



VITRUVIUS  
DEVELOPMENT | INVESTMENT



# Piraeus Nest Apartments

84 ANDRIANOY ST

# Welcome to Piraeus



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Keratsini, a picturesque locale in Piraeus, is renowned for its vibrant and historically rich ambiance. The area offers excellent living conditions. Keratsini played a pivotal role in the Greek War of Independence, with the Battle of Keratsini in 1827 being crucial for Greece's liberation. Georgios Karaiskakis, who settled in Keratsini during the Greek Revolution, constructed fortifications at Tabouria. In his honor, a church was erected next to the chapel of Agios Nikolaos.



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Residential development commenced in the late 19th century, and by 1906-07, Keratsini was acknowledged as a suburb of Athens. The area's growth was propelled by workers in various industries, including the establishment of the AGET HERACLIS cement industry in 1907 and other factories in 1909. The steam power plant, a distinguished example of industrial architecture, operated from 1928 to 2012.

Residents enjoy modern amenities while cherishing ancient Greek traditions. The area boasts picturesque coastal views, an array of shops, patisseries, and parks. Its alleyways are imbued with the aromas of Armenian delicacies, kebabs, and more. Proximity to Athens and the port of Piraeus ensures excellent connectivity. **Known for its warmth and hospitality, Keratsini is ideal for families and individuals, blending history, beauty, and modern living into a truly remarkable place to call home.**



# Piraeus Nest Apartments

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Originally built in 1982, this building is poised for an outstanding transformation, aligning with our vision of present-day luxury and convenience. We are excited to announce the reconstruction of this historical structure into 9 [nine] one-bedroom apartments, to be delivered in September 2025. Each unit will be a turnkey solution, equipped with all essential appliances.

Our commitment to quality and attention to detail will provide residents with a stunning, comfortable, and ready-to-live space. Join us in this fascinating work, where contemporary life meets timeless beauty.

## 5 floors

Ground to loft

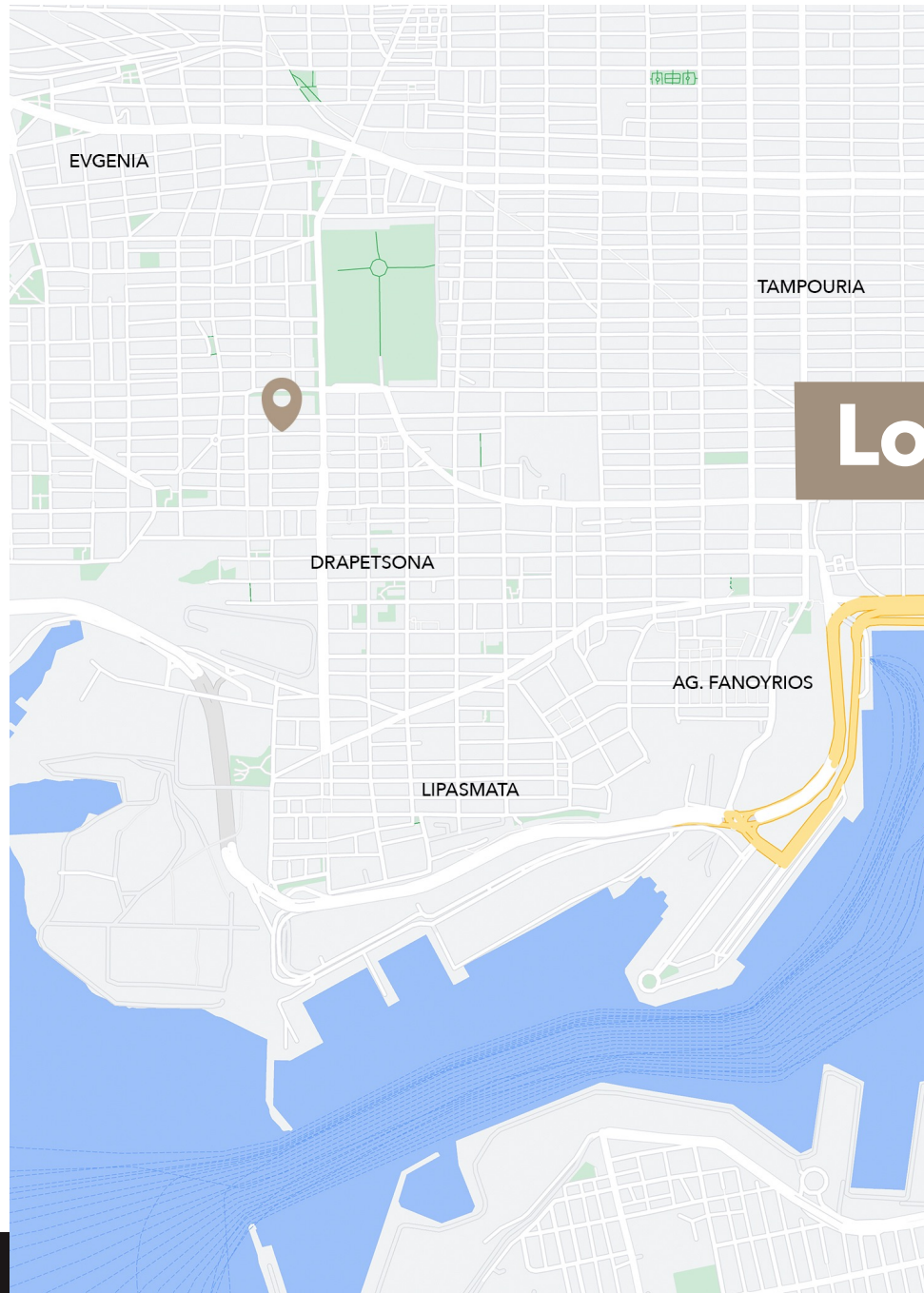
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## 9 Apartments

24.6 - 42.53 m<sup>2</sup>

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## 292,53 total m<sup>2</sup>/building surface



Adrianou, the street named after Hadrian, a Roman Emperor who deeply admired Greek culture. Known for his Hellenophilia, he travelled, extensively in Greece, promoting its arts and architecture. He initiated numerous building projects, including the completion of the Temple of Olympian Zeus in Athens and the construction of Hadrian's Library. His reign is marked by significant contributions to preserving and celebrating Greek heritage, blending Roman rule with Greek intellectual and artistic traditions.



# Points of interest

**900m**  
Private  
Schools

**160m**  
Bus stop

**550m**  
Public Elementary  
School

**2.3km**  
Maniatika Metro  
Station

**700m**  
Super Market

**70m**  
Fitness Center (Gym)

**800m**  
Melina Movie  
Theater

## Piraeus Nest Apartments

**800m**  
Football municipal  
stadium

**1.4km**  
Yachts Marina

**1.4km**  
Themistoklio  
Stadium

**2km**  
Ministry  
of Shipping  
& Island

**2.1km**  
Piraeus Port

**2.1km**  
Family Amusement Park

**2km**  
Teleperformance



# The apartments



## GROUND FLOOR

GF1	29.85 m <sup>2</sup>
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## 1<sup>ST</sup> FLOOR

A1	42.53 m <sup>2</sup>
A2	25.94 m <sup>2</sup>

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

B1	41.94 m <sup>2</sup>
B2	24,60 m <sup>2</sup>

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

C1	41.94 m <sup>2</sup>
C2	24.60 m <sup>2</sup>

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

D1	26.98 m <sup>2</sup>
D2 (Duplex)	34.15 m <sup>2</sup>



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# Ground Floor

## Apt GF1

### Studio Apartment

<b>Bathroom</b>		1
<b>Living Area</b>		29.85 m <sup>2</sup>
<b>Yard</b>	Exclusive use	23.75 m <sup>2</sup>

### Fully furnished and equipped:

- Double bed
- Night-tables
- TV
- Dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Bathroom equipment (toilet + basin + shower cabin)
- Washing machine
- Outdoor furniture
- A/C units



Andrianou Str.



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# 1<sup>st</sup> Floor

## Apt A1



<b>Bedroom</b>	1
<b>Bathroom</b>	1
<b>Living Area</b>	42.53 m <sup>2</sup>
<b>Balcony</b>	7.12 m <sup>2</sup>

### Fully furnished and equipped:

- Double bed
- Night-tables
- Sofa
- Coffee table
- TV
- TV console
- Dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Bathroom equipment (toilet + basin + shower cabin)
- Washing machine
- 2 A/C units



Andrianou Str.



# 1st Floor

## Apt A2

### Studio Apartment

<b>Bathroom</b>	1
<b>Living Area</b>	25.94 m <sup>2</sup>
<b>Balcony</b>	6.03 m <sup>2</sup>

### Fully furnished and equipped:

- Double bed
- Night-table
- Sofa
- TV
- Dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Bathroom equipment (toilet + basin + shower cabin)
- Washing machine (if applicable)
- A/C units

Andrianou Str.





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## 2<sup>nd</sup> & 3<sup>rd</sup> Floor

### Apt B1 & C1



Andrianou Str.



<b>Bedroom</b>	1
<b>Bathroom</b>	1
<b>Living Area</b>	41.94 m <sup>2</sup>
<b>Balcony</b>	7.12 m <sup>2</sup>

#### Fully furnished and equipped:

- Double bed
- Night-tables
- Sofa
- Coffee table
- TV
- TV console
- Dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Bathroom equipment (toilet + basin + shower cabin)
- Washing machine
- 2 A/C units



# 2<sup>nd</sup> & 3<sup>rd</sup> Floor

## Apt B2 & C2

### Studio Apartment

<b>Bathroom</b>	1
<b>Living Area</b>	24.6m <sup>2</sup>
<b>Balcony</b>	6.03 m <sup>2</sup>

### Fully furnished and equipped:

- Double bed
- Night-table
- Sofa
- TV
- Dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Bathroom equipment (toilet + basin + shower cabin)
- Washing machine (if applicable)
- A/C units



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# 4<sup>th</sup> Floor

## Apt D1

### Studio Apartment

<b>Bathroom</b>	1
<b>Living Area</b>	26.98 m <sup>2</sup>
<b>Balcony</b>	26.36 m <sup>2</sup>

### Fully furnished and equipped:

- Double bed
- Night-tables
- TV
- TV console
- Dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Bathroom equipment (toilet + basin + shower cabin)
- Washing machine
- A/C units



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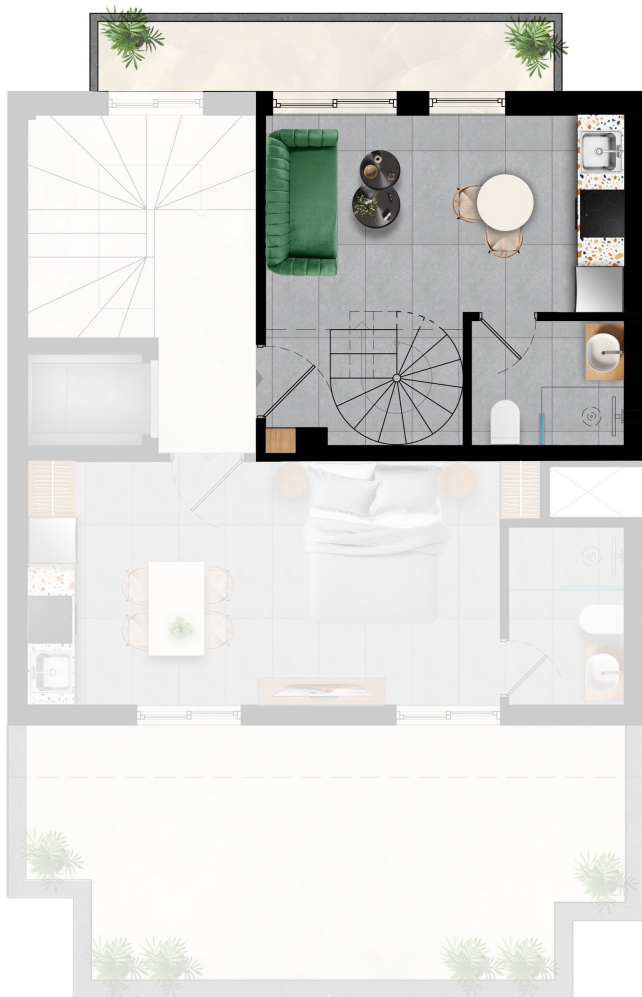
# 4<sup>th</sup> - 5<sup>th</sup> Floor

## Duplex - Apt D2



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4th floor



5th floor



<b>Bedroom</b>	1
<b>Bathroom</b>	1
<b>Living Area</b>	34.15 m <sup>2</sup>
<b>Balcony</b>	39.48 m <sup>2</sup>

### Fully furnished and equipped:

- Double bed
- Night-tables
- Sofa
- Coffee table
- TV
- Dining table with chairs
- Built-in oven
- Set of ceramic hobs
- Kitchen hood
- Sink
- Mini bar
- Bathroom equipment (toilet + basin + shower cabin)
- Washing machine
- 2 A/C units

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Property management  
Residence permit



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