

DOUERTA

RESIDENCES

XSEOS

PIRAEUS • GREECE

OSEOS DEVELOPMENTS / 01



A DISTINCTIVE ADDRESS IN PIRAEUS

Urban connection. Contemporary living. Long-term value.

NEIGHBOURHOOD / 03

THE CALM OF KAMINIA. THE ENERGY OF PIRAEUS.

Kaminia offers the familiar rhythm of an established residential district, with everyday amenities and convenient access to the wider commercial and cultural life of Piraeus.

RESIDENTIAL CHARACTER

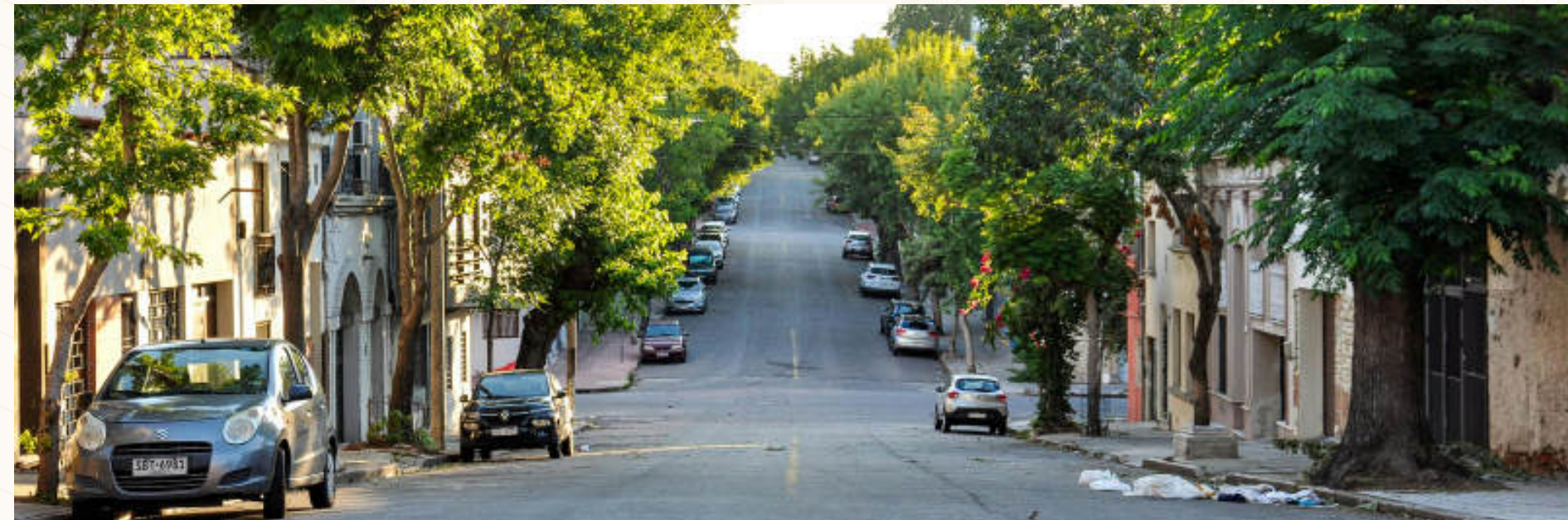
Quiet streets, local character and an established year-round community.

EVERYDAY CONVENIENCE

Local shops, cafés, schools, supermarkets and essential services.

URBAN CONNECTION

Practical connections to central Piraeus and the wider Athens metropolitan area.





A NEIGHBOURHOOD BUILT ON CRAFT.

Kaminia takes its name from the kilns and brickworks established in the area during Piraeus' 19th-century expansion. This heritage of craftsmanship and construction remains part of the neighbourhood's distinctive urban identity.

FROM A HISTORY OF BUILDING
TO A NEW STANDARD OF LIVING.

CONNECTED TO PIRAEUS

Located in Kaminia, the project connects everyday residential living with the wider transport and urban network of Piraeus.

TRANSPORT

5-10 MIN
WALK

Suburban Railway

EDUCATION

2 MIN
WALK

Elementary Schools

EVERYDAY

5-10 MIN
WALK

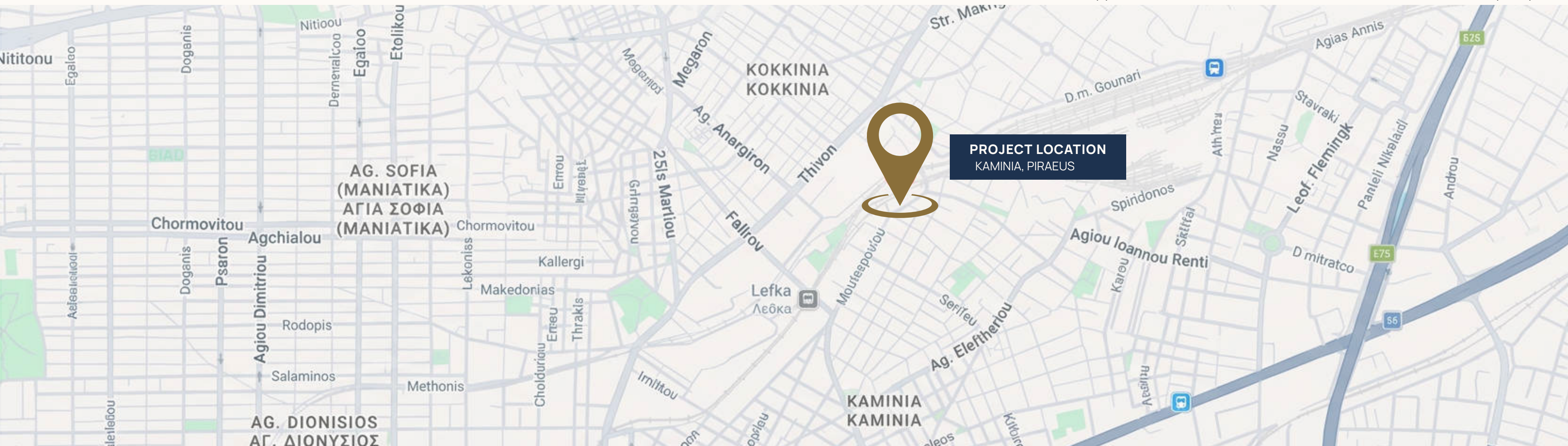
Supermarkets

CENTRAL PIRAEUS

15 MIN
BUS

Shopping & Commercial District

*Approximate travel times. Routes and traffic conditions may vary.







THE RESIDENCES / 07

DOUERTA

RESIDENCES

DESIGNED TO STAND APART.

KAMINIA · PIRAEUS

**DESIGNED AROUND
EVERYDAY LIVING.**



20 RESIDENCES

An exclusive residential
collection



1-2 BEDROOMS

Efficient apartment
layouts



OPEN-PLAN LIVING

Integrated kitchen and
living areas



GENEROUS GLAZING

Large windows and glass
façades



NATURAL LIGHT

Bright and ventilated
interiors



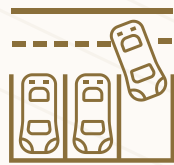
CURVED-GLASS BAYS

Distinctive rounded
architecture



GARDEN CONNECTION

Ground-floor access and
views



DEDICATED PARKING

13 double parking spaces

**DOUERTA
RESIDENCES**

CONTEMPORARY HOMES
IN KAMINIA, PIRAEUS

DOUERTA

RESIDENCES

KAMINIA · PIRAEUS

Set in the heart of Kaminia, this contemporary five-storey residential development comprises 20 one- and two-bedroom residences designed for modern urban living in Piraeus. Refined architecture, efficient layouts and dedicated parking come together to create a well-structured residential opportunity for both homeowners and international investors.

PROJECT TYPE

Residential Development

LOCATION

Kaminia, Piraeus

20

5

1 - 2

13

RESIDENCES

FLOORS

BEDROOMS

DOUBLE PARKING
SPACES



THE RESIDENCES / 10

FIVE FLOORS.
FOUR RESIDENCES PER FLOOR.

An intelligently organised residential development comprising 20 one- and two-bedroom residences across Four floors and Ground Floor.

FLOORS	5
RESIDENCES PER FLOOR	4
RESIDENCES	20

APARTMENT AREAS FROM 42.39 TO 77.20 SQM



4th Floor

D1 - D4

3rd Floor

C1 - C4

2nd Floor

B1 - B4

1st Floor

A1 - A4

Ground Floor

GF1 - GF4

DIRECT GARDEN ACCESS

A BALANCED TYPICAL FLOOR.

Four thoughtfully planned residences bring together efficient layouts, natural light and comfortable everyday living.

4 RESIDENCES
1-2 BEDROOMS
42.39-77.20 SQM
OPEN-PLAN LIVING

TYPICAL FLOOR LAYOUT · FOR ILLUSTRATIVE PURPOSES



PROJECT INSPIRATION

QUIET SOPHISTICATION.
DESIGNED FOR EVERYDAY LIVING.

Douerta Residences embraces a calm contemporary design language defined by soft neutral tones, warm wood textures and refined black detailing.

Open-plan living spaces, generous glazing and clean architectural lines create bright, balanced interiors designed for modern everyday comfort.

MATERIAL PALETTE



IVORY



TAUPE



WALNUT



MATTE BLACK



LIGHT-FILLED LIVING

INTERIORS / 13

Open-plan interiors bring together natural light, refined finishes and effortless everyday comfort.



SEAMLESS LIVING

INTERIORS / 14

A thoughtfully connected interior where soft neutral tones, natural light and refined glass detailing create an open and harmonious living experience.



DESIGNED FOR EVERYDAY LIFE

INTERIORS / 15

A thoughtfully planned open-plan space where living, dining and kitchen areas come together in a warm and contemporary setting.



COMPACT, CALM, CONSIDERED

INTERIORS / 16

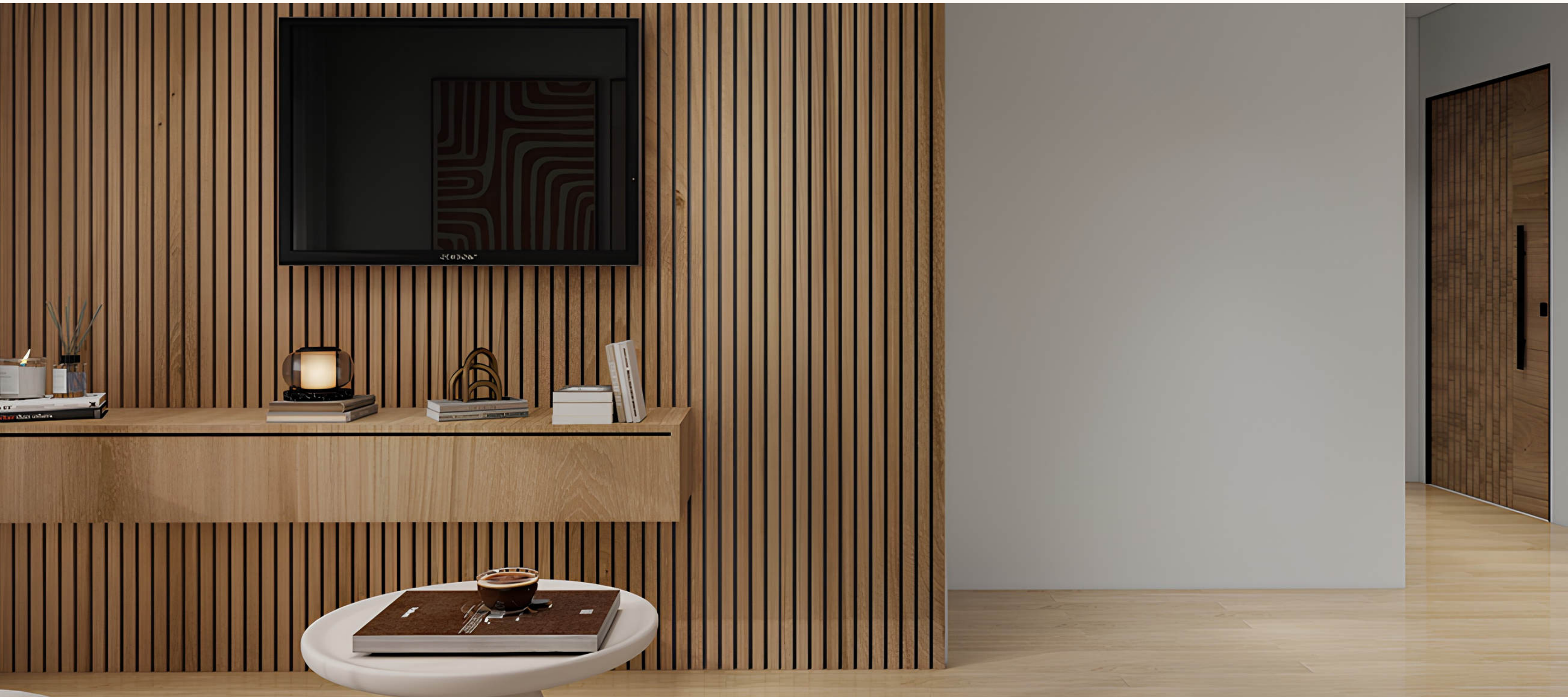
A carefully planned living space where warm wood textures, soft neutral tones and efficient design create everyday comfort.



WARMTH IN EVERY DETAIL

INTERIORS / 17

Natural wood textures, clean architectural lines and subtle lighting create a refined interior with a warm and welcoming character.



OPEN, BRIGHT, CONNECTED

INTERIORS / 18

Generous glazing and an open-plan layout connect living and dining spaces, creating a bright interior designed for modern everyday life.



A CALM PRIVATE RETREAT

INTERIORS / 19

Warm wood textures, soft neutral tones and carefully considered details create a peaceful bedroom designed for rest and privacy.



REFINED IN EVERY DETAIL

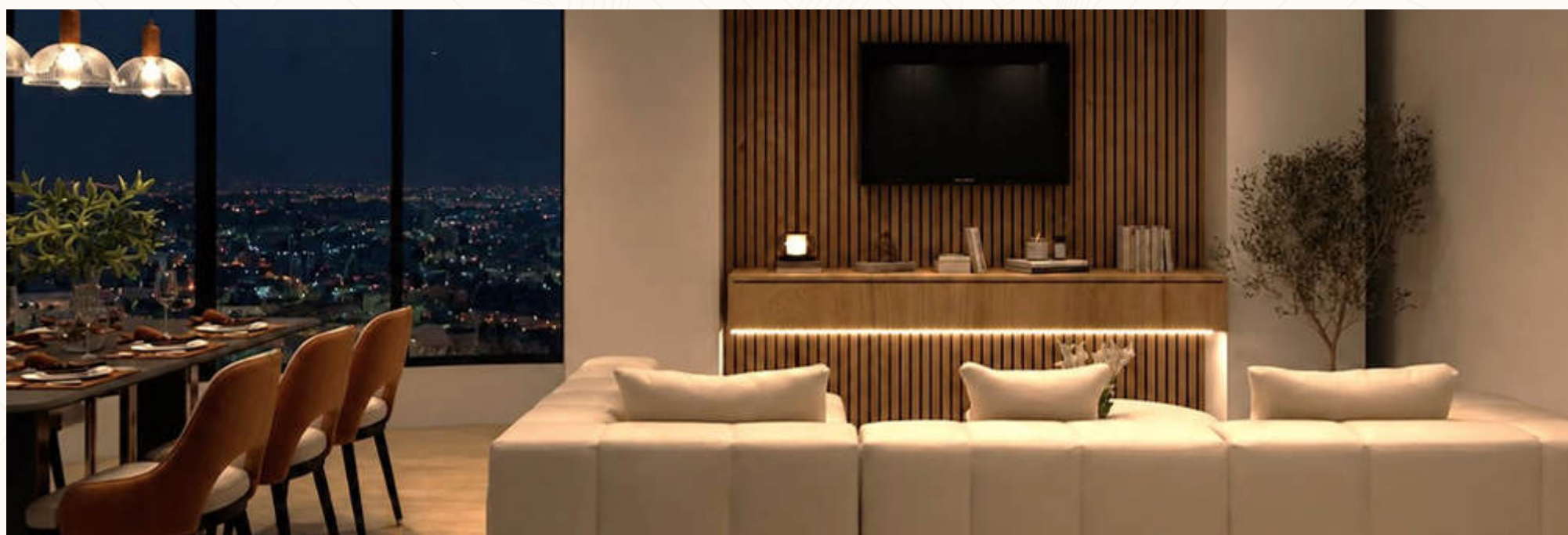
INTERIORS / 20

Clean lines, stone-inspired finishes and contrasting matte-black details create a sophisticated bathroom designed for modern everyday comfort.



EVENING AMBIENCE

Warm lighting and panoramic city views transform the residences into a calm and inviting retreat after sunset.



DISCOVER LIFE IN PIRAEUS

A year-round port city where everyday living, culture, movement and waterfront experiences come together.

CONNECTED TO GREATER ATHENS.

Metro, suburban rail and bus connections link Piraeus with central Athens, the wider metropolitan area and Athens International Airport.

METRO LINES 1 & 3 • SUBURBAN RAIL • BUS CONNECTIONS





EVERYTHING FOR DAILY LIFE.

Local markets, shops, schools, healthcare and essential services support a practical, year-round residential lifestyle in Piraeus.

MARKETS · SHOPS · SCHOOLS · ESSENTIAL SERVICES

AN ACTIVE CITY, INSIDE AND OUT.

Major sporting venues, marina promenades and coastal routes provide varied opportunities for movement, recreation and active city living.

KARAIKAKIS STADIUM · PEACE & FRIENDSHIP STADIUM
MARINA PROMENADES · COASTAL ROUTES

SPORTS · MOVEMENT · RECREATION





A CITY WITH A MARITIME SOUL.

Historic architecture, theatres and museums reflect Piraeus' long-standing relationship with culture, commerce and the sea.

MUNICIPAL THEATRE · ARCHAEOLOGICAL MUSEUM
HELLENIC MARITIME MUSEUM · MUNICIPAL GALLERY

EVENINGS BY THE WATER.

From central Piraeus to Mikrolimano and Zea Marina, the city offers cafés, restaurants and waterfront settings for relaxed evenings and social life.

MIKROLIMANO · ZEA MARINA · CENTRAL PIRAEUS
DINING · CAFÉS · WATERFRONT LIFE

DINING · CAFÉS · PROMENADES · CITY LIFE



WHY ATHENS?

MARKET MOMENTUM

RESIDENTIAL PRICES ACROSS GREECE HAVE GROWN BY 86% SINCE 2017, REFLECTING SUSTAINED MARKET RECOVERY AND LONG-TERM DEMAND.

INTERNATIONAL DEMAND

NON-GREEK BUYERS REPRESENTED 40% OF ATHENS PROPERTY TRANSACTIONS IN 2025.

YEAR-ROUND TOURISM

GREECE WELCOMED 37 MILLION VISITORS AND GENERATED MORE THAN €23 BILLION IN TOURISM REVENUE IN 2025.

RESIDENCY OPPORTUNITY

QUALIFYING REAL ESTATE INVESTMENTS MAY PROVIDE A FIVE-YEAR RENEWABLE GREEK RESIDENCE PERMIT FOR ELIGIBLE NON-EU INVESTORS AND FAMILY MEMBERS.

EUROPEAN CAPITAL

ATHENS COMBINES EUROPEAN CONNECTIVITY, ESTABLISHED INFRASTRUCTURE AND ACCESS TO THE WIDER SCHENGEN AREA.

URBAN TRANSFORMATION

NEW RESIDENTIAL DEVELOPMENT AND THE REGENERATION OF UNDERUSED BUILDINGS ARE CREATING MODERN HOUSING OPPORTUNITIES ACROSS THE CITY.



GREEK GOLDEN VISA



FIVE-YEAR RESIDENCY

A RENEWABLE FIVE-YEAR GREEK RESIDENCE PERMIT FOR ELIGIBLE NON-EU/EEA INVESTORS AND QUALIFYING FAMILY MEMBERS.



NO MINIMUM STAY

NO MINIMUM PHYSICAL STAY IN GREECE IS REQUIRED, PROVIDED THE QUALIFYING INVESTMENT IS MAINTAINED.



INVESTMENT ROUTES

CURRENT PROPERTY THRESHOLDS INCLUDE €250,000 FOR SPECIFIC QUALIFYING CONVERSIONS OR LISTED-BUILDING RESTORATIONS, €400,000 IN STANDARD AREAS AND €800,000 IN HIGH-DEMAND ZONES INCLUDING ATTICA.



FAMILY ELIGIBILITY

THE PROGRAMME MAY INCLUDE THE INVESTOR'S SPOUSE OR REGISTERED PARTNER, ELIGIBLE DEPENDENT CHILDREN AND DEPENDENT PARENTS.



SCHENGEN TRAVEL

RESIDENCE PERMIT HOLDERS MAY TRAVEL WITHIN THE SCHENGEN AREA FOR SHORT STAYS, SUBJECT TO APPLICABLE SCHENGEN RULES.



STRUCTURED SUPPORT

OSEOS COORDINATES PROJECT SELECTION, LEGAL AND TECHNICAL DUE DILIGENCE, DOCUMENTATION AND APPLICATION PREPARATION WITH INDEPENDENTLY LICENSED PROFESSIONALS.

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oseosgroup.com