



ETIKOLOU 11

Piraeus

Etolikon 11 offers 158 high-end residences across seven floors, reimagining an industrial building into a striking urban development in the heart of Piraeus. Just 170 meters from the port, the project combines contemporary design with premium amenities, including a state-of-the-art gym, rooftop pool, co-working spaces, and a 24/7 reception.

New Development



BOFKERS⁺
Real Estate Investment



Situated in Piraeus, near the port, metro, shops,
and dining spots.

AROUND YOU

Located in Nea Erythrea



400 m – Piraeus Railway Station

Main train hub providing quick connections across the region.



12 km – Syntagma Square

Central Athens square, linking landmarks, shopping, and transport.



170 m – Piraeus Port

Historic port hub connecting Greece to Mediterranean destinations.



500 m Piraeus Metro Station

Convenient metro access linking the port to central Athens.



35 km – Athens International Airport

Greece's main airport, connecting Athens to global destinations.

7 Floors – 158 Apartments

158 apartments across 7 floors ranging from 30 – 75 sqm

Apartments feature bedrooms, bathrooms, balconies, and select units with private gardens.

Building amenities include 24/7 reception, wellness and entertainment areas, co-working spaces, and a residents' lounge with all modern comforts.



INTERIORS





Entertainment area



LG – GF Floor

- 1 – 2 Bedrooms
- 1 – 2 Bathrooms
- Garden included for units GF11 – GF20



-

Orientation & Positioning

Etikolou 11 occupies a prime location in Piraeus, at the threshold of the Athenian Riviera. Residents enjoy immediate access to the port, transport links, dining, shopping, and commercial hubs.

The development balances the vibrancy of city life with functional convenience, making it ideal for urban professionals, investors, and those seeking a dynamic lifestyle just 15 minutes from central Athens. Its proximity to Michelin-starred restaurants, high-end stores, and cultural attractions ensures the area remains one of Attica's most desirable locations.



Architectural Style

This seven-story residential complex blends industrial heritage with contemporary elegance. The reconversion of an existing building is complemented by newly constructed floors, creating 158 thoughtfully designed apartments with outdoor spaces, terraces, and balconies. Interiors emphasize functional layouts, natural light, and high-end finishes, while shared amenities—including a rooftop swimming pool, gym, lounge, and co-working areas—deliver a premium urban experience. Etikolou 11 represents a refined, cosmopolitan aesthetic that stands out in Piraeus, offering residents both style and practicality in one landmark development.



PORT. GATEWAY. URBAN.

Etolikon 11 brings 158 contemporary residences across seven floors to the heart of Piraeus, just 170 meters from the port. The development combines sleek design with premium amenities, including a rooftop pool, state-of-the-art gym, co-working areas, and 24/7 reception. Ground-floor retail and carefully crafted interiors make it a landmark for modern urban living and a strong investment opportunity in the city's vibrant port district.

RATE CARD

SUMMARY

158 apartments – 7 floors

Amenities included – 24/7

reception, gym, communal area,

entertainment spaces

Modern Architecture

Units	Floor	Type	Bedroom	Bathroom	Total Area	Covered Area	Balcony	Price (€)	Booking
GF1	GF	Apartment	1	1	47	47	-	289,000	
GF2	GF	Apartment	1	1	45	45	-	279,000	
GF3	GF	Apartment	1	1	45	45	-	279,000	
GF4	GF	Apartment	1	1	45	45	-	279,000	
GF5	GF	Apartment	1	1	45	45	-	279,000	
GF6	GF	Apartment	1	1	45	45	-	279,000	
GF7	GF	Apartment	1	1	45	45	-	279,000	
GF8	GF	Apartment	1	1	45	45	-	279,000	
GF9	GF	Apartment	1	1	50	50	-	299,000	
GF10	GF	Apartment	1	1	36	36	-	250,000	
GF11	GF	Apartment	1	1	49	32	17(Garden)		SOLD
GF12	LG - GF	Duplex	2	2	73	63	10(Garden)	369,000	
GF13	LG - GF	Duplex	2	2	71	61	10(Garden)	369,000	
GF14	LG - GF	Duplex	2	2	71	61	10(Garden)	369,000	
GF15	LG - GF	Duplex	2	2	70	60	10(Garden)	369,000	
GF16	LG - GF	Duplex	2	2	72	62	10(Garden)	369,000	
GF17	GF	Apartment	1	1	51	41	10(Garden)		SOLD
GF18	GF	Apartment	1	1	62	47	15(Garden)	309,000	
GF19	GF	Apartment	1	1	60	45	15(Garden)		SOLD
GF20	GF	Apartment	1	1	60	45	15(Garden)		SOLD



GET YOUR DREAM HOUSE

RATE CARD

SUMMARY

158 apartments – 7 floors

Amenities included – 24/7

reception, gym, communal area,

entertainment spaces

Modern Architecture

Units	Floor	Type	Bedroom	Bathroom	Total Area	Covered Area	Balcony	Price (€)	Booking
AB1	1st-2nd	Duplex	1	2	51	51	-		SOLD
A2	1st	Apartment	1	1	36	36	-		SOLD
A3	1st	Apartment	1	1	48	37	11		SOLD
A4	1st	Apartment	1	1	48	36	12		SOLD
A5	1st	Apartment	1	1	48	36	12		SOLD
A6	1st	Apartment	1	1	49	37	12		SOLD
A7	1st	Apartment	1	1	48	38	10		SOLD
A8	1st	Apartment	1	1	46	36	10		SOLD
A9	1st	Apartment	1	1	46	36	10		SOLD
A10	1st	Apartment	1	1	46	36	10		SOLD
A11	1st	Apartment	1	1	46	36	10		SOLD
A12	1st	Apartment	1	1	46	36	10		SOLD
A13	1st	Apartment	1	1	46	36	10		SOLD
A14	1st	Apartment	1	1	46	36	10		SOLD
A15	1st	Apartment	1	1	52	41	11	289,000	
AB16	1st-2nd	Duplex	1	2	50	50	-	325,000	
A17	1st	Apartment	1	1	35	35	-		SOLD
A18	1st	Apartment	1	1	41	36	5	255,000	
A19	1st	Apartment	1	1	40	35	5	250,000	
A20	1st	Apartment	1	1	40	35	5	250,000	
A21	1st	Apartment	1	1	40	35	5		SOLD
A22	1st	Apartment	1	1	41	36	5	255,000	
A23	1st	Apartment	1	1	41	36	5	255,000	
A24	1st	Apartment	1	1	49	39	10		SOLD
A25	1st	Apartment	1	1	60	45	15		SOLD
A26	1st	Apartment	1	1	60	46	14		SOLD



GET YOUR DREAM HOUSE

CONTACT US

Looking to Buy a new property or Sell an existing one? Bofkers Real Estate provides an easy solution.



GR Xenokratous 39, Athens 10676, Greece
LEB Kaslik Bofkers Building
DXB Business Bay Parklane Tower 711



GR +30 698 444 7447
LEB +961 70 041 111
DXB +971 58 538 7744



info@bofkers.com



www.bofkers.com

Follow Us



[bofkers](https://www.instagram.com/bofkers)



[bofkers](https://www.facebook.com/bofkers)