



FINDERS

Tailor Made Investments



Kountouriotou 110, 2 Apartments

First Floor, Piraeus Center

1ST APARTMENT

Price of the property	250,000€
Total built area in sqm	98
Lot Size	210
Price per sqm	2,551€
Construction Year	1935
Renovation year	2020

2ND APARTMENT

Price of the property	225,000€
Total built area in sqm	80
Lot Size	210
Price per sqm	2,813€
Construction Year	1935
Renovation year	2020

A three-storey building constructed in 1935 Bauhouse style with two entrances and a total of 5 apartments.

These two bright apartments located on the first floor and are 98m² & 80m² respectively. They have high ceilings with high windows with double glass and wooden-aluminum frame, beautiful wooden floors in the bedrooms and vinyl floors in the remaining rooms. The kitchen and bathroom are renovated. The layout of each apartment consists of three rooms, a hall/living room, an independent kitchen, a bathroom and a balcony. The apartments are equipped with an A/C and an autonomous heating system. They are also ideal for student housing since the property is located 300 meters from the University of Piraeus, in the city centre, 5 minutes from the Dimotiko Theatro metro Station and is very close to the port. In addition, it is ideal for investment with an excellent return. Professional use is also an option.

The apartments on the first floor are **available for sale separately or as a bundle, since they can be united into one large apartment**. There is 1 more apartment available for sale on the ground floor of the building, featuring also a Bauhouse style and modern interior design.

Kountouriotou 110, 2 Apartments

Piraeus Center

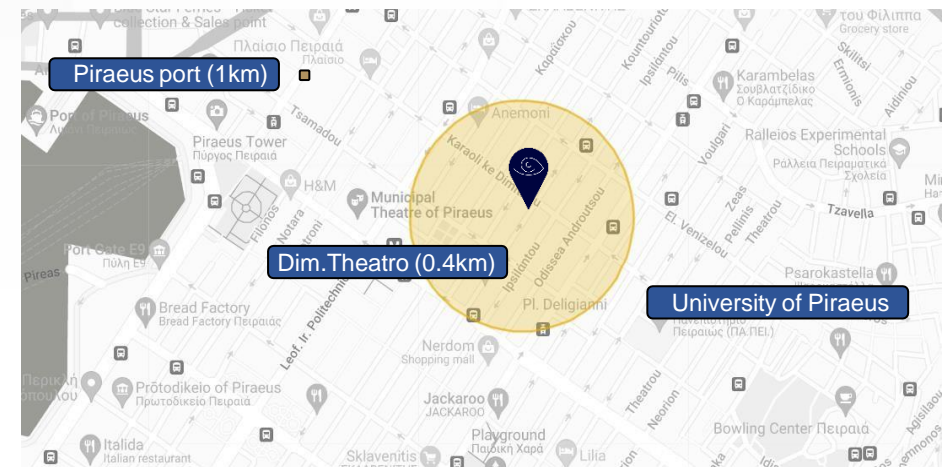


ABOUT THE AREA

These spacious apartment are located in a privileged spot in the center of Piraeus. The apartments are located 400 m from Dimotiko Theatro square with its metro station (blue line), 450 m from Korai square where a second metro station entrance is located & 1 km from the port of Piraeus. The area is full of theaters, cafes, shops, but also many educational institutions, such as the University of Piraeus and the Archaeological Museum of Piraeus. Moreover, the “Marina Zeas“, is just 1.3km away, offering a wide range of cafes & bars, as well as installations for sports and cultural activities available to all citizens, while the “Hellenic Maritime Museum” facing “Marina Zeas” boasts the city’s vast maritime history.

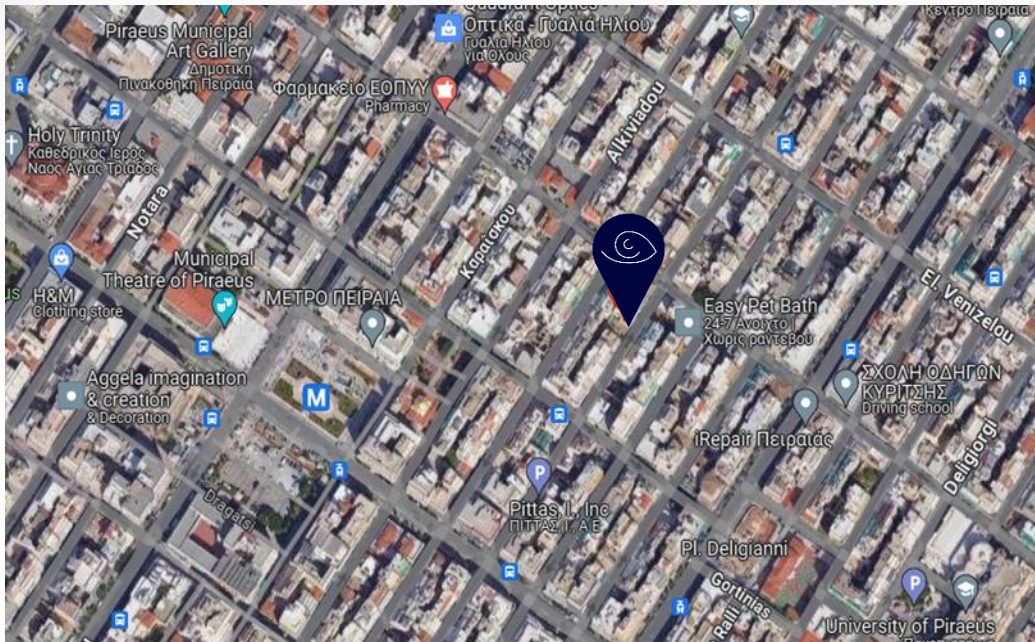


Distance from Dim.Theatro sq. & metro station in km	0.4
Distance from Korai sq. in km	0.45
Distance from Piraeus port in km	1
Distance from Municipal Theatre of Piraeus in km	0.4
Distance from University of Piraeus in km	0.4
Distance from Archaeological Museum of Piraeus in km	1
Distance from the airport in km	48.1
Distance from Marina Zeas in km	1.3



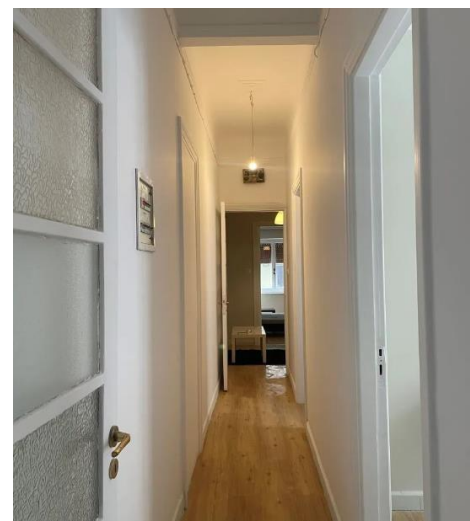
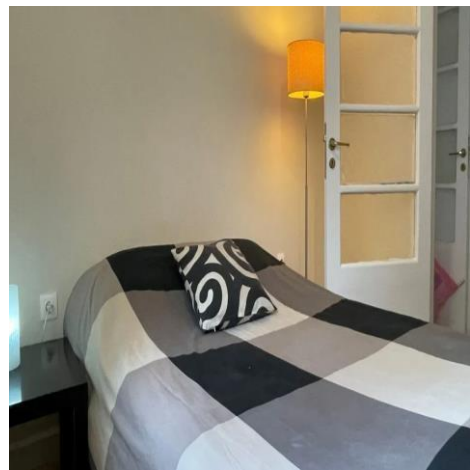
Kountouriotou 110, 2 Apartments, Piraeus Center

MAP & STREET VIEW



1st Floor
98m2
250.000€

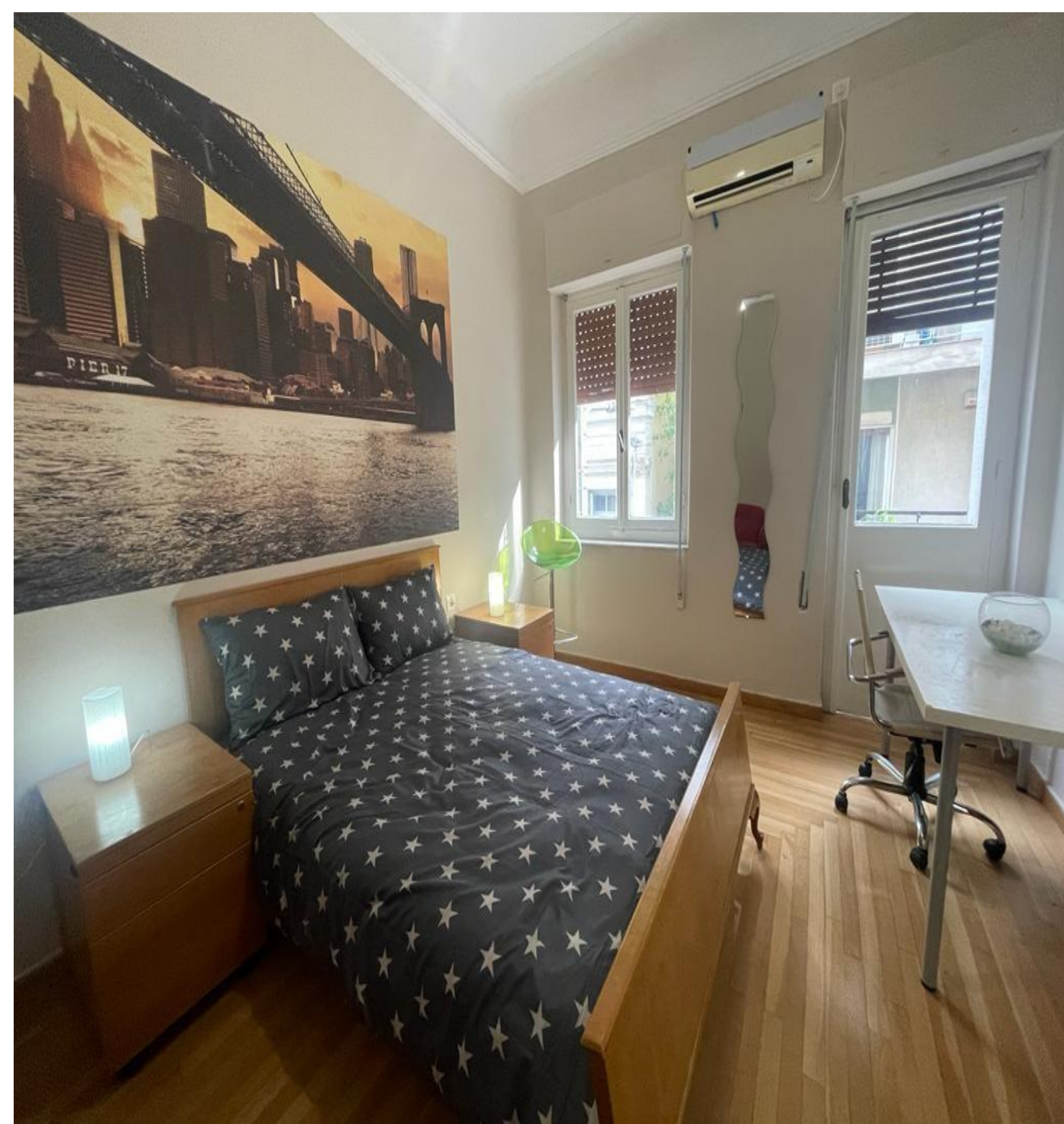


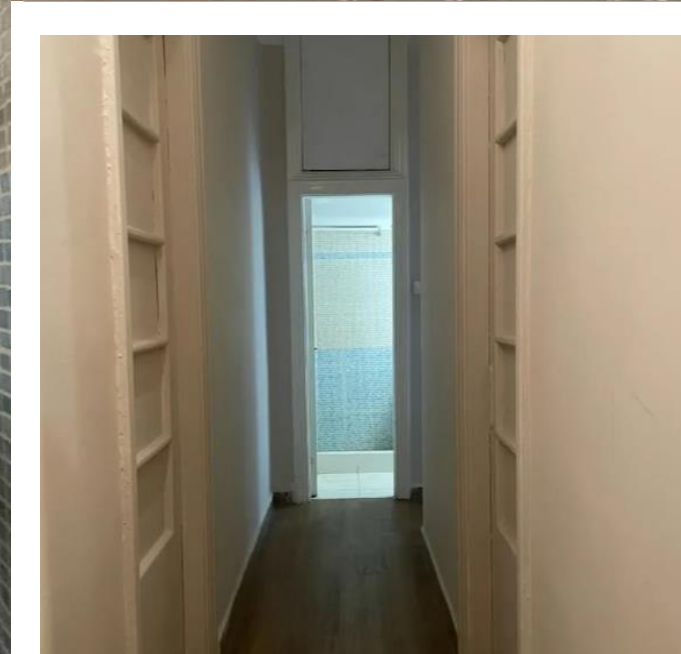
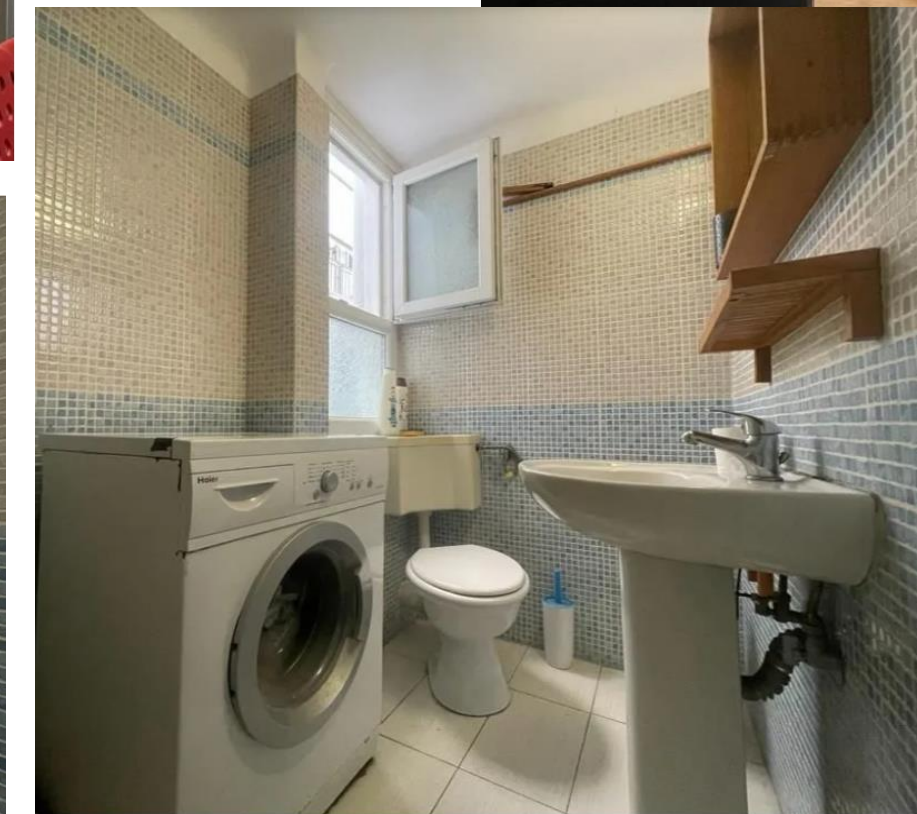
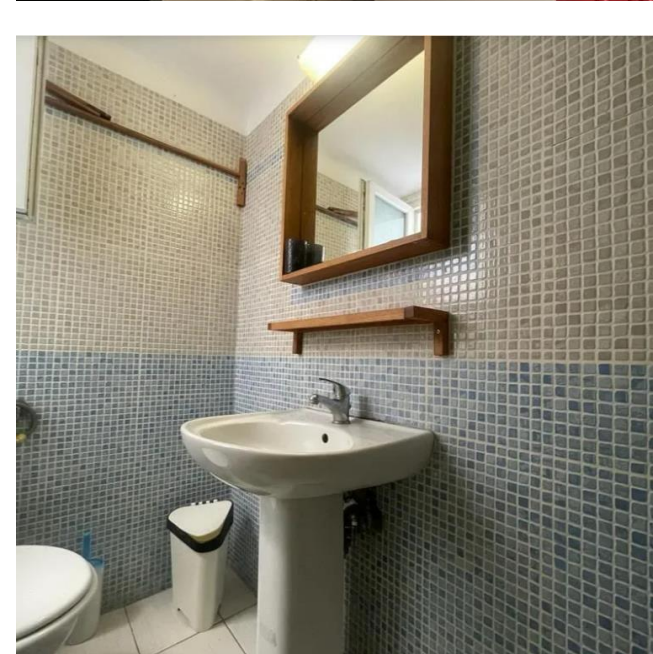
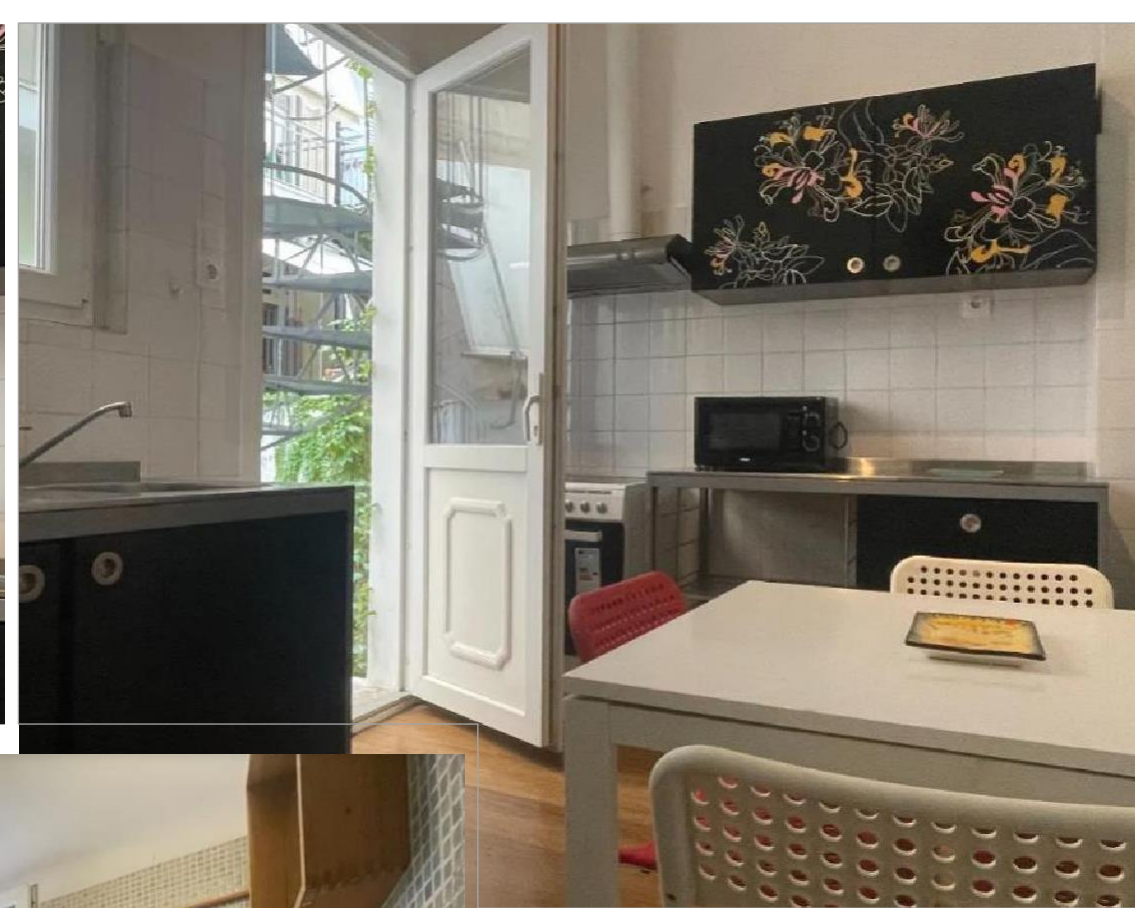
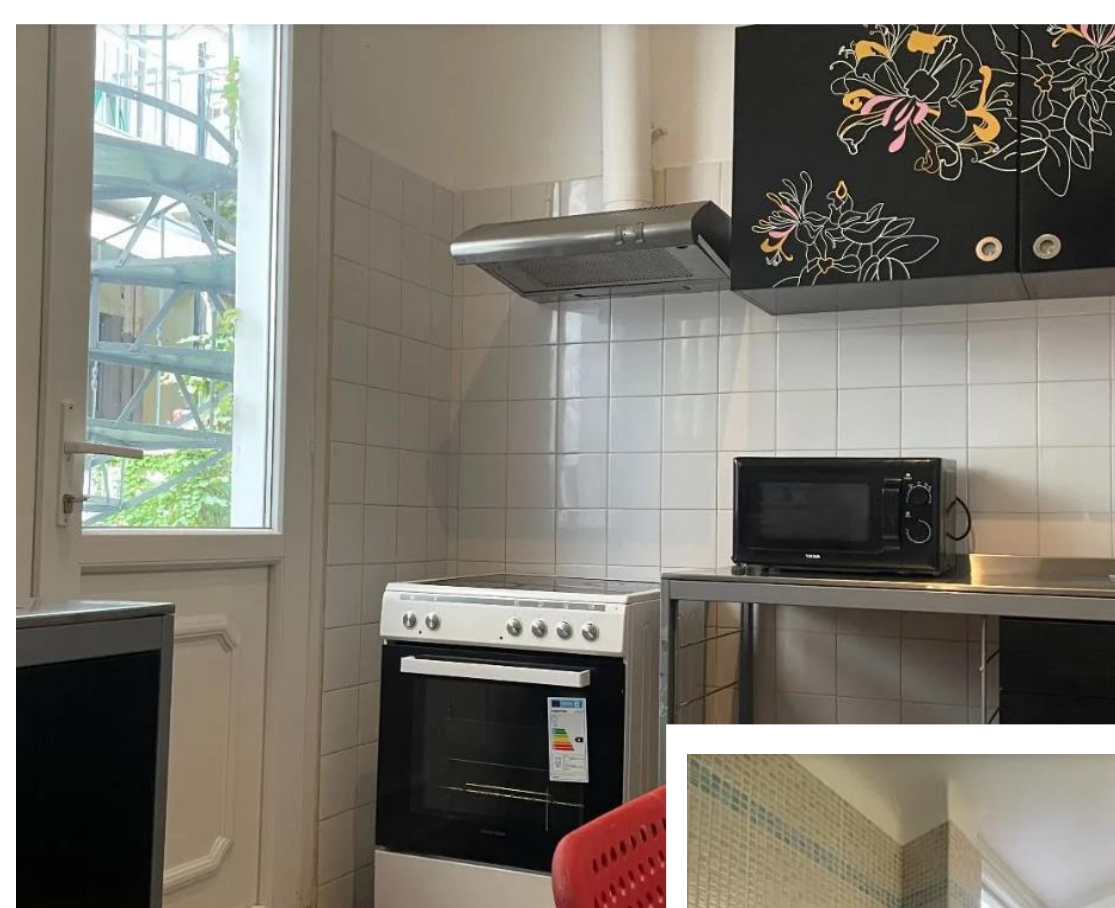




1st Floor
80m2
225.000€









Piraeus, the historic naval center

The city of Piraeus, located about 8km southwest of Athens' city center, along the east coast of the Saronic Gulf in the Athens Riviera, has a reach ancient history.

From ancient times until today, it represents the harbouring part of the Athenian capital, being the naval base of thricheres, the historical Athenian ships of the Perikleian Golden Age, while being fortified with the Themistokleian walls, parts of which are still preserved to this day.

Today, the port of Piraeus is the chief port in Greece, the 3rd largest passenger port in Europe and the 25th largest cruise passenger port in the world, serving about 8.27 million passengers annually. With a throughput of 5.44 million TEUs, Piraeus is among the ten busiest ports in Europe in terms of container traffic, and the busiest container port in the Eastern Mediterranean.

Being considered the Athenian heart of commercial trade due to the port, Piraeus represents one of the richest cultural and economical centers of the country, with numerous markets, museums, parks and universities, with the "University of Piraeus" having more than 30.000 graduates in total.

During the last decade, the city is undergoing a vast development, with the construction of "The Piraeus Tower" as well as numerous luxury hotels, such as "Piraeus City Hotel" & "The Port Square Hotel".





The Piraeus Tower

Constructed in 1974 in the place of the ancient Piraeus Agora, facing the renowned Piraeus port, the Piraeus Tower represents one of the most emblematic buildings in the area, yet to remain unexploited for decades.

In 2020 the Reconstruction of the building by a consortium of DIMAND, EBRD and PRODEA Investments, transforms the Piraeus Tower into a magnificent 88-floor construction ready to house various business offices, shops and restaurants on the ground floor. At the same time, the construction of luxury villas on the top floors, is among the company's future plans regarding the Tower.

Undeniably, the Piraeus Tower represents a centerpiece for the city, adding consistently to its economical development, bringing numerous investment opportunities in Piraeus and thus renewing the general image of the Piraeus port.

- **Municipal Theatre of Piraeus** - A neoclassical building, with capacity of 600 seats, designed by architect Ioannis Lazarimos and first established in 1895. Its new, more modern operation began on 2013, after the astonishing and monumental building's restoration after and begun operating with new plays. (400m from the property).

- **Marina Zeas** - The Bay of Zea, since Ottoman times and until recently known as Paşalimanı is a broad bay located at the eastern coast of the Piraeus, representing the biggest military harbour, during ancient times, where the fleet of triremes were built. Following its renovation in 2004, marina Zeas now has more than 670 berths of boats, as well as numerous restaurants and bars throughout its range. (1,3 km from the property).

- **The Archaeological Museum of Piraeus** – It contains mainly sculptures, discovered in Piraeus and the Attic coast from Bronze Age to Roman times. The old building of the museum which is currently used as a storage room, was built in 1935. The new two-store building, which was inaugurated in 1981, covers a total area of 1.394 m². Both buildings neighbour on the Zeas ancient classical theater, which is soon going to be used as an open-air sculpture exhibition (1km from the property).

- **Iron Politechneiou**- The central Piraeus market, featuring a pedestrian road full of shops, cafes and bars (650 m from the property).

- **Kastella Hill** - Kastella is an upscale neighborhood overlooking the Port of Mikrolimano centered on tree-shaded parkland, renowned for its neoclassical architecture, evident in the traditional mansions lining the narrow hillside streets. The open-air Veakeio Theater offers summer plays and performances (950m from the



PLACES OF INTEREST

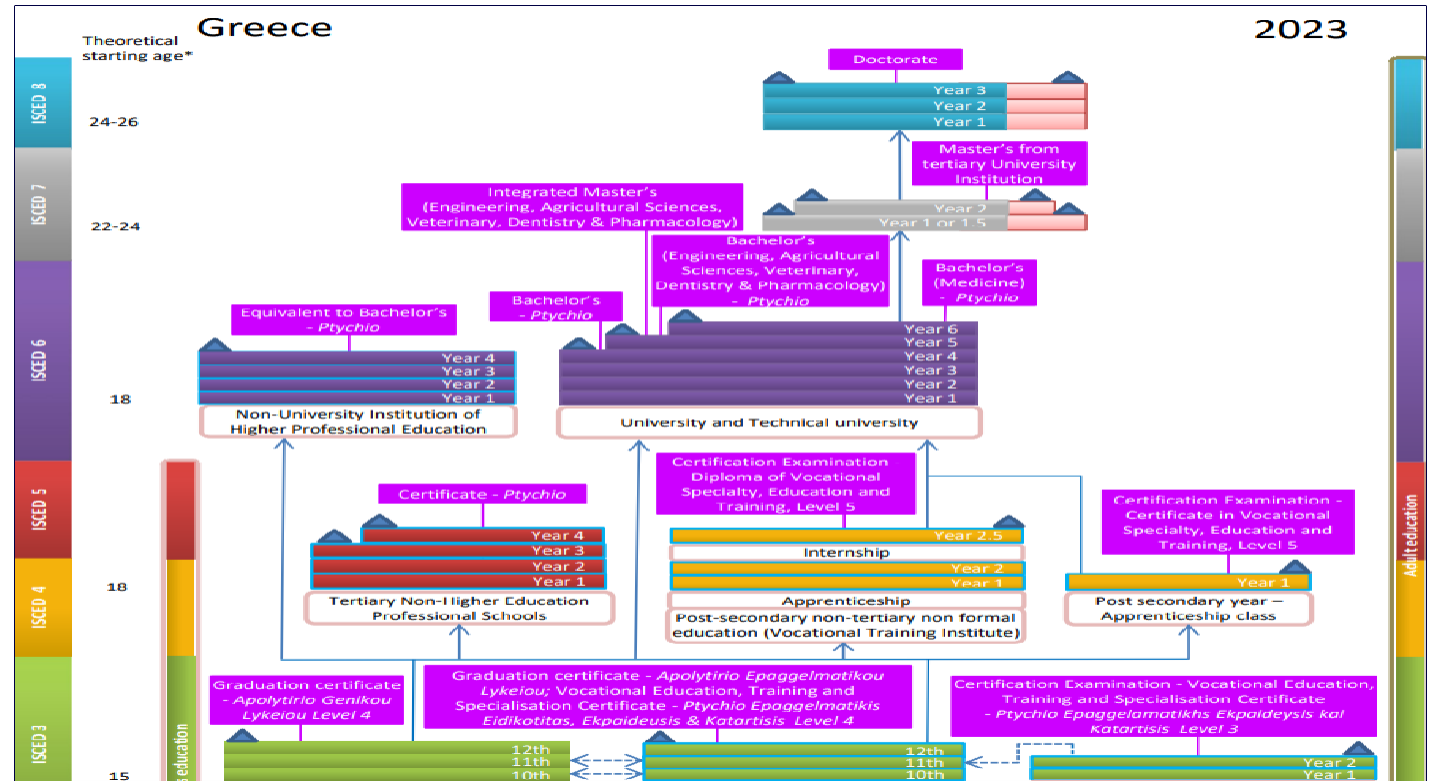


RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



- Chef in Love – Pizza Restaurant (100 m from the property)
- King Georg XIV –Restaurant (150 m from the property)
- Gyro Gyro Oloi – ChopHouse, Greek Restaurant (200 m from the property)
- Bits N Bytes – Cafe (350 m from the property)
- Darling – Cafe (500 m from the property)
- Mardi Brunch – Coffee & Wine Bar (550 m from the property)
- La Belle Epoque – Coffee Shop (650 m from the property)
- Street Souvlaki – Street food restaurant, (400 m from the property)
- Jackaroo – Street Food restaurant (4500 m from the property)
- Mpyrama – Restaurant & Beerhouse (600 m from the property)
- Gazi College– Restaurant (500 m from the property)
- Belle Amie – Restaurant (700 m from the property)
- Mailo’s Piraeus – Italian Restaurant (750 m from the property)
- CHE Cocina y Barra Sudamerikana – Mexican Restaurant & Wine Bar (850 m from the property)
- Barbagiannis – traditional Greek tavern (800 m from the property)
- Alexander the Great - a luxury restaurant in Metaxourgeio square (800 m from the property)
- Wyndham Roof Garden - a luxurious restaurant on the roof of the Wyndham hotel with spectacular views of the city (850 m from the property)
- O Aris – Greek restaurant and tavern (850 m from the property)
- Seychelles – Greek and European food (1 km from the property)
- The Clumsies – coffee bar (1.1 km from the property)
- Six d.o.g.s - one of the trendy and famous bars in Athens (1.3 km from the property)

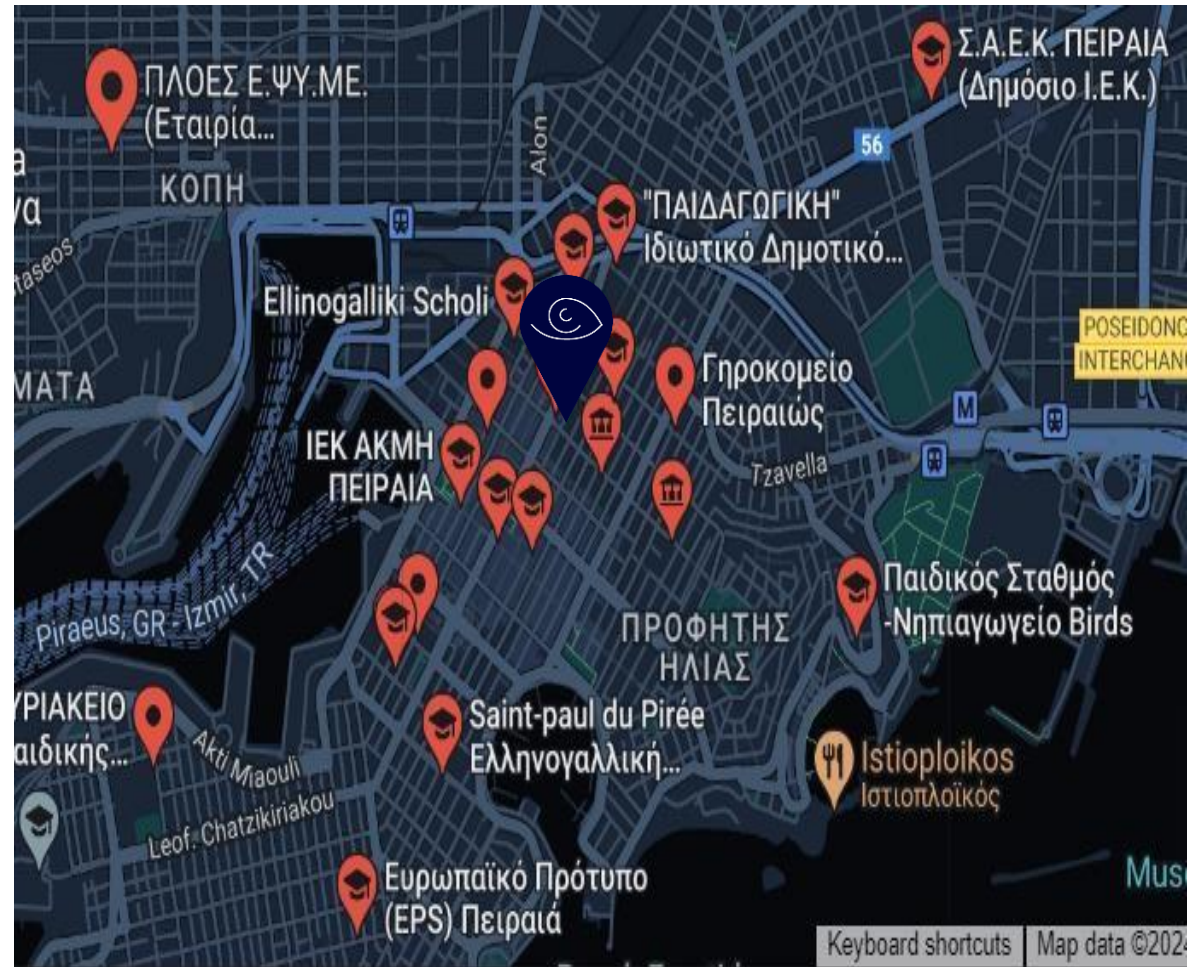
Greece is among the most educated countries regarding youth population in Europe !



- More than 470,000 students all over Greece.
- More than 150,000 in Athens, from which more than 10.000 at the University of Piraeus.
- More than 41% of 15-19 year-olds are enrolled in general upper secondary education, 37% enrolled in general upper secondary programmes, 12% in lower secondary programmes and 12% in tertiary programmes.
- Most of the academic institutions are located in Athens, with 10 of them in Piraeus
- Only 8 universities offer student dorms. The city of Piraeus does not have dorm establishments, thus rendering the students in a continuous search for apartments & studios.
- The University of Piraeus (PaPei) was ranked high in the ranking of the world's best universities in 2018 (<http://www.eduniversal-ranking.com/>).
- Source: <https://gpseducation.oecd.org/CountryProfile?primaryCountry=GRC&treshold=10&topic=EO>

Academic Institutions near the Property

- University of Piraeus (400 m from the property)
- Aegean College Piraeus (350 m from the property)
- Mediterranean Maritime Academy (1.1km from the property)
- IEK AKMI Piraeus (700 m from the property)
- EPS Piraeus (2 km from the property)
- Cosmos Nautical Training Center (750m from the property)
- PMS Marine Education (1.3 km from the property)
- S.A.E.K. Institute (1.8 km from the property)
- IEK ALFA (700 m from the property)
- Hellenic Naval Academy (2.5 km from the property)
- Ploes Pscycosocial Studies Company (3 km from the property)





FINDERS

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