



VITRUVIUS
DEVELOPMENT | INVESTMENT

The Smart Piraeus

MENELAOU 48





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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.



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The Smart Piraeus

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Experience the epitome of sophistication at "Smart" Piraeus, an exclusive boutique residence that redefines luxury living. Comprising just four magnificent units, each occupying an entire floor, this architectural marvel combines sleek, minimalist design with cutting-edge, eco-conscious technologies to elevate your lifestyle with unparalleled ease and elegance.

4 Smart Floor Apartments

42 - 53 m²

Furnished units with cutting-edge, eco-conscious technologies

Smart features

- Smart a/c units
- Smart washing machine
- Water heating smart controller
- Light control (light automation

including scenarios)

Eco-conscious features

- External Thermal Insulation.
- Solar panels.





Location

Piraeus

Nestled in the heart of Piraeus, amidst the vibrant tapestry of Piraeus, lies the captivating quarter of Maniatika.

They don't just rest on the laurels of its picturesque charm; they stand proudly connected to the pulse of the city through Line 3 of the Athens Metro. Since its grand opening on October 10, 2022, the station has been a gateway, whisking residents and visitors alike on a swift journey from Nikaia to Dimotiko Theatro, ensuring that an astounding 85% of Athens is just a heartbeat away.

Geographically cradled between the neighborhoods of Tabouria, Kaminia, and Kokkinia, Maniatika's spirit is etched in its name – a homage to the Maniates, who, as the 19th century waned, sought refuge and prosperity at the bustling port. They planted their roots near the commanding hill of Vokos, where the sea's horizon met the sky, a constant reminder of their maritime heritage.

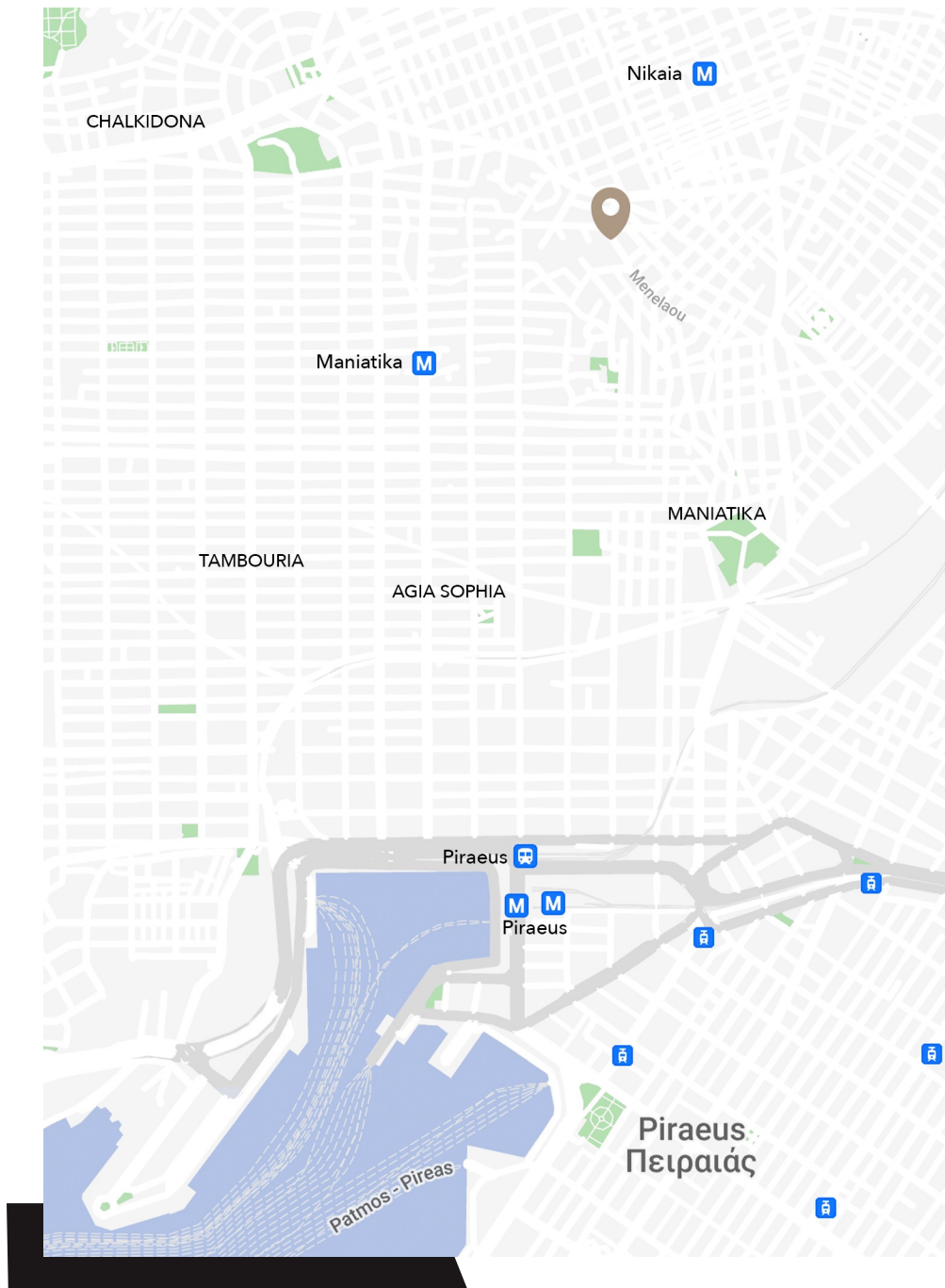
Maniatika is more than just a neighborhood; it's an experience. Alive with safety and buzzing with energy, it's a place where the past dances with the present—a truly engaging corner of the world waiting to be explored.



Maniatika: Preserving Community Spirit in Piraeus

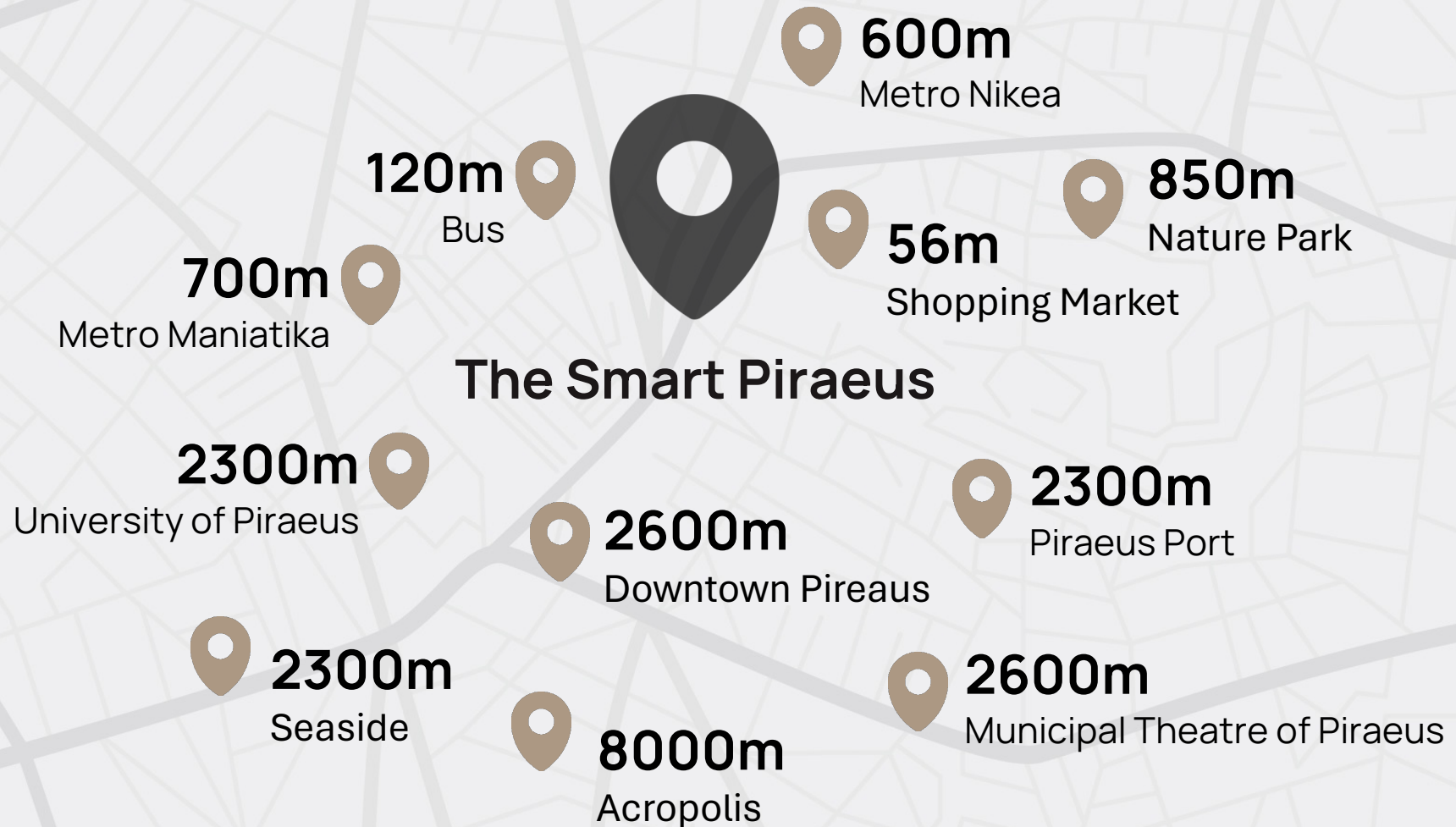
The tranquil ambiance of Maniatika remains steadfast, a quality cherished by locals. Similarly, the neighborhood maintains its local charm, populated by generations of Piraeus residents with strong ties to the Peloponnese, particularly Mani.

Maniatika's low-rise buildings reflect its familial atmosphere. This sense of community fosters warm relations among neighbors, a rarity in bustling city centers. Scenes of traditional Greek coffee gatherings on balconies or sidewalks remain a cherished sight. The former industrial hub of Agios Dionysios lies nearby, now transformed into a vibrant area bustling with new office spaces, residences, galleries, and dining spots.





Points of interest





The apartments

1ST FLOOR

A1	53.85m ²
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2ND FLOOR

B1	53.85m ²
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3RD FLOOR

C1	51.04m ²
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4TH FLOOR

D1	42.3m ²
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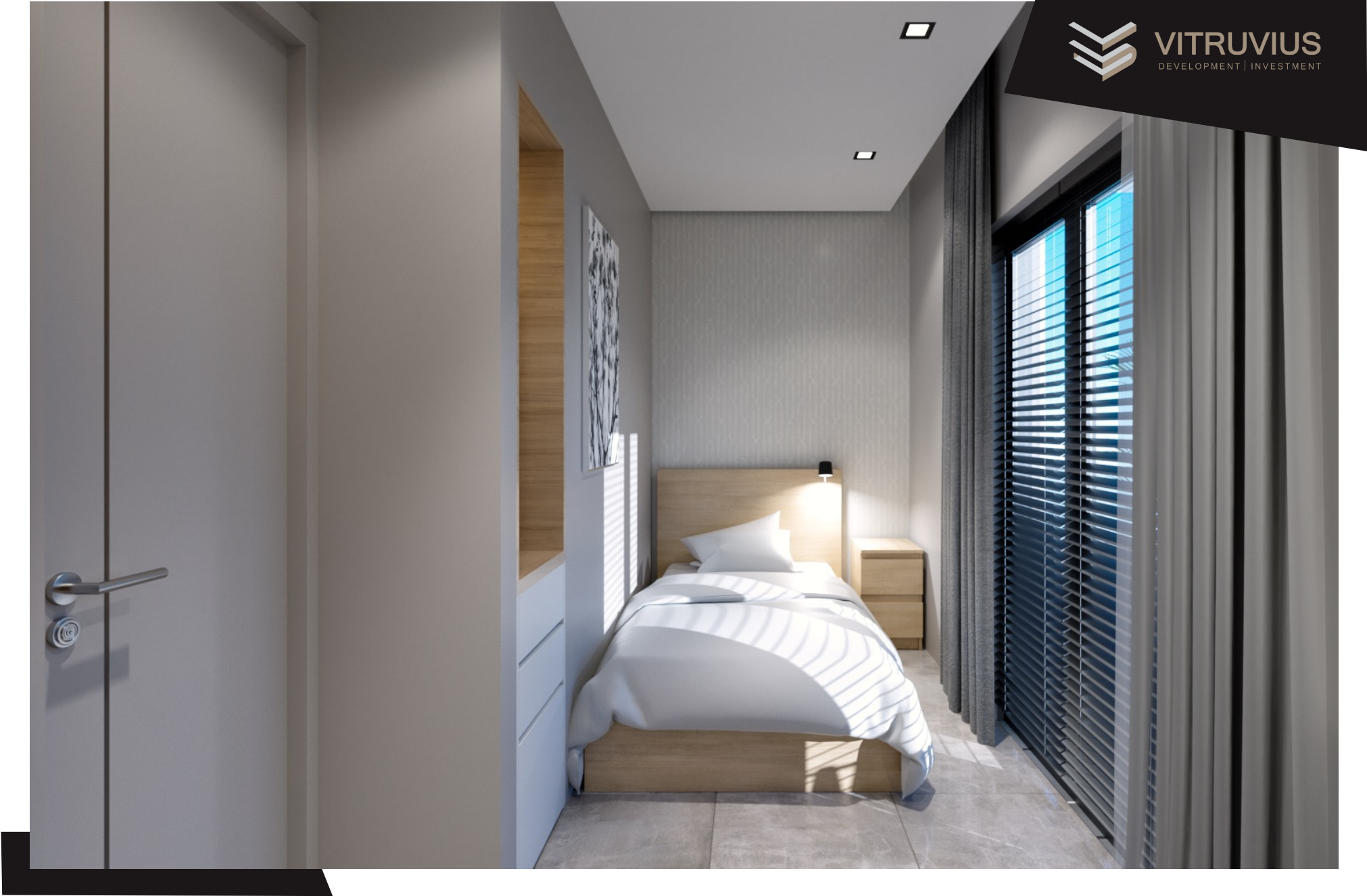


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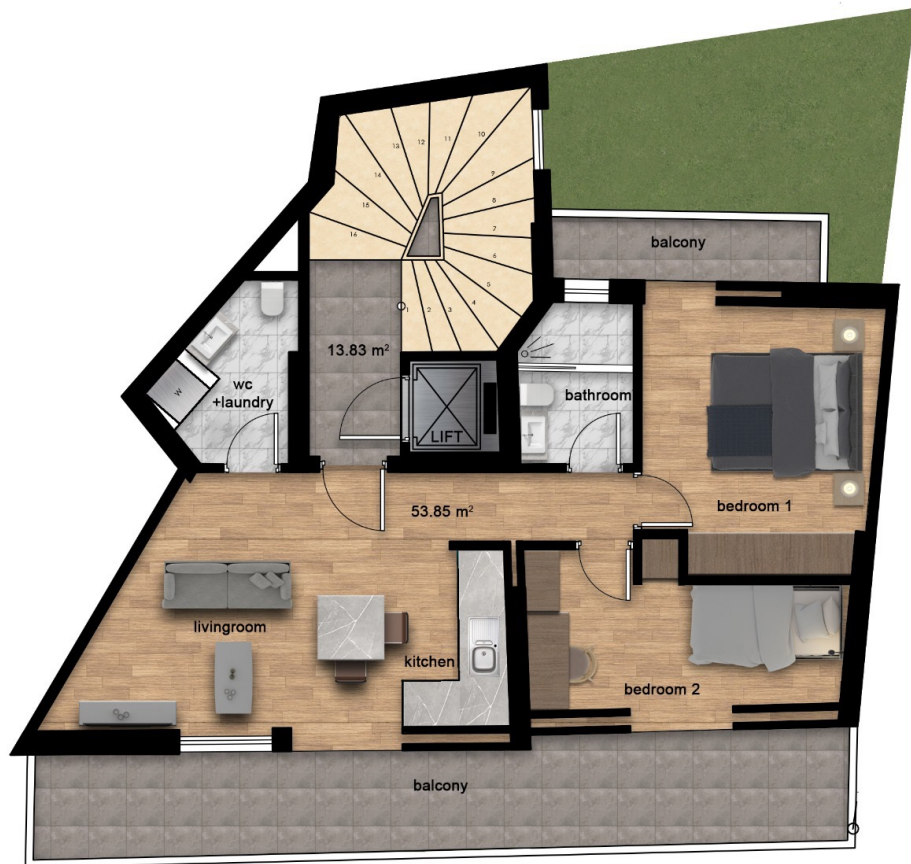


1st Floor

Apt A1



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Menelaou Str.



Bedroom	2
Bathroom	1
Living Area	53.85 m ²
Balconies	2
Front balcony	15.91 m ²
Back balcony	3.23m ²
Basement Storage	3.17 m ²

Fully furnished and equipped:

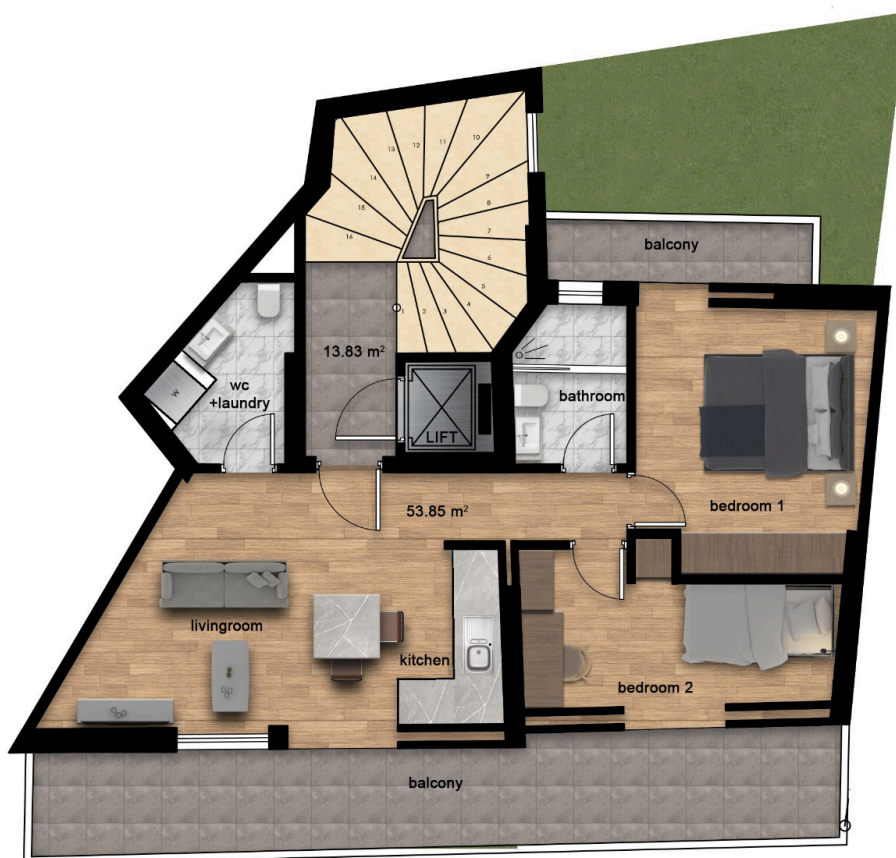
- 1 double bed
- 1 single bed
- Night-tables
- 1 sofa
- 1 coffee table
- 1 dining table with chairs
- TV console
- 1 TV
- Bathroom equipment (toilet + basin + shower cabin)
- WC with laundry equipment (basin + toilet + washing machine)
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- 3 a/c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

2nd Floor

Apt B1



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Menelaou Str.



Bedroom	2
Bathroom	1
Living Area	53.85 m ²
Balconies	2
Front balcony	15.91 m ²
Back balcony	3.23m ²
Basement Storage	4.63 m ²

Fully furnished and equipped:

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

3rd Floor

Apt C1



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Menelaou Str.



Bedroom	2
Bathroom	1
Living Area	51.04 m ²
Balconies	2
Front balcony	18.72 m ²
Back balcony	3.23m ²
Basement Storage	5.80 m ²

Fully furnished and equipped:

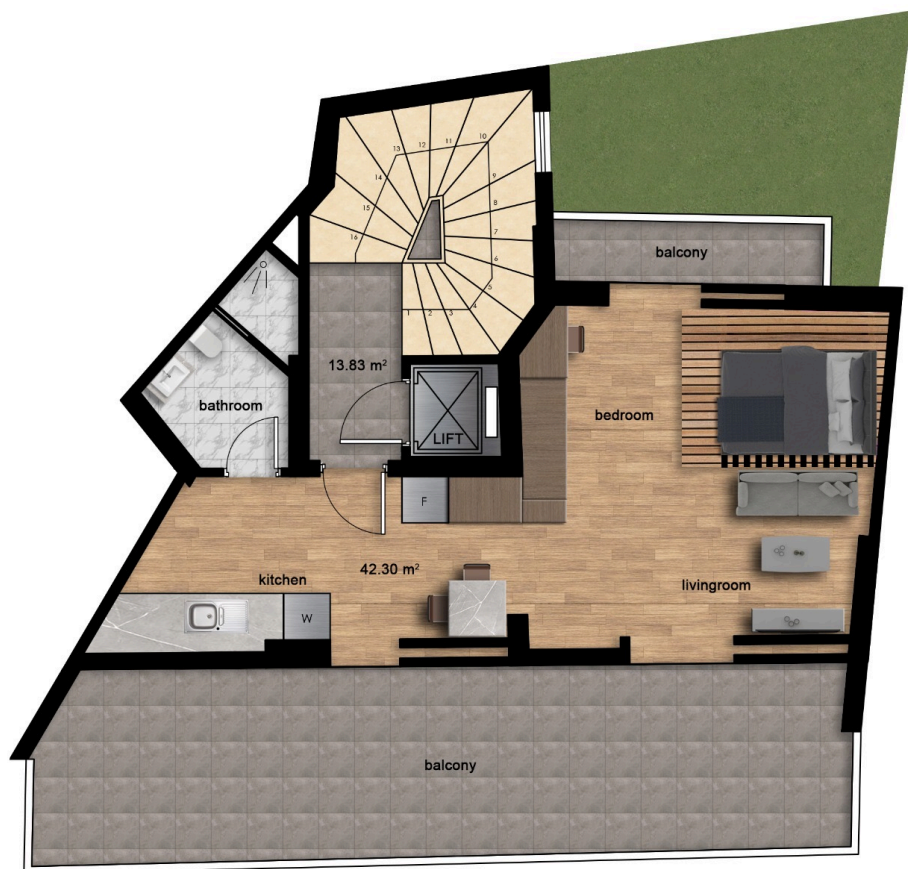
- 1 double bed
- 1 single bed
- Night-tables
- 1 sofa
- 1 coffee table
- 1 dining table with chairs
- TV console
- 1 TV
- Bathroom equipment (toilet + basin + shower cabin)
- WC with laundry equipment (basin + toilet + washing machine)
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- 3 a/c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

4th Floor

Apt D1



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Menelaou Str.



Bedroom	1
Bathroom	1
Living Area	42.3 m ²
Balconies	2
Front balcony	26.80 m ²
Back balcony	3.23m ²
Basement Storage	8.18 m ²

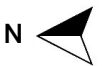
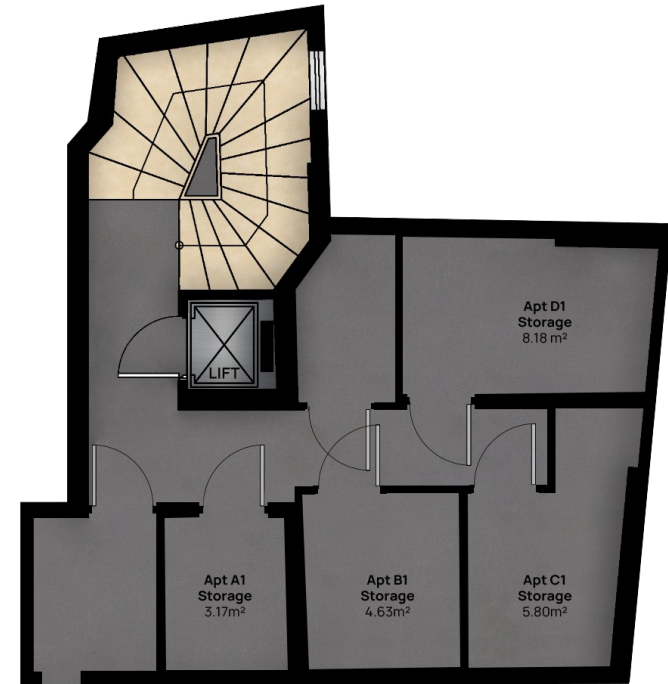
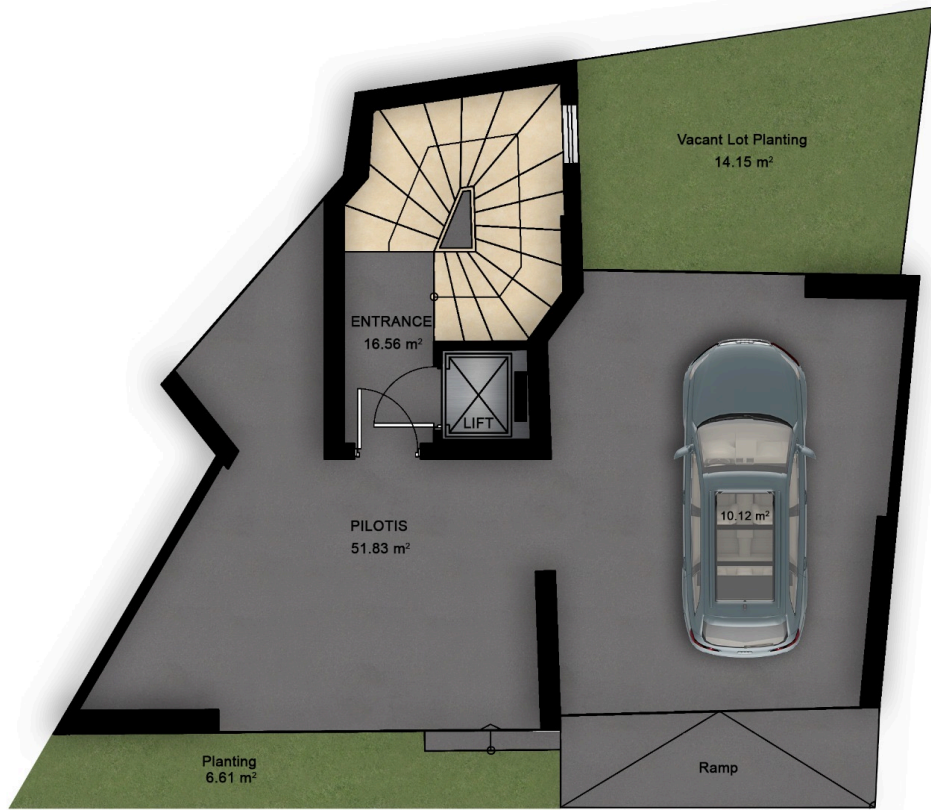
Fully furnished and equipped:

- 1 double bed
- Night-tables
- 1 sofa
- 1 coffee table
- 1 dining table with chairs
- TV console
- 1 TV
- Bathroom equipment (toilet + basin + shower cabin)
- 1 washing machine
- built-in oven
- set of ceramic hobs
- kitchen hood
- sink
- 1 a/c units

Ground Floor & Basement



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Menelaou Str.

Investment
Real estate development
Property management
Residence permit



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