

### THE ELEVATED PIRAEUS EXPERIENCE

# MIAOULI 3

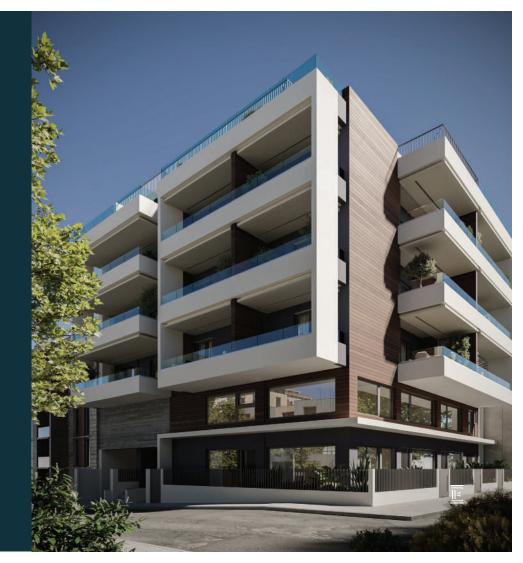
#### A newly built residential project in Drapetsona, Piraeus

Estia Developments presents MIAOULI 13, a modern residential project. Building on the success of our previous projects around Piraeus we have tailored MIAOULI 13 to meet the specific upcoming needs of the Greek real estate market.

Located in Drapetsona, just 15 minutes away from the bustling port, MIAOULI 13 offers 18 apartments as a unique opportunity to experience modern living in one of Greece's most vibrant cities. With its strategic location, residents will enjoy easy access to transportation, amenities and a thriving community.

MIAOULI 13's units, four very cozy maisonettes and fourteen beautiful luminous apartments, with a nice and ergonomic layout, have private gardens or large verandas, modern amenities, and at the basement a nice common-use gym along with the building's storages and the parking spaces.

Don't miss the opportunity to live in this extraordinary haven that combines modern living with natural harmony.







# PIRAEUS

#### WHERE ATHENS' RIVIERA BEGINS

Located right next to the vibrant city of Athens, Piraeus offers a unique opportunity for modern living and prime investment in Greece. With its strategic location as the main port of Athens, Piraeus is a bustling hub of economic activity and a gateway to the Greek market.

Investing in property in Piraeus provides a promising opportunity for high returns on investment. The area is experiencing significant growth and development, making it an attractive choice for investors looking to capitalize on the city's potential. With its thriving economy and strategic location, Piraeus offers a solid foundation for long-term investment success.

In addition to its investment potential, Piraeus also offers a high quality of life for residents. The area boasts a rich history, with charming neighborhoods, picturesque streets, and a vibrant cultural scene. Residents can enjoy a wide range of amenities, including shopping centers, restaurants, cafés, and recreational facilities.

Piraeus is also well-connected to the rest of Athens, making it easy to explore the city and beyond. The area is served by an extensive public transportation network, including buses, trains, and ferries, providing convenient access to the city center and other popular destinations.

## DRAPETSONA

the modern landscape of a former industrial area.

Drapetsona, nestled right next to Piraeus, the biggest port of Greece, once a bustling industrial hub, now pulses with a vibrant mix of nostalgia and rebirth.

Its waterfront, once overshadowed by factories, has transformed into a canvas for street art and cultural festivals. Old warehouses echo with creative energy, housing artisanal workshops and pop-up galleries. The air is alive with the scent of fresh seafood from local tavernas, mingling with the buzz of community markets.

Amid this renaissance, new residential developments are sprouting up, blending contemporary design with the area's rich history, creating a vibrant community that attracts young families and urban dwellers eager to call Drapetsona home, all just a stone's throw from the inviting beaches of Kineta.



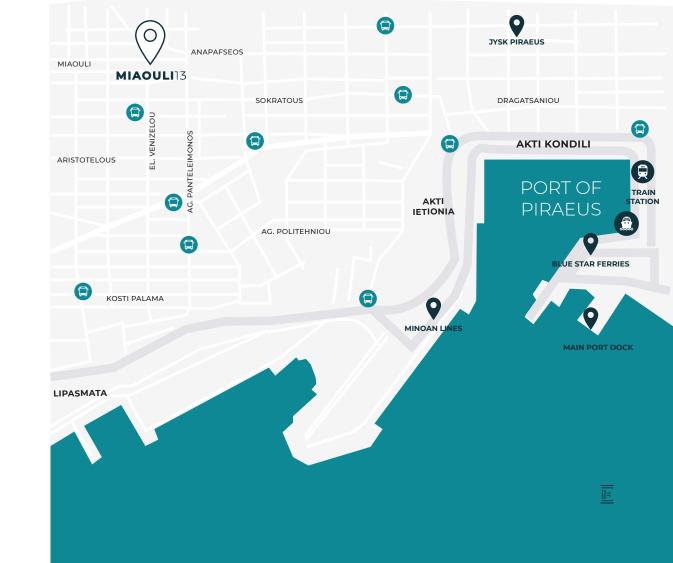
# THE PROJECT'S NEIGHBORHOOD

PROXIMITIES

50M BUS STATION 120M SUPERMARKET 150M GAS STATION 170M HAIRDRESSER 300M RESTAURANT 350M PRIMARY SCHOOL

**IKM PORT PIREAUS** 

13KM CENTER OF ATHENS 49KM ATHENS INTERNATIONAL AIRPORT



#### THE PROJECT IN THE COASTAL LINE







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THE DEVELOPMENT

AT A GLANCE

#### THE DEVELOPMENT ANALYSIS

MENT		ROOF 50 SQM			
5 <sup>™</sup> FLOOR	4A INT. SPACES: 50 SQM VERANDAS: 58 SQM WITH BBQ 1 BD   2 BTH	48 INT. SPACES: 79 SQM VERANDAS: 105 SQM WITH BBQ & JACUZZI 2 BD   2 BTH   1 WC			
3 <sup>RD</sup> FLOOR	<b>3A</b> INT. SPACES: 68 SQM VERANDAS: 24 SQM 2 BD   2 BTH	<b>38</b> INT. SPACES: 62 SQM VERANDAS: 22 SQM 2 BD   2 BTH	<b>3C</b> INT. SPACES: 39 SQM VERANDAS: 9 SQM 1 BD   1 BTH   1 WC	3D INT. SPACES: 4 VERANDAS: 2 1 BD   1 BTH	21 SQM
2 <sup>ND</sup> FLOOR	2A INT. SPACES: 68 SQM VERANDAS: 24 SQM 2 BD   2 BTH	28 INT. SPACES: 62 SQM VERANDAS: 22 SQM 2 BD   2 BTH	2C INT. SPACES: 39 SQM VERANDAS: 9 SQM 1 BD   1 BTH   1 WC	2D INT. SPACES: 4 VERANDAS: 2 1 BD   1 BTH	21 SQM
1 <sup>st</sup> FLOOR	<b>1A</b> INT. SPACES: 67 SQM VERANDAS: 23 SQM 2 BD   2 BTH	18 INT. SPACES: 62 SQM VERANDAS: 22 SQM 2 BD   2 BTH	IC INT. SPACES: 39 SQM VERANDAS: 9 SQM 1 BD   1 BTH   1 WC	1D INT. SPACES: 4 VERANDAS: 2 1 BD   1 BTH	21 SQM
MEZZANINE	<b>IA</b> INT. SPACES: 72 SQM GARDEN: 32 SQM I BD   2 BTH	<b>18</b> INT. SPACES: 69 SQM GRDEN: 7 SQM 1 BD   2 BTH	IC INT. SPACES: 78 SC VERANDAS: 8 SQI 1 BD   2 BTH		ID IT. SPACES: 86 SQM ERANDAS: 25 SQM 1 BD   2 BTH
GROUND FLOOR					
BASEMENT		соммом us	BASEMENT E GYM   5 X PARKING SPACES   5 ST	ORAGES	

apartments, offered as an extra package, is characterized by sleek and minimalist designs. The focus is on clean lines, open spaces, and a sense of simplicity. The color palette includes neutral tones such as white, gray, and beige, with occasional pops of bold colors for accent pieces. Furniture pieces are typically made of materials like glass, metal, and wood, with a preference for smooth surfaces and geometric shapes. Functionality is key, with storage solutions cleverly integrated into the design. Lighting plays a crucial role, with a combination of natural light and strategically-placed artificial lighting to create a warm and inviting atmosphere.

The modern interior furnishing of the

RATES





#### ELEGANCE & COMFORT

Each apartment is carefully designed to ensure comfortable living tailored to meet every guest's needs.

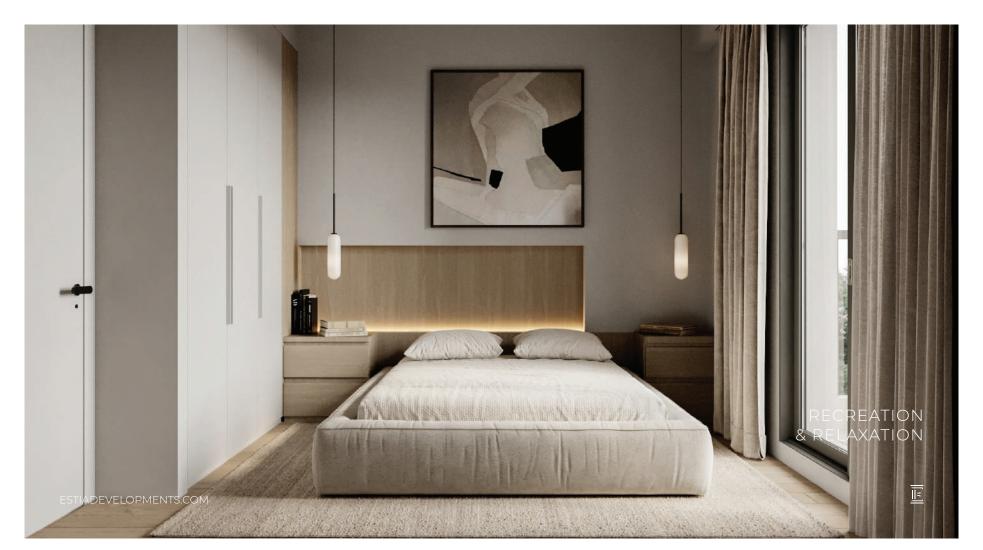


#### ATTENTION TO DETAILS

Every detail is optimally curated in order to maximize functionality in every aspect







BASEMENT COMMON USE GYM, STORAGES & PARKING SPACES





FLOORS GF & MEZZ APARTMENT IA





GROUND LEVEL

MEZZANINE

	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
ESTIADEVELOPMENTS.COM	IA	GF, MEZZ	41, 31	72	1	2	-	-	32	-	-	OPTIONAL	OPTIONAL

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FLOORS GF & MEZZ APARTMENT IB





GROUND LEVEL

MEZZANINE

	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
ESTIADEVELOPMENTS.COM	IB	GF, MEZZ	40, 29	69	1	2	-	-	7	-	-	OPTIONAL	OPTIONAL

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FLOORS GF & MEZZ APARTMENT IC





GROUND LEVEL

MEZZANINE

	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
ESTIADEVELOPMENTS.COM	IC	GF, MEZZ	47, 31	78	1	2	-	-	8	-	-	OPTIONAL	OPTIONAL

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FLOORS GF & MEZZ APARTMENT ID





MEZZANINE

GROUND LEVEL

	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
СОМ	ID	GF, MEZZ	50, 36	86	1	2	-	-	25	-	-	OPTIONAL	OPTIONAL

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**1<sup>st</sup> floor** Apartment 1A



	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
1	1A	<b>1</b> <sup>ST</sup>	67	67	2	2	-	23	-	-	-	OPTIONAL	OPTIONAL

**1<sup>st</sup> floor** Apartment 1B



	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
М	1B	1 <sup>st</sup>	62	62	2	2	-	22	-	-	-	OPTIONAL	OPTIONAL

**1<sup>st</sup> floor** Apartment 1C



	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
1	1C	<b>1</b> <sup>ST</sup>	39	39	1	1	1	9	-	-	-	OPTIONAL	OPTIONAL

**1<sup>st</sup> floor** Apartment 1D



CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
1D	<b>1</b> <sup>ST</sup>	45	45	1	1	1	21	-	-	-	OPTIONAL	OPTIONAL

**2<sup>ND</sup> FLOOR** APARTMENT 2A



CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
2A	<b>2</b> <sup>ND</sup>	68	68	2	2	-	24	-	-	-	OPTIONAL	OPTIONAL

2<sup>ND</sup> FLOOR APARTMENT 2B



	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
ESTIADEVELOPMENTS.COM	2B	<b>2</b> <sup>ND</sup>	62	62	2	2	-	22	-	-	-	OPTIONAL	OPTIONAL

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**2<sup>ND</sup> FLOOR** APARTMENT 2C



	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
1	2C	<b>2</b> <sup>ND</sup>	39	39	1	1	1	9	-	-	-	OPTIONAL	OPTIONAL

**2<sup>ND</sup> FLOOR** APARTMENT 2D



	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
1	2D	2 <sup>ND</sup>	45	45	1	1	1	21	-	-	-	OPTIONAL	OPTIONAL

**3<sup>RD</sup> FLOOR** APARTMENT 3A



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**3<sup>RD</sup> FLOOR** APARTMENT 3B



	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
Л	3B	3 <sup>RD</sup>	62	62	2	2	-	22	-	-	-	OPTIONAL	OPTIONAL



**3<sup>RD</sup> FLOOR** APARTMENT 3C



CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
3C	<b>3</b> RD	39	39	1	1	1	9	-	-	-	OPTIONAL	OPTIONAL

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**3<sup>RD</sup> FLOOR** APARTMENT 3D



	CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
ESTIADEVELOPMENTS.COM	3D	3 <sup>RD</sup>	45	45	1	1	1	21	-	-	-	OPTIONAL	OPTIONAL

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**4<sup>™</sup> FLOOR** APARTMENT 4A



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**4<sup>™</sup> FLOOR** APARTMENT 4B



CODE	FLOOR	AREA/ FLOOR (m²)	LIVEABLE AREA (m²)	BD	втн	wc	BALCONIES (m²)	GARDEN (m²)	JACUZZI	BBQ	BASEMENT PARKING SPACE	BASEMENT STORAGE
4B	<b>4</b> <sup>тн</sup>	79	79	2	2	1	105	-	YES	YES	OPTIONAL	OPTIONAL

#### THE DEVELOPMENT INVENTORY

	NTORY	1	$\boxtimes$	<b>.</b> =1	ÛT		6	Ī,	=,	Ť	
RESIDENCE	FLOORS	J LEVELS	SQM	BEDROOMS	BATHROOMS	WC GUEST WC	OUTDOOR / VERANDAS	STORAGE	PARKING SPACE	JACUZZI	Ж BBQ
IA	GF, MEZZ	2	72 SQM	1	2	-	PRIVATE GARDEN 32 SQM	OPTIONAL	OPTIONAL	-	-
IB	GF, MEZZ	2	69 SQM	1	2	-	private garden 7 SQM	OPTIONAL	OPTIONAL	-	-
IC	GF, MEZZ	2	78 SQM	1	2	-	PRIVATE GARDEN 8 SQM	OPTIONAL	OPTIONAL	-	-
ID	GF, MEZZ	2	86 SQM	1	2	-	private garden 25 SQM	OPTIONAL	OPTIONAL	-	-
1A	1st	1	67 SQM	2	2	-	balconies 23 SQM	OPTIONAL	OPTIONAL	-	-
1B	1 <sup>st</sup>	1	62 SQM	2	2	-	BALCONIES 22 SQM	OPTIONAL	OPTIONAL	-	-
1C	1 <sup>st</sup>	1	39 SQM	1	1	1	balconies 9 SQM	OPTIONAL	OPTIONAL	-	-
1D	1 <sup>st</sup>	1	45 SQM	1	1	1	balconies 21 SQM	OPTIONAL	OPTIONAL	-	-
2A	2 <sup>ND</sup>	1	68 SQM	2	2	-	BALCONIES 24 SQM	OPTIONAL	OPTIONAL	-	-
2B	2 <sup>ND</sup>	1	62 SQM	2	2	-	BALCONIES 22 SQM	OPTIONAL	OPTIONAL	-	-
2C	2 <sup>ND</sup>	1	39 SQM	1	1	1	balconies 9 SQM	OPTIONAL	OPTIONAL	-	-
2D	2 <sup>ND</sup>	1	45 SQM	1	1	1	balconies 21 SQM	OPTIONAL	OPTIONAL	-	-
3A	3 <sup>RD</sup>	1	68 SQM	2	2	-	BALCONIES 24 SQM	OPTIONAL	OPTIONAL	-	-
3B	3 <sup>RD</sup>	1	62 SQM	2	2	-	BALCONIES 22 SQM	OPTIONAL	OPTIONAL	-	-
3C	3 <sup>RD</sup>	1	39 SQM	1	1	1	balconies 9 SQM	OPTIONAL	OPTIONAL	-	-
3D	3 <sup>RD</sup>	1	45 SQM	1	1	1	BALCONIES 21 SQM	OPTIONAL	OPTIONAL	-	-
4A	4 <sup>TH</sup>	1	50 SQM	1	2	-	BALCONIES 58 SQM	OPTIONAL	OPTIONAL	-	YES
4B	4 <sup>TH</sup>	1	79 SQM	2	2	1	BALCONIES 105 SQM	OPTIONAL	OPTIONAL	YES	YES



# BUILDING MODERN GREECE

#### ESTIA DEVELOPMENTS COMPANY PROFILE

Estia Developments is a prime real estate developer that creates designled residential properties of the highest quality for families or individuals in search of homes matching their modern lifestyles.

With a diverse portfolio spanning high-end properties and urban residences, Estia Developments is well-positioned to cater to any lifestyle, whether you prefer the vivid streets of Athens Center or The South Athens Riviera.



#### ESTIA DEVELOPMENTS OUR ETHOS

### EXPAND

SHAPE

# TRANCEND

Estia Developments has widely expanded over the past year with offices in Greece and Lebanon. Our extensive portfolio covers a wide range of properties to cater to all your needs. Shaping lifestyles every day, Estia Developments has helped over 2000 people from around the world make their first move into a profitable investment and has provided more than 600 Golden Visas. Estia Developments' unique projects, innovative architecture, and transcending design aim to redefine the real estate scene in Europe and take the urban landscape to the next level.

CONTACT US TEL +30 211 411 2112 EMAIL sales@estiadevelopments.com

> 7 SPEFSIPPOU KOLONAKI ATHENS GREECE