



The Mediterranean Retail Asset



A high-end ground floor
309.24 sq.m
commercial unit
for sale!



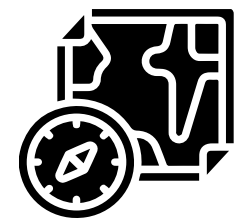
A prestigious and exclusive space located within a prime serviced apartments complex under the label of Wyndham Hotels & Resorts, The Mediterranean branded residences.

This meticulously designed unit exudes elegance and sophistication, featuring premium finishes, stylish decor, and state-of-the-art amenities to cater to discerning clientele.

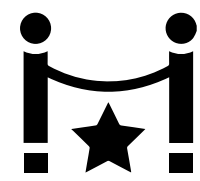
With its prime location within the branded serviced apartments, the commercial unit benefits from high visibility and foot traffic, making it an ideal setting for showcasing luxury products or services and creating a memorable shopping or business experience for guests. This exceptional commercial unit presents a rare opportunity for investor.



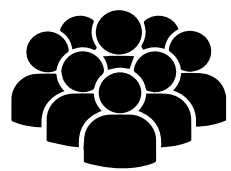
Why you should consider to invest in this commercial asset:



Prime Location: Retail units within branded serviced apartments benefit from high foot traffic and visibility, providing a prime location for attracting customers and maximizing sales potential.



Prestigious Setting: Being part of a luxury serviced apartment enhances the retail unit's prestige and appeal, attracting affluent clientele and creating a premium shopping experience.

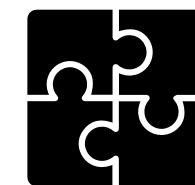


Captive Audience: Branded serviced apartment's guests often seek convenience and luxury amenities, making them a captive audience for retail offerings within the property.

The Mediterranean retail



Brand Exposure: A retail unit within a branded serviced apartment offers exposure to a diverse and international clientele, providing an opportunity to showcase products to a broader market.



Potential for Collaboration: Collaboration opportunities with the branded serviced apartments for events, promotions, and cross-marketing initiatives can further enhance the retail unit's visibility and success.

Overall, purchasing a retail asset within a branded serviced apartment presents a unique opportunity to leverage the branded serviced apartment's brand reputation, location advantages, and captive audience to drive sales and establish a presence in a prestigious setting.

Overview of the hospitality asset, part of which is the retail unit:

- *Branded hospitality building –
Upscale/Luxury Brand*
- *1st Row on Marina Zeas, Piraeus –
a mega yacht marina*
- *8 Floors*
- *72 Units*
- *Fully furnished luxury suites*
- *Gym*
- *Spa*
- *Lounge area*
- *24/7 concierge*



Turnkey retail asset

The Mediterranean retail



- Installing heating
- Ventilation, and air conditioning (HVAC) systems

- Electrical wiring, plumbing, flooring, lighting, and other necessary components to make the space operational for retail purposes.

- Delivery date – Q4 2025



GEOGRAPHICAL PROXIMITY

 Marina Zeas – **100m**

 Municipal Theatre of Piraeus – **1.4km**

 Piraeus Tower – **1.7km**

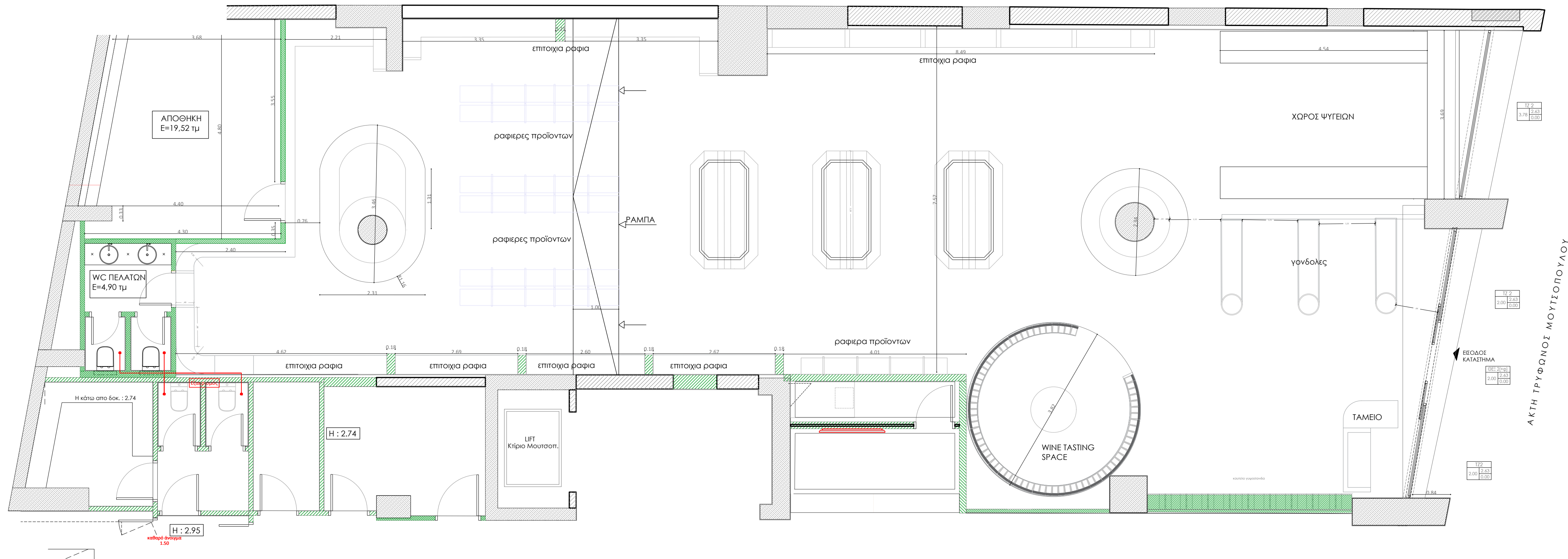
 Piraeus Gate – **2km**

 Mikrolimano – **2.4km**

 Tzanio Hospital – **350m**

Floor plan

The Mediterranean retail



RETAIL

309.24
sq.m.



Financial overview

SPECIAL PRICE FOR A LIMITED PERIOD OF TIME

Acquisition price: 1.100.000€

Rental income per month	Duration	Total
3.500€	year 1-4	168.000€
3.900€	year 5-6	93.600€
4.300€	year 7-9	154.800€
4.700€	year 10-15	338.400€
Total income for 15 years		754.800€
Average rent per year		50.320€

Guaranteed average yield: 4,5% per annum



