



VITRUVIUS
DEVELOPMENT | INVESTMENT

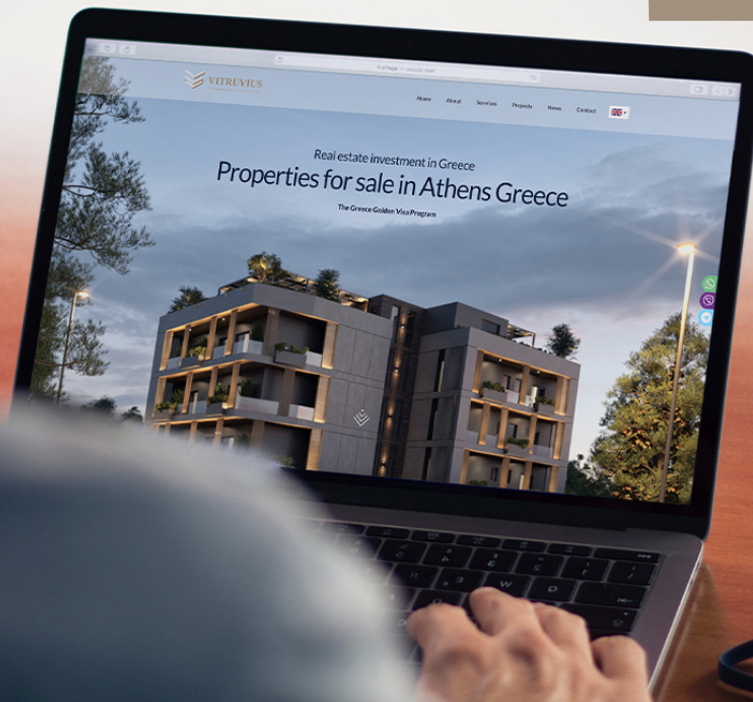
Casa de Piraeus

PRAXITELOUS 102



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Our projects



Our projects focus on generating real estate investments in Greece, producing income-driven returns.

We construct new buildings from the ground up as well as re-construct existing ones.

We also offer the possibility of managing your investment property on your behalf, maximizing your return.

Completed Projects **8** Ongoing Projects **2000m²** Upcoming Projects **3500m²**

Locations

Ampelokipi - Metaxourgeio - Vironas - Melissia - Gazi - Exarchia



About us

We are a real estate investment management leader in Greece, with 15 years of experience in modern construction and investment real estate.

Our team combines professional backgrounds in construction management and real estate development to execute projects seamlessly and make a positive impact in the community.

We offer investment opportunities in Greece and a range of support services, including property management and acquisition of Golden Visa.



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Benefits

Long term guaranteed yield

When you invest in our projects, you receive high yields. Our property management team ensures quick occupancy and maximizes your returns.

Profitable projects

The value of our projects increases annually due to their strategic central locations in popular areas of Athens

Investment partner

We efficiently handle all construction processes from A to Z, while also serving as your liaison for purchasing property in Greece in every step of the procedures.



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6 floors

Ground to 5 plus loft

20 Micro Apartments

28 – 66 m²

Turnkey properties (fully furnished)

930 total m² / building surface





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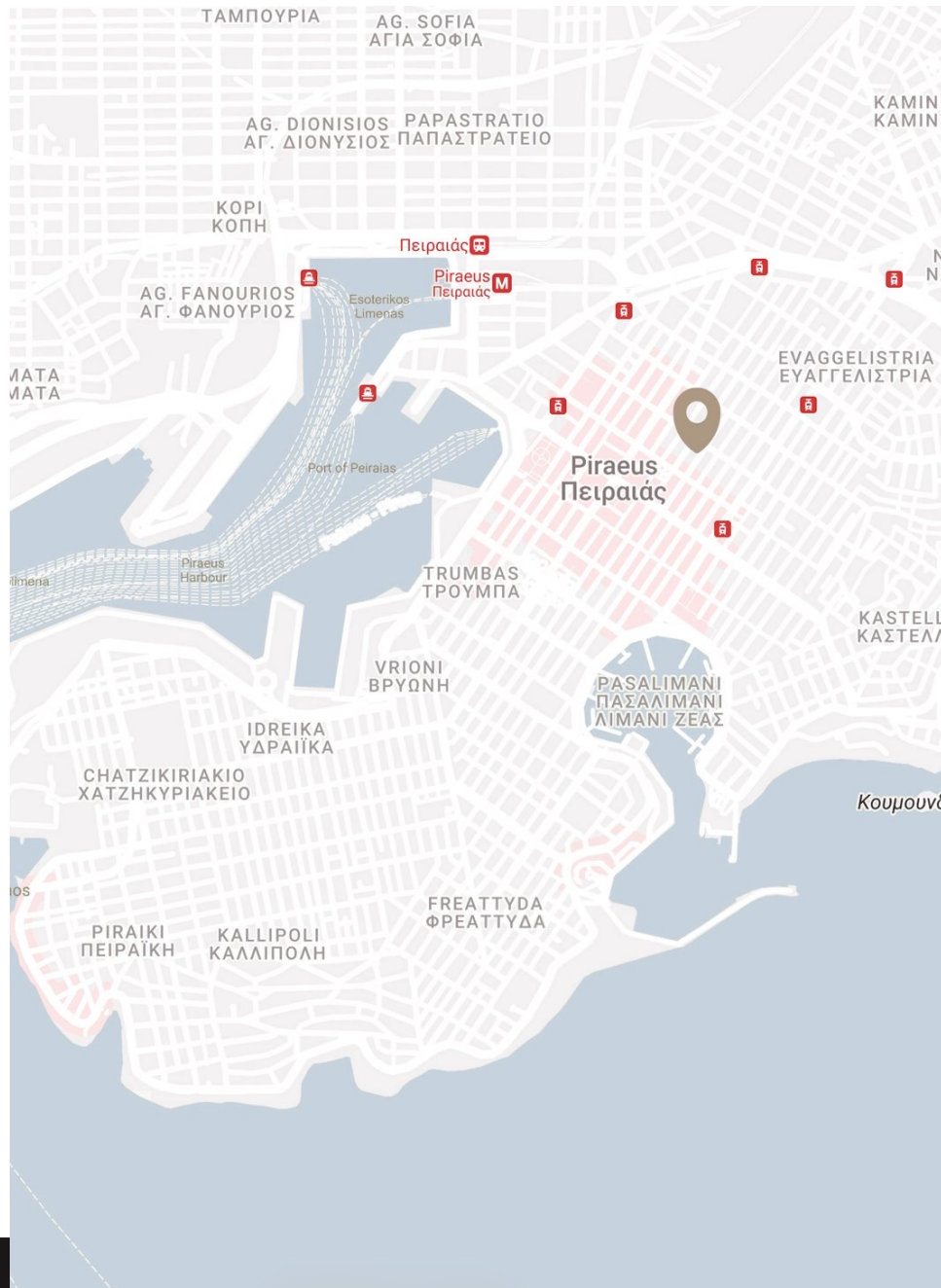


Location

Piraeus

Piraeus is now a vibrant cultural hub, with galleries and museums attracting a lot of interest and the Municipal Theatre being the reference center of cultural activity in the city. At the same time, Piraeus is attracting renewed interest as a place to live, with purchase and rental prices showing steady and strong growth in recent years. Piraeus is known for its lively atmosphere and bustling streets, with many shops, restaurants, and cafes lining the streets.

Piraeus has a diverse population, with people from all over the world. This means that residents can enjoy a variety of cuisines and cultural events. Overall, living in Piraeus can be a great experience for those who enjoy the hustle and bustle of a big city, while still being able to enjoy the beauty and history of Greece.



As you wander through its streets, you'll encounter a vibrant tapestry of neighborhoods, each offering a distinct charm and atmosphere. From the bustling commercial hub around the port to the traditional neighborhoods further inland, Piraeus boasts a diverse blend of cultures, traditions, and architectural styles.

Getting to know Piraeus means delving into the heartbeat of Athens' maritime soul. Embrace the liveliness, soak up the local culture, and immerse yourself in the bustling energy of this remarkable city that has both historical significance and a vibrant present-day charm.

Coffee in Kastella drinks at Zeas' Harbour, Michelin awarded seafood in Mikrolimano. Piraeus has it all!



Infrastructure projects of utmost importance have contributed to Piraeus' upgrade;

Three new Metro stations, providing relief in the city's Public Transportation, the redevelopment of Mikrolimano, while the redevelopment of the Themistokleous Coast in Piraeus is underway.

Piraeus is becoming a magnet for investment interest in green offices and is beginning to attract companies from many sectors of activity. The old industrial buildings offer an ideal location for the construction of new office complexes at a time when demand still far outstrips supply.

Piraeus Port Plaza, delivered in 2020, consists of three building blocks with a gross structural area of 82,885 m²

Moving towards Piraiki, after Pasaalimani, another redevelopment is planned by the municipality. The overhauling of the coastal front of Akti Themistokleous in Piraeus is on track, with the project being included in the Recovery and Resilience Fund with a total budget of 25 million euros.



Points of interest





The apartments

GROUND FLOOR

G1 (LOFT) *	40,30 m ²
G2 (DUPLEX) *	65.60 m ²
G3 (LOFT) *	69.88 m ²

* Exclusive use of Backyard

1ST FLOOR

A1	27.77 m ²
A2	30.12 m ²
A3	32.67 m ²
A4	28.13 m ²

2ND FLOOR

B1	27.77 m ²
B2	30.12 m ²
B3	32.67 m ²
B4	28.13 m ²

3RD FLOOR

C1	27.77 m ²
C2	29.20 m ²
C3	33.60 m ²
C4	28.13 m ²

4TH FLOOR

D1	31.29 m ²
D2	22.97 m ²
D3	36.09 m ²

5TH FLOOR

E1 (LOFT)*	51.34 m ²
E2	32.57 m ²

* Exclusive use of Terrace



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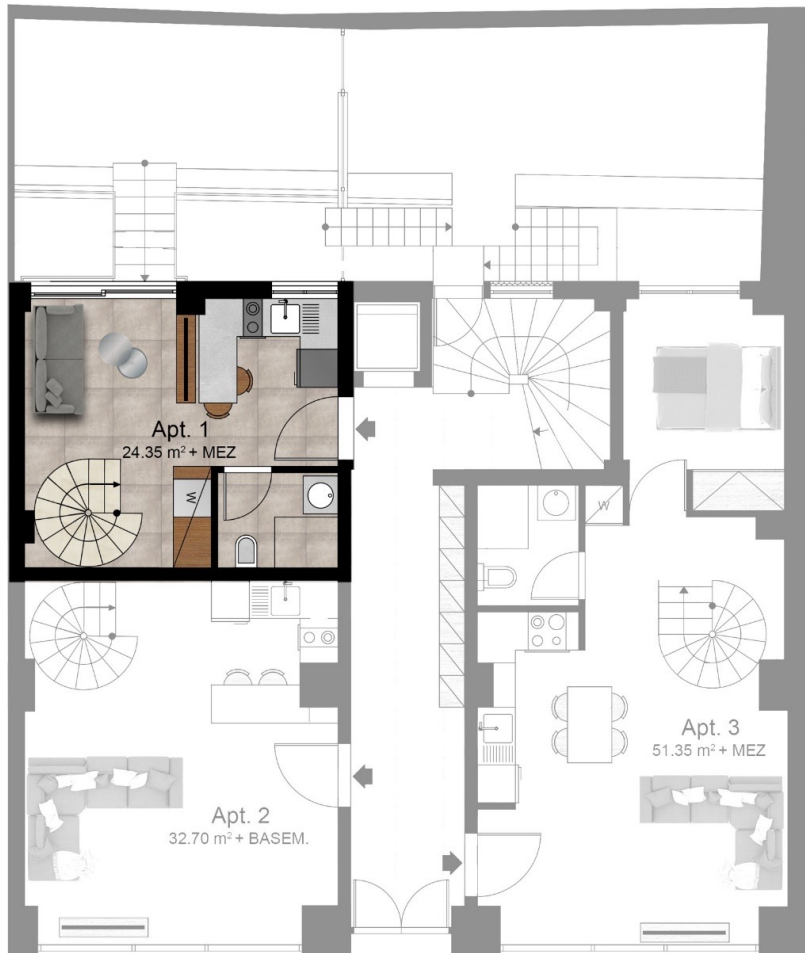
Ground Floor Loft

Apt G1



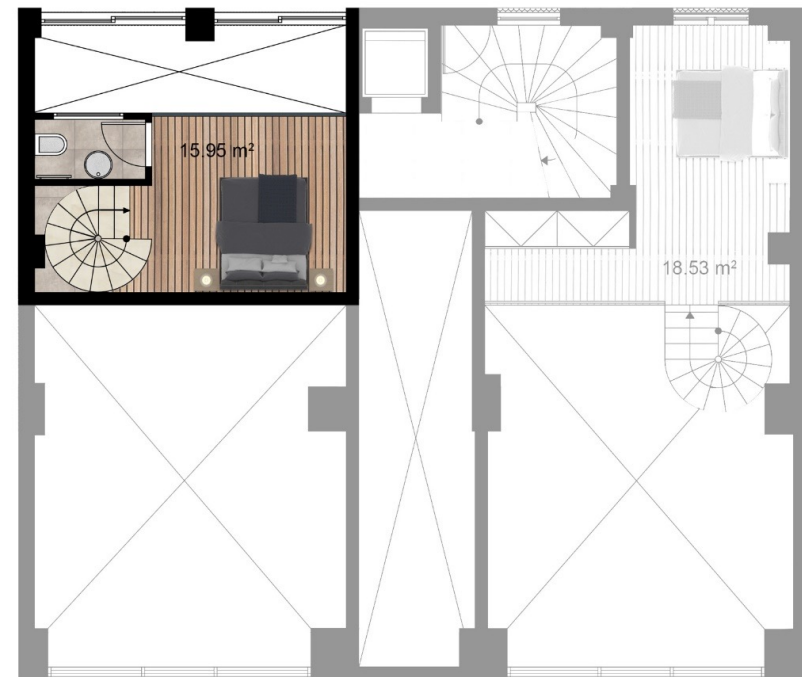
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Ground floor



Praxitelous Str.

Loft



Praxitelous Str.

Bedroom	1
Bathroom	1
Living Area	40,30 m ²
Backyard	10,80 m ²



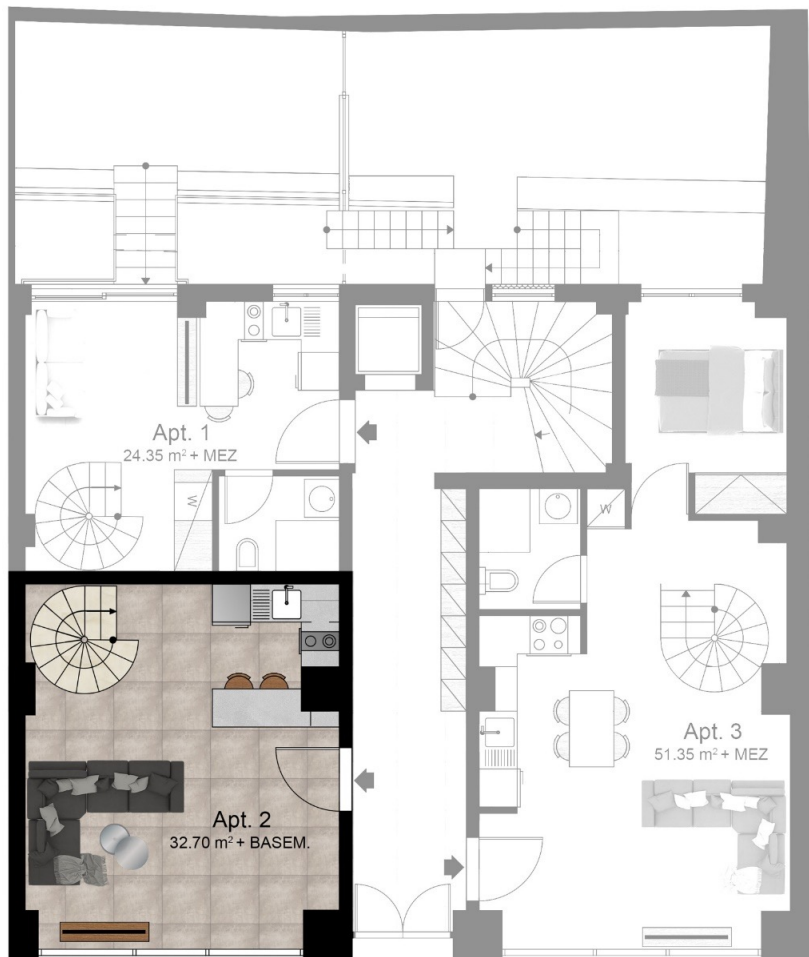
Ground Floor Duplex

Apt G2



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Ground floor



Praxitelous Str.

Bedroom	1
Bathroom	1
Living Area	65,60 m ²
Backyard	17,08 m ²

Semi-basement



Praxitelous Str.



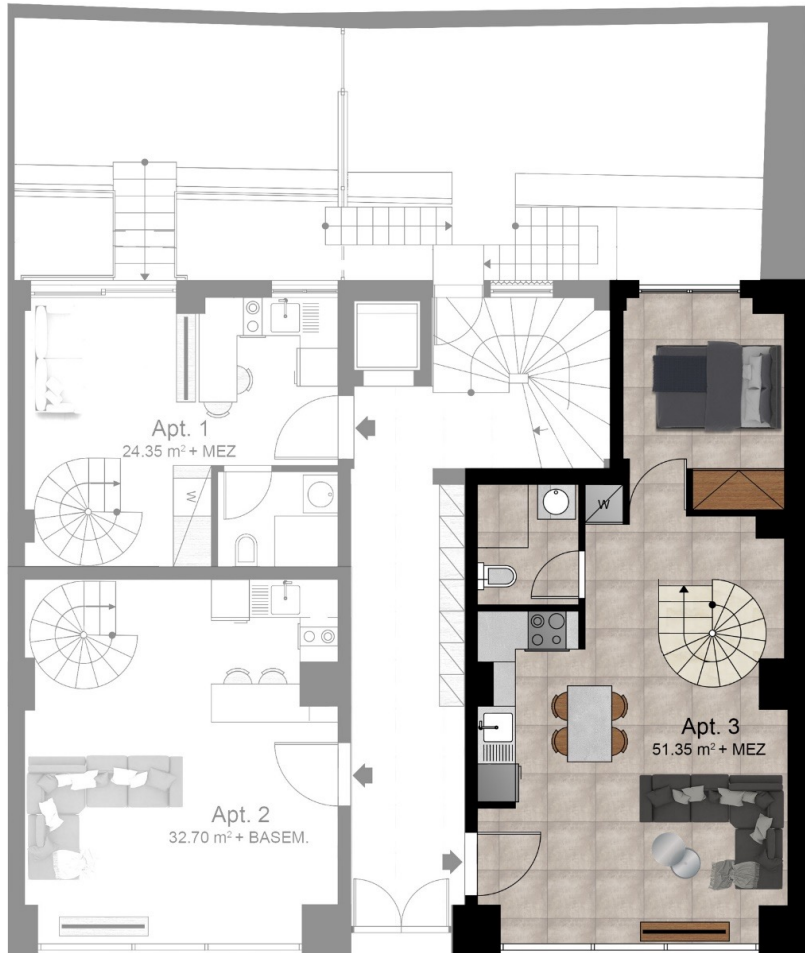
Ground Floor Duplex

Apt G3



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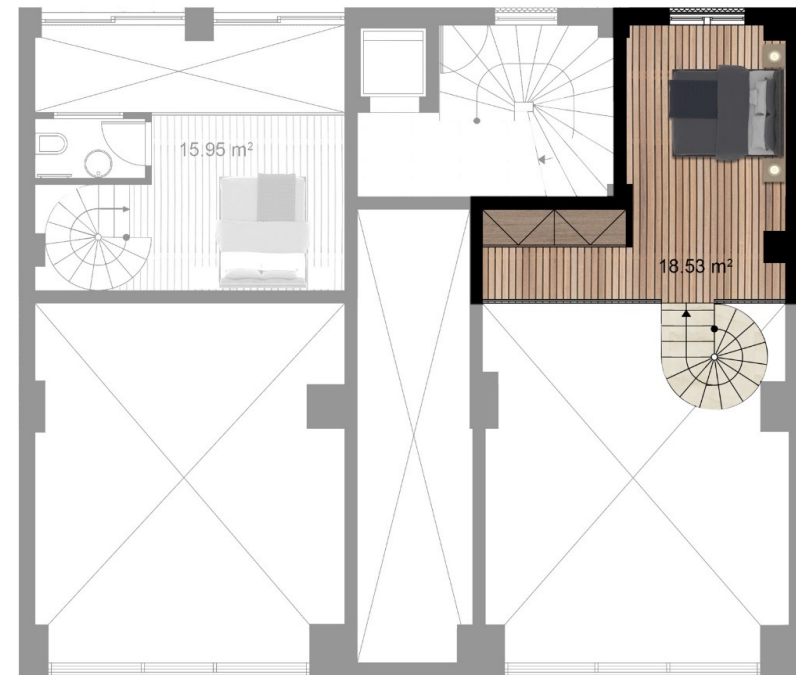
Ground floor



Praxitelous Str.

Bedroom	1
Bathroom	1
Living Area	69,88 m ²
Backyard	13,52 m ²

Loft



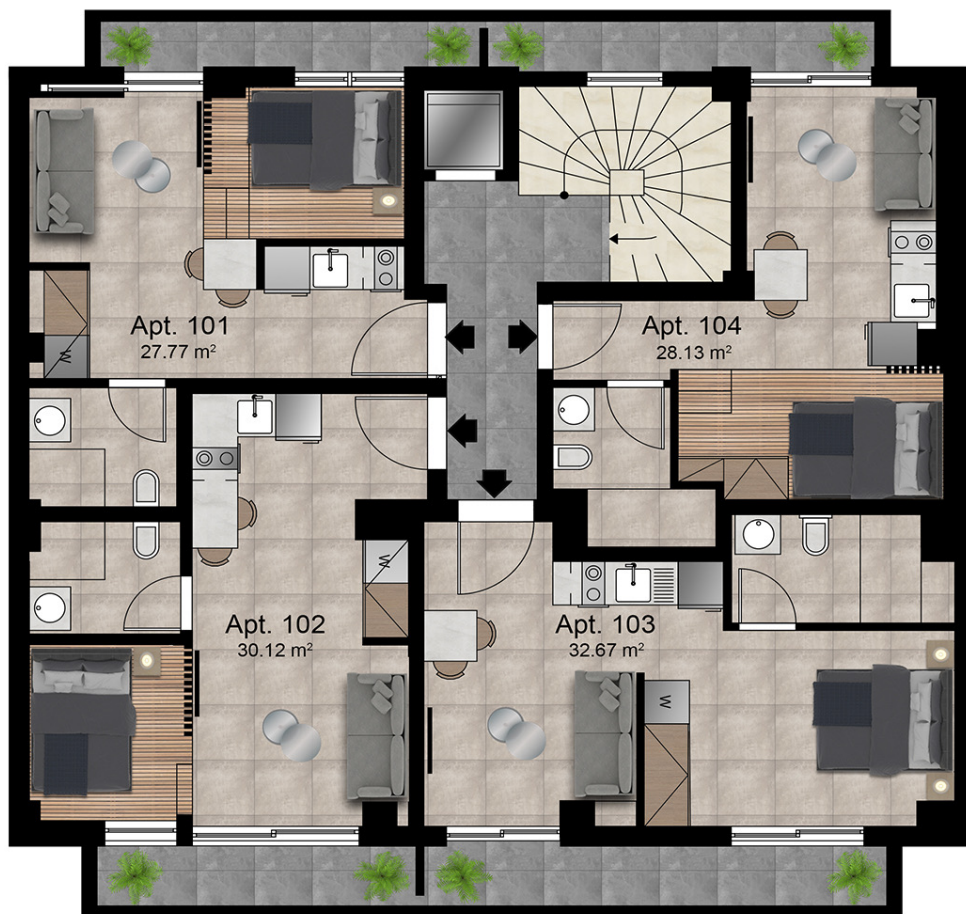
Praxitelous Str.



1th Floor



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Praxitelous Str.

Apt A1

Bedroom	1
Bathroom	1
Living Area	27,77 m ²
Balcony	3,47 m ²

Apt A2

Bedroom	1
Bathroom	1
Living Area	30,12 m ²
Balcony	5,37 m ²

Apt A3

Bedroom	1
Bathroom	1
Living Area	32,67 m ²
Balcony	6,83 m ²

Apt A4

Bedroom	1
Bathroom	1
Living Area	28,13 m ²
Balcony	1,83 m ²



2th Floor



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Praxitelous Str.

Apt B1

Bedroom	1
Bathroom	1
Living Area	27,77 m ²
Balcony	4,10 m ²

Apt B2

Bedroom	1
Bathroom	1
Living Area	30,12 m ²
Balcony	4,66 m ²

Apt B3

Bedroom	1
Bathroom	1
Living Area	32,67 m ²
Balcony	5,93 m ²

Apt B4

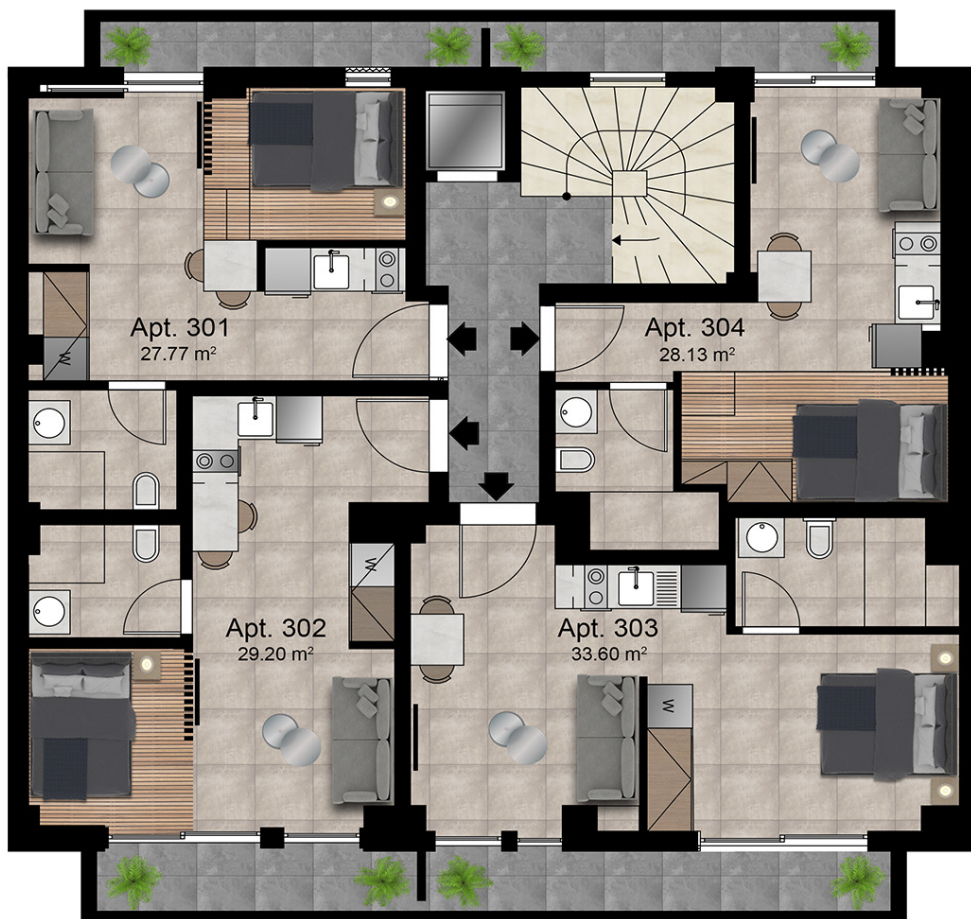
Bedroom	1
Bathroom	1
Living Area	28,13 m ²
Balcony	4,17 m ²



3rd floor



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Praxitelous Str.

Apt C1

Bedroom	1
Bathroom	1
Living Area	27,77 m ²
Balcony	4,10 m ²

Apt C2

Bedroom	1
Bathroom	1
Living Area	29,2 m ²
Balcony	4,66 m ²

Apt C3

Bedroom	1
Bathroom	1
Living Area	33,6 m ²
Balcony	5,93 m ²

Apt C4

Bedroom	1
Bathroom	1
Living Area	28,13 m ²
Balcony	4,17 m ²



4th Floor



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Praxitelous Str.

Apt D1

Bedroom	1
Bathroom	1
Living Area	31,29 m ²
Balcony	12,74 m ²

Apt D2

Bedroom	1
Bathroom	1
Living Area	22,97 m ²
Balcony	10,53 m ²

Apt D3

Bedroom	1
Bathroom	1
Living Area	36,09 m ²
Balcony	15,28 m ²

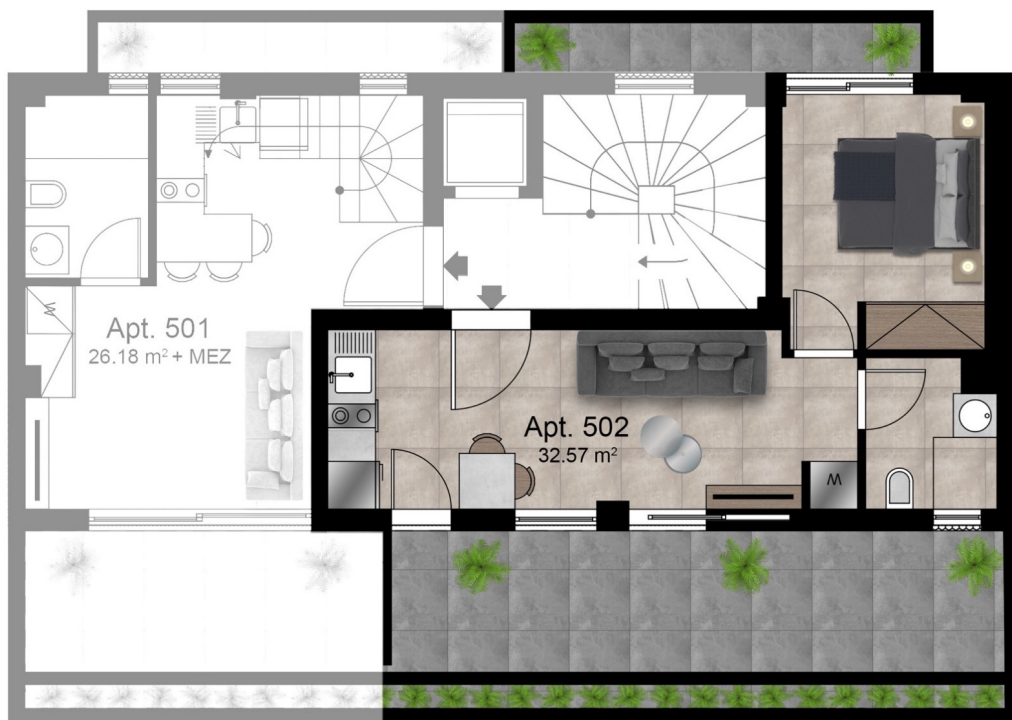


5th Floor

Apt E2



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Bedroom	1
Bathroom	1
Living Area	32,57 m ²
Balcony	23,5 m ²

Praxitelous Str.



5th - 6th Floor Duplex

Apt E1

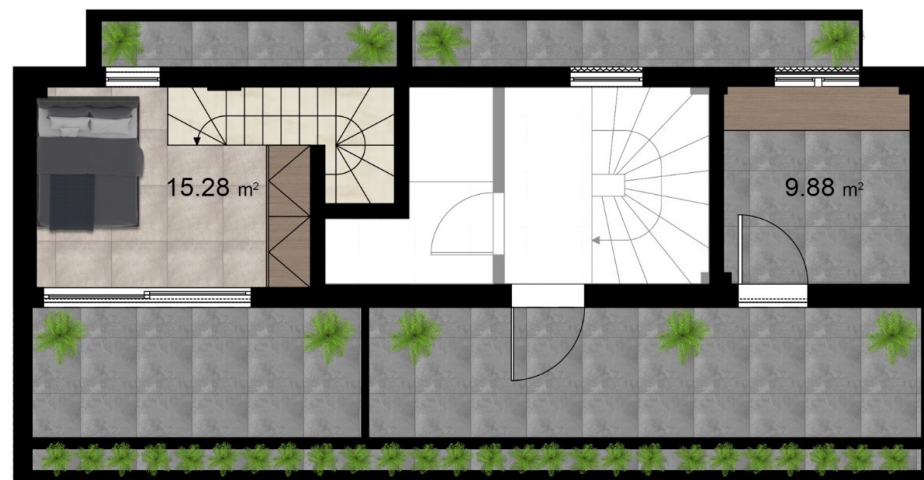


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Bedroom	1
Bathroom	1
Living Area	51,34 m ²
Balcony	45,82 m ²



Praxitelous Str.



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Investment
Real estate development
Property management
Residence permit



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