



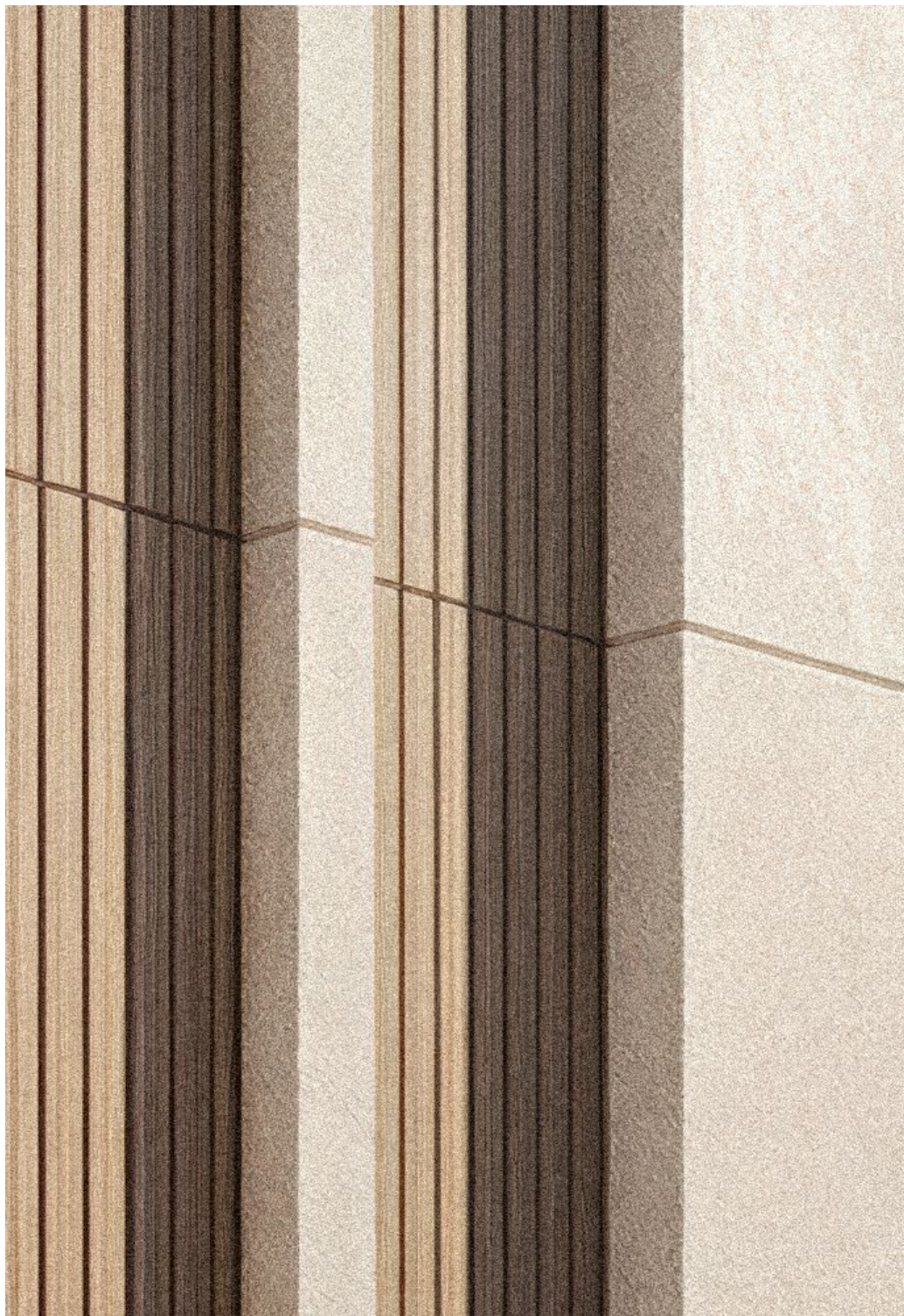
MERIDIA

Your New Home in
Authentic Piraeus

This contemporary residential
development features **5 floors**
& **47 beautifully designed**
apartments, offering a modern
& comfortable living experience.

With sizes ranging from
37 sq.m to 57 sq.m and layouts
of **1 or 2 bedrooms**, each home
is crafted to suit different
lifestyle needs - from young
professionals to small families.

Spacious balconies, abundant
natural light, & an open-plan
interior design create a **bright &**
welcoming atmosphere.





The ground-floor apartments benefit from serene views of a **private internal garden**, offering a peaceful touch to everyday city living.

Combining smart design with quality construction, this project provides a refreshing living environment in a neighborhood **full of authenticity, convenience, & character.**



Location of Project

Convenient Life in Athens

1. Airport **32 km**
2. Piraeus port **1.4 km**
3. Metro Station / Piraeus **1.4 km**
4. Dimotiko Theatro **1.5 km**
5. Bus Stop / Kerane **350 m**, Peiraios **270 m**
6. Piraeus Railway Station **1.2 km**
7. Lidl Super Market **1.1 km**

Nearby Monuments and Universities

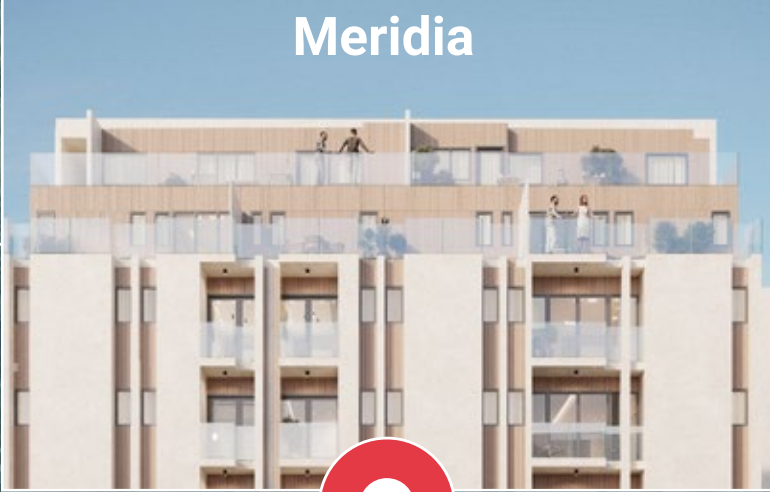
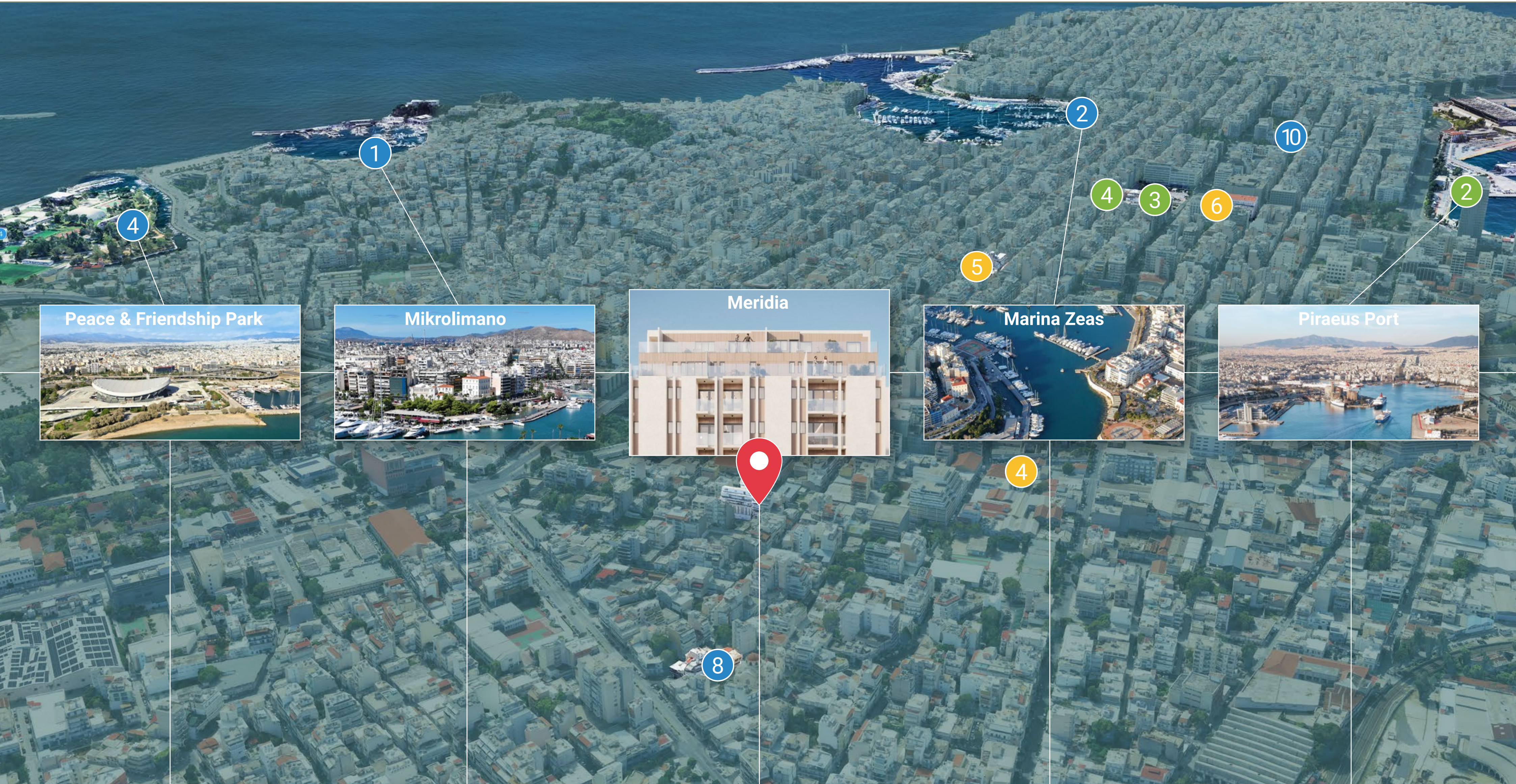
1. Acropolis **7 km**
2. Acropolis Museum **7 km**
3. Michael Cacoyannis Foundation **4.3 m**
4. Hellenic Cosmos Cultural Center **3.6 m**
5. International School of Piraeus **1.1 km**
6. Municipal Theater of Piraeus **1.5 km**
7. Evgenidio / Planitario **4.9 km**
8. Benaki Toy Museum **5 km**

A Hight- Quality Living Area:

1. Mikrolimano **1.7 km**
2. Marina Zeas **3.2 km**
3. Water Square **3.9 km**
4. Peace and Friendship Park **1.2 km**
5. The Ellinikon **13 km**
6. Iatriko Palaiou Falirou Hospital **6 km**
7. Metropolitan Hospital **1.8 km**
8. Kick Boxing Centre **300 m**
9. 20 minutes fitness **900 m**
10. Alter Life **1.4 km**

Online Map





Wide walking paths, landscaped gardens, & shaded seating areas, the park is ideal for relaxation, outdoor exercise, and family strolls.

Mikrolimano offers a picturesque seaside setting with refined restaurants, a charming marina, and a vibrant atmosphere right by the water.

This contemporary residential development features 5 floors and 47 beautifully designed apartments, offering a modern & comfortable living experience

Marina Zeas is a cosmopolitan destination featuring luxury yachts, inviting cafés, and stunning sea views - perfect for leisurely walks and relaxation.

Piraeus Port is Greece's major gateway, full of energy, commercial activity, and convenient access to numerous island destinations.

PIRAEUS

The Port City
of Culture & Opportunity

Piraeus, Greece's largest port and one of the most historic in the Mediterranean, is far more than a gateway to the islands, it's a vibrant city with a character of its own.

Elegant neoclassical buildings stand alongside contemporary developments, while the city's neighborhoods, from Kastella's scenic hills to Mikrolimano's lively marina, reflect a cosmopolitan energy.

Piraeus today stands as a symbol of renewal and connection, where tradition meets progress by the sea.

Blending maritime heritage with modern urban life, Piraeus offers a mix of culture, commerce, & coastal beauty.

Museums, theaters, and cultural centers add depth to its artistic scene, and a growing number of cafes, restaurants, and promenades make it a destination for both business & leisure.



ACROPOLIS

The heart of Ancient Greece

The Acropolis of Athens stands as an enduring symbol of ancient Greece and Western civilization.

Once the spiritual heart of Athens, the Acropolis was dedicated to Athena, the city's patron goddess.

This iconic complex of temples & monuments, dominated by the majestic Parthenon, has witnessed over 2,500 years of history.

Today, its grandeur and architectural brilliance continue to inspire awe, offering a glimpse into the achievements of classical antiquity and the cultural legacy that shaped the modern world.



MUNICIPAL THEATRE OF PIRAEUS

The Heart of Piraeus' Cultural Life

The Municipal Theatre of Piraeus is one of Greece's most iconic neoclassical buildings and a cornerstone of the city's cultural identity.

Located in the heart of Piraeus, this grand theater first opened its doors in 1895 and has since been a stage for countless performances, from classical drama and opera to contemporary plays and concerts.

Recently restored to its original glory, the theatre combines historical elegance with modern facilities, featuring a main stage, rehearsal areas, and event spaces.



The Peace and Friendship Park, located next to the iconic stadium on the Faliro waterfront, is a welcoming green space that offers a peaceful escape from the urban rhythm of Piraeus.

With wide walking paths, landscaped gardens, and shaded seating areas, the park is ideal for relaxation, outdoor exercise, and family strolls.

It also features playgrounds, open-air event spaces, and recreational areas that attract visitors of all ages throughout the year.

Blending natural beauty with coastal views, the Peace and Friendship Park serves as a refreshing meeting point for locals and visitors alike, an oasis of calm and connection by the sea.

PEACE & FRIENDSHIP PARK

A Green Oasis by the Sea



The Michalis Cacoyannis Foundation on Pireos Street is a modern cultural space dedicated to the arts, cinema, and theater.

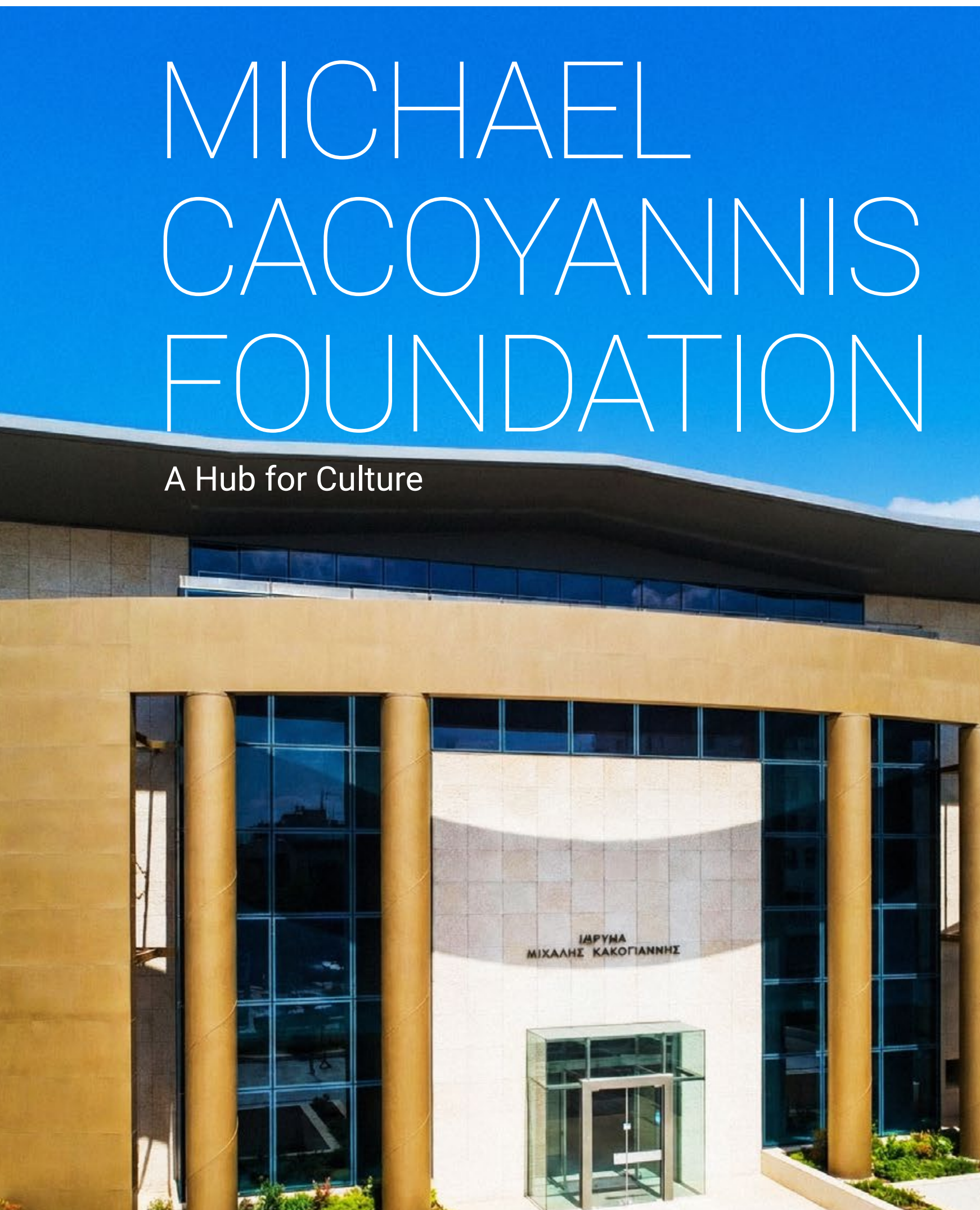
Located at 206 Pireos Street, the foundation is housed in a contemporary building with state-of-the-art facilities, including theater and cinema halls, exhibition spaces, and areas for educational programs and workshops.

It hosts various events, from theatrical performances and film screenings to exhibitions, festivals, lectures, and creative workshops.

With a strong focus on promoting Greek culture and emerging artistic talent, the foundation brings together professionals from different fields while engaging the broader public in cultural experiences.

MICHAEL CACOYANNIS FOUNDATION

A Hub for Culture



STAVROS NIARCHOS / GREEK NATIONAL OPERA

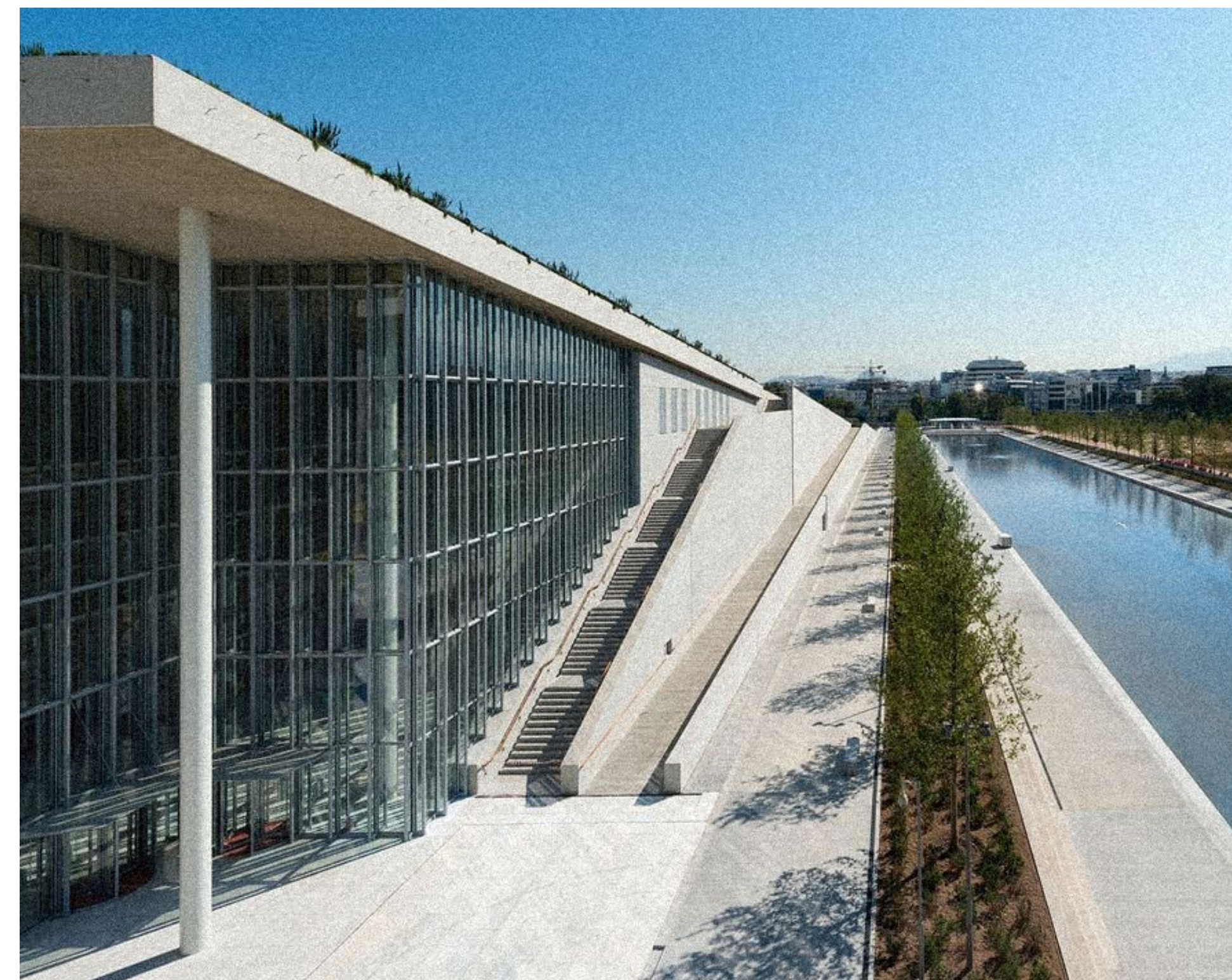
A Beacon of Culture,
Nature, and Innovation

The Stavros Niarchos Foundation Cultural Center (SNFCC), located near Palaio Faliro, is a stunning example of modern architecture by Renzo Piano.

It houses the National Library of Greece and the Greek National Opera, offering a vibrant cultural experience with world-class performances and extensive library collections.

The center features a lush green roof and the expansive Stavros Niarchos Park, creating a tranquil space for relaxation and community gatherings.

With its innovative design and dedication to sustainability, the SNFCC serves as a dynamic hub for culture, education, and public engagement.



THE ELLINIKON PROJECT

A New Way of Living by the Sea

The Ellinikon is more than just a new residential development, it's a whole new city by the sea.

Alongside modern homes, it will offer one of the largest coastal parks in Europe, a beautiful marina, a beachfront, shopping malls, restaurants, sports facilities, office spaces, luxury hotels, a casino, and even a smart city infrastructure with green technologies.

Everything will be within walking or biking distance, designed to make daily life easier, more enjoyable, and more connected to nature.



EVGENIDIO / PLANITARIO

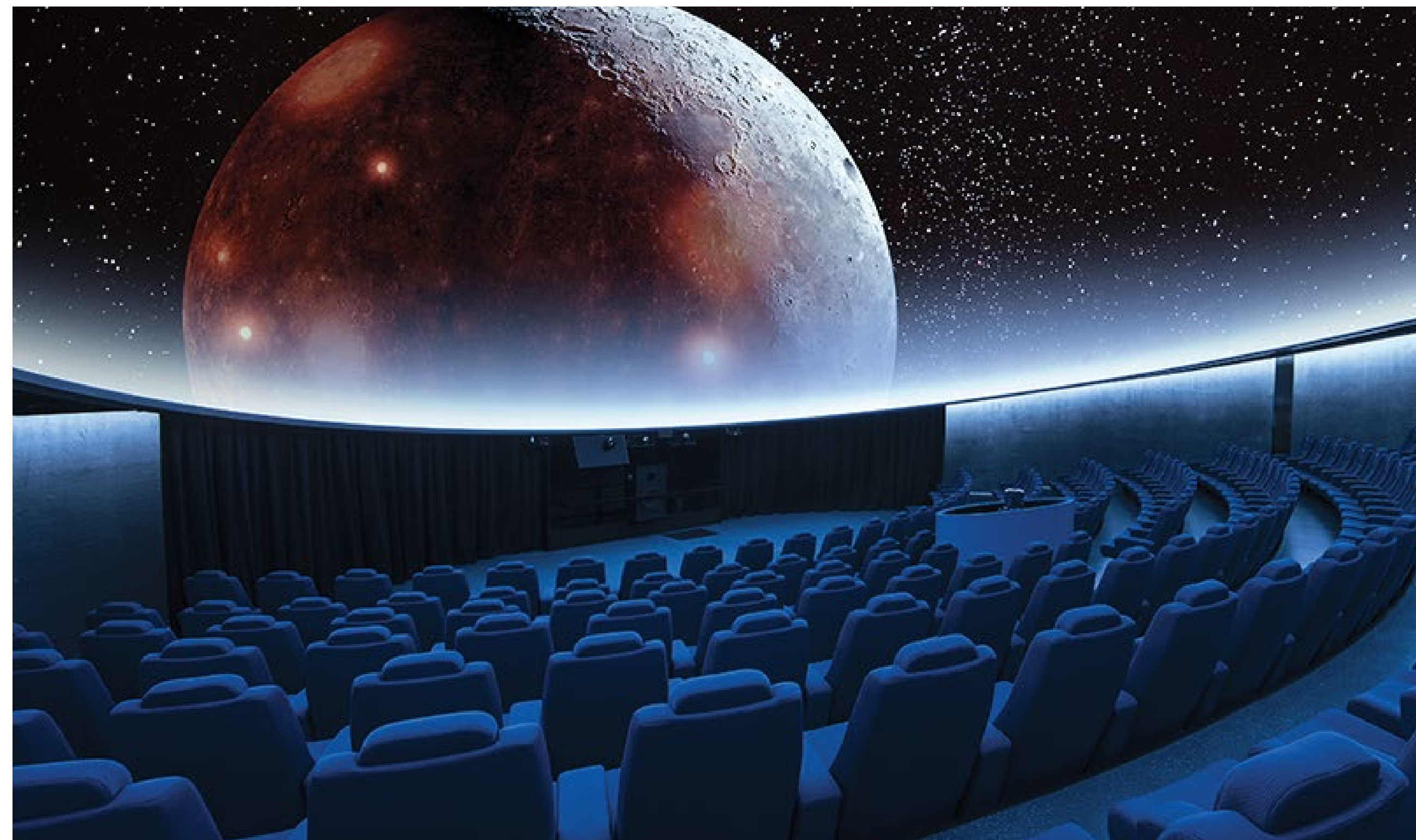
A Journey Through the Stars

Located near the Athenian Riviera, the Eugenides Planetarium is one of the world's most advanced digital planetariums.

With its impressive dome and state-of-the-art projection systems, it offers immersive experiences that bring the wonders of the universe to life.

Visitors can enjoy educational shows about space, science, and technology, making it an inspiring destination for all ages.

A true gateway to the cosmos, the planetarium combines entertainment with learning in a unique & engaging way.



INTERNATIONAL SCHOOL OF PIRAEUS

Quality International Education Within Easy Reach

The International School of Piraeus (ISP) is a forward-thinking bilingual IB World School for students aged 3 to 12, located in the heart of Piraeus.

Combining the International Baccalaureate Primary Years Programme (IB PYP) with strong values and a child-centered approach, ISP nurtures curiosity, creativity, and intercultural understanding.

Through inquiry-based learning, small class sizes, and a safe, inspiring environment, the school helps students grow academically, emotionally, & socially-preparing them to become confident, open-minded global citizen



WHY INVESTING IN THE MERIDIA PROJECT IS A STRATEGIC OPPORTUNITY

Piraeus is entering one of its most dynamic development phases in decades.

Major residential, hospitality and mixed-use projects are reshaping the city & generating exceptional momentum for investors.

The MERIDIA Project is strategically located at the center of this growth, surrounded by high-value developments that significantly strengthen its long-term appeal.



MAJOR URBAN REDEVELOPMENT

A large-scale residential and mixed-use development is underway just minutes from MERIDIA, featuring:



600+ new residential units



250+ serviced apartments



Retail and professional spaces



New green areas & upgraded public infrastructure



Phased delivery beginning in 2026

Its proximity boosts demand for housing, rentals and commercial activity — directly enhancing MERIDIA's investment profile.

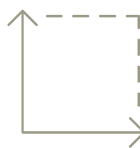


PREMIUM SERVICED APARTMENT COMPLEX NEAR THE MARINA

A high-quality hospitality development is nearing completion in the marina area, offering:



72 serviced apartments



Approx. 4,000–5,000 sq.m. of built area



Modern shared amenities



€25M+ investment



Completion planned for late 2025

This project attracts professionals, business travelers and visitors, increasing overall demand for accommodation and supporting the value of nearby assets, including MERIDIA.



BEST WESTERN SOKIO PIRAEUS

Hotel Serviced Apartments (May 2026)

Located practically around the corner, Best Western SOKIO Piraeus is one of the closest and most impactful developments for MERIDIA. Key features:



35 fully equipped serviced apartments



An on-site café serving guests and residents



Modern, design-driven hospitality facilities



Completion scheduled for May 2026



Distance from MERIDIA: approx. 150-200m (2-minute walk)

This ultra-close proximity is a major advantage: the new hotel generates year-round foot traffic, stabilizes demand, elevates the character of the street and enhances the visibility and value of the area surrounding MERIDIA.



PIRAEUS MARKET MOMENTUM

MERIDIA is positioned to capture significant upside within this accelerating market.

Supported by major infrastructure upgrades - metro extensions, port development, cruise tourism expansion & new business activity - Piraeus is experiencing:

- Rising rental and sales prices
- Increased local & international investor interest
- Transformation of older districts into modern hubs

INVESTMENT ADVANTAGES FOR MERIDIA

The MERIDIA Project benefits from:

- Direct adjacency to three major developments
- A powerful mix of demand drivers (residential, hospitality, serviced apartments, commercial)
- Flexible redevelopment potential
- A neighborhood undergoing continuous improvement

CONCLUSION WHY NOW IS THE IDEAL TIME TO INVEST

The clustering of high-quality developments around the MERIDIA Project triggers:

- Growth in land & building values
- Long-term stability driven by diverse users
- Higher rental yields & occupancy
- Continuous neighborhood uplift

















IPIROU STREET



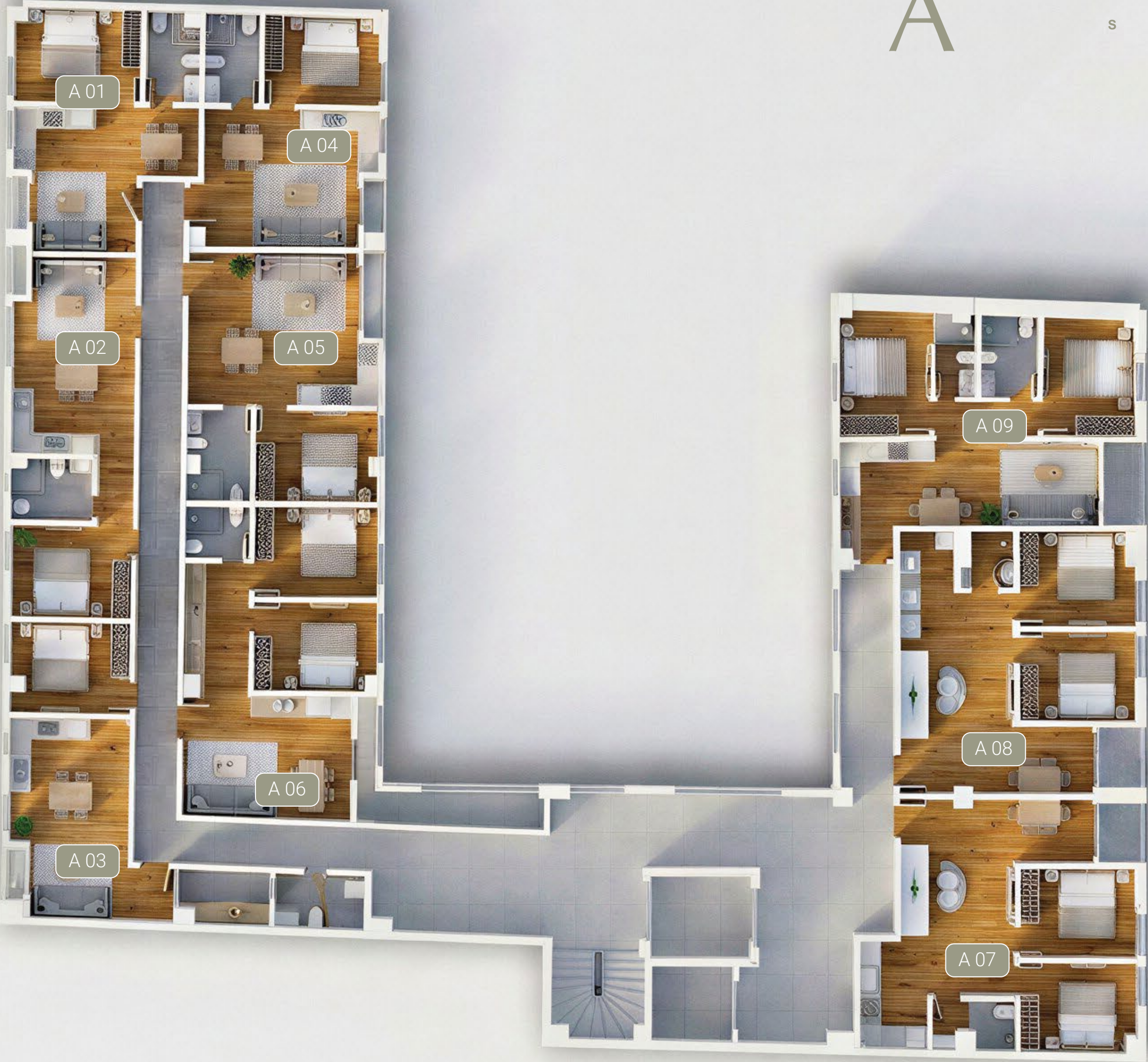
GROUND FLOOR

Apt	Bdrm	Internal	Balcony	Total
G1	1	42	17	59
G2	1	40	13	53
G3	1	40	13	53
G4	1	40	13	53
G5	1	40	13	53
G6	1	40	12	52
G7	1	42	5	47
G8	1	43	6	49
G9	1	44	15	59
G10	2	53	33	86
G11	2	53	33	86

IPIROU STREET

CHRYSOSTOMOU SMYRNIS STREET

FLOOR
A



Apt	Bdrm	Internal	Balcony	Total
A1	1	37	3	40
A2	1	41	3	44
A3	1	45	3	48
A4	1	37	3	40
A5	1	41	3	44
A6	2	52	3	55
A7	2	56	2	58
A8	2	54	2	56
A9	2	59	3	62

IPIROU STREET



FLOOR
B

CHRYSOSTOMOU SMYRNIS STREET

Apt	Bdrm	Internal	Balcony	Total
B1	1	37	3	40
B2	1	41	3	44
B3	1	46	3	49
B4	1	37	3	40
B5	1	41	3	44
B6	2	52.61	13.4	66.01
B7	2	54	2	56
B8	2	54	2	56
B9	2	59	3	62



Apt	Bdrm	Internal	Balcony	Total
C1	1	43	11	54
C2	1	37	11	48
C3	1	37	10	47
C4	1	37	10	47
C5	1	40	11	51
C6	2	56	2	60
C7	2	54	2	56
C8	2	57	3	60



Apt	Bdrm	Internal	Balcony	Total
D1	1	42	24	66
D2	1	42	24	66
D3	1	42	24	66
D4	1	42	14	56
D5	1	42	18	60
D6	1	42	14	56

FLOOR E



	Apt	Bdrm	Internal	Balcony	Total
SUBVESTOMOU SMYRNIS STREET	E1	1	44	31	75
	E2	1	46	15	60
	E3	2	54	10	57
	E4	2	73	10	77

