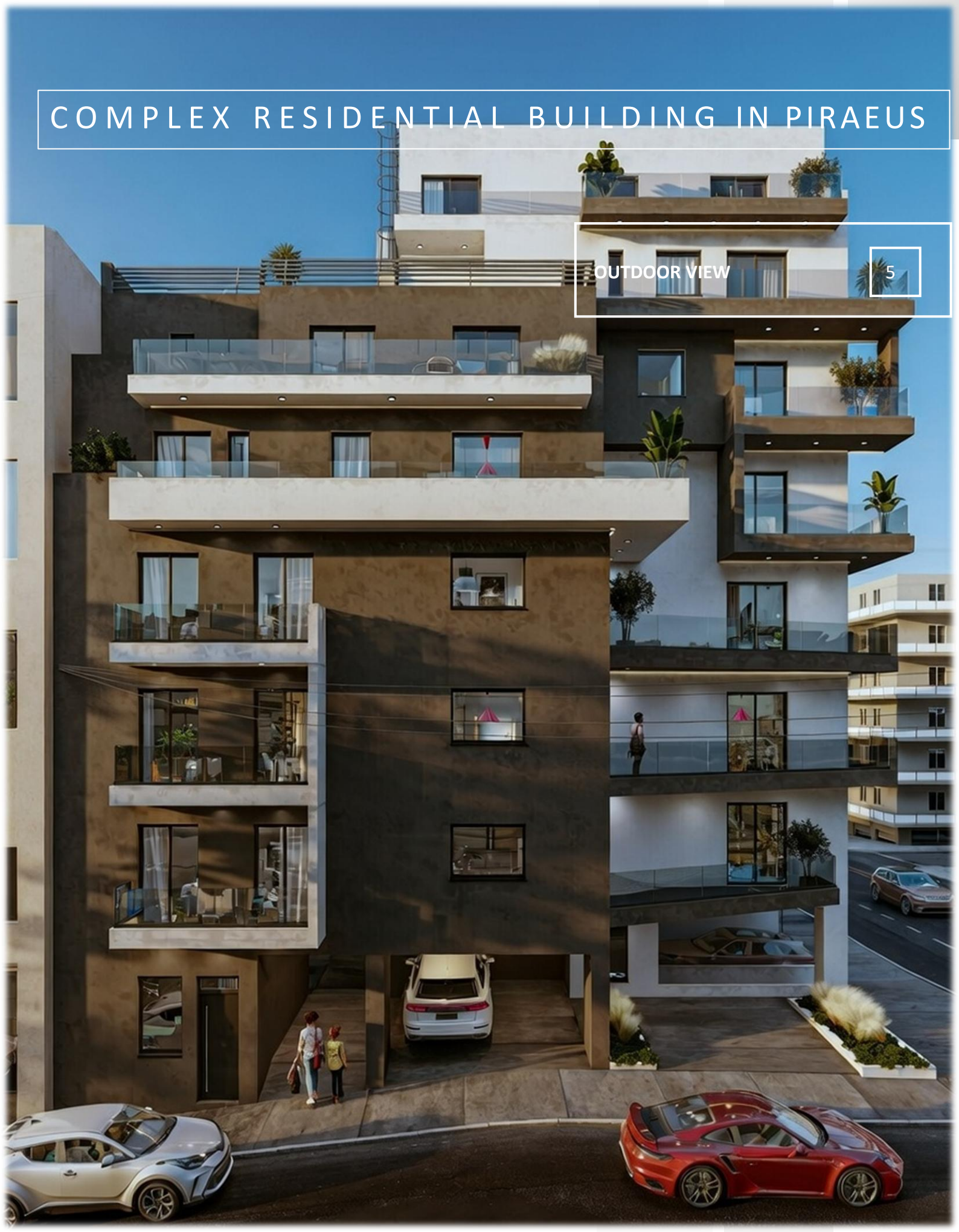
4



COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

OUTDOOR VIEW

5



COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

OUTDOOR VIEW

6



COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

PROPERTY DESCRIPTION

1



This newly developed building consists of seven independent units distributed across nine levels, from the underground floor to the seventh floor. The total surface area 925sq.m includes 610 sq.m of main use spaces, 190 sq.m of common areas (staircases and corridors), and 54 sq.m of storage rooms. An elevator will also be installed for easy access to all levels.



The ground floor (ground and underground floor) and the sixth floor (6th and 7th floor) feature unique maisonette-style apartments with internal staircases, offering a blend of functionality and contemporary design. The remaining five units are full-floor apartments, each with generous verandas that provide stunning, unobstructed views of the port. The layout ensures privacy and comfort, making the property ideal for residential use or investment.

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

MASTERPLAN

This specific projects involves 7 properties 5 apartments and 2 maisonettes (one in the ground and underground floor and the other in the top two floors). Six parking spaces on the ground floor.

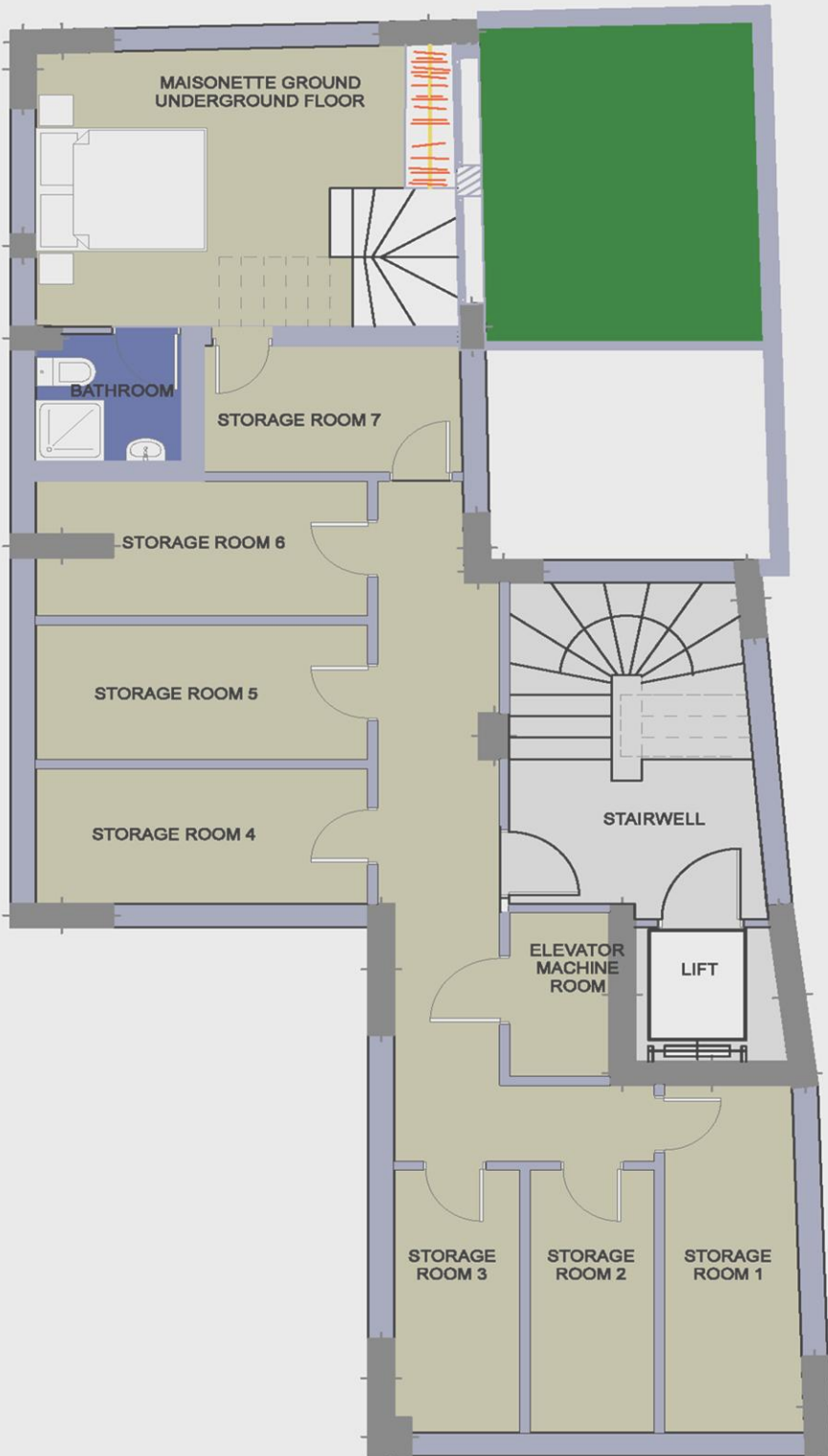
The building has the following properties:

- Ground floor and Basement maisonette 52 sq.m. (with an additional 6 sq.m. storage space)
- 1st floor apartment 103 sq.m. of main space and 22 sq.m of balconies. Additional one parking space on the ground floor and a storage space of 6 sq.m. on the basement
- 2nd floor apartment 103 sq.m. of main space and 25 sq.m of balconies. Additional one parking space on the ground floor and a storage space of 7 sq.m. on the basement
- 3rd floor apartment 103 sq.m. of main space and 25 sq.m of balconies. Additional one parking space on the ground floor and a storage space of 8 sq.m. on the basement
- 4th floor apartment 93 sq.m. of main space and 42 sq.m of balconies. Additional one parking space on the ground floor and a storage space of 8 sq.m. on the basement
- 5th floor apartment 80 sq.m. of main space and 32 sq.m of balconies. Additional one parking space on the ground floor and a storage space of 9 sq.m. on the basement
- 6th and 7th floor maisonette 77 sq.m. of main space and 65 sq.m of balconies. Additional one parking space on the ground floor and a storage space of 9 sq.m. on the basement

Р.Г. - О. Г.

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

BASEMENT LEVEL



A remarkable **maisonette** on the **ground (25,19 sq.m.)** and **underground (26,94sq.m.)** floor with a **total area of 52,13 sq.m.**, located on a contemporary residential building. The ground floor maisonette stands out with the rare advantage of its own private entrance, offering complete privacy and separation from the building's communal areas. This unique feature transforms it into a highly attractive investment opportunity for premium short-term rentals such as Airbnb, providing guests with the refined experience of an independent luxury residence within the heart of the city. The property stands out for its modern design, high-quality construction, and excellent A energy efficiency rating.

Interior Layout:

1 master bedroom en-suite

1 fully equipped bathrooms & 1 WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

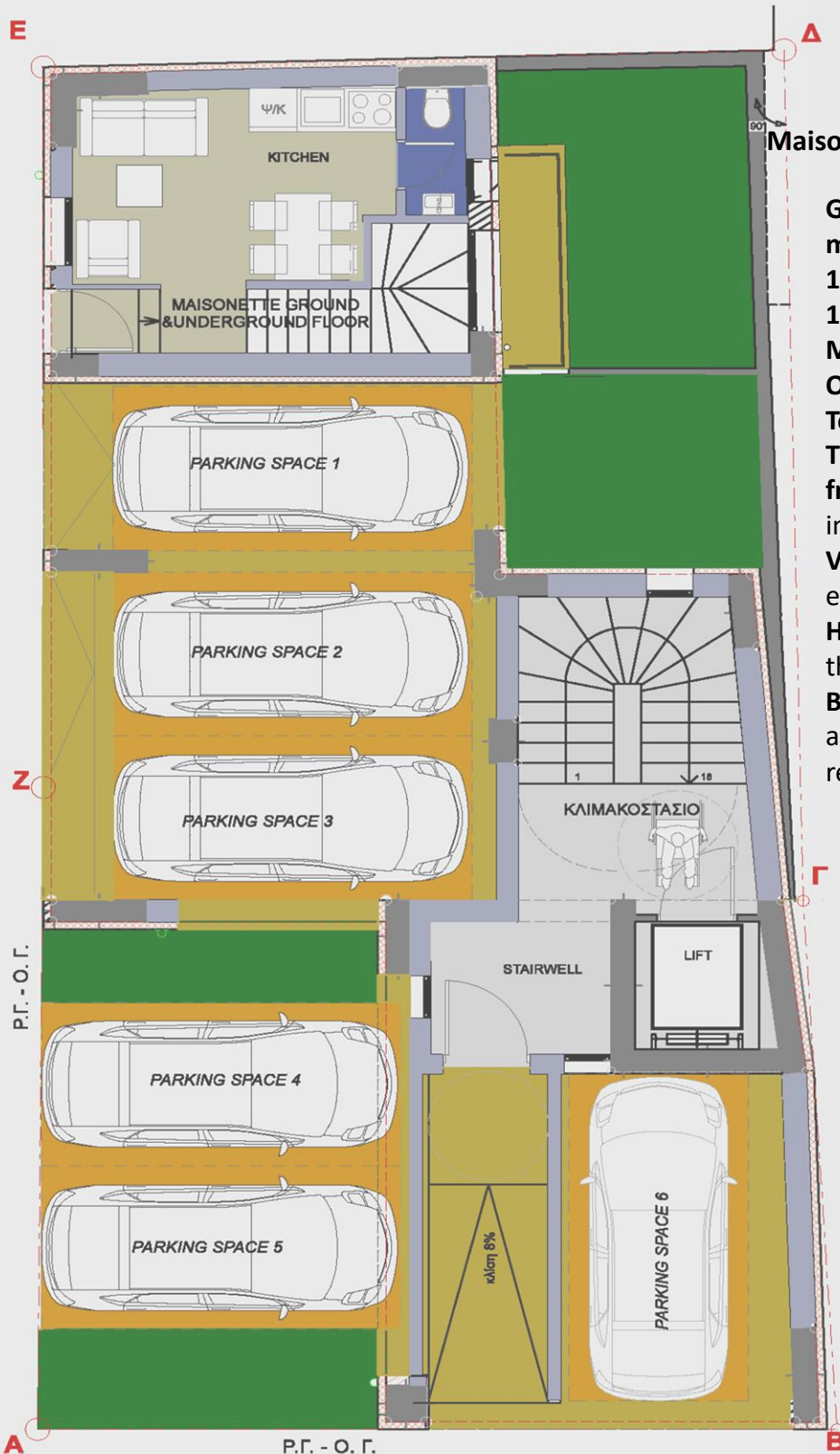
Heat pump system with fan coil units for energy-efficient heating and cooling

Hot water boiler, including a heat pump

Basement storage room of approximately **6 sq.m.**

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

GROUND LEVEL



Maisonette Ground n Underground Floor

Ground (25,19 sq.m.) floor of the maisonette

1 master bedroom en-suite

1 fully equipped bathrooms & 1 WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

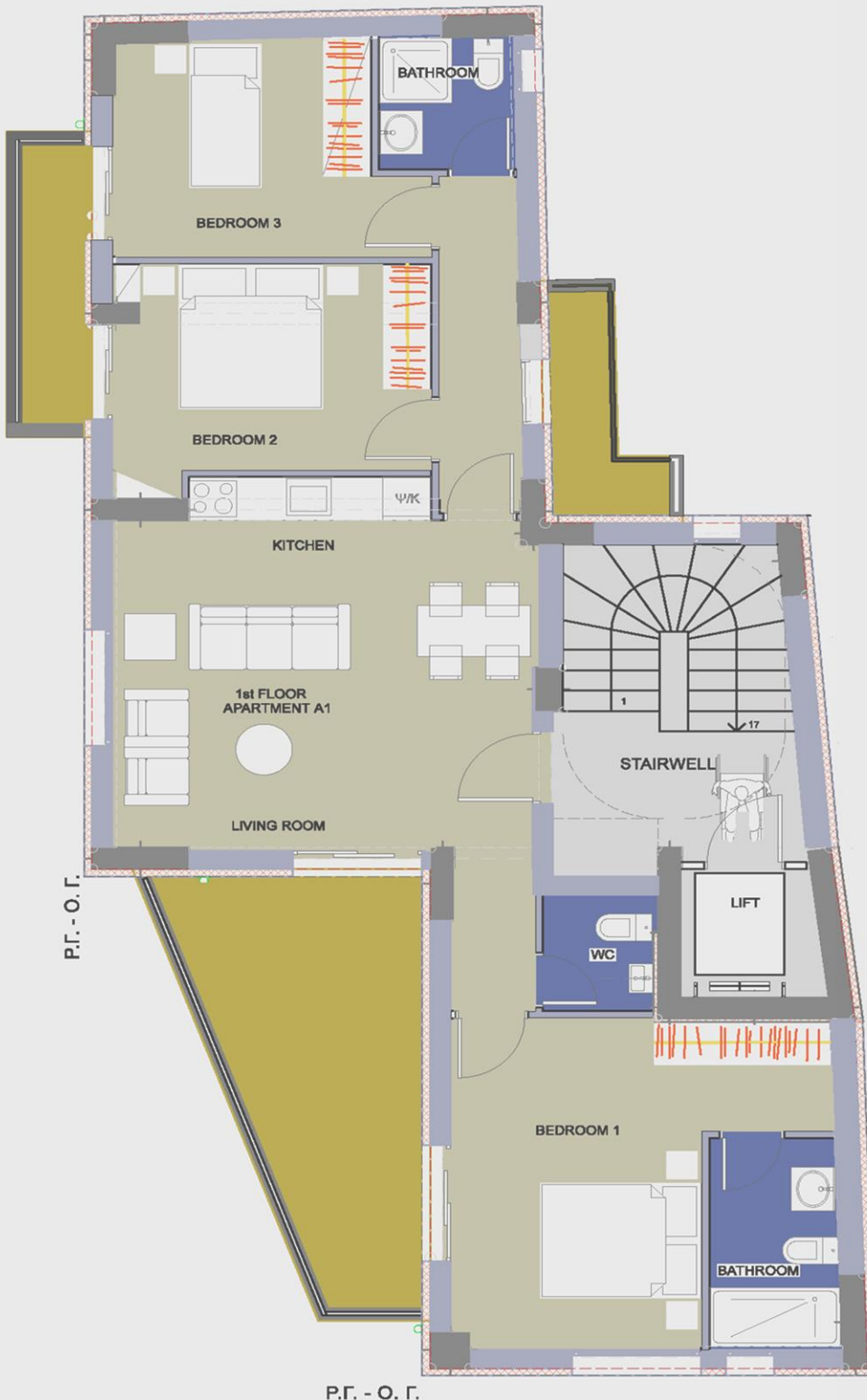
VRF multi system with indoor units for energy-efficient heating and cooling

Hot water boiler, including connected to the VRF

Balconies with a total area of approximately **3 sq.m.**, ideal for relaxation and outdoor living

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

1st FLOOR



A remarkable apartment on the **1st floor of 103,19 sq.m.**, located on a contemporary residential building. The property stands out for its modern design, high-quality construction, and excellent A energy efficiency rating. Interior Layout:

2 bedrooms and 1 master bedroom en-suite

2 fully equipped bathrooms & 1WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

Heat pump system with fan coil units for energy-efficient heating and cooling

Hot water boiler, including a heat pump

Basement storage room of approximately **6 sq.m.**

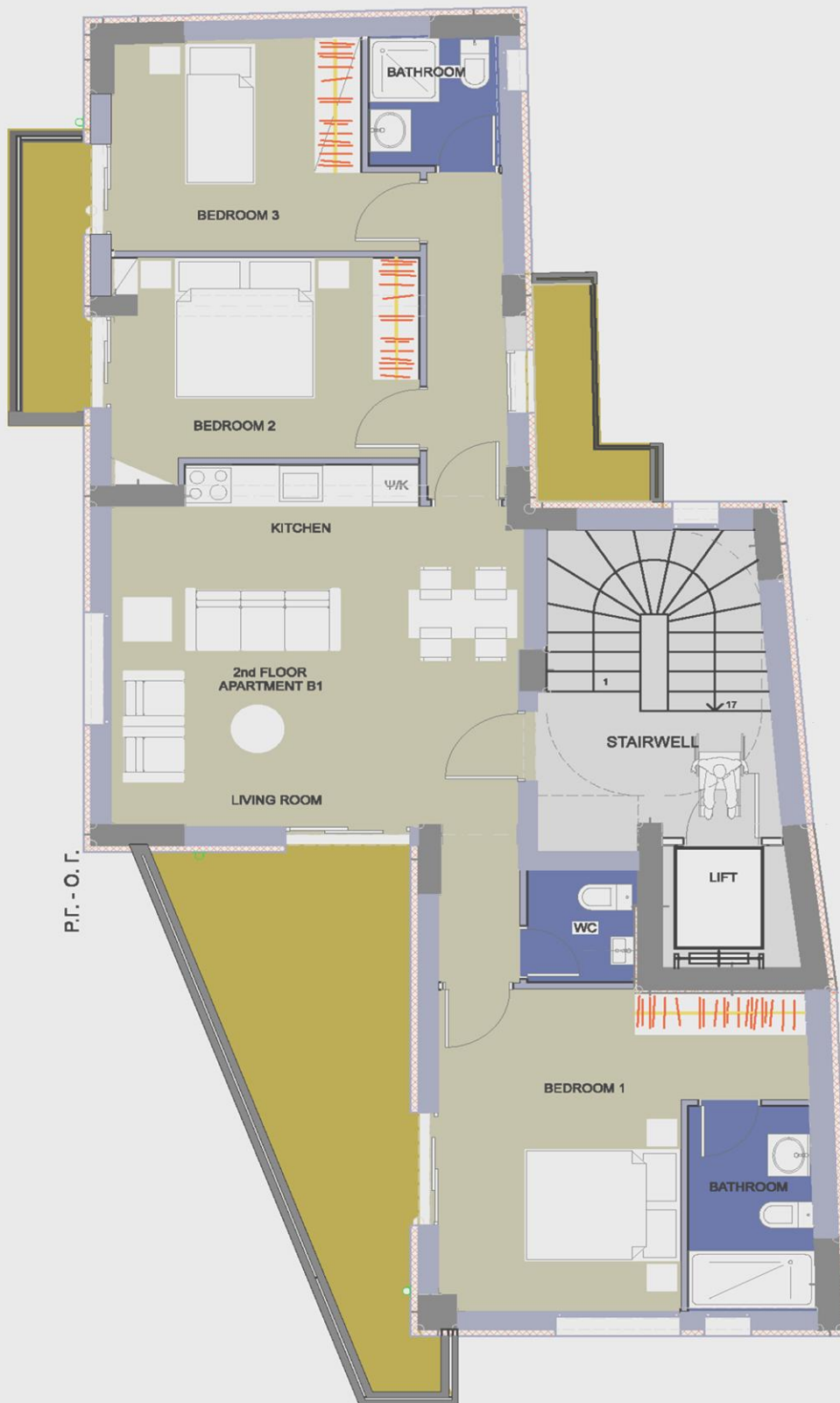
Balconies with a total area of approximately **22sq.m.**, ideal for relaxation and outdoor living

One dedicated parking space on the ground floor

Bright and spacious apartment offering a unique sense of openness and light. This apartment is a rare opportunity for those seeking a modern, comfortable, and energy-efficient home with exceptional views—ideal both for personal use and as a high-value investment.

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

2nd FLOOR



A bright and spacious apartment on the **2nd floor of 103,19 sq.m.**, located on a contemporary residential building. Distinguished by its contemporary aesthetics and ergonomic layout, with an A energy class rating, ideal for modern city living.

Interior Layout:

2 bedrooms and 1 master bedroom en-suite

2 fully equipped bathrooms & 1WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

Heat pump system with fan coil units for energy-efficient heating and cooling

Hot water boiler, including a heat pump

Basement storage room of approximately **7 sq.m.**

Balconies with a total area of approximately **25sq.m.**, ideal for relaxation and outdoor living

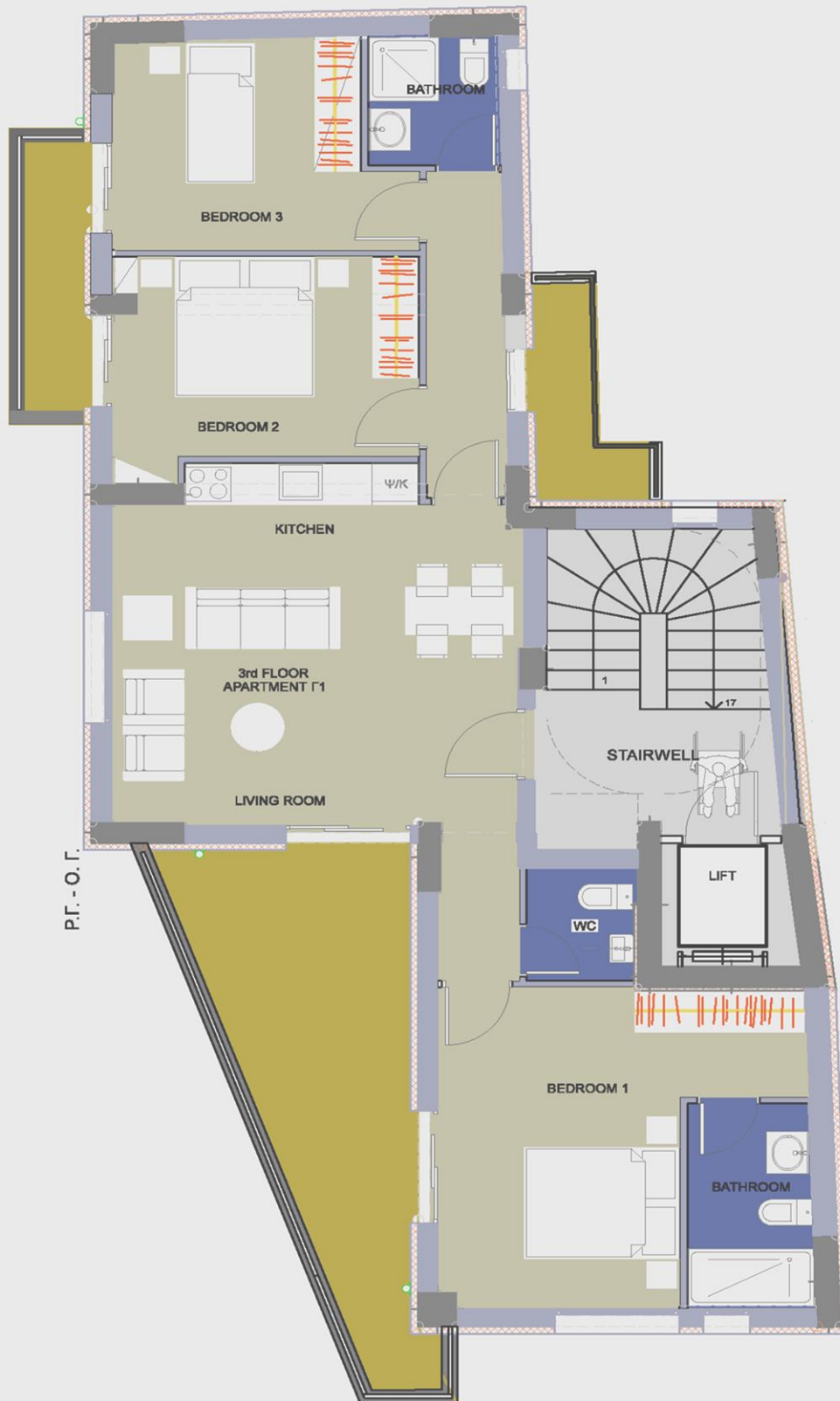
One dedicated parking space on the ground floor

Bright and spacious apartment offering a unique sense of openness and light

All properties are a rare opportunity for those seeking a modern, comfortable, and energy-efficient home with exceptional views—ideal both for personal use and as a high-value investment.

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

3rd FLOOR



The 3rd floor apartment of **103,19 sq.m.**, benefits from partial views over Piraeus. The residence offers generous balconies, high-quality construction, and excellent A energy efficiency rating. Interior Layout:

2 bedrooms and 1 master bedroom en-suite

2 fully equipped bathrooms & 1WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

Heat pump system with fan coil units for energy-efficient heating and cooling

Hot water boiler, including a its own heat pump

Basement storage room of approximately **8 sq.m.**

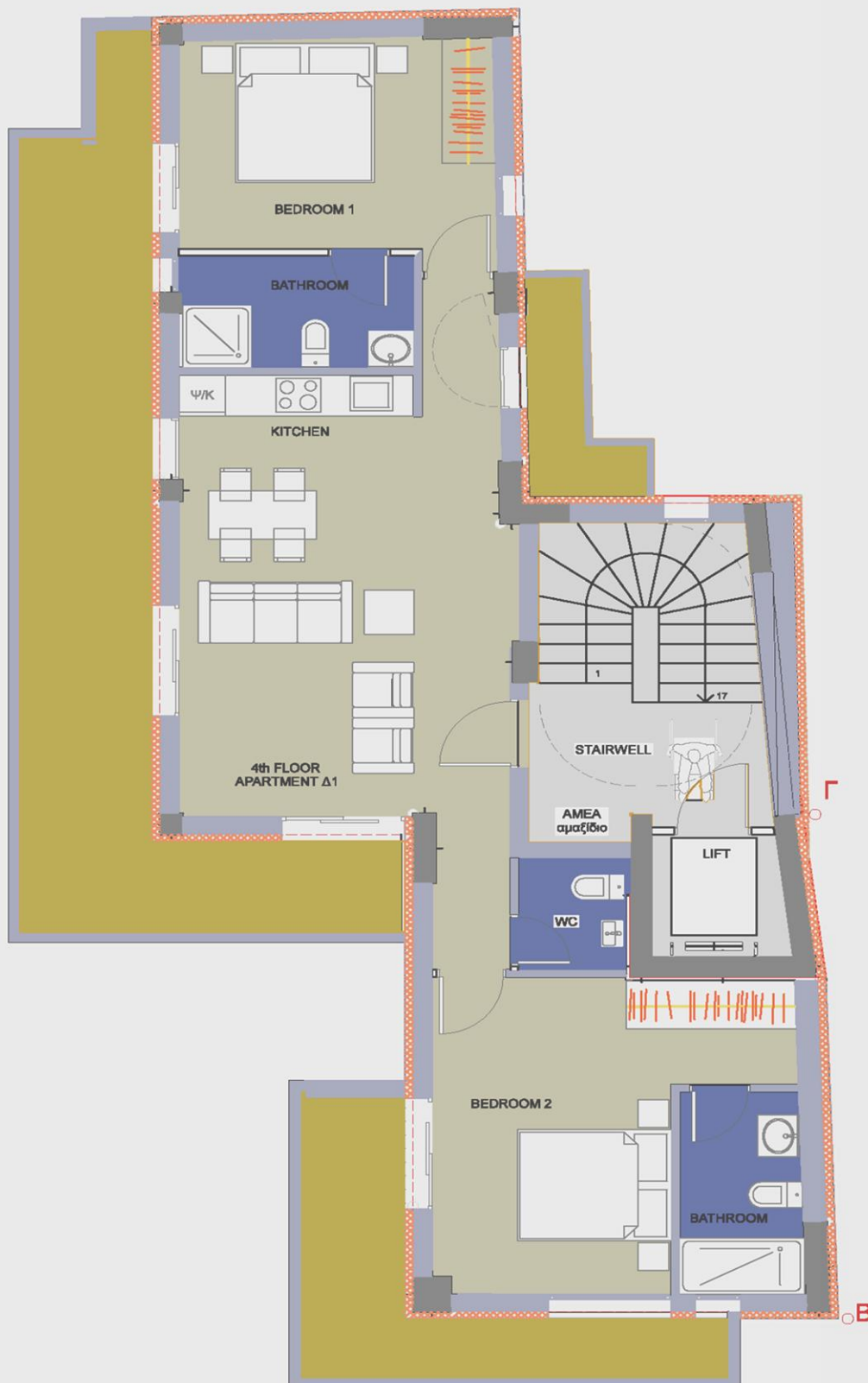
Balconies with a total area of approximately **25sq.m.**, ideal for relaxation and outdoor living

One dedicated parking space on the ground floor

Bright and spacious apartment offering a unique sense of openness and light
All properties are a rare opportunity for those seeking a modern, comfortable, and energy-efficient home with exceptional views—ideal both for personal use and as a high-value investment.

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

4th FLOOR



An exceptional apartment on the **4th floor of 92,80 sq.m.**, located on a contemporary residential building. The property enjoys open views, excellent natural light, and is part of a highly energy-efficient residential complex (A class).

Interior Layout:

2 master bedroom en-suite

2 fully equipped bathrooms & 1WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

Heat pump system with fan coil units for energy-efficient heating and cooling

Hot water boiler, including a heat pump

Basement storage room of approximately **8 sq.m.**

Balconies with a total area of approximately **42sq.m.**, ideal for relaxation and outdoor living

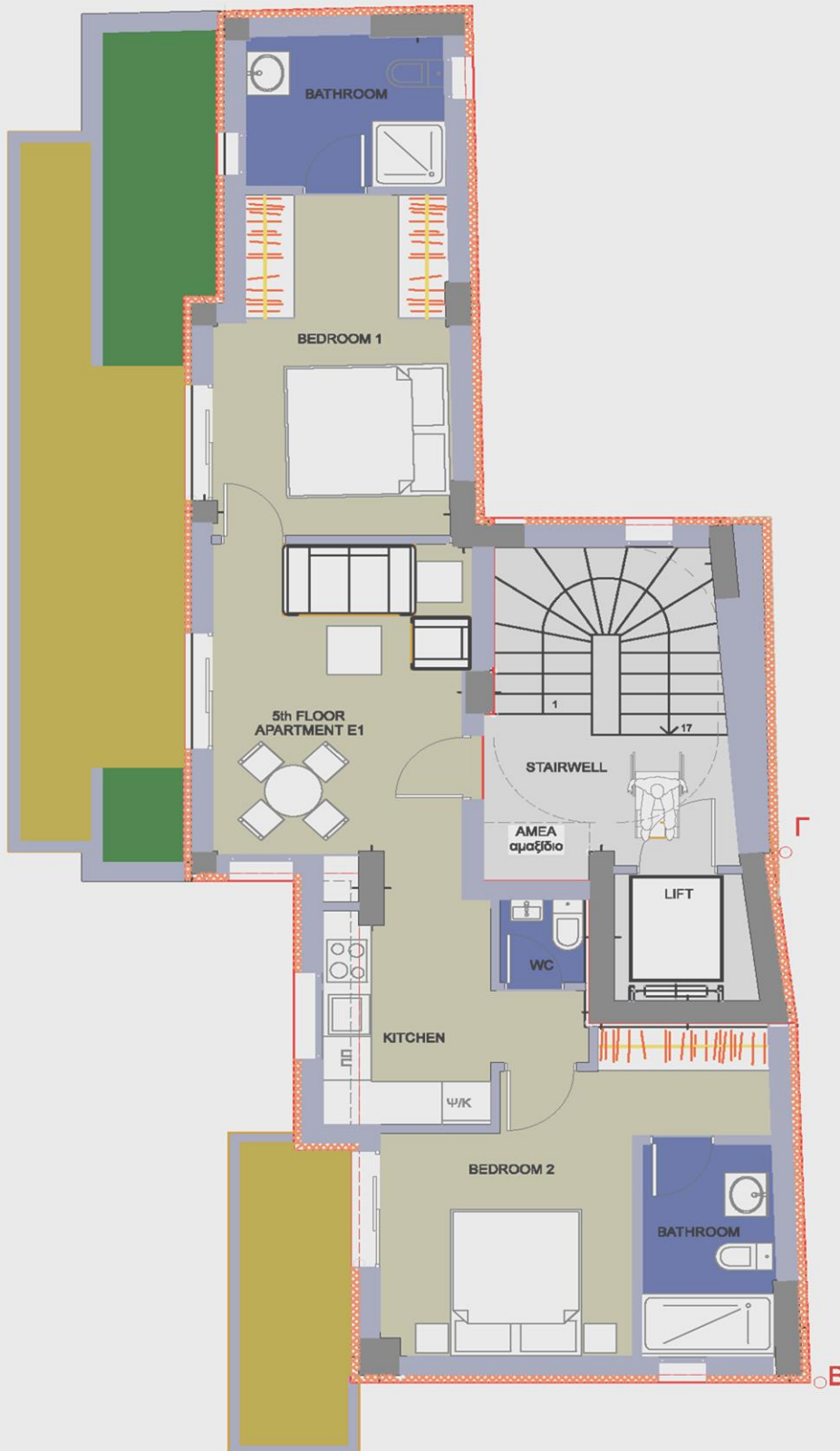
One dedicated parking space on the ground floor

Bright and spacious apartment offering a unique sense of openness and light

All properties are a rare opportunity for those seeking a modern, comfortable, and energy-efficient home with exceptional views—ideal both for personal use and as a high-value investment.

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

5th FLOOR



A remarkable apartment on the **5th floor of 79,10 sq.m.**, located on a contemporary residential building. The property stands out for its modern design, high-quality construction, and excellent A energy efficiency rating.

Interior Layout:

2 master bedroom en-suite

2 fully equipped bathrooms & 1WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

Heat pump system with fan coil units for energy-efficient heating and cooling

Hot water boiler, including a heat pump

Basement storage room of approximately **9 sq.m.**

Balconies with a total area of approximately **32 sq.m.**, ideal for relaxation and outdoor living

One dedicated parking space on the ground floor

Bright and spacious apartment offering a unique sense of openness and light

All properties are a rare opportunity for those seeking a modern, comfortable, and energy-efficient home with exceptional views—ideal both for personal use and as a high-value investment.

COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

6th FLOOR

Maisonette 6th & 7th Floor

A luxury maisonette on the 6th (35,76 sq.m.) and 7th (40,73 sq.m.) floor of 76,49 sq.m., located on a contemporary residential building. The crown jewel of the building and possibly the most gorgeous home that one could ever own is the beautiful maisonette occupying the 6th and 7th floors. With large balconies and 360° panoramic views over Piraeus, the Port, and the Saronic Sea this marvellous property enjoys a rare mix of beauty, comfort, and upscale living in the heart of the city.

Interior Layout:

2 spacious bedrooms

1 fully equipped bathrooms & 1WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

Heat pump system with fan coil units for energy-efficient heating and cooling

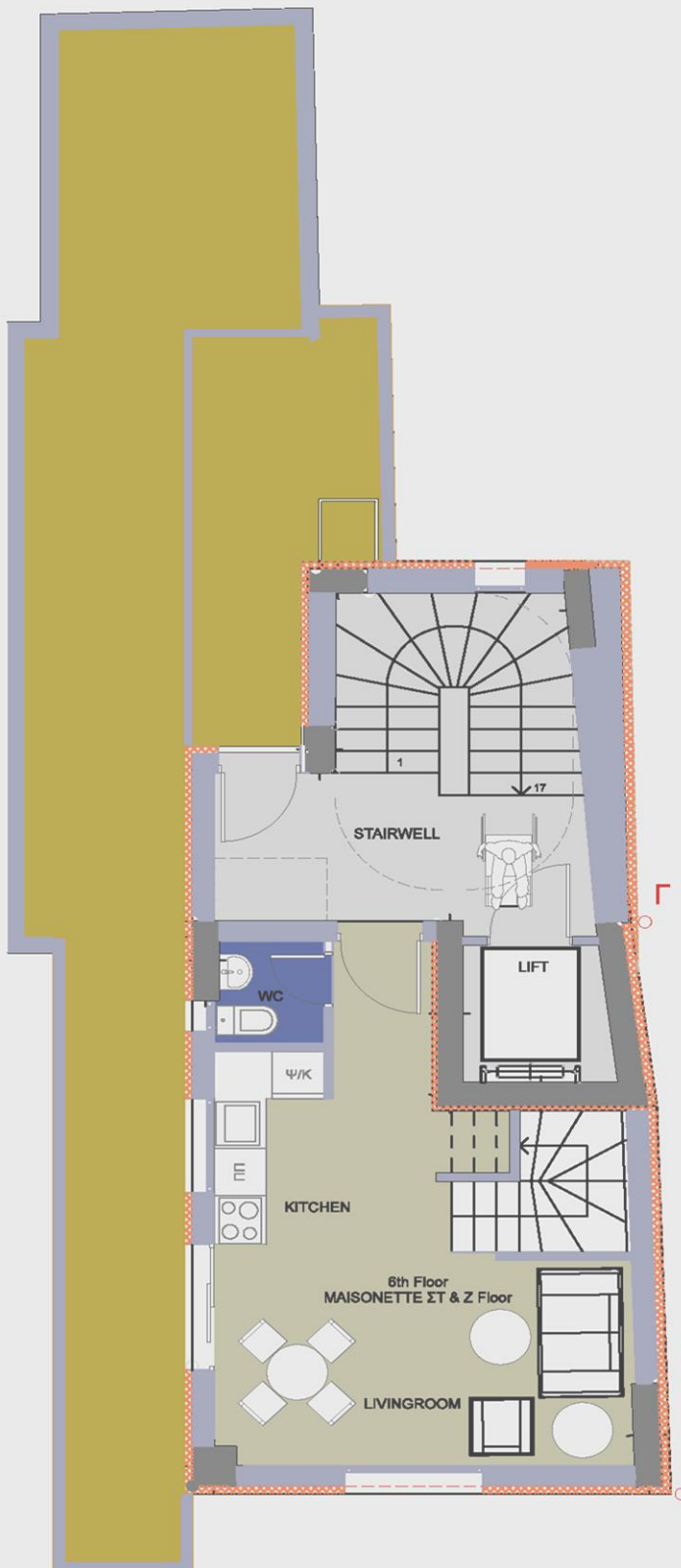
Hot water boiler, including a heat pump

Basement storage room of approximately 9 sq.m.

Balconies with a total area of 65 sq.m., ideal for relaxation and outdoor living

One dedicated parking space on the ground floor

Stunning 360° panoramic view over Piraeus, offering a unique sense of openness and light



COMPLEX RESIDENTIAL BUILDING IN PIRAEUS

7th FLOOR

Maisonette 6th & 7th Floor

7th (40,73 sq.m.) floor

2 spacious bedrooms

1 fully equipped bathrooms & 1WC

Modern and ergonomic kitchen

Open-plan living and dining area

Technical Features & Amenities:

Thermally insulated aluminum window frames for superior thermal and sound insulation

Heat pump system with fan coil units for energy-efficient heating and cooling

Hot water boiler, including a heat pump

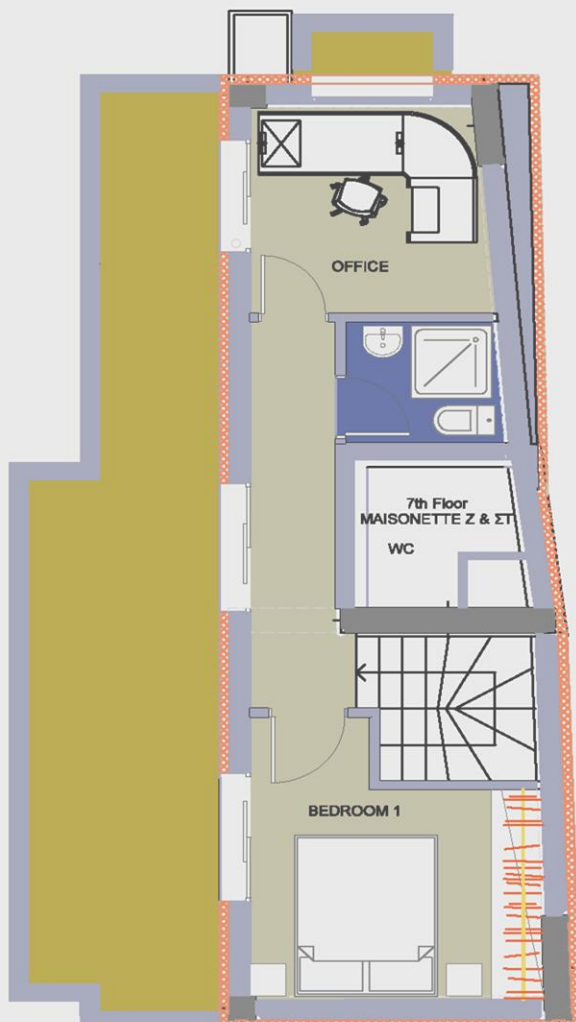
Basement storage room of 9 sq.m.

Balconies with a total area of 65 sq.m., ideal for relaxation and outdoor living

One dedicated parking space on the ground floor

Stunning 360° panoramic view over Piraeus, offering a unique sense of openness and light

All properties are a rare opportunity for those seeking a modern, comfortable, and energy-efficient home with exceptional views—ideal both for personal use and as a high-value investment.



PROJECT TEAM



PROJECT TEAM

- From concept to completion – design by

ID CONSTRUCTIONS

- Construction & Development

ID CONSTRUCTIONS

- Architecture Design Office

Arslanoglou Michalis & Pavlopoulou Hara

- Structural Engineering Design and Analysis by

Danos Ioannis & Karoutzos Georgios

- MEP Design – Mechanical, Electrical, Energy Efficiency, HVAC & Plumbing Engineering by

Manolis Konstantinos Office