

TINANIOS PROJECT

6th Floor Penthouse
Apartment at Filonos 48,
Piraeus



Prime Location & Neighborhood

- Located in Piraeus, Greece's largest port city with rich maritime heritage.
- Blends dynamic urban living with Saronic Gulf coastal charm.
- Steps from historic harbor and waterfront dining experiences.

Filonos 48 is situated in the heart of Piraeus, Greece's largest and most historic port city. This vibrant neighborhood seamlessly blends dynamic urban living with the stunning natural beauty of the Saronic Gulf coastline.



Connectivity & Lifestyle

Filonos 48 offers unmatched convenience with essential services and excellent transport links at your doorstep. Experience seamless urban living in the heart of Piraeus.



Daily Essentials Nearby

Walking distance to supermarkets, bakeries, pharmacies, retail shops, banks, and professional services for effortless daily living.



Excellent Transport Links

Minutes from major metro lines, public bus, and tram networks with direct routes to central Athens and Syntagma Square.



Island Getaways at Your Doorstep

Close to central ferry gates providing easy weekend escapes to the stunning Greek islands of the Saronic Gulf and beyond.

Investment Highlights



Golden Visa Eligibility

Property specifically tailored for international investors seeking Greek residency through the Golden Visa program. Secure your European gateway today.

Immediate Occupancy Ready

Ready for immediate move-in or rental deployment. No waiting, no renovations needed — start generating returns from day one.

Turnkey Premium Condition

Premium renovation completed to the highest standards. No additional capital outlay required — move in or deploy for rental immediately with confidence.

Strong Rental Yield Potential

High market demand from maritime professionals, expats, students, and digital nomads ensures excellent rental income and long-term capital appreciation.

Growing Market Demand & Rental Potential

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- Diverse tenant pool from maritime, expat, and professional sectors ensures consistent occupancy.
 - Ideal for investors seeking stable income and EU residency benefits.

Piraeus is experiencing an unprecedented demand surge fueled by a diverse international community including maritime professionals, expats, students, and digital nomads. This dynamic market creates exceptional opportunities for property investors. High rental demand in the area supports attractive yields and strong liquidity, making this an ideal investment for those seeking stable passive income alongside Golden Visa residency benefits. The combination of port city commerce and coastal lifestyle continues to drive sustained interest from quality tenants.

Unit Spotlight

Executive upper-floor penthouse designed for comfort and space efficiency. This premium residence offers the perfect balance of modern living and Mediterranean lifestyle, featuring thoughtful layouts that maximize every square meter of space.

55 sqm total living space

Total living space of 55 sqm thoughtfully distributed across 40 sqm of refined interior living area plus a generous 15 sqm private veranda for outdoor enjoyment.

Panoramic views & natural light

Elevated living with panoramic views and abundant natural light throughout the day. Experience the best of Piraeus from your private sanctuary above the city.



Detailed Unit Features



01

Private Bedroom Suite

1 private bedroom featuring floor-to-ceiling built-in wardrobes for maximum storage and elegant design.

02

Spacious Living Area

Open-plan living space thoughtfully designed to separate rest and social zones for optimal comfort.

03

15 sqm Veranda Retreat

Large outdoor veranda perfect for open-air dining, relaxation, and enjoying Mediterranean evenings.

04

Turnkey Premium Finish

Fully furnished with contemporary high-end furniture, top-tier appliances, and climate control — ready for immediate move-in or rental.

Renovation completed to premium standards with meticulous attention to detail. Fully equipped and furnished — no additional investment required. Move in immediately or lease with confidence to premium tenants seeking quality accommodation.

Turnkey Condition & Ready Lifestyle

