Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

Piraeus Maisonettes at Kastella

PIRAEUS

Two refined homes in Kastella, Piraeus, where the city meets the sea

PRICE
From €360,000

AVAILABILITY
2 of 2 units

RESIDENCE SIZES
101.25–108.55 m²

GOLDEN VISA
€250K conversion route



AUREA DESIGN & ESTATE

Where Architecture Becomes Permanence

We design, develop, and deliver residences across time.

Aurea Design & Estate is a boutique architecture, interior design, and property advisory firm based in Athens. We combine European design sensibility with deep knowledge of the Greek real estate market.

Aurea stands at the meeting point of architecture, interiors, and lived experience. We are a design-led development studio, part creative practice, part advisory, shaping residential projects across Greece for individuals and families who value precision, beauty, and a life rooted in place.

ARCHITECTURE INTERIOR DESIGN PROPERTY ADVISORY ATHENS, GREECE

We Build What Already Belongs Here.

Architecture & Design

Spatial design, material specification, construction oversight, and interior styling, concept to keys in hand.

Golden Visa

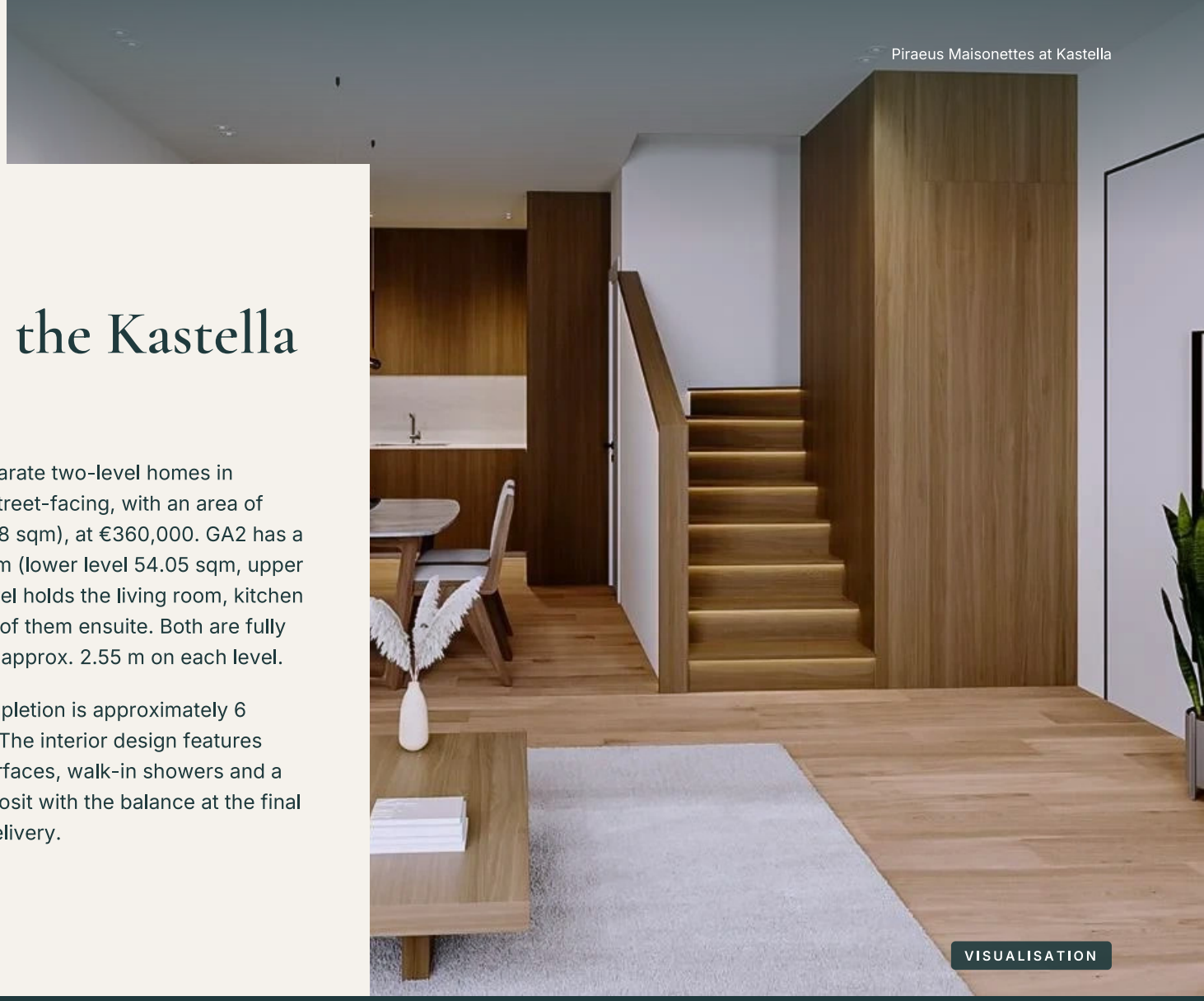
Property selection, legal coordination, and permit processing for EU residency through investment.

Acquisition Advisory

Sourcing, negotiation, contract coordination, and closing support for international buyers.

Lifestyle & Concierge

Family travel, wellness retreats, relocation support, and day-to-day living, curated for those making Greece home.



01 — THE RESIDENCE

Two maisonettes on the Kastella side of Piraeus

Piraeus Maisonettes at Kastella comprises two separate two-level homes in Kastella, on the Neo Faliro side of Piraeus. GA1 is street-facing, with an area of 101.25 sqm (lower level 46.45 sqm, upper level 54.8 sqm), at €360,000. GA2 has a green courtyard outlook, with an area of 108.55 sqm (lower level 54.05 sqm, upper level 54.5 sqm), at €370,000. In both, the lower level holds the living room, kitchen and a guest WC; upstairs are three bedrooms, two of them ensuite. Both are fully furnished and fully equipped, with a floor height of approx. 2.55 m on each level.

The building permit is to be issued. Scheduled completion is approximately 6 months after permit issue (3-month grace period). The interior design features walnut-tone full-height kitchen cabinetry, stone surfaces, walk-in showers and a warm minimal palette. Payment is either a 10% deposit with the balance at the final contract, or a 30% deposit with instalments until delivery.

Design visual

TWO-LEVEL MAISONETTES	AREA	AVAILABLE HOMES	AFTER PERMIT ISSUE
2	101.25–108.55 m²	2	≈6 months

02 — SPECIFICATION

Residence Specification

LOCATION	Kastella, Piraeus
PROJECT TYPE	Commercial-to-residential conversion, two maisonettes
PRICE	€360,000–€370,000
PRICE PER M²	Approx. €3,409–€3,556 per m²
AVAILABILITY	2 maisonettes available
RESIDENCE SIZES	101.25–108.55 m²
OUTDOOR SPACE	Green courtyard outlook (GA2)
COMPLETION	Approx. 6 months after permit issue (3-month grace period)
DELIVERY	Fully furnished and fully equipped; approx. 2.55 m floor height on both levels
PARKING	On request
AFTER-SALES	3-year property management at a 20% management fee

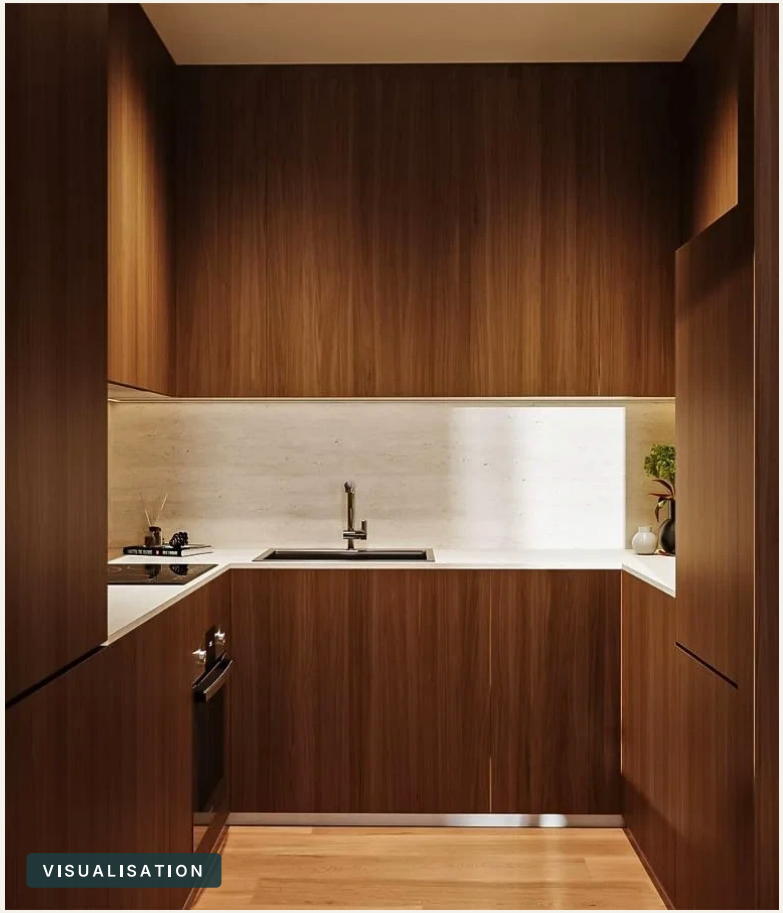


GOLDEN VISA	€250K conversion route
SIGNATURE AMENITY	Fully furnished and fully equipped, with walnut kitchen cabinetry, stone surfaces and walk-in showers
BEST SUITED TO	Buyers comparing two maisonettes in Kastella, Piraeus
RESIDENCES	2
FLOOR	Ground & 1st floor
BEDROOM MIX	2 × 3 bedrooms

RESIDENCE	FLOOR	BEDROOMS	LISTED AREA
GA1	Ground & 1st floor	3	101.25 m²
GA2	Ground & 1st floor	3	108.55 m²

03 —— AMENITIES

Delivery, Fittings and Arrangements



Fully furnished and fully equipped

Both maisonettes are delivered fully furnished and fully equipped.

Kitchen cabinetry and stone surfaces

Walnut-tone full-height kitchen cabinetry and stone surfaces in a warm minimal palette.

Ensuites and walk-in showers

Each home has two ensuite bedrooms upstairs and a guest WC on the lower level, with walk-in showers.

Two levels, approx. 2.55 m floor height

Each maisonette is arranged on two levels, with a floor height of approx. 2.55 m on both.

Property management

Property management for 3 years at a 20% management fee.

Two payment options

10% deposit with the balance at the final contract, or 30% deposit with instalments until delivery.

04 GALLERY



Bedroom design visual



Lounge design visual

05 — LOCATION

Kastella, on the Neo Faliro side of Piraeus

The homes are in Kastella, on the Neo Faliro side of Piraeus, a hillside of quiet citrus-tree alleys and restored mansions. Karaiskakis Stadium is a 6 min walk, Neo Faliro Metro Station (Line 1) an 8 min walk, the Peace and Friendship Stadium a 13 min walk, and the Mikrolimano waterfront an 11 min walk. Marina Zeas is an 8 min drive, the Piraeus Port ferry terminals a 10 min drive, Piraeus Metro Station (Lines 1 & 3) a 6 min drive, and the Municipal Theatre of Piraeus a 5 min drive. Metro Lines 1 and 3 continue toward central Athens, and island ferries leave from Piraeus port.

Karaiskakis Stadium	6 min walk
Neo Faliro Metro Station (Line 1)	8 min walk
Peace and Friendship Stadium	13 min walk
Mikrolimano waterfront	11 min walk
Marina Zeas	8 min drive
Piraeus Port ferry terminals	10 min drive
Piraeus Metro Station (Lines 1 & 3)	6 min drive
Municipal Theatre of Piraeus	5 min drive

Bars compare like with like, each on its own scale: walking time 0 to 13 min; driving time 0 to 10 min



Kastella hillside seen across the water.



Aerial view of the port of Piraeus.

06 – RESIDENCE SELECTION

2 residences · 2 available

2 Available

RESIDENCE	FLOOR	AREA	BEDROOMS	PRICE
GA1	Ground & 1st floor	101.25 m²	3	€360,000
GA2	Ground & 1st floor	108.55 m²	3	€370,000

RESIDENCES	AVAILABLE	AREA	BEDROOMS	LISTED PRICES
2	2	101.25–108.55 m²	3	€360,000–€370,000

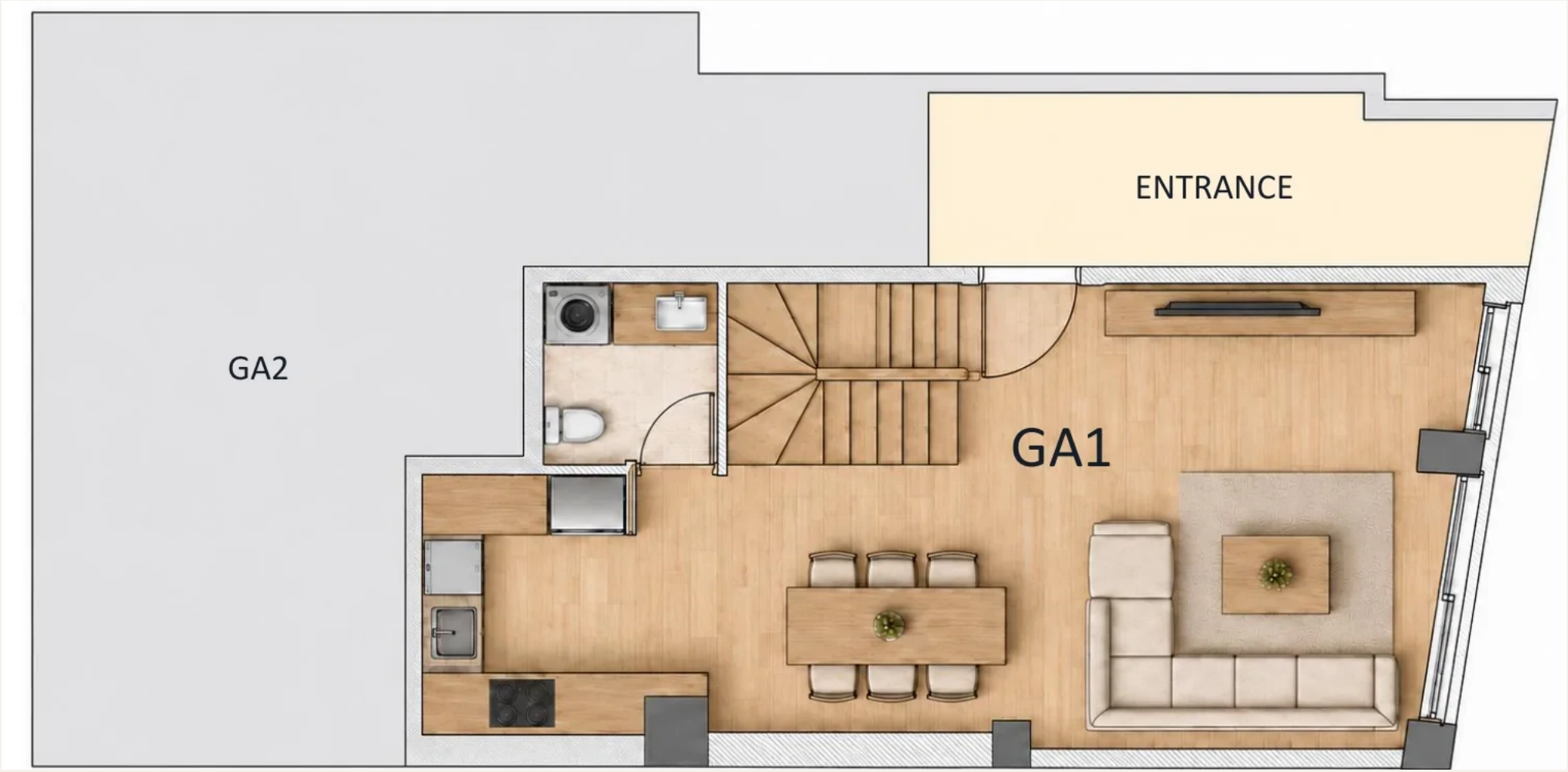
07 —— FLOOR PLANS

Architecture & Floor Plans

GA1 lower level

Area 46.45 sqm. Living, kitchen and guest WC. Street-facing maisonette, with a floor height of approx. 2.55 m.

GA1 101.25 m² · 3 bedrooms



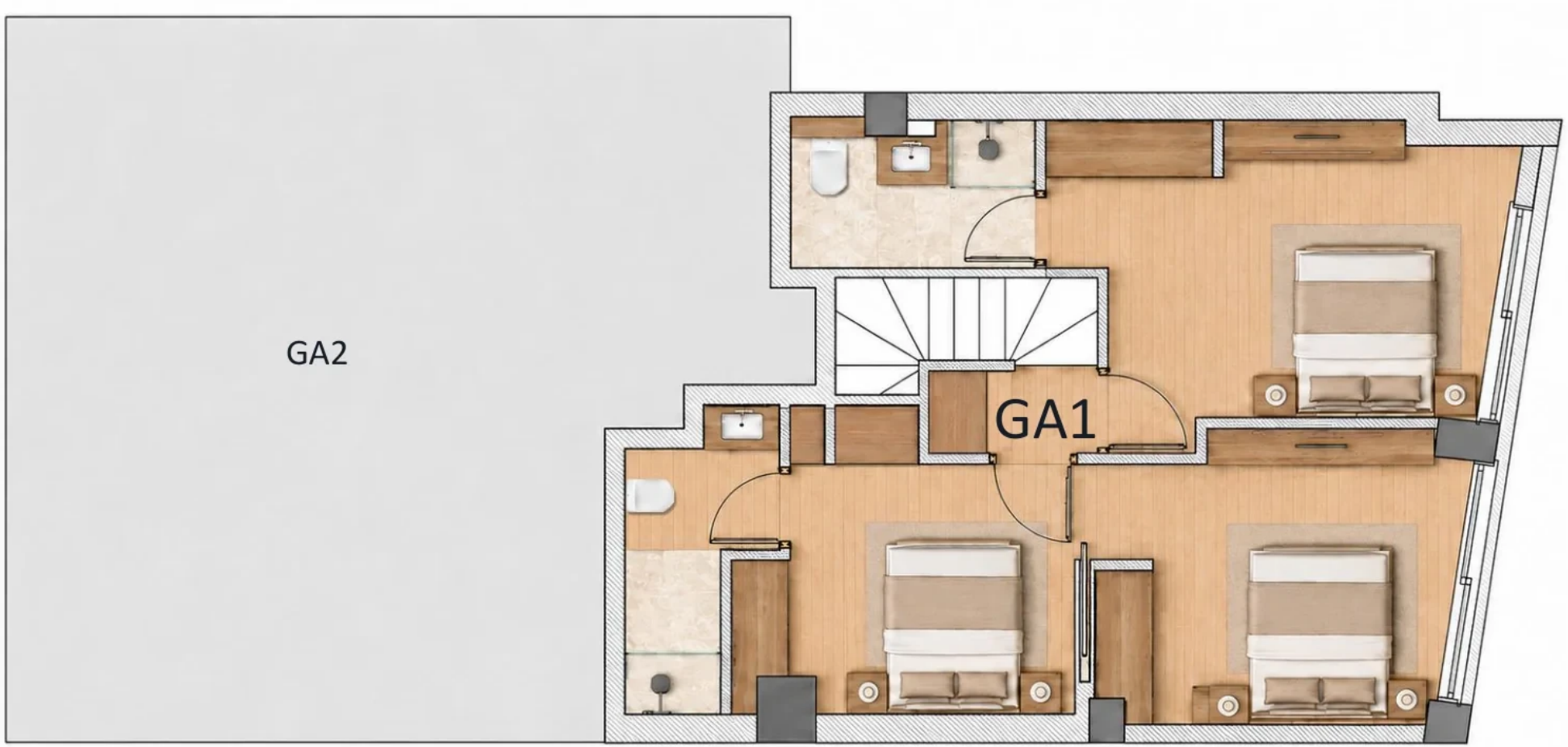
FLOOR PLANS, CONTINUED

Architecture & Floor Plans

GA1 upper level

Area 54.8 sqm. Three bedrooms, two of them ensuite. Floor height approx. 2.55 m.

GA1 101.25 m² · 3 bedrooms

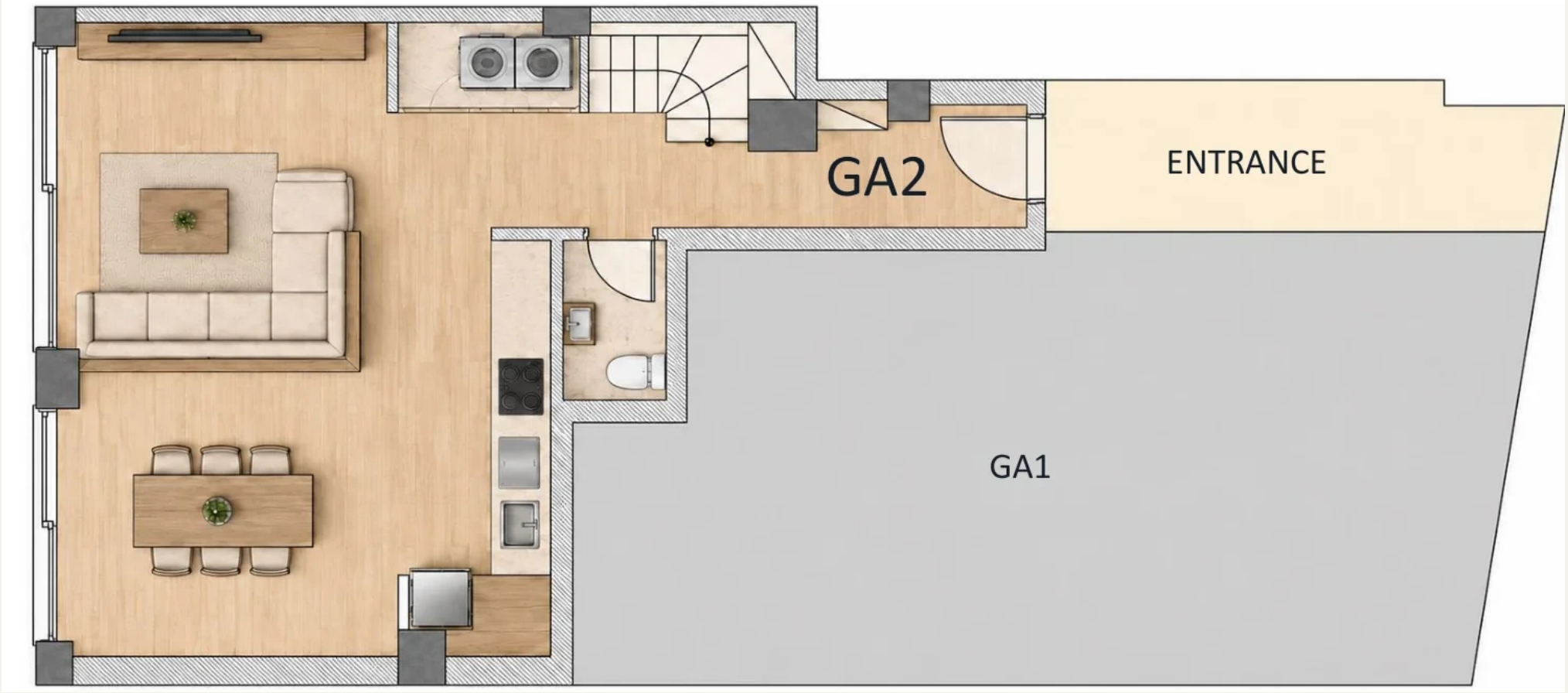


FLOOR PLANS, CONTINUED

Architecture & Floor Plans

GA2 lower level

GA2 108.55 m² · 3 bedrooms

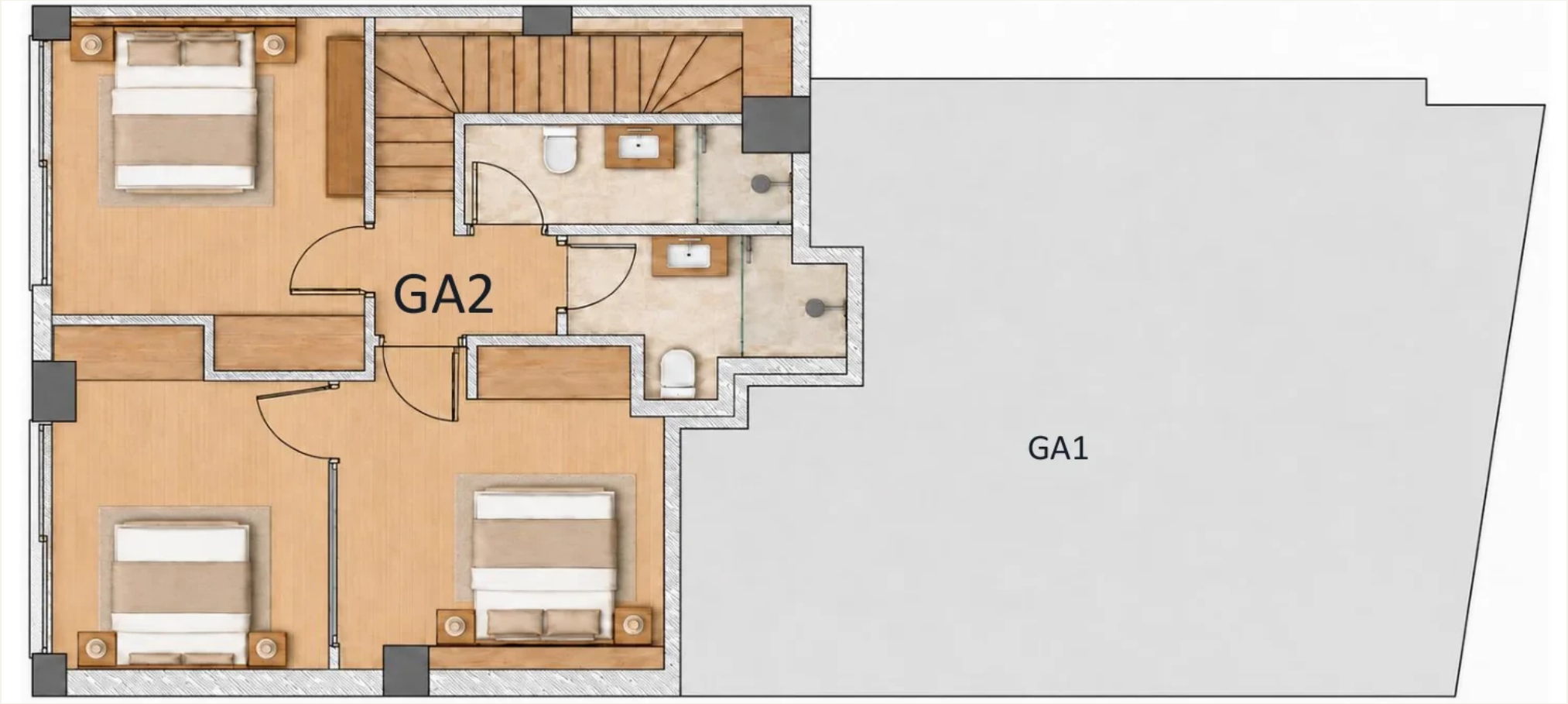


FLOOR PLANS, CONTINUED

Architecture & Floor Plans

GA2 upper level

GA2 108.55 m² · 3 bedrooms





Mikrolimano harbour by day, an 11-minute walk away.



Marina Zeas waterfront, an 8-minute drive away.

08 — NEIGHBOURHOOD

Kastella, between the hillside and the harbour

Kastella is a hillside quarter of quiet citrus-tree alleys and restored mansions, walking down toward Mikrolimano harbour and its waterfront dining. Everyday routes reach the port, the metro and the seafront, while the lanes themselves stay calm. Island ferries depart from Piraeus port, and Metro Lines 1 and 3 run toward central Athens.

WHY GREECE?

Your Permanent Home in Europe

Greece’s Golden Visa programme grants non-EU nationals a five-year renewable residence permit through qualifying property investment.

Five-year renewable permit

A residence permit granted through qualifying property investment, renewable every five years.

Your family included

The main applicant, their spouse or partner, and dependent children under 21. Parents of the investor may also qualify under certain conditions.

No minimum stay

There is no minimum stay requirement. You simply need to retain ownership of the qualifying property.

Travel across Schengen

Visa-free short stays across the Schengen Area.

A path to citizenship

If you wish to apply for citizenship, a 7-year residency requirement applies.

This residence

€250,000 · Commercial-to-residential conversion route

Greece Gives Every Project Its First Language.

Light moves differently here. Stone carries memory. Wind, salt, shadow, and elevation shape each decision with quiet authority.

Greece isn’t just a place to invest. It’s a place to live, to gather, to slow down.

09 — GOLDEN VISA

INVESTMENT THRESHOLD

€250,000

ROUTE

Commercial-to-residential conversion route

RESIDENCE PRICING

From €360,000

Aurea
DESIGN & ESTATE

€250,000 – Conversion Threshold

Both prices exceed €250,000. The project follows the commercial-to-residential conversion route.

- Both homes are priced above the €250,000 conversion threshold
- Residence quotation and property documents
- Legal review

THIS RESIDENCE

AVAILABILITY
2 of 2 units

RESIDENCE SIZES
101.25–108.55 m²

COMPLETION
Approx. 6 months after permit issue

LOCATION
Piraeus

THE AUREA APPROACH

From Conversation to Keys in Hand.

Before we draw, we listen to the site. We return at different hours, different weather, different light. We record what the land already offers before we propose a single line.

Most agencies sell you a property. We design your investment. Our dual expertise in architecture and property advisory means every acquisition is evaluated for both financial performance and design potential.

01

Listening

How you live, what you value

02

Design

Architecture and interiors as a single gesture

03

Investment & Structure

Modelling and acquisition

04

Residency

Golden Visa and regulatory

05

Delivery

Construction to furnishing

06

Handover

Ready for your first morning

Start With a Conversation.

How do you want to feel when you wake up here?

10 — IMPORTANT INFORMATION

Important Information

Investment Disclaimer

The information presented on this page is for informational purposes only and does not constitute investment, legal, or tax advice. Property values, rental yields, and Golden Visa eligibility are subject to market conditions, regulatory changes, and individual circumstances. Past performance and projected returns are illustrative estimates and not guarantees of future results. Prospective investors should seek independent professional advice before making any investment decisions. Aurea Design & Estate is not a licensed investment advisor or financial institution.

Rental Information

Golden Visa properties may be rented on the long-term market. Law 5100/2024 introduced restrictions on short-term rentals for Golden Visa properties. Consult a legal professional for current regulations.

Short-Term Rental Restriction

Under Greek Law 5100/2024, properties acquired under the Golden Visa programme are prohibited from being used for short-term rental (e.g., Airbnb). Violation may result in administrative fines of up to €50,000 and revocation of the residence permit.

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VISUALISATIONS

Images carrying the Visualisation tag are computer-generated and indicative.

VISUALISATION

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11 — CONTACT

Continue the Conversation

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THE RESIDENCE

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Piraeus

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RESIDENCE SIZES
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