



Serviced Apartments

Piraeus, Greece

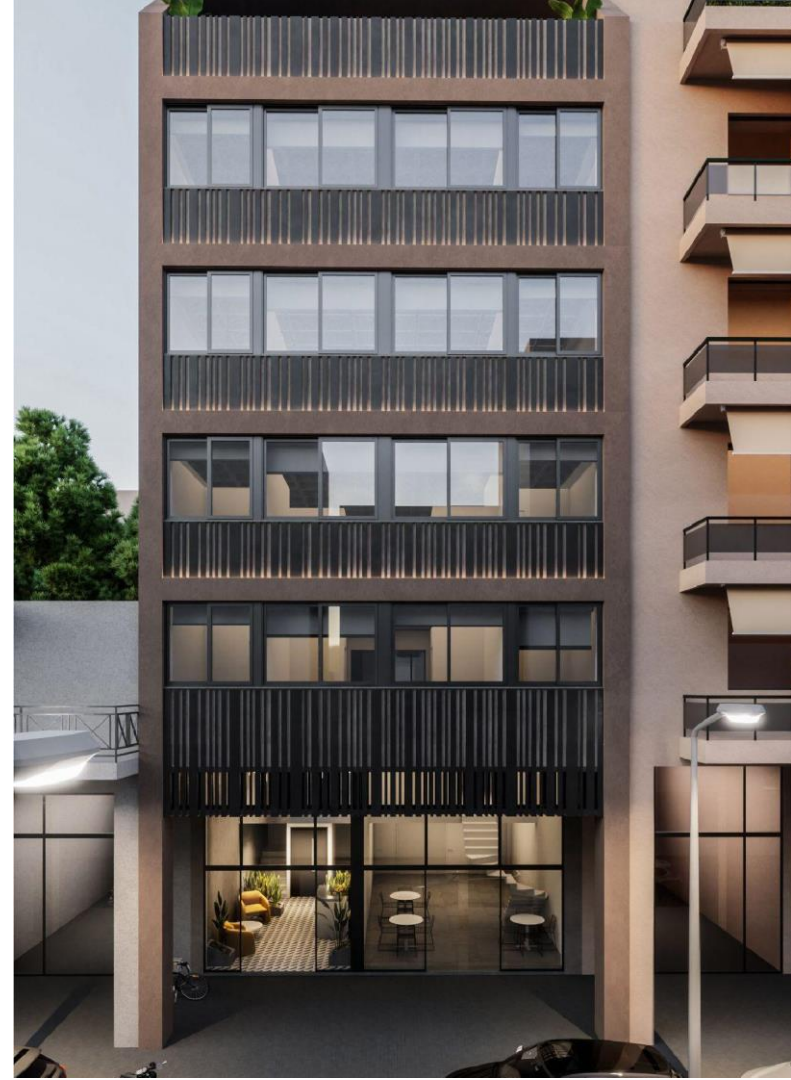


Marc Julovich
International Realty
Since 1844

F7 Serviced Apartments: Fully Automated & Self Serviced Apart-Hotel

The fully automated, self-serviced apart-hotel project in Piraeus represents a cutting-edge investment in one of Greece's most strategic and economically vibrant locations, Piraeus. By integrating advanced automation technologies, this project sets a new standard for modern accommodations, providing a unique blend of autonomy and comfort typical of apartment living, combined with the seamless and efficient services of high-end hotels.

This development offers significant investment benefits, featuring fully furnished, turnkey apartments that are professionally serviced and managed to ensure optimal investment returns. Investors can expect a hassle-free experience, with all aspects of property management handled to maximize profitability.





Why This Investment is Unique: Recent changes in Greek law have raised the Golden Visa minimum investment to €800,000. However, a key exception directly benefits our project.

If a property previously served commercial purposes, such as an office or industrial facility, and the developer successfully converts it to residential use, the **Golden Visa minimum remains €250,000**. This rare opportunity applies to few properties under this favorable threshold.

F7 Serviced Apartments, originally a commercial office building, has been transformed into a compliant residential building. This conversion allows investors to qualify for the Golden Visa at the lower €250,000 investment, a significant advantage in the current legal landscape.

Opportunities like this are limited, and Greek regulations are frequently updated. This could be one of the last chances to secure a Golden Visa at this reduced investment level.



Piraeus: A Vibrant Port City with a Growing Real Estate Market

Piraeus, located within the urban area of Athens, is renowned as

It serves as a crucial hub for trade, maritime activities, and tourism, connecting the Greek mainland with its islands and the broader Mediterranean region.

The heart of Piraeus beats with a lively local market that reflects the city's rich maritime history and cultural diversity.

The central market area buzzes with activity, offering fresh produce, seafood, and an array of local goods.

Small shops and street vendors add to the colorful tapestry of commerce in Piraeus, making it a destination for both locals and visitors seeking authentic Greek experiences.

the primary port city of Greece.



Piraeus - Offices & Business Environment

The business landscape in Piraeus is rapidly evolving, with the city increasingly becoming a commercial hub.

The redevelopment of the port area, part of a multi-billion euro investment, has attracted a variety of businesses, transforming Piraeus into a key center for trade and commerce in the region.

The mix of traditional office spaces and modern business facilities caters to a diverse array of enterprises, from local startups to international corporations.

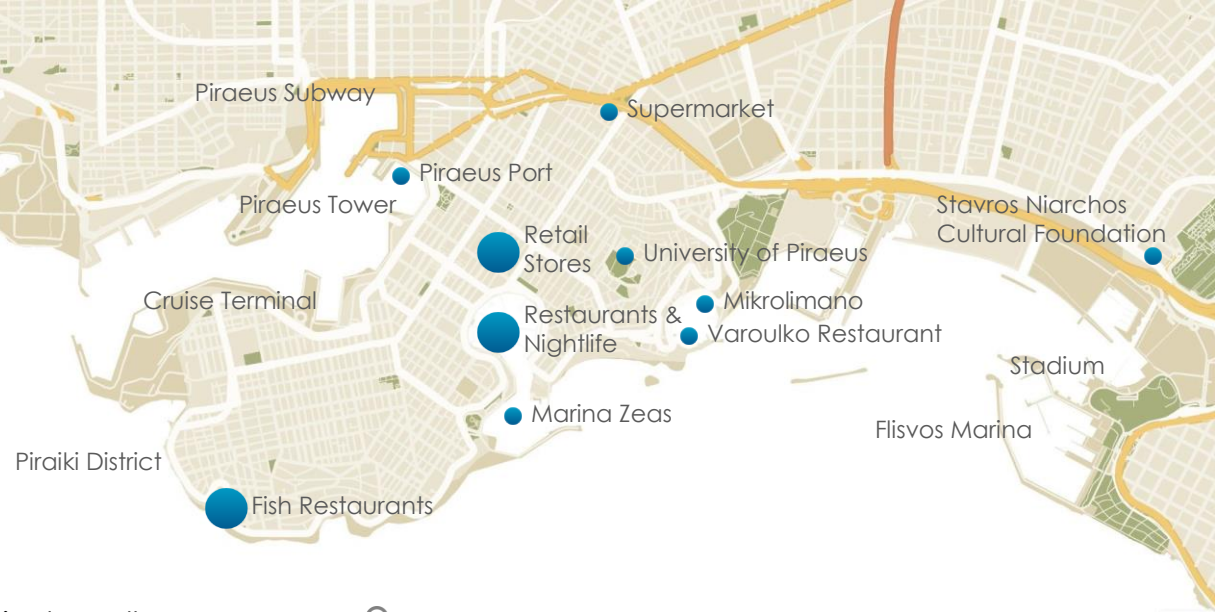
New developments in office spaces have brought up to **7.000 new employees in Piraeus since 2021**.

Notable is the addition of the **Piraeus Tower**, a new project which will add to the city **4.000 new employees** currently occupied mostly in the centre and the northern suburbs of Athens.



Prime Location of F7 Serviced Apartments

Piraeus is well-connected to the rest of Athens and the Attica region through an extensive public transportation network.



The Piraeus metro station is just an 8 minute walk away from the project. It's part of the Athens Metro Line 1, links the city to central Athens in



under 30 minutes.



Ongoing infrastructure development projects aim to make Piraeus a city, in which a resident can reach its center within 10 minutes.

The port of Piraeus is the largest passenger port in



Piraeus Tower 4,000 employees 10 minutes walking Europe,

Project Overview



serving over 20 million passengers annually, primarily to the Aegean islands.

Fully Automated Available



Units Self-serviced

14 1 BD Apartments

Shared Gym 1 2 BD



Penthouse



**Luggage Storage
for guests**

1 Commercial Space

Investment Profile

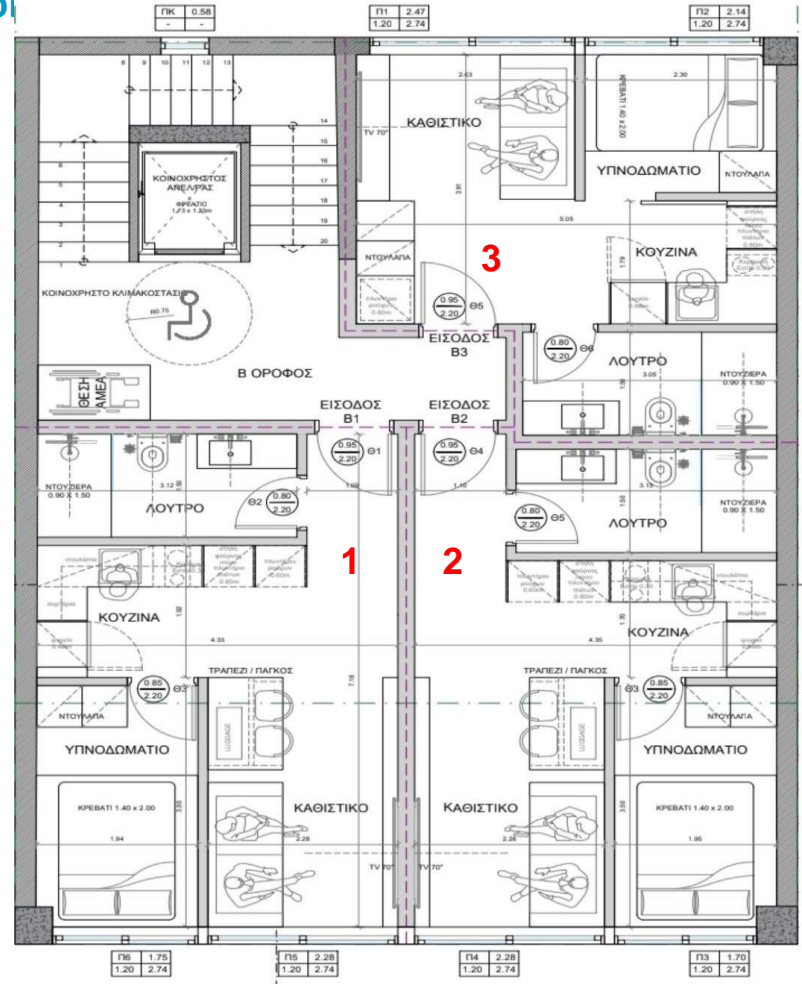
Prices starting from



€ 250.000 euros

 High ROI (%)

Typical Floor Plan: Three 1 Bedroom



From the 1st to the 4th floor, each floor is almost identical to the other floors:

Unit #1: This 1-bedroom apartment features a smart design of space with an open-plan kitchen, and a bathroom. It measures **36 sqm** of net internal space. On the facade of the building.

Unit #2 : The 1-bedroom apartment includes a separate bedroom from the living room, an open-plan kitchen, and a bathroom. It offers **35 sqm** of net internal space. On the facade of the building.

Unit # 3: This smartly designed apartment features 1 bedroom and 1 bathroom, an open-plan kitchen, and measures **29 sqm** of net internal space. On the rear of the building.

A modern, minimalist apartment interior. The space features a white dining table with two metal chairs, a white sofa, and a kitchen area with a refrigerator and wooden cabinetry. The ceiling has a grid pattern with recessed lighting. A large window provides natural light. The overall aesthetic is clean and contemporary.

**Units 1 & 2 - Facade
1 Bedroom Apartments**







ejneog











Unit 3 - Rear
1 Bedroom Apartments







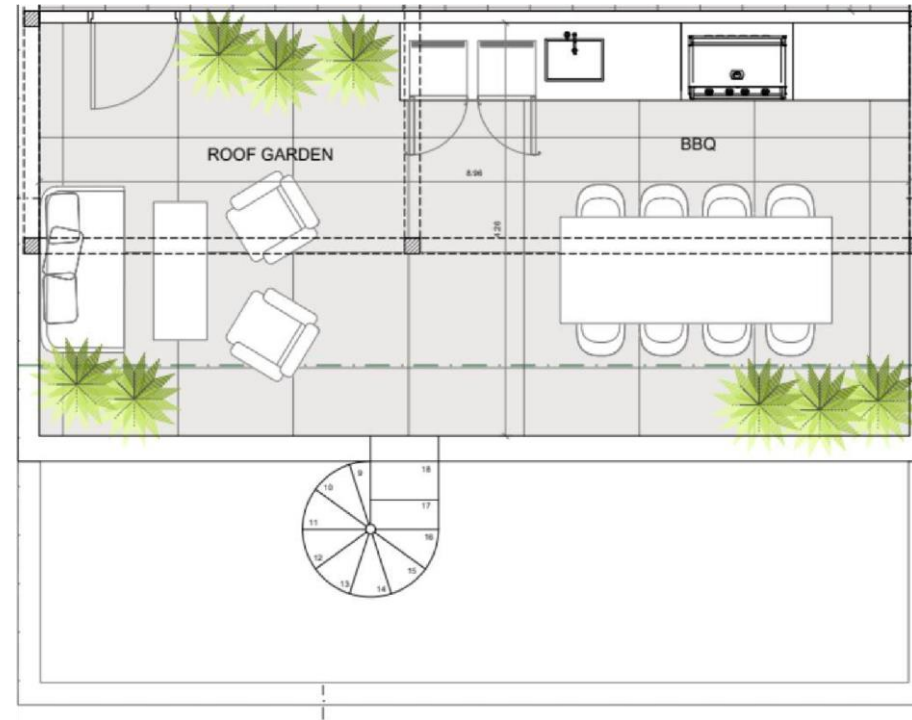
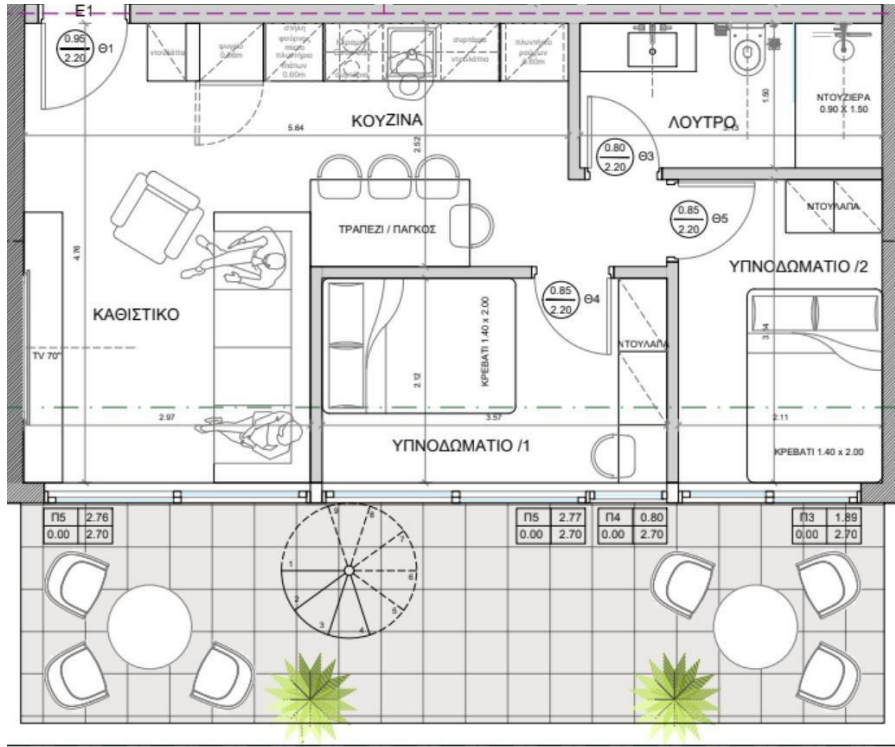






The Penthouse: With Private Roof

This unique penthouse offers 48 sqm of luxurious living space and an additional 40 sqm private roof terrace with a pergola and BBQ. Enjoy breathtaking panoramic views of Athens and the entire city. The well-designed layout includes 2 bedrooms and 1 bathroom, maximizing comfort and functionality. The private rooftop is perfect for relaxation and entertainment.





Unit E - Facade
2 Bedroom Penthouse



















gorenje

TISIA

TISIA

TISIA









Shared Gym Facility





Shared Lockers For Guests





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Interesting?

Call our Local Agent

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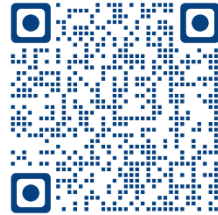
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