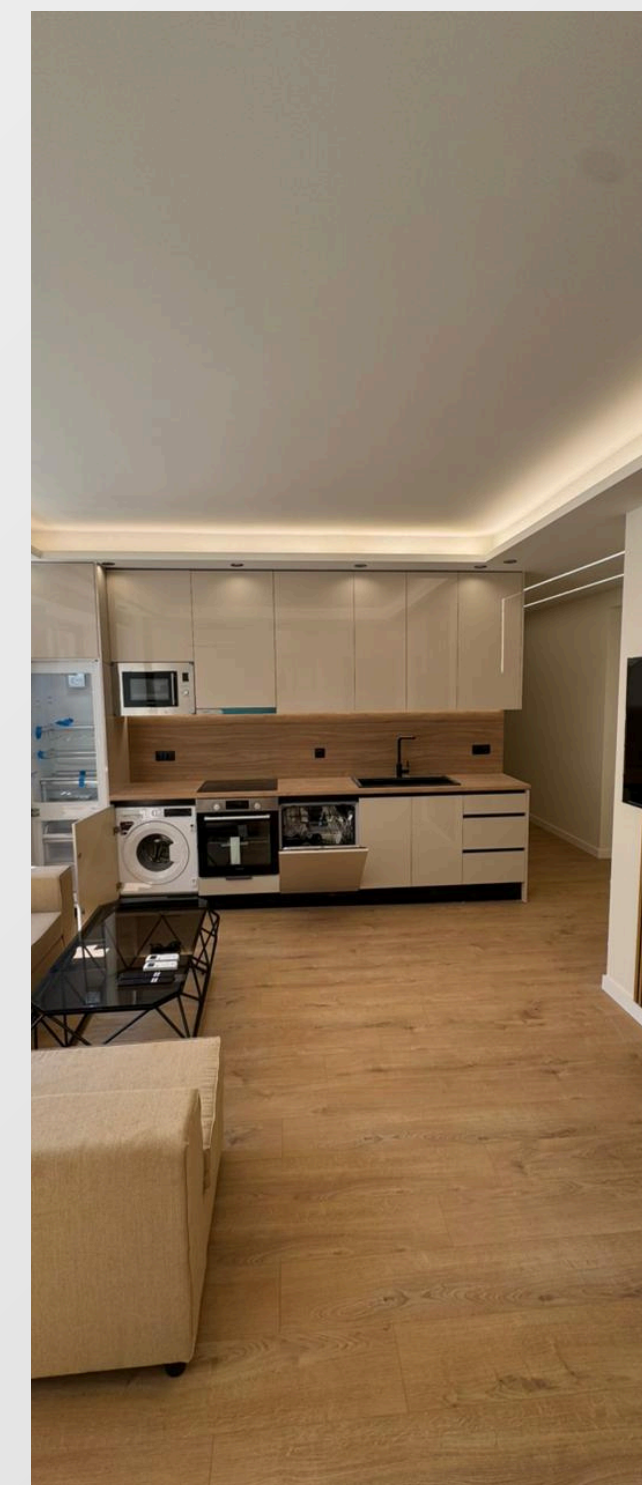




Golden Visa Eligible Property Piraeus

Akti Miaouli 99, Piraeus, Greece





➤ Location: 2nd Floor, Akti Miaouli 99, Piraeus, Greece – in the heart of the premier shipping district.

➤ Size & Layout: 60 sqm, 2 bedrooms – optimal floor plan for flexible residential use.

➤ Status: Fully furnished, renovation completed – commercial-to-residential conversion ready for immediate occupation.



Property Overview

A fully renovated commercial-to-residential conversion on the 2nd floor of Akti Miaouli 99, Piraeus. The unit is move-in ready, delivered fully furnished, and ideally suited for both short and long-term rental or owner occupation.



- Located on Akti Miaouli – the iconic waterfront boulevard at the heart of Piraeus' global shipping industry.
- Steps from Piraeus Port, metro, tram, and ferry connections – unrivalled urban accessibility.

Prime Location

Situated in the heart of Piraeus' premier shipping and commercial hub, Akti Miaouli 99 places residents at the center of Greece's most dynamic maritime district.

Home to major maritime companies, this address commands daily foot traffic from thousands of professionals. Immediate proximity to Piraeus Port, metro, tram, buses, and ferries ensures unmatched connectivity. High safety and vibrant daily activity are guaranteed by the strong corporate presence in the area.



Golden Visa Eligibility

Qualifies for Greek Golden Visa program, granting residency rights to non-EU investors and their families through a single property investment.

Optimal Rental Layout

Optimal 2-bedroom layout ideal for short-term and long-term rentals. Strong demand from port workforce, maritime crew, and international business visitors.

Turnkey Ready Property

Fully renovated and furnished 60 sqm apartment, move-in ready with no additional investment required. Immediate occupancy or rental income from day one.

High-Demand Location

Situated on Akti Miaouli, one of Piraeus' busiest commercial streets. Thousands of professionals pass daily, ensuring stable rental absorption and strong property value.

Investment Advantages





Golden Visa Eligibility Criteria

This property at Akti Miaouli 99, Piraeus meets all key requirements for Golden Visa eligibility, offering investors a clear and compliant pathway to Greek residency through a fully ready asset.



Approved Investment Zone

Located within an officially approved Golden Visa investment zone in Piraeus, ensuring full regulatory compliance and eligibility for residency permit applications.



Conversion Completed

Commercial-to-residential conversion is fully permitted and completed. The 2nd floor, 60 sqm unit is legally classified as residential and ready for occupation.



Renovation Delivered & Investment-Grade Location

Renovation is fully finished and the property is delivered furnished and move-in ready. Prime positioning on Akti Miaouli ensures strong rental yield, high demand, and long-term resale liquidity.



➤ 60 sqm, 2 bedrooms, fully furnished — turnkey asset ready for immediate occupation or rental.

➤ Adjacent to one of the world's busiest commercial ports with thousands of daily professionals.

➤ Golden Visa qualified — a direct residency pathway through a prime, liquid investment.

Strategic Opportunity

A fully renovated, furnished 2-bedroom apartment in Piraeus' premier shipping district — Golden Visa qualified and move-in ready. Ideal for professionals, maritime workers, and international investors seeking a robust, high-demand rental asset.



**Thank You
For Your
Interest**

