



PORTSIDE  
RESIDENCES

Feel  
the  
refinement



An aerial photograph of a boat's deck on the left side of the frame, showing various equipment like life preservers and a small cabin. The rest of the image is filled with dark, textured, wavy patterns resembling water or a topographical map. The title 'PORTSIDE RESIDENCES' is centered in a white serif font.

# PORTSIDE RESIDENCES



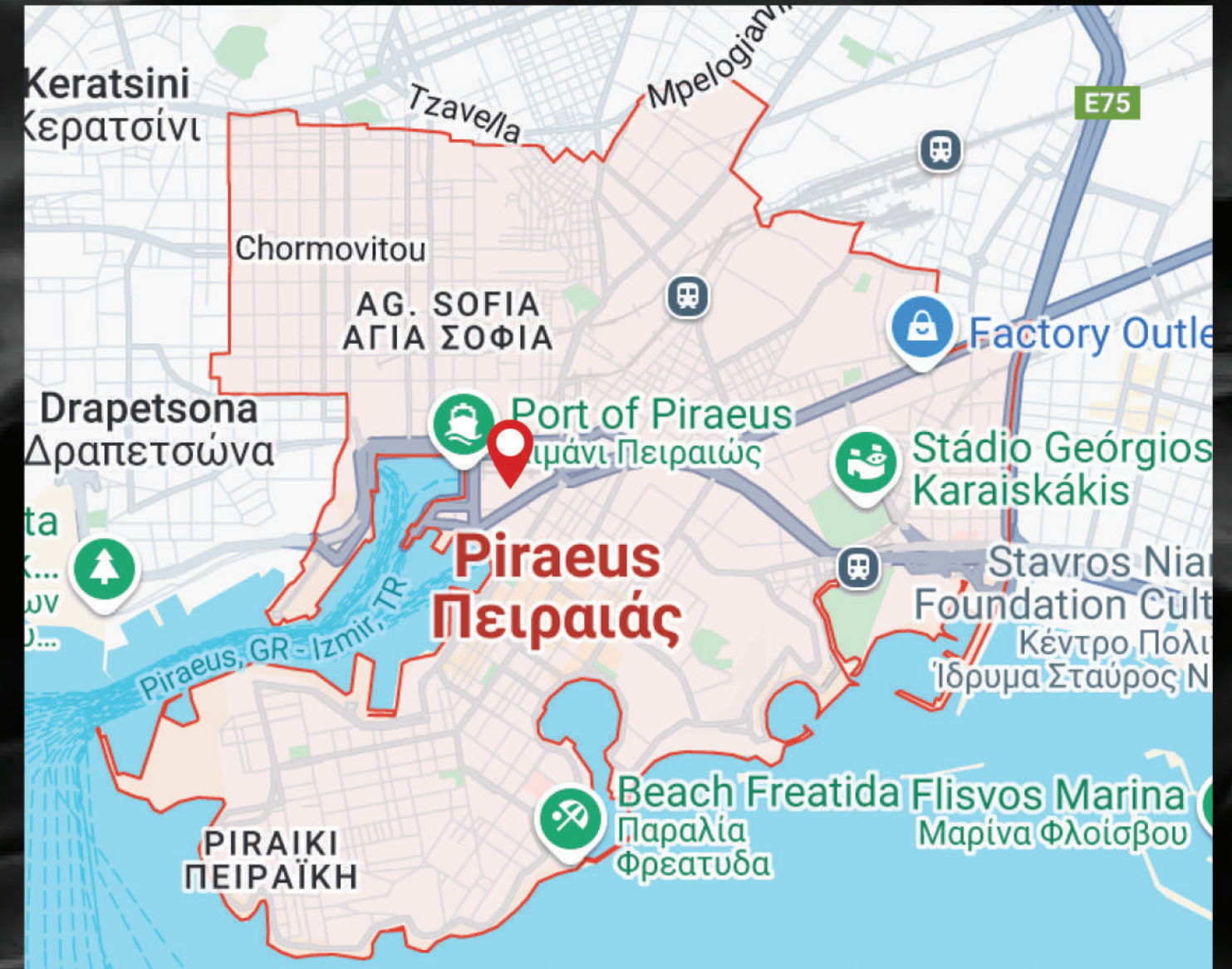
# Destination Reached

## Leocharous 3, Piraeus is a project right next to the port.

Piraeus is a port city within the Athens urban area, in the Attica region of Greece. It is located eight kilometres southwest of Athens city centre along the east coast of the Saronic Gulf in the Athens Rivier.

The distance between Piraeus and Athens Center is 9 km.

Piraeus is a very popular area in Athens, it is its main port and it considers itself a city- a great option for seafood lovers! It is an excellent choice where you can find several peculiar neighborhoods.



Leocharous 3, Piraeus.



GF, Mezzanine, 1<sup>st</sup> floor, 2<sup>nd</sup> floor, 3d floor, Penthouse



A+ Energy efficient, High End Deluxe  
Finishing



























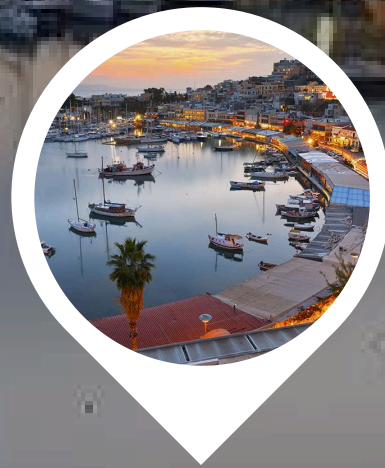
# PORTSIDE RESIDENCES

**The project is right across the port (1 minute walk) which makes it an ideal investment for Airbnb and rentals.**

This modern 5-floor residential building located 1 min away from the port, combines contemporary design with functional living spaces. It houses 12 apartments, each thoughtfully designed to maximize comfort and natural light. The building offers features, ensuring convenience for residents.

The GF features 4 duplexes, with spacious layouts & premium finishes. The first floor features 2 apartments, same as the 2<sup>nd</sup>, & 3<sup>d</sup> floor, with a wonderful penthouse on the top floor. All of the apartments provide breathtaking sea views.

Residents can enjoy this city, a serene retreat designed for relaxation and social gatherings.



# PIRAEUS, GREECE

Live in a dreamspace.

# PORTSIDE RESIDENCES

FLOOR	SQM	DUPLEX	ROOMS	BATHROOM	TERRACE & BALCONY	DESCRIPTION
GF - A1	39	YES	1	1.5	1 BALCONY 2.5SQM	FRONT
GF - A2	46.5	YES	2	2	1 BALCONY 2.5SQM	FRONT
GF - A3	34	YES	1	1	2 VERANDA 4 SQM EACH	BACK
GF - A4	38	YES	2	1	2 VERANDA 4 SQM EACH	BACK
1ST - B1	43	-	2	1	1 BALCONY 6 SQM	FRONT WITH SEA VIEW
1ST - B2	51	-	2	1	1 VERANDA 3.5 SQM	BACK
2ND - C1	43	-	2	1	1 BALCONY 6 SQM	FRONT WITH SEA VIEW
2ND - C2	51	-	2	1	1 VERANDA 3.5 SQM	BACK

# PORTSIDE RESIDENCES

FLOOR	SQM	DUPLEX	ROOMS	BATHROOM	TERRACE & BALCONY	DESCRIPTION
3D - D1	43	-	2	1	1 BALCONY 6 SQM	FRONT WITH SEA VIEW
3D - D2	50	-	2	1	1 VERANDA 3.5SQM	BACK WITH SIDE VIEW
PENT - P1	36	-	OPEN SPACE 1+1	2	TERRACE 16 SQM	FRONT WITH SEA VIEW AND FIRE PLACE WITH JACCUZI AND BARBECUE
PENT - P2	44	-	2	2	1 VERANDA 3.5SQM	BACK WITH SIDE VIEW



# Ground Floor Furnished Plans





# Mezzanine Furnished Plans





1st Floor  
Furnished Plans





# 2nd Floor Furnished Plans



THIRD FLOOR




# 3d floor Furnished Plans





# Penthouse Furnished Plans





Do something today that  
your future self will thank you for.

Our actions and decisions today will shape the way we will be living in the future.

E.C







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