DKG
DEVELOPMENT

SKYWAY

Skyway project – an exceptional residential development, part of one of the most emblematic mixed-use developments in Greece, the PIRAEUS GATE

Greenfield construction 14 level high-rise tower, including residences, retail unit, offices, parking and storages.



WELCOME TO SKYWAY RESIDENCES

This exceptional new residential development has been designed to offer modern living in a vibrant community. Nestled in the heart of Piraeus, our development combines contemporary architecture with thoughtful design, creating a harmonious living environment for families, professionals, and individuals alike. We prioritize quality, sustainability, and comfort. Each unit will be meticulously crafted with high-end finishes and energy-efficient features, ensuring a luxurious yet eco-friendly lifestyle. Our prime location provides easy access to essential services, recreational areas, and public transportation, making it an ideal choice for those seeking convenience and connectivity.

Join us as we embark on this exciting journey to create a vibrant community where you can call home.

piraeusgate.com





LOCATION OVERVIEW – MAP HIGHLIGHTS

The project is positioned at a well-developed residential area characterized by a robust infrastructure. The neighborhood features a variety of amenities, including:

- Schools, private colleges as well as the university of Piraeus
- Supermarkets, pharmacies, and variety of shopping destinations.
- Parks, recreational facilities, amazing coastal front with yacht marinas and an exciting nightlife.
- Countless dining options and variety of gastronomy selection from ethnic, modern or traditional restaurants, bars and others.
- Art spaces with an industrial past like the national gallery, museums and other.
- All year-round events & festivals

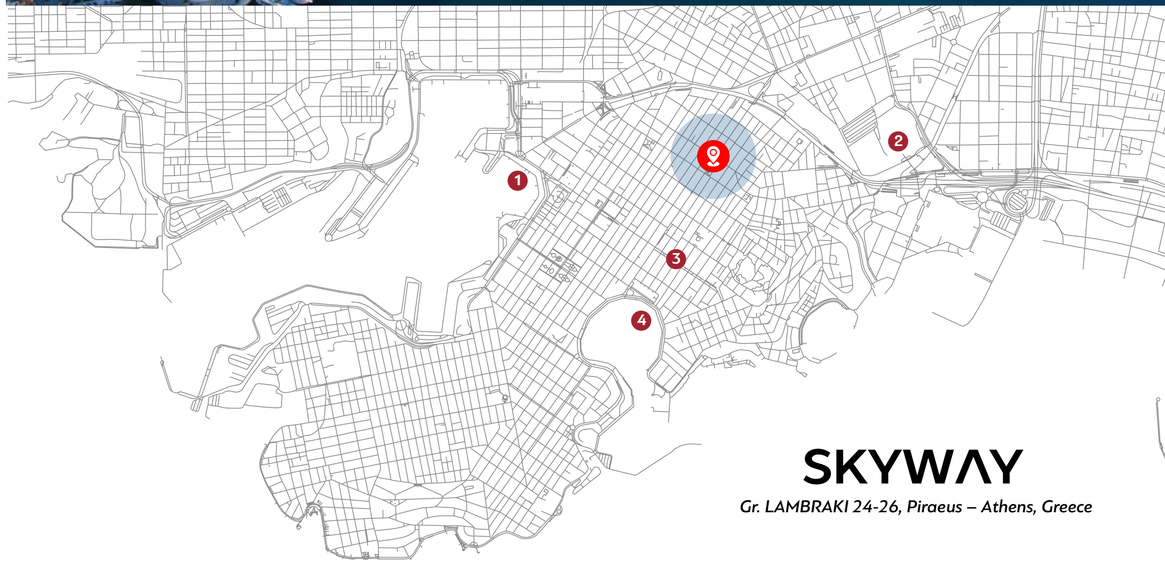
In terms of connectivity, Piraeus is well-served by public transportation. The city boasts an extensive network of buses, trams, and the metro, facilitating easy access to Athens historical city center and other surrounding areas. The proximity to the port also enhances travel options, making it convenient for both local and international journeys.

Overall, Piraeus combines a vibrant residential atmosphere with excellent infrastructure and transportation link, an ideal choice for families and individuals alike.









SKYWAY

Gr. LAMBRAKI 24-26, Piraeus – Athens, Greece

GEOGRAPHICAL PROXIMITY

- To the Electric Trolley (Tram) station – **190m**
- To the Underground Tube (Metro) Station – **900m**
- 1 To the Port – **1.3km**
- 2 To Karaiskaki Stadium – **1.2km**
- 3 To University of Piraeus – **700m**
- 4 To Marina Zeas (Yacht Marina District) – **1.0km**
- To Metropolitan Hospital – **1.2 km**
- To Piraeus Shopping District – **800m**

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LOCATION OVERVIEW – MAP HIGHLIGHTS





Moreover, the SKYWAY is part of Piraeus Gate, one of the most emblematic developments in Greece with over 85.000 sq.m of GBA, that will offer plethora of uses like serviced apartments, retail units - offices and others, aiming to be certified as leed neighborhood, the 1st in Greece.



Masterplan

SKYWAY

Greenfield residential project with **44 apartments, underground parking and 1 retail unit.**

SKYBLUE

Greenfield development, **32 serviced apartments** leased to an international hospitality operator & a **1 commercial unit**.

GATEWAY BUSINESS HUB

Greenfield, built to suit commercial project, with over **240 workspaces** under the operation of a knowing company & a **retail unit**.

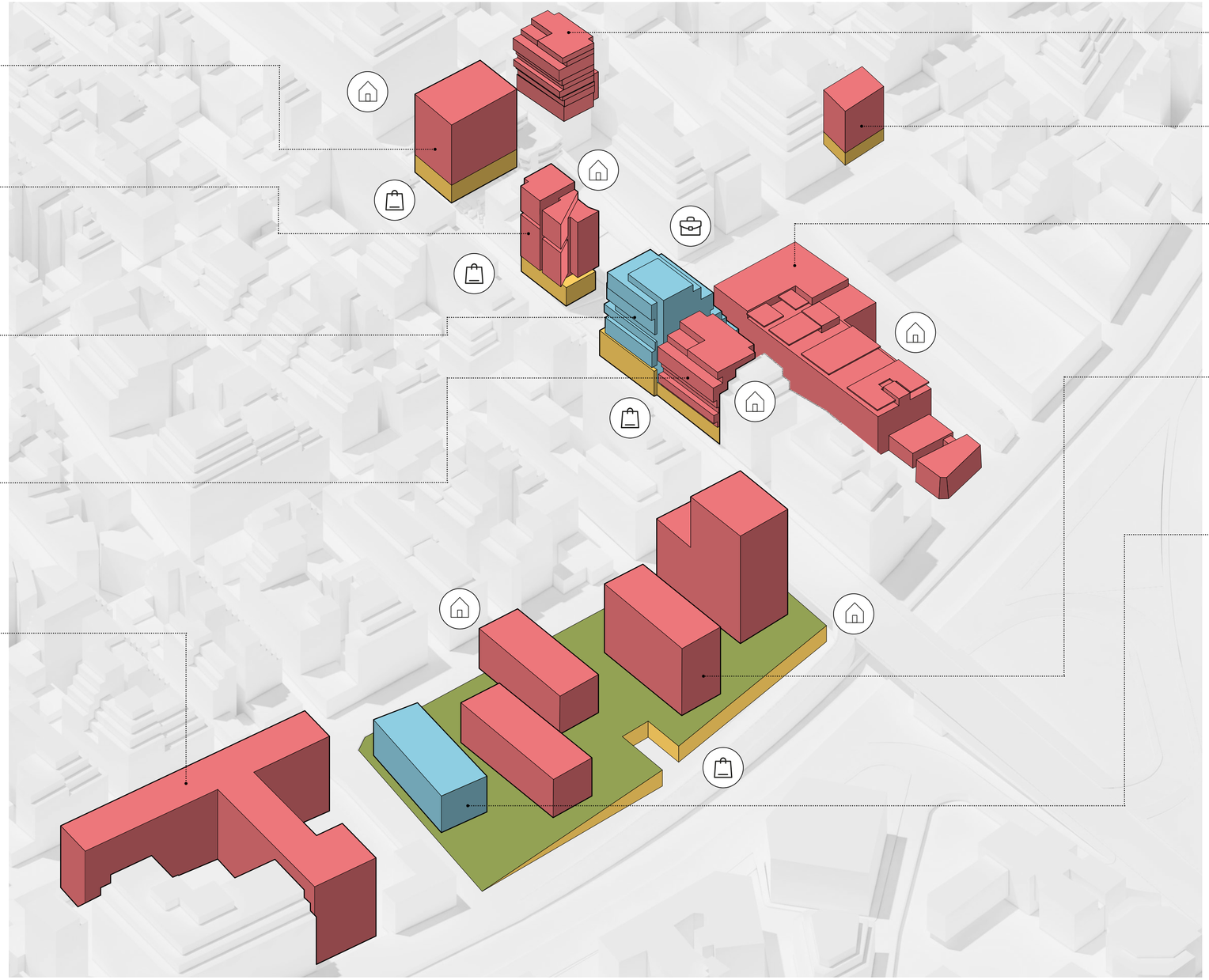
URBAN GL

Brownfield hospitality project, with **66 serviced apartments** leased to an international hospitality operator **& a retail unit**.

PIRAEUS OASIS

3 residential high rise towers consisting of **190 residences** in total, including parking spots & storage areas.

The development extends naturally into the urban fabric, integrating seamlessly with the city's existing functions. Ground floor transparency showcases retail spaces, while offices and residences occupy the upper levels. Support facilities and parking are efficiently organized below ground. Above, green rooftops and platforms create spaces for recreation while enhancing environmental sustainability.



REAL IDEAL

Greenfield 10 level building with **21 apartments**

PIRAEUS GREATER APARTMENTS

Greenfield residential compelx with **19 apartments**. Sold out & constructed.

S&S NEXUS CENTER

Brownfield development, co-living campus of **170 serviced apartments & amenities**, leased to an international hospitality operator.

URBAN OASIS PIRAEUS

3 residential high-rise buildings, with over **357 residences** of various types with **underground parking and storage spaces**, & **retail properties**.

PIRAEUS HUB

The development suggests a vibrant and inviting marketplace including a diverse range of retails & office spaces.

Promo Video

An urban redevelopment project with over 105.000 sq.m. (GBA) that we are aiming to certify as a LEED Neighborhood.

DEVELOPMENT FEATURES

44 residences, ranging from open-plan studios to spacious 2+1 options, spanning from the 2nd to the 10th floor, each with generous outdoor areas and verandas.

The 1st floor is dedicated to office space.

In the ground floor, there is a two level retail unit.

3 basement levels provide parking and storage facilities.

The construction will meet high eco-friendly and energy efficiency standards, utilizing premium materials of the highest quality.

All factory-produced materials will be sourced from renowned, certified manufacturers. Installation teams will be composed of specialized professionals with proven experience in similar projects, ensuring top-tier craftsmanship.

CLICK TO VIEW THE DETAILED LIST OF CONSTRUCTION WORKS





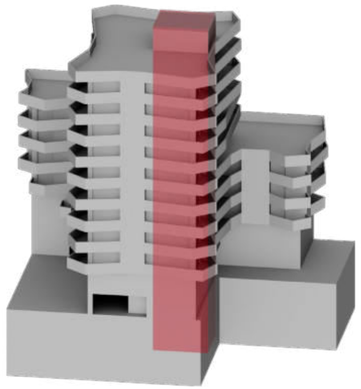




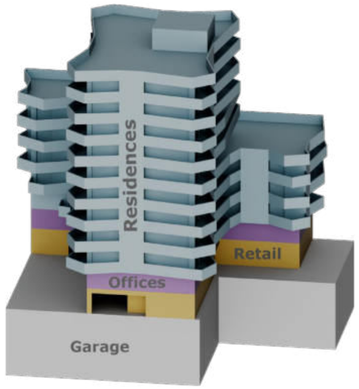
DKG DEVELOPMENT



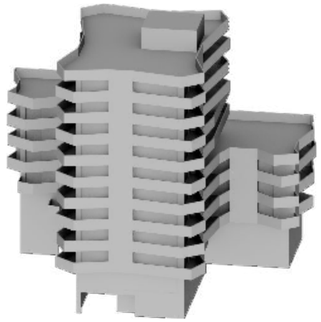
DIAGRAMMATIC ANALYSIS



Circulation



Building uses

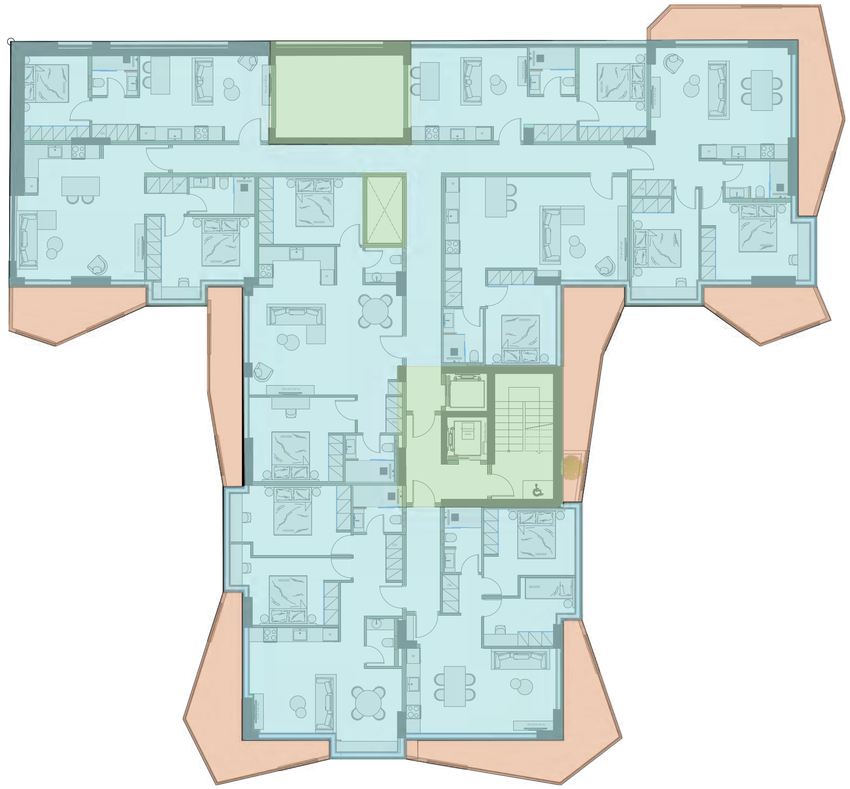


Final result

ADDITIONAL INFO

Current situation: Site
Function: Residences & Commercial/Office
City Connections: Public passage
Spatial planning: Residences floors,
Commercial/Offices ground floor and 1st floor,
Active outdoor green terraces
Parking and Support uses basements

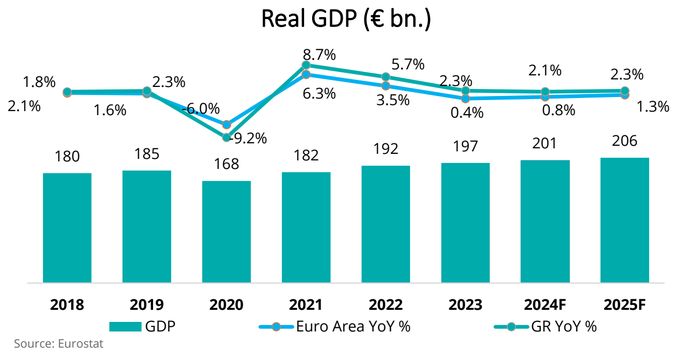
TYPICAL LAYOUT



CLICK TO VIEW THE LAYOUTS PER EACH LEVEL

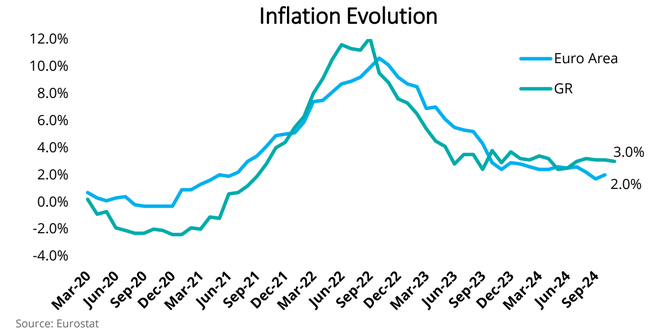
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REAL ESTATE IN GREECE



Source: Eurostat

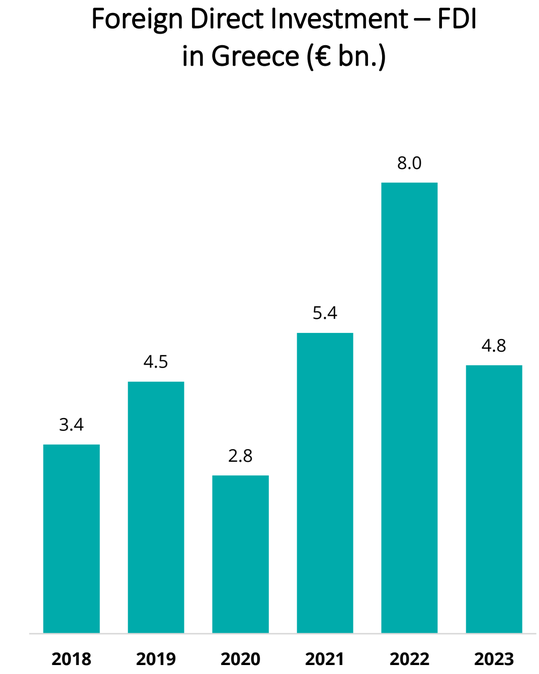
- Since 2020, the Greek economy sustained a positive momentum
- 2024 presented a 2.3% GDP growth (vs. 1.3% in Euro Area)
- Main factors contributing to this included notable domestic & foreign investments, a considerable increase in tourism revenues, export activities & private consumption



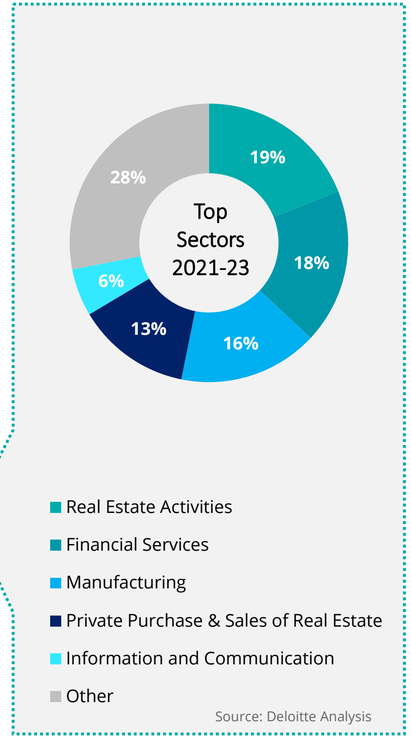
Source: Eurostat

- The previous years, global inflation surged to levels not experienced for decades, reaching its peak during 2022
- Inflation rate in Greece decreased to 2.9% in Dec. 2024 (drop in energy prices, implementation of effective monetary policy measures; while food prices & core inflation continued to put pressure)
- It is projected to gradually decelerate further during 2026, to around 2.0% (Bank of Greece)

Greek Economic Landscape – **FDI**



Source: Bank of Greece



Source: Deloitte Analysis

- The surge in GDP growth approaching 6% in 2022, accompanied by a substantial 35% increase in Foreign Direct Investment (FDI) to a historic milestone of €8 bn., represents a 20-year record.
- Additionally, exports surged by an impressive 36.7%, reaching €55 bn., highlighting Greece's significant economic evolution over the past decade. This transformation is characterised by strategic repositioning in global markets, a surge in foreign capital infusion, and consistent expansion in export activities.
- Lower FDI flows in 2024 were attributed by the Governor of the Bank of Greece mainly to global economic uncertainty and high interest rates & energy costs

REAL ESTATE IN GREECE

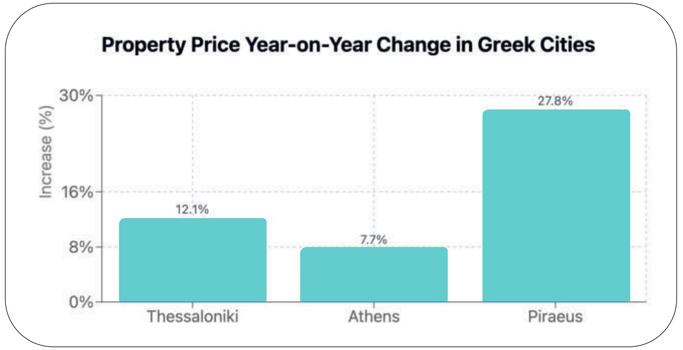
Anticipated investment activity in Greece's real estate sector categorised by property type:

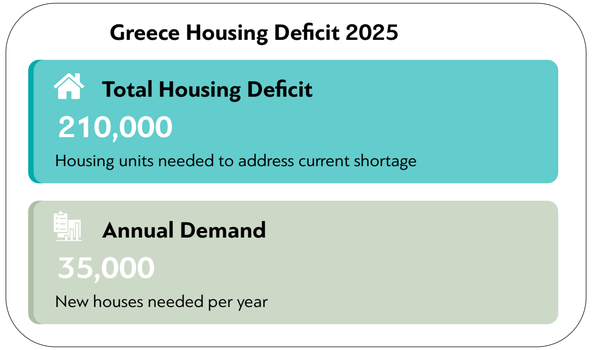
Greece's allure for **vacation homes**, with coastal and island properties

Greece's thriving tourism sector prompts investment in **hotels & short-term rentals**, from luxury resorts to boutique hotels

Greece's growing economy boosts demand for **commercial properties** like **offices** & **retail spaces**

Increased product storage needs due to recent e-commerce boom, resulted in a corresponding increase in **demand for logistics**, particularly for **large high-quality spaces with automation systems**

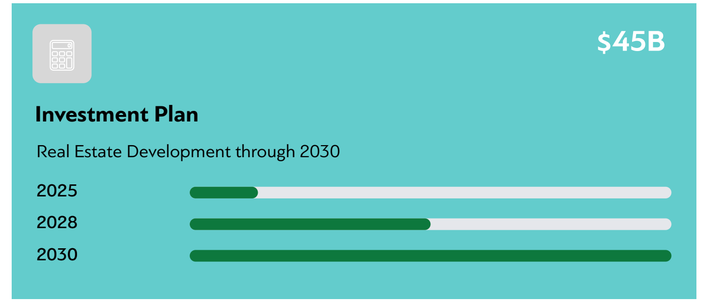


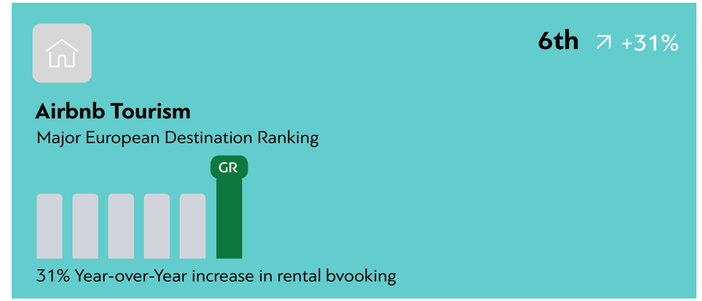


Why Greece ... ?

- Low prices
- Diverse Real Estate Portfolio
- Tax Regimes
- High returns







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CHOOSE THE IDEAL PROPERTY FOR YOU

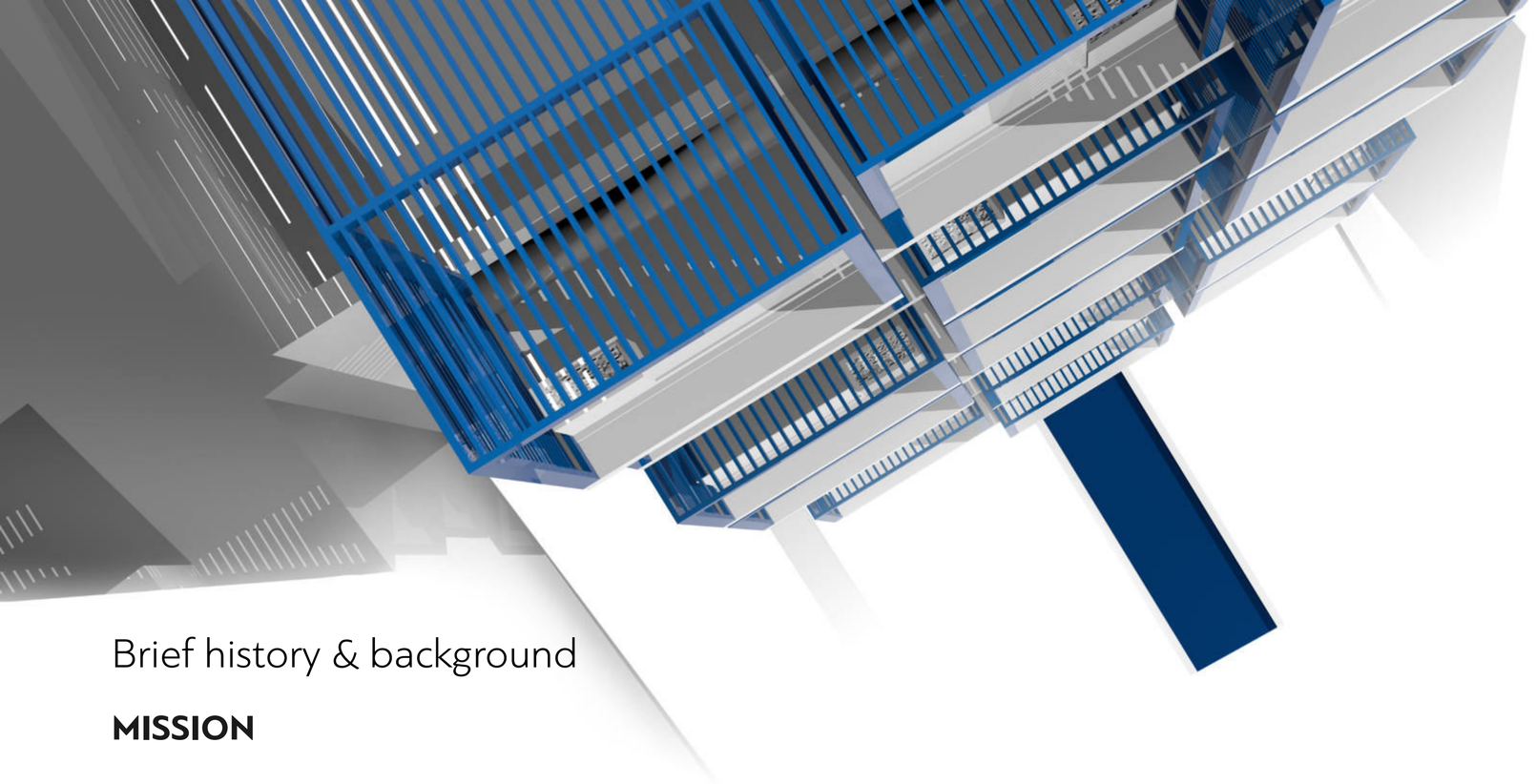


VIEW THE PRICE LIST & AVAILABILITY

Early investors benefits available since pre sales will be launched from April 2025, offering premium prices.

Financing structure from the bank, also available, upon eligibility of the customer.

DKG DEVELOPMENT



ABOUT THE DEVELOPER

Brief history & background

MISSION

Headquartered in Athens, DKG Development emerges as a leading organization in Greece's real estate development industry. Our focus is on crafting exceptional residential, commercial, and hospitality assets, driving innovation and excellence within the sector.

At DKG Development, high-standard collaborations and our comprehensive in-house team of engineers, project managers, architectural, and interior designers are the cornerstone of our operations. Supported by robust construction and legal departments, we ensure precision and adherence to high standards, culminating in the timely and accurate completion of projects.

Our commitment extends beyond construction; we aim to transform contemporary living in Greece. Every development is a fusion of cutting-edge design and practical functionality, meticulously aligned with the aspirations of our stakeholders.

At DKG Development we envision and act towards shaping spaces that resonate with the evolving lifestyles of our clients, redefining the future of living and investing in Greece.

VISION

Enhancement of profitability & value of real estate investments

By strategically selecting and developing high-potential, innovative projects, we aim to deliver superior returns to investors and positively influence market dynamics.

Sustainability & architectural excellence

We push the boundaries of sustainable buildings, harmonizing innovative design with environmental sustainability.

Building for societal well-being

Through esteemed synergies, our approach integrates community needs into our architectural designs, ensuring a positive contribution to the well-being of the society as a whole.

VALUES

Integrity and Trust

Excellence and Innovation

Collaborative Growth

LEADING RESIDENTIAL & COMMERCIAL REAL ESTATE DEVELOPMENT COMPANY

WITH A PIPELINE OF 1.000 SERVICED APARTMENTS DKG DEVELOPMENT PIONEERS IN PREMIUM SERVICED APARTMENTS IN THE GREEK MARKET

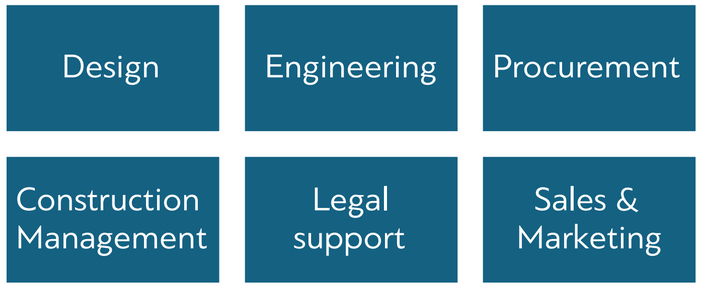
SHAREHOLDERS STRUCTURE

Four Greek Businessmen and Executives with longstanding experience in Real Estate

HIGHLIGHTS



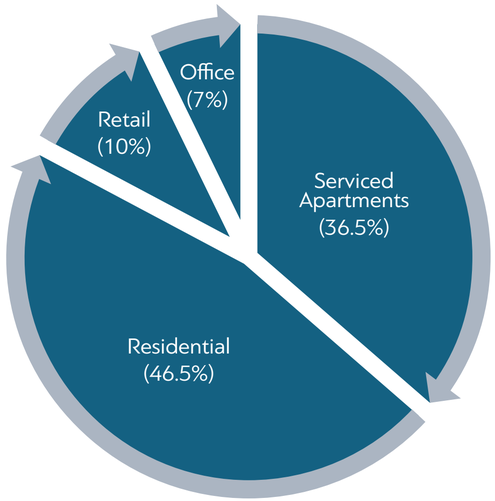
STRONG IN-HOUSE TEAMS



TOTAL SALES

2023-2024 over €58.000.000

DIVERSE PORTFOLIO



37 projects (287€M GDV, 110.769 sq.m. GBA)

NOTABLE PAST PROJECTS IN PIRAEUS



PIRAEUS STUDENT APARTMENTS

Number of Units: **22**

Asset Class: **Serviced Apartment – Student Housing**

Branded by: **Lavish Hospitality**

Sold Out Off Plan / Delivered



IRIS APARTMENTS

Number of Units: **37**

Asset Class: **Serviced Apartments**

Branded by: **Limehome**

Sold Out Off Plan / Delivered



OLIVE SERVICED APARTMENTS

Number of Units: **30**

Asset Class: **Serviced Apartments**

Branded by: **Limehome**

Sold Out Off Plan / Delivered



GREATER PIRAEUS EXECUTIVE APARTMENTS

Number of Units: **18**

Delivered: **July 2024**

Asset Class: **Executive Apartments**

Sold Out Off Plan / Delivered



THE MEDITERRANEAN

Number of Units: **72** & **1 Retail**

Asset Class: **Serviced Apartments**

Branded by:
Wyndham Hotels & Resorts

Awards & Recognitions

Most Innovative Commercial Real Estate Developer – Athens 2024

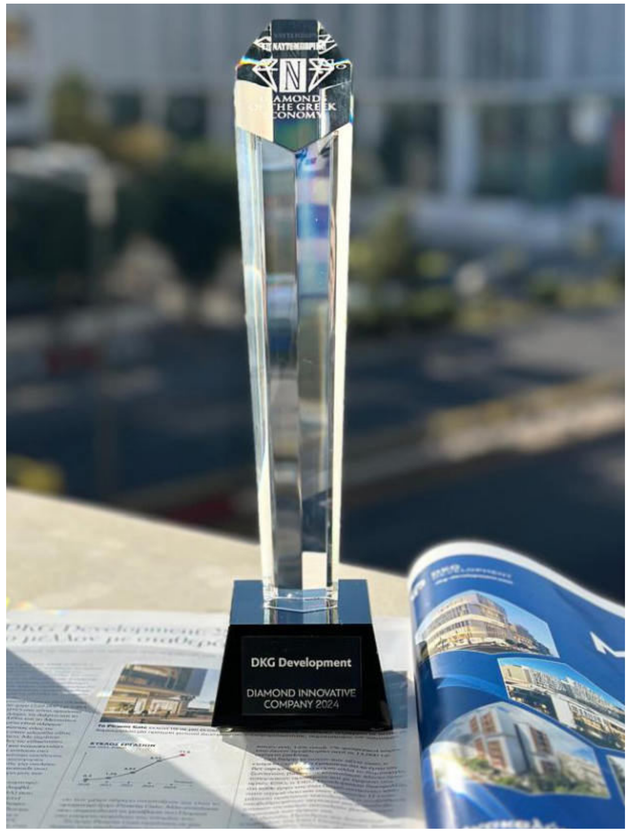
Leading Greek real estate transformation

Award Winner at Diamonds 2024

Achieves ISO 9001:2015 Quality Management Certification

Annual Sustainability Report for the year 2023

COMMITMENT TO QUALITY SERVICE



Your Trusted Partner in Modern Development

DKG Development delivers comprehensive real estate solutions through our integrated approach to urban development. Our team of specialists provides expert guidance and innovative solutions at every phase of your investment journey, from concept to completion.

Share your investment vision with us, and we'll transform it into sustainable, high-value developments. We understand that each real estate investment represents a significant commitment, which is why we focus on maximizing returns through responsible development practices and smart living solutions.

Our proven track record in commercial and residential projects demonstrates our commitment to creating lasting value for our partners.

Invest in Greece with DKG Development, your trustworthy partner!

GET BROWSED IN OUR PORTFOLIO

STAY TUNED IN OUR NEWS CHANNEL

DKG DEVELOPMENT

Hospitality Asset

SKYWAY

Investment and construction company

DKG DEVELOPMENT

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