



PIREA KATERINA RESIDENCES

Boutique 2-bedroom residences · Piraeus, Athens ·

GOLDEN VISA OPPORTUNITY

PRESENTED BY OSEOS DEVELOPMENTS

PROJECT OVERVIEW

A PRIME INVESTMENT OPPORTUNITY IN PIRAEUS

Situated in central Piraeus, Pirea Katerina Residences offers a compelling opportunity to acquire premium 2-bedroom residences in one of Greece's most strategically connected urban locations close to the port, the metro, and the commercial heart of the city.

5 EXCLUSIVE UNITS

Only 5 exclusively 2-bedroom residences available on the 2nd floor of a 5-storey building, delivering comfort and practicality

DELIVERY END OF JAN 2027

Units delivered January 2027, with availability now open for reservation

PIRAEUS, ATHENS

Central Piraeus, Greece's premier maritime and commercial hub

FROM €285,000

Eligible under the Greek Golden Visa Program

STRONG RENTAL YIELD

Year-round demand from professionals, students, port employees and international visitors

LIFESTYLE & INVESTMENT

Shops, dining, waterfront marinas, metro access and essential services at your doorstep

LOCATION

HEART OF PIRAEUS

PRIME CENTRAL LOCATION

Prime central Piraeus location close to the port, commercial centre and essential daily services a truly walkable urban address.

EXCEPTIONAL CONNECTIVITY

Piraeus Metro and Railway Station within walking distance, with direct Metro Line 3 access to central Athens and Athens International Airport.

A strategically connected location in the heart of Piraeus, combining immediate access to the port and public transport with strong rental demand, everyday convenience and proximity to the city's vibrant waterfront lifestyle.

LOCATION

KEY DISTANCES

Pireia Katerina Residences is strategically positioned in central Piraeus, offering immediate access to the city's transport network, the port, the commercial centre and the waterfront with direct metro connections to central Athens and the airport.

[VIEW PROJECT LOCATION](#)

URBAN & PORT ACCESS

- **PIRAEUS METRO & RAILWAY STATION**
500 m · 6 min walk
- **PIRAEUS PORT**
600 m · 7 min walk
- **PIRAEUS COMMERCIAL CENTRE**
600 m · 7 min walk
- **MUNICIPAL THEATRE OF PIRAEUS**
700 m · 9 min walk
- **UNIVERSITY OF PIRAEUS**
1.2 km · 5 min drive
- **TZANEIO GENERAL HOSPITAL**
1.5 km · 6 min drive

REGIONAL & NATIONAL CONNECTIONS

- **MARINA ZEAS – PASALIMANI**
1.7 km · 7 min drive
- **KARAIKAKIS STADIUM**
2 km · 7 min drive
- **MIKROLIMANO MARINA**
2.5 km · 9 min drive
- **STAVROS NIARCHOS FOUNDATION CULTURAL CENTER**
5.5 km · 12 min drive
- **ATHENS CITY CENTRE**
10 km · ~20 min by metro
- **ATHENS INTERNATIONAL AIRPORT**
45 km · ~55–60 min by direct metro

**Approximate distances and travel times.*

UNIT TYPES

2-BEDROOM RESIDENCES

THE BUILDING

A contemporary residential development in central Piraeus, offering exclusively 2-bedroom units on the 2nd floor designed for comfort, functionality and strong investment appeal.

UNIT SIZES

All residences are 2-bedroom layouts, ranging from 47.33 to 60.83 sqm. Each unit is designed to maximise space efficiency and natural light, with well-proportioned living areas suited to both owner-occupiers and tenants.

PRACTICAL DESIGN

Each apartment features a living area, kitchen, 2 bedrooms and 1 bathroom delivering a practical urban home with strong appeal to professionals, students and international residents.

INVESTMENT SETTING

Ideally positioned near Piraeus Port, the metro and the commercial centre, offering effortless connectivity to central Athens and enduring demand from a broad range of tenant profiles.

FLOOR PLANS

Detailed floor plans available upon request. Each 2-bedroom residence has been designed to optimise space, natural light and comfort across the 2nd floor layout.

2D LAYOUT



FLOOR PLANS
3D LAYOUT



INTERIOR · LIVING & DINING ROOM



INTERIOR · LIVING & DINING ROOM



INTERIOR · LIVING & DINING ROOM



INTERIOR · BEDROOM



INTERIOR · KITCHEN



INTERIOR · BATHROOM



PRICING & AVAILABILITY

UNIT PRICING

Unit	Floor	Area SQM	Beds	Baths	Price (€)	Status
B1	2nd Floor	51.3	2	1	€314,000	Available
B2	2nd Floor	47.33	2	1	€285,000	Available
B3	2nd Floor	55.97	2	1	€334,000	Available
B4	2nd Floor	60.83	2	1	€362,000	Available
B5	2nd Floor	54.66	2	1	€327,000	Available

WHY INVEST IN PIREA KATERINA RESIDENCES

STRATEGIC PIRAEUS LOCATION

Central Piraeus is one of Greece's most economically active urban hubs, combining maritime trade, commerce, education and tourism driving consistent, year-round demand for residential property and delivering strong long-term value potential.

BROAD TENANT DEMAND

The location attracts a diverse and resilient tenant base professionals, university students, port employees and international visitors ensuring sustained occupancy across all seasons and a compelling rental yield profile.

GOLDEN VISA ELIGIBILITY

These residences qualify under the Greek Golden Visa Program, providing a strategic path to EU residency for the main applicant and eligible family members with no minimum stay requirement.

ACCESSIBILITY & CONNECTIVITY

With Piraeus Metro on the doorstep and direct links to Athens city centre and the international airport, the project offers outstanding connectivity a key driver of long-term capital appreciation and investment resilience.

GOLDEN VISA

GOLDEN VISA OPPORTUNITY

A strategic path to residency through real estate investment in Greece. Pirea Katerina Residences is eligible under the Greek Golden Visa Program, combining urban lifestyle, security, and long-term investment potential.

ELIGIBLE INVESTMENT

Qualifying real estate investment starting from the applicable threshold, fulfilled by the available residences at Pirea Katerina Residences.

RESIDENCY FOR FAMILY

Coverage for the main applicant and eligible family members, providing EU residency rights across the Schengen Area.

NO MINIMUM STAY

No mandatory minimum stay requirement to maintain residency status true flexibility for globally mobile investors.

Golden Visa eligibility, requirements and benefits are subject to current Greek legislation and must be confirmed by a licensed Greek lawyer.



WHY OSEOS

WHY CHOOSE OSEOS?

We combine local market expertise with global investment standards. Every opportunity is carefully screened to ensure quality, compliance, and long-term value.

LOCAL EXPERTISE

Deep knowledge of the Greek real estate market, with a focus on premium opportunities across Piraeus, Athens and key investment corridors.

GLOBAL STANDARDS

Every project is rigorously screened for quality, legal compliance, and long-term value so you invest with complete confidence.

END-TO-END GUIDANCE

From initial enquiry to reservation and completion, our advisors guide you through every step of the purchase and Golden Visa process.

Invest with clarity. Invest with confidence. Invest with OSEOS.



OSEOS DEVELOPMENTS

THANK YOU

We welcome your enquiries about Velar Living. Whether you are exploring the project for the first time or ready to discuss a specific residence, our team is on hand to provide updated availability, detailed specifications, and guidance on next steps.

REQUEST UPDATED AVAILABILITY

Residence status changes regularly reach out to confirm current availability before making a reservation decision.

SCHEDULE A CONSULTATION

Our advisors are available to walk you through the project in detail, including floor plans, specifications, and purchase process.

RESERVE YOUR RESIDENCE

When you are ready to proceed, we will guide you through every step from reservation to completion.



CONTACT



GET IN TOUCH

We listen before we recommend. Tell us your investment goals and we'll be in touch within one business day.

EMAIL

info@oseosgroup.com

ADDRESS

Akadimias 32, Athina 106 72

WEBSITE

oseosgroup.com