



VITRUVIUS  
DEVELOPMENT | INVESTMENT

# Buena Vista

NEOSSOIKON 50





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## About us

Since its inception in 2018, Vitruvius has swiftly carved a niche in the vibrant real estate landscape of Greece. At the heart of our success lies a portfolio of eight distinctive projects, each one a testament to our commitment to diversity and excellence. As we speak, **we are actively bringing to life another 2000 m<sup>2</sup> of innovative spaces**. But that's just the beginning; we're setting the stage for an impressive **5000 m<sup>2</sup>** through **6 upcoming projects**, each strategically situated in the eclectic urban tapestry of Athens.

**We don't just develop properties; we craft investment opportunities that resonate with your aspirations.**

Our comprehensive suite of services extends beyond the build, guiding you seamlessly through the Residence Permit application process via the Golden Visa program and into the realm of after-sales care and property management.

With Vitruvius, you're not just investing in real estate; you're embracing a lifestyle of luxury and ease, backed by a team that's as invested in your satisfaction as you are in our properties. Welcome to Vitruvius – where your Greek odyssey begins.



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# Buena Vista

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**7 floors**

Ground to loft

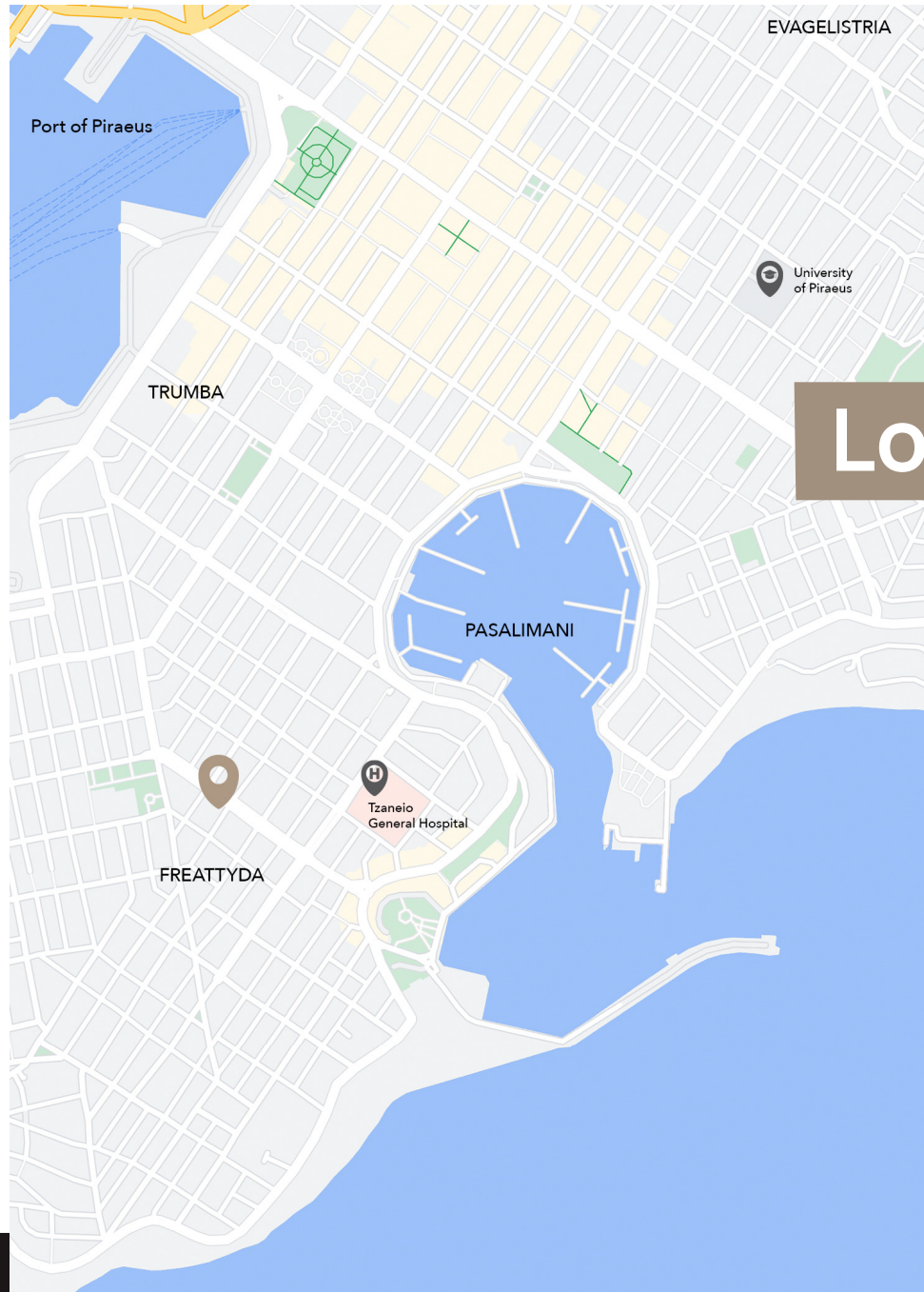
**17 Apartments**

22.64 – 72.74 m<sup>2</sup>

**767,61 total m<sup>2</sup>/building surface**

The **building** is a testament to the legacy of Zozef Terjivasion (born in Afion Karahisar, 1915), the building's original owner, a name synonymous with the finest craftsmanship in Greek traditional stringed instruments. His work resonates through the melodies that have shaped the soundscape of Greek music, leaving an indelible mark on the nation's cultural heritage.





# Location

## Neighborhood

In ancient Greek, Neossoikon (the name of the street) means "sheltered dock for storing ships", which reveals the proximity to the sea and gives a foretaste to the building's future residents that most of them will enjoy a stunning and unobstructed sea view.

## Area

This wider area of Piraeus is called Freattyda and has always been the epicenter of life, trade, and events in all the stages of the long history of Piraeus. Not by chance, the port of Freattyda was chosen by the ancient Greeks for the import of the grain Zeas, from where it got the name, Marina Zeas, as well as later, during the Turkish occupation, from the Pasa as the main port of the Turkish ships, from where it got the name Pasalimani. Moving on to today, the area remains the absolute center of Piraeus life as the marina is now surrounded by a series of award-winning restaurants, cafes, shops, and museums declaring Freattyda a unique meeting point of modernity and Greek tradition.

An aerial photograph of the Piraeus harbor in Athens, Greece. The harbor is filled with numerous white yachts and boats docked at the piers. The surrounding city is densely packed with buildings, and a beach is visible on the right side of the harbor. The water is a deep blue-green color.

# Who lives in Piraeus



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Both Piraeus and this particular project can find their **audience** among the following **categories**

- ▶ **People who want to live in an affordable area of the Athenian Riviera** which is also a huge commercial center.
- ▶ **Employees of the hundreds of companies** (shipping, trading, global service centers) that have their headquarters in Piraeus choose to have their residence there.
- ▶ **Employees and visitors of the two major hospitals of Piraeus** like living in this area which is both close to the hospitals and at the same time so vivid.
- ▶ A very popular and with active presence category, **tourists**. They are mostly "short-term" residents who seem to love Piraeus very much. Always, after exploring the historical center of Athens, tourists choose to spend a few days in Piraeus to visit the archaeological sites, museums, and enjoy the sea breeze, taste the Piraeus seafood cuisine, and of course, be close to the port of Piraeus, the main hub to the Greek islands.



# Points of interest

**1700m**  
Piraeus Port

**1500m**  
Municipal Theater

**1200m**  
Metro Station

**1300m**  
Piraeus University

**1500m**  
Hellenic Naval Academy

## Buena Vista

**550m**  
Public Elementary School

**300m**  
Bus Stop

**450m**  
Archaeological Museum of Piraeus

**300m**  
Tzaneio General Hospital

**550m**  
Metaxa Public Cancer Hospital

**600m**  
Marina Zeas

**400m**  
Supermarket



# The apartments

## GROUND FLOOR

G1	73.29m <sup>2</sup>
G2	50.77m <sup>2</sup>
G3	42.41m <sup>2</sup>

## 1<sup>ST</sup> FLOOR

A1	50.71m <sup>2</sup>
A2	22.64m <sup>2</sup>
A3	48.48m <sup>2</sup>

## 2<sup>ND</sup> FLOOR

B1	50.76m <sup>2</sup>
B2	25.15m <sup>2</sup>
B3	48.73m <sup>2</sup>

## 3<sup>RD</sup> FLOOR

C1	50.76m <sup>2</sup>
C2	25.15m <sup>2</sup>
C3	48.73m <sup>2</sup>

## 4<sup>TH</sup> FLOOR

D1	50.76m <sup>2</sup>
D2	25.15m <sup>2</sup>
D3	48.73m <sup>2</sup>

## 5<sup>TH</sup> FLOOR

E1	35.86m <sup>2</sup>
E2	69.53m <sup>2</sup>



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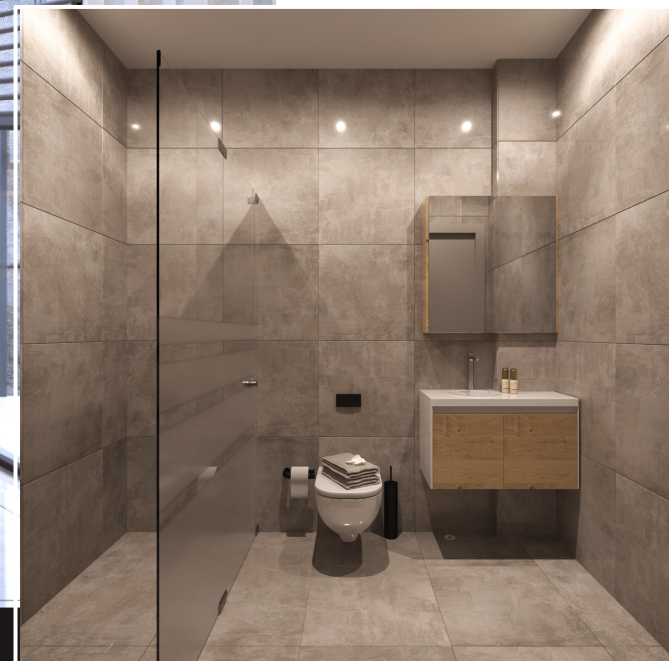


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Ground floor



Loft



Neossoikon Str.



# Ground Floor

## Studio Apt G1

Bedroom	1
Bathroom	1
WC	1
Living Area	73.29 m <sup>2</sup>
Yard	4.57 m <sup>2</sup>

**Fully furnished and equipped:**

- 1 double bed
- 1 wardrobe
- Night-tables
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- 1 dining table with chairs
- Bathroom equipment (toilet + basin + shower cabin)
- WC equipment (basin + toilet)
- 1 wardrobe with laundry (washing machine)
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units



## Ground floor



# Ground Floor

## Studio Apt G2

Bedroom	1
Bathroom	1
Living Area	50.77 m <sup>2</sup>
Veranda	3.45 m <sup>2</sup>

### Fully furnished and equipped:

- 1 double bed
- 1 wardrobe
- Night-tables
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- 1 dining table with chairs
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units



## Loft



Neossoikon Str.

## Ground floor



## Loft



Neossoikon Str.



# Ground Floor

## Studio Apt G3

Bedroom	1
Bathroom	1
Living Area	42.41 m <sup>2</sup>

### Fully furnished and equipped:

- 1 double bed
- 1 wardrobe
- Night-tables
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- 1 dining table with chairs
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units



# 1st Floor

Apt A1



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Bedroom	1
Bathroom	1
Living Area	50.71 m <sup>2</sup>
Balcony	4.67 m <sup>2</sup>



Neossoikon Str.

## Fully furnished and equipped:

- 1 double bed
- 1 wardrobe
- Night-tables
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- 1 dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units

# 1st Floor

Apt A2



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## Studio Apartment

Bathroom	1
Living Area	22.64 m <sup>2</sup>
Balcony	6.53 m <sup>2</sup>



Neossoikon Str.

### Fully furnished and equipped:

- 1 double bed
- Night-table
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- 1 dining table with chairs
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini-fridge
- 1 a/c unit

# 1st Floor

Apt A3



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Bedroom	1
Bathroom	1
Living Area	48.48 m <sup>2</sup>
Balcony	13.88 m <sup>2</sup>



Neossoikon Str.

## Fully furnished and equipped:

- 1 double bed
- 1 wardrobe
- Night-tables
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- 1 dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units

# 2<sup>nd</sup> - 3<sup>rd</sup> - 4<sup>th</sup> Floor

Apt B1-C1-D1



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Bedroom	1
Bathroom	1
Living Area	50.76 m <sup>2</sup>
Balcony	5.38 m <sup>2</sup>



Neossoikon Str.

## Fully furnished and equipped:

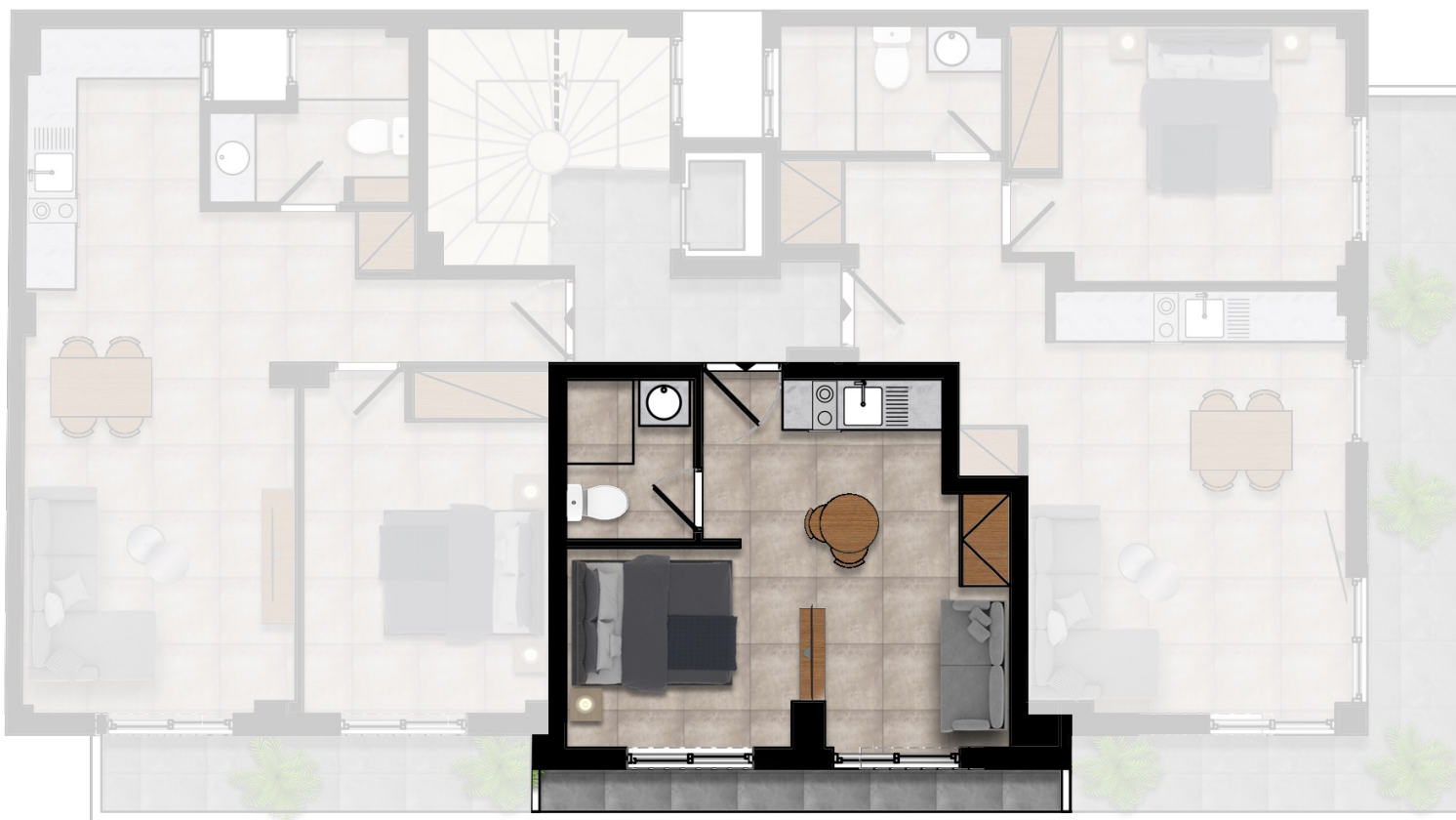
- 1 double bed
- 1 wardrobe
- Night-tables
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- 1 dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units

# 2<sup>nd</sup> - 3<sup>rd</sup> - 4<sup>th</sup> Floor

Apt B2-C2-D2



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## Studio Apartment

Bathroom	1
Living Area	25.15 m <sup>2</sup>
Balcony	4.04 m <sup>2</sup>



Neossoikon Str.

### Fully furnished and equipped:

- 1 double bed
- Night-table
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- 1 dining table with chairs
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini-fridge
- 1 a/c unit



# 2nd - 3rd - 4th Floor

Apt B3-C3-D3



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Bedroom	1
Bathroom	1
Living Area	48.73 m <sup>2</sup>
Balcony	14.36 m <sup>2</sup>

Neossoikon Str.

## Fully furnished and equipped:

- 1 double bed
- 1 wardrobe
- Night-tables
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- 1 dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units

# 5<sup>th</sup> Floor

Apt E2



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Neossoikon Str.

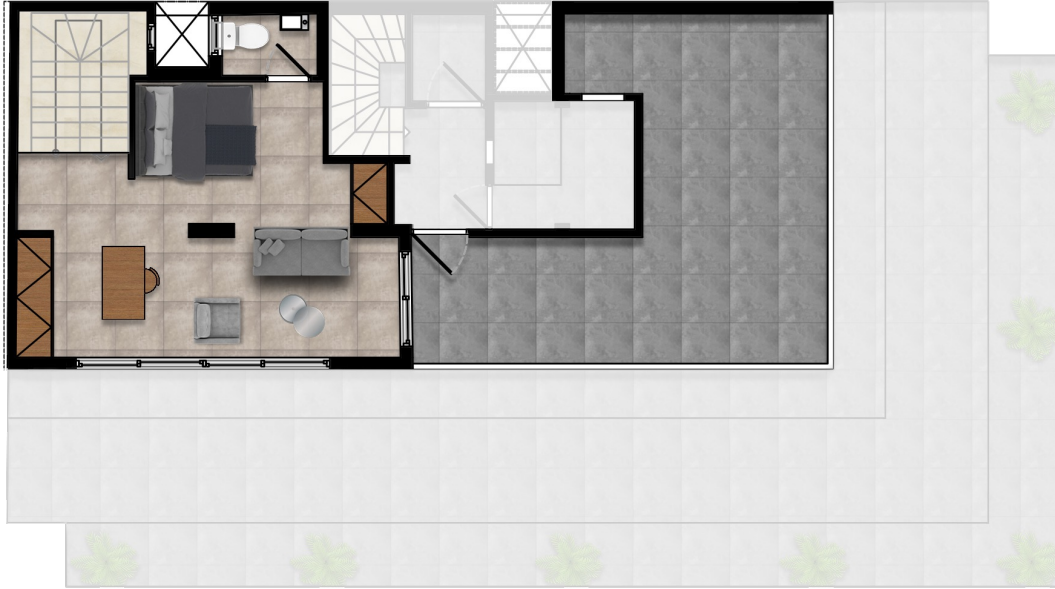
Bedroom	1
Bathroom	1
Living Area	35.86 m <sup>2</sup>
Balcony	60 m <sup>2</sup>



## Fully furnished and equipped:

- 1 double bed
- 1 wardrobe
- Night-tables
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- Bathroom equipment (toilet + basin + shower cabin)
- 1 dining table with chairs
- 1 washing machine
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units

## 6th floor



## 5th floor



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# 5<sup>th</sup> – 6<sup>th</sup> Floor

## Duplex - Apt E1

Bedroom	1
Bathroom	1
Living Area	69.53 m <sup>2</sup>
Balcony	21.37 m <sup>2</sup>
Roof Terrace	29.63 m <sup>2</sup>

### Fully furnished and equipped:

- 1 double bed
- 1 wardrobe
- 1 sofa
- 1 coffee table
- TV console
- 1 TV
- 1 dining table with chairs
- Bathroom equipment (toilet + basin + shower cabin)
- 1 wardrobe with laundry (washing machine)
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Fridge
- 2 a/c units

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Property management  
Residence permit



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