



VITRUVIUS
DEVELOPMENT | INVESTMENT



Park Side Suites

NEORION 113



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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 m² of innovative spaces.** But that's just the beginning; we're setting the stage for an impressive **5000 m²** 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.



Park Side Suites

NEORION 113

6 floors

Ground to loft

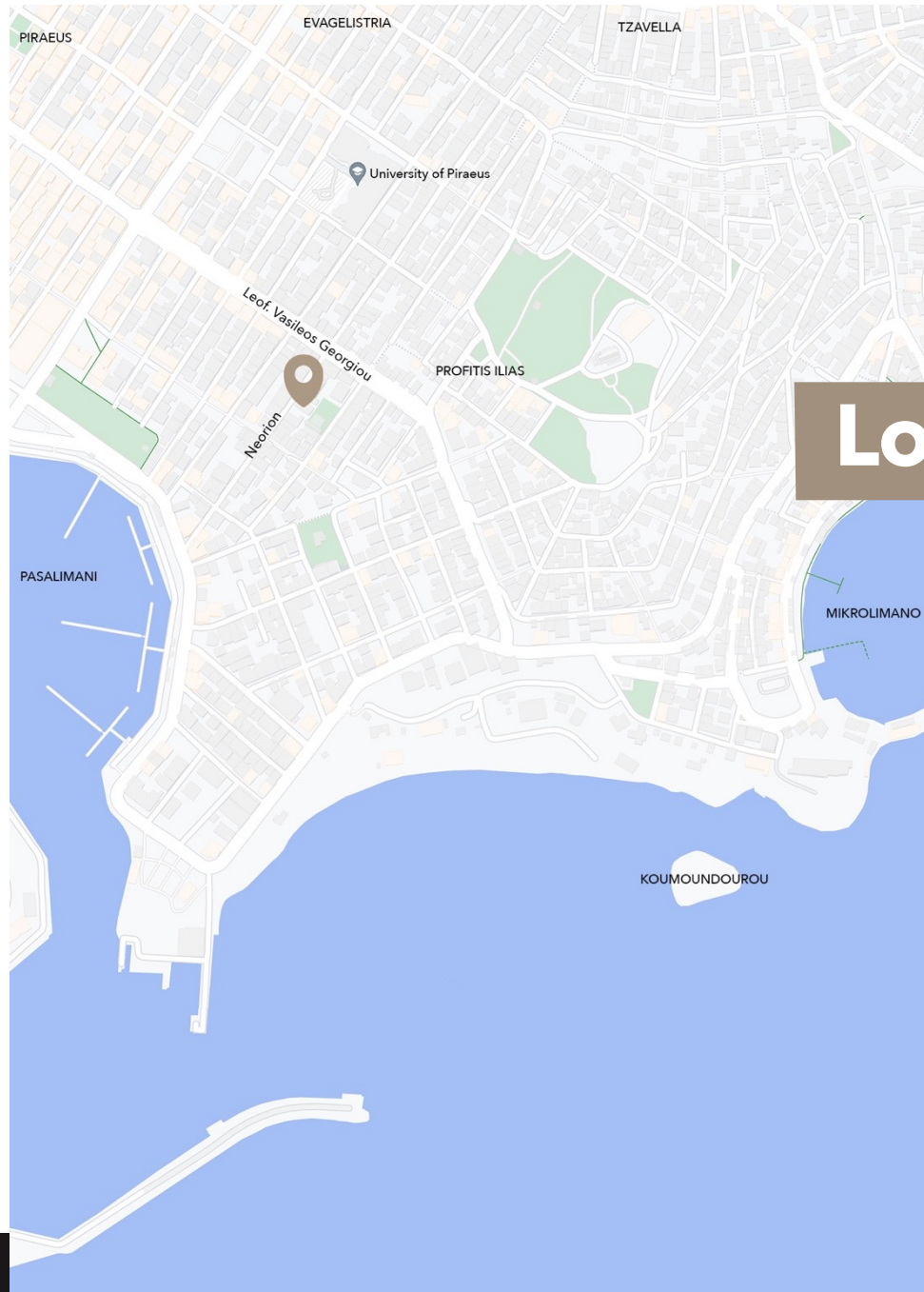
10 Apartments

24 - 56 m²

339,89 total m²/building surface



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Location

Immerse yourself in the captivating allure of Piraeus, where every street tells a story and every neighborhood holds a piece of history. This vibrant port city, with its rich **maritime heritage**, invites you to step into a world of enchantment and possibility.

Picture yourself in **Pasalimani**, the **second-largest and most historic port of Piraeus**. In ancient times, this circular harbor was the largest of Athens' three war ports, a testament to its strategic importance. Today, Pasalimani pulses with a lively energy, a hub of entertainment and leisure that will transport you back to a bygone era.

Stroll along the iconic Tryfonos Moutsopoulou coastal street, where historic cafes and bustling department stores line the waterfront. Sip a cup of coffee amidst the vibrant atmosphere, and watch as the world goes by. Or find your way to the expansive **Kanaris square**, opposite the Ministry of Merchant Shipping, where the aroma of freshly brewed coffee mingles with the sounds of laughter and chatter. This is the heart of Pasalimani's entertainment scene, **a place that comes alive day and night**.



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Pasalimani truly comes alive in the summer, when the warmth of the sun and the sounds of the sea combine to create an atmosphere of pure magic. Imagine finding your dream home in this idyllic location, where every day is a new adventure. Whether you're a history buff, a culture vulture, or simply someone who loves the **beauty and tranquility of the Mediterranean**, Pasalimani has something to offer.

So why not discover Pasalimani for yourself? Dive into the captivating world of this historic port city, and find your perfect home amidst the enchantment.

Vitruvius Development is offering an amazing building, located in Pasalimani. Just 250m away from Pasalimani (aka Zeas Marina).

This development sits between a cozy road and a **public park with playground**. The Upper floors, enjoy **exposure to direct sunlight**, airy atmosphere and **unobstructed views** due the adjacent park.

This brand new development offers an unparalleled level of convenience, offering **10 apartments**, turn key investments, **fully furnished with appliances**. The **prime location** and luxurious finishes make these apartments highly desirable for tenants, promising **steady returns for investors**. No property management headaches, fully furnished and ready to rent, in a prime location with skyrocketing demand.

Act fast to secure a prime investment in a thriving location before it's too late

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



Park Side Suites

450m

Piraeus University

300 m

Municipal Playground

600m

Metro Station

450 m

Veakio Theater

700m

Municipal Theatre
of Piraeus

500m

Votsalakia beach

1000m

Archeological
Museum of Piraeus

250m

Pasalimani Harbour

700m

Public Swimming pool

1600m

Maritime Museum

1100m

Tzaneio Public Hospital

1200m

Mikrolimano Harbour



The apartments

GROUND FLOOR

G1	40,01 m ²
G2	28,79 m ²

1ST FLOOR

A1	37,6 m ²
A2	29 m ²

2ND FLOOR

B1	37,6 m ²
B2	29 m ²

3RD FLOOR

C1	36,79 m ²
C2	24,77 m ²

4TH FLOOR

D1	48,73 m ²
D2	56,39 m ²



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Ground Floor

Apt G1

Bedroom	1
Bathroom	1
Living Area	40,01 m ²

Fully furnished and equipped:

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





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Ground Floor

Apt G2

Studio Apartment

Bathroom	1
Living Area	28,79 m ²

Fully furnished and equipped:

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





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1st - 2nd Floor

Apt A1 - B1

Bedroom	1
Bathroom	1
Living Area	37,6 m ²
Yard/Balcony	17,25 m ²

Fully furnished and equipped:

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





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1st - 2nd Floor

Apt A2 - B2

Bedroom	1
Bathroom	1
Living Area	29 m ²
Yard/Balcony	1,95 m ²

Fully furnished and equipped:

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





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3rd Floor

Apt C1

Bedroom	1
Bathroom	1
Living Area	36,79 m ²
Yard/Balcony	12,5 m ²

Fully furnished and equipped:

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





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3rd Floor

Apt C2

Bedroom	1
Bathroom	1
Living Area	24,77 m ²
Yard/Balcony	5,89 m ²

Fully furnished and equipped:

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

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4th Floor

Apt D1 (Duplex)

Bedroom	1
Bathroom	1
WC	1
Living Area	48,73 m ²
Yard/Balcony	10,85 m ²

Fully furnished and equipped:

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



Neorion Str.





4th Floor

Apt D2 (Duplex)

Bedroom	1
Bathroom	1
WC	1
Living Area	56,39 m ²
Yard/Balcony	8,58 m ²

Fully furnished and equipped:

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

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Investment
Real estate development
Property management
Residence permit



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