DKG
DEVELOPMENT

Urban GL

A contemporary serviced apartment complex with ground floor retail







THE LOCATION

The Piraeus Gate project marks the entrance to Piraeus, enhancing the cityscape through strategically placed intervention points. These points comprise plots and existing building shells within the compact urban structure, contributing to the city's landscape.

Our project introduces new compositional elements, reshaping the area to accommodate current uses, while creating green spaces and public passages. These additions enhance both city mobility and create a welcoming entrance, establishing a contemporary community through innovative urban redevelopment.

p i r a e u s g a t e . c o m



REDEFINING THE LANDSCAPE

The region features major traffic arteries and a diverse urban fabric of residential buildings, offices, and commercial spaces. The development's design integrates several green spaces throughout, with rooftop gardens adorning the main structures (Nexus and Hub), complemented by a central plaza between them (Urban Oasis Piraeus). These landscaped areas serve both environmental and social functions, promoting biodiversity, while enhancing the quality of life for residents and visitors.

The Urban Oasis Piraeus stands as the development's centerpiece, creating a vital public space that bridges residential and commercial zones. Featuring a local market and shaded gathering areas, this verdant plaza serves as the neighborhood's social heart, designed to host community events throughout the year.

A VARIETY OF USES

The integration of mixed uses enhances urban vitality. The combination of commercial and recreational facilities diversifies the area's predominantly office-based character, creating a more balanced and dynamic neighborhood.

ENHANCING CONNECTIVITY

Strategic connections link buildings across different floors, fostering a collaborative environment where resident companies naturally interact.



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**.

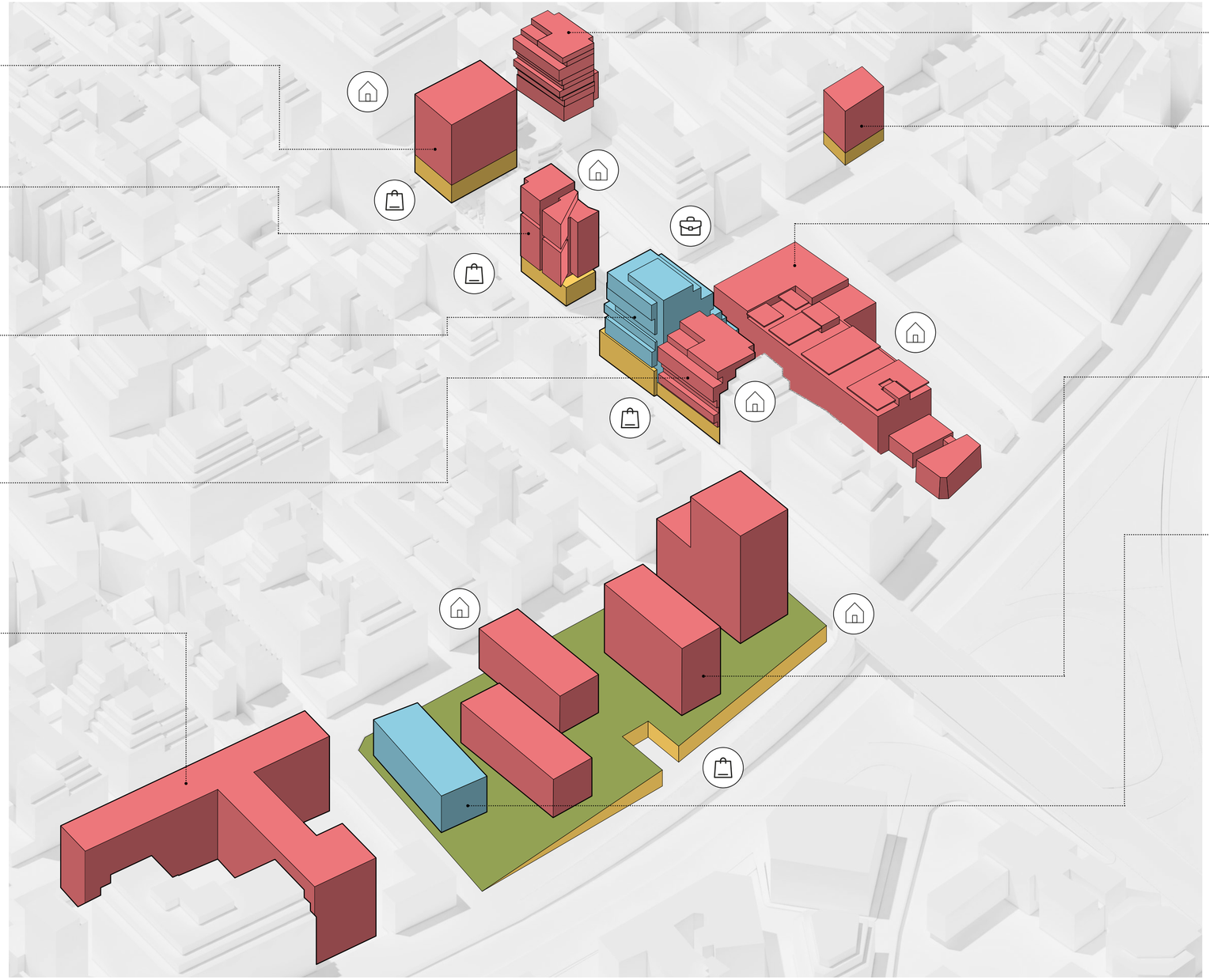
URBAN GL

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.



PIRAEÚS GATE

Covering 85,000 square meters (GBA) across architecturally distinctive, multi-purpose buildings, Piraeús Gate aims to revitilize the urban landscape of Piraeus. It is deployed at the entrance of Greece's major port city, in a former industrial area, which is strategically located at the crossroads of the two main avenues that connect Piraeus to Athens' city center and to the Athenian Riviera.

With a diverse mix of uses—residences, serviced apartments, retail spaces, offices and public areas— Piraeús Gate offers a unique opportunity for businesses and operators to prosper in a multifunctional environment designed for growth and community engagement.

Piraeús Gate positions itself as a future-focused hub for economic activity and quality urban living, offering long-term value to stakeholders.

Piraeús Gate transforms a former industrial zone—once home to iconic factories and the historic Piraeus Textile complex— into a vibrant, modern neighborhood. This thoughtfully designed destination offers 462 family homes and 268 serviced apartments for students, professionals, and travelers.

With spaces for offices, cafés, restaurants, shops, and community areas, Piraeús Gate brings a fresh pulse to the city.

Integrating lush green spaces, green terraces, underground parking, and multi-functional buildings, it reawakens a dormant part of Piraeus. The adaptable architecture allows flexibility for future needs, fostering an accessible, safe, and inclusive environment that welcomes diverse social groups — from families and students to entrepreneurs and digital nomads.

Developed by DKG Development, the Piraeús Gate prioritizes the cutting-edge infrastructure and sustainability, aligning with the needs of modern investors. The project will be the first LEED- certified neighborhood in Greece.



DKG DEVELOPMENT

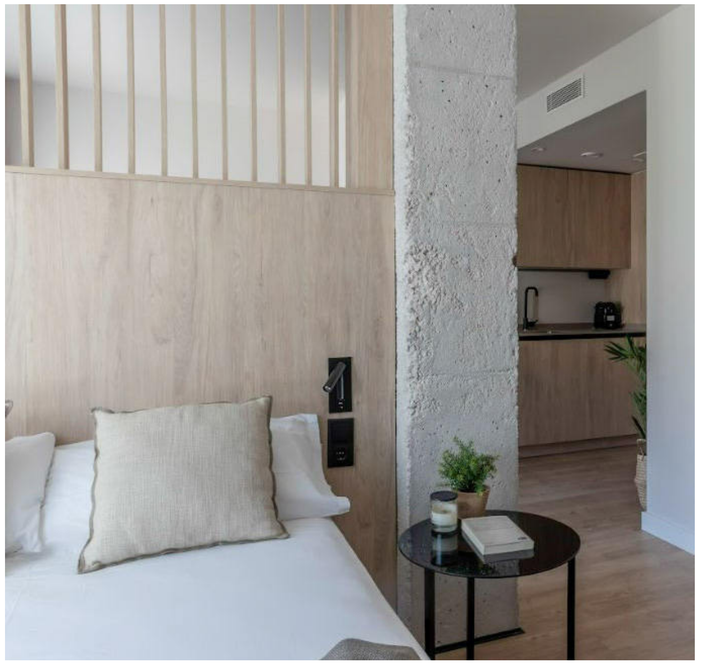
URBAN GL

Intended to be certified with LEED GOLD Certification

2.262 + m² residential

419,66 m² retail space

Building Name	**URBAN GL**
Address	Gr.Lambraki 12, Piraeus
Type of Development	Brownfield
Land	475,24 m²
Building Coverage	2.971,3 m²
Description	Ground Floor, mezzanine and 6 floors above
Building Type	Serviced Apartements & Retail
Current Status	Issuance of Building Permit
Construction Starting Date	2025
Project Completed	2026
EPC Rating	LEED Certified upon completion

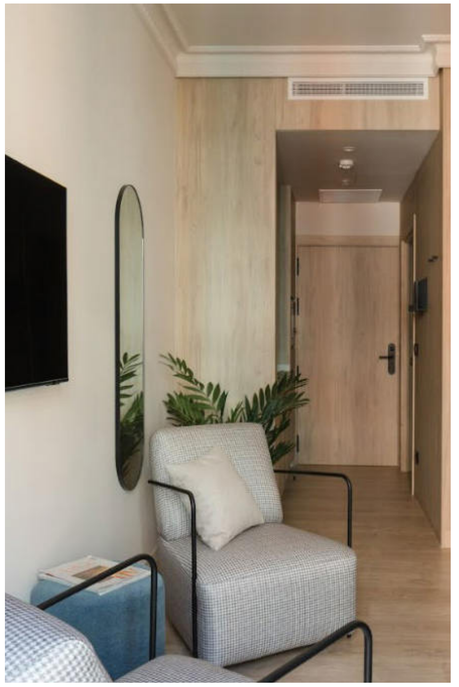




- Commercial Opportunities: Early Investor benefits & Long term lease of the Retail
- Project Use/SQMs
- Serviced Apartements, 66 Units in 6 floors
- Managed by **Libere Hospitality Group**
- Retail on the ground floor







SERVICED APARTMENTS MANAGED BY LIBERE

Level	Commercial unit	Surfaces range in sq.m
Ground	1	419,66 sq.m
Mezzanine		

Level	Serviced apartments	Surfaces range in sq.m
1st	11	20-35
2nd	11	20-35
3rd	11	20-35
4th	11	20-35
5th	11	20-35
6th	11	20-35

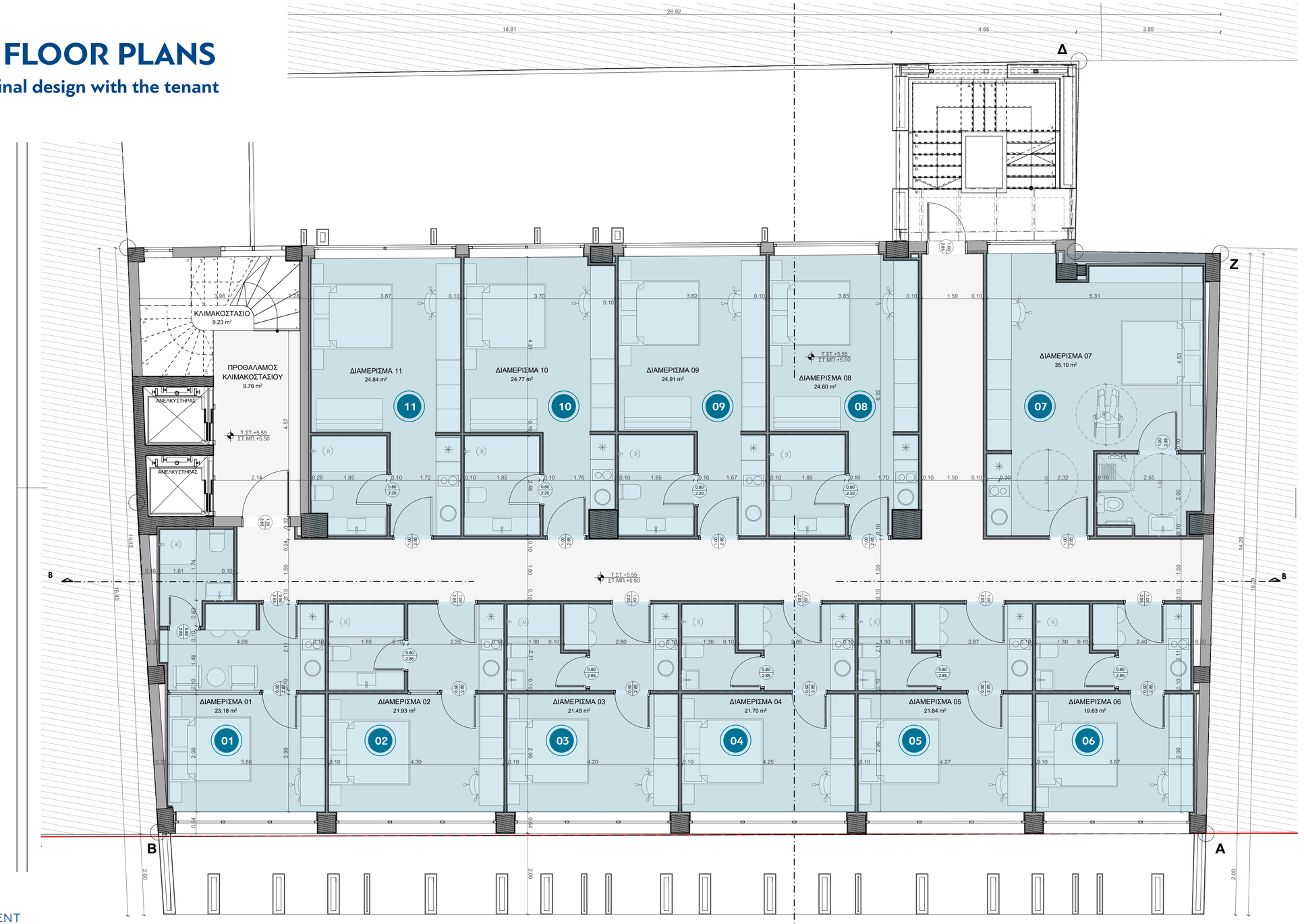
piraeusgate.com





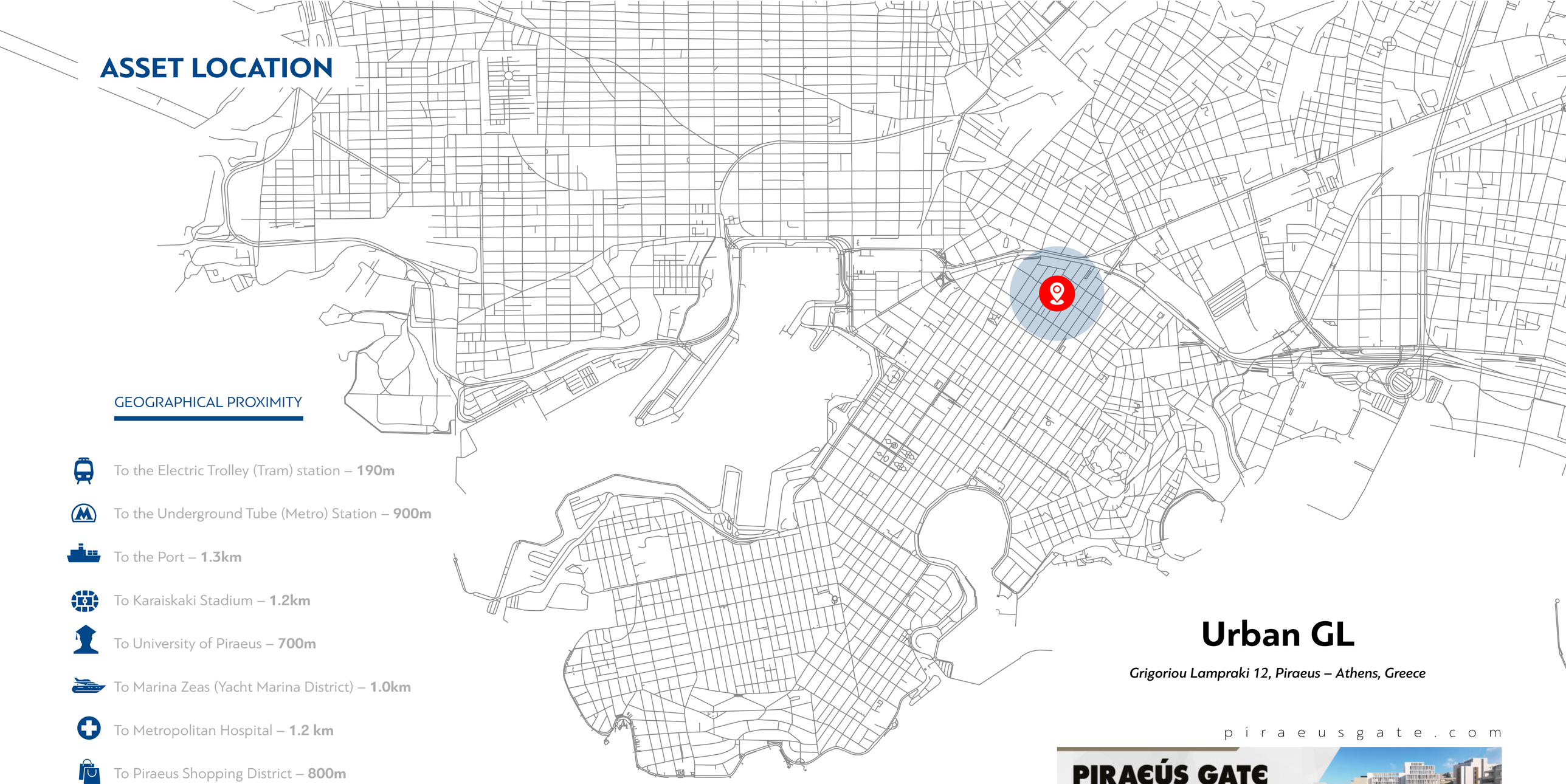
TYPICAL FLOOR PLANS

layouts under final design with the tenant



DKG DEVELOPMENT

ASSET LOCATION



GEOGRAPHICAL PROXIMITY

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

DKG DEVELOPMENT

Urban GL

Grigoriou Lampraki 12, Piraeus – Athens, Greece

piraeusgate.com



The **RETAIL**

The URBAN GL project presents an exceptional retail space situated in the Piraeus area, a location renowned for its strategic significance and vibrant commercial activity. This retail space benefits from a favorable location with convenient infrastructure, ensuring easy accessibility and a steady flow of potential customers.

As part of the grand “Piraeus Gate” development, this retail space is integrated into a larger vision that promises high yield potential. The “Piraeus Gate” project is designed to be a landmark destination, blending modern architecture with comprehensive amenities to attract both local and international visitors.

Investing in the URBAN GL retail space is a lucrative opportunity, offering profitability through its prime location, high traffic, and the overall prestige of the “Piraeus Gate” project. This investment is not just a retail space but a part of a dynamic commercial hub that guarantees sustained growth and returns.



Main objectives are:

- **To optimize building performance and minimize environmental impacts**
- **Provide a way to quantify a building’s environmental effects**
- **Promotes sustainable design and construction principles throughout the building lifecycle.**
- **Increases the monetary value of a building or a property in the real estate market.**

GREEN CERTIFIED BUILDING

DKG Development SA is proud to announce that another Green project to the asset is prepared to receive LEED Gold Certification.

This shows our commitment to sustainability and environment conscious building practices when developing in our local communities as we keep valuing our ESG principles.

The goal of DKG Development is to provide tools and methods to assess the environmental and resource-efficient performance of a building.

Main objectives are to:

- **Optimize building performance and minimize environmental impacts.**
- **Provide a way to quantify a building's environmental effects.**
- **Promote sustainable design and construction principles throughout the building lifecycle.**
- **Increase the monetary value of a building or a property in the real estate market.**



DKG DEVELOPMENT

Conducted a rigorous architectural evaluation to select the right partner for our Urban Renewal project in Piraeus.

We sought an internationally recognized firm with proven expertise in multi-asset urban renewal projects. The selected firm needed to create a complementary design that would unite multiple buildings into a harmonious development, defining the area's future.

The Architectural Firm chosen by DKG Development's Board of Directors:

Tsolakis + Partners



George TSOLAKIS

Tsolakis Architects design office was founded by George Tsolakis, consisting of a team of architects and engineers, providing comprehensive services of study, supervision and consultation across the spectrum and scales of architectural projects. The headquarters of the office since 2010 is located on Vasilissis Sofias Avenue in Athens, while the headquarters of the branch is located on Koumoundourou Street in Larissa.

With 20+ local and international architectural awards throughout hospitality, office and residential projects, the firm is well established and looks forward to work with companies that are willing to shape the future of urban development with them.



ABOUT THE TENANT

INTERNATIONAL HOSPITALITY GROUP

- FOUNDED IN 2019
- OVER 100 CO-WORKERS
- 1.5K UNITS AMONG EUROPE
- OVER 12 LOCATIONS CURRENTLY

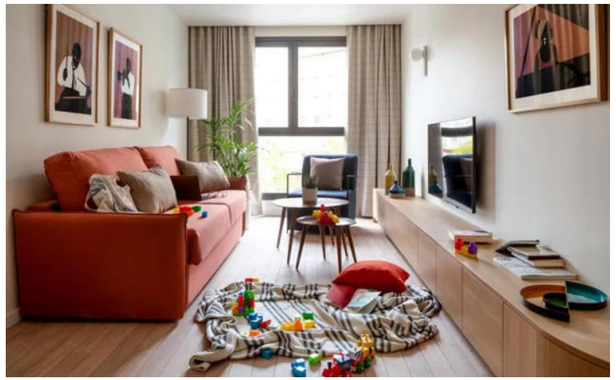
The new model in hospitality

In **Líbere Hospitality Group**, we merge design and technology, advocating for a new concept of accommodation that is closer, more sustainable, and modern.

We implement a comprehensive, professional, and transparent management model.

Technology plays a fundamental role in Líbere. Through our innovative proposals, we enhance operational efficiency and provide our customers with a WOW experience.







lhg líbere hospitality group

Sounds good, doesn't it?

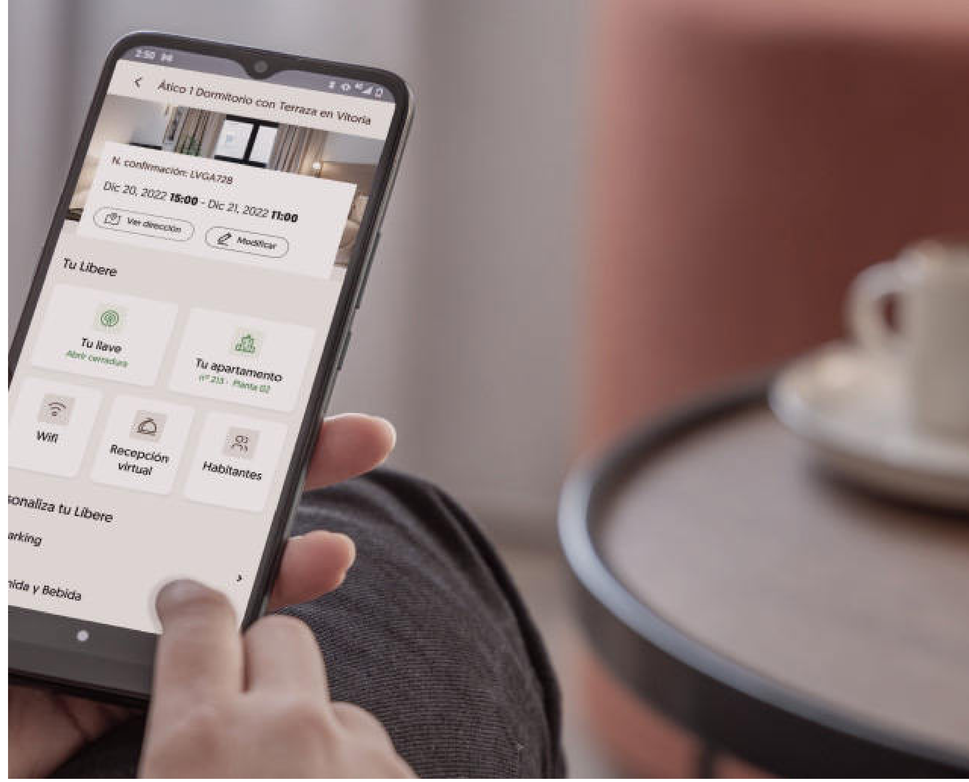
Working at LHG means working for a young, dynamic company that is constantly growing. Here, you're not just another cog in the machine, but a key player on the team. The energy is contagious, and ideas soar.

We have a great team to make it happen

We are LHG, driven by entrepreneurial spirit, a passion for innovation, a commitment to maximizing profitability, and excellence in guest service.

A comprehensive, professional, and transparent management model

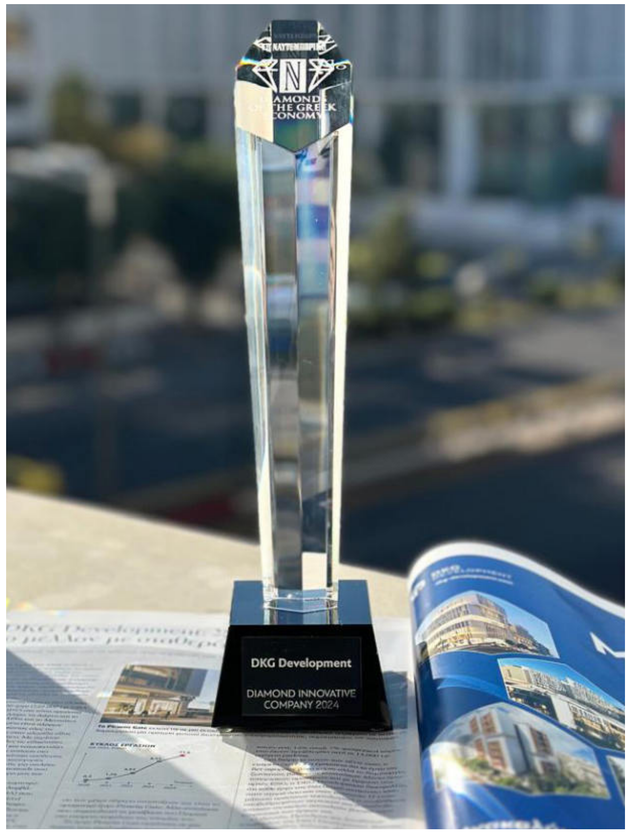
We understand the importance of your asset, which is why our model encompasses everything from concept development and unit mix to marketing, operations, and customer relationship management.



We have developed our own technological solution

Technology is at the heart of our business. With our solutions, we can optimize business operations and provide customers with a unique experience.

BROWSE AND LEARN MORE ABOUT LHG



About **DKG Development SA**

DKG Development is one of the leading real estate development companies based in Athens with a focus in creating residential, commercial and hospitality real estate investment assets throughout Greece.

Our team consists of in-house architects, engineers, interior designers, project management, construction and legal departments allowing us to deliver our projects on time and as planned.

DKG Development has pioneered the serviced apartment industry in Greece as it is one of the first development companies to introduce the asset class to the Greek market creating a significant serviced apartment portfolio. Being in the forefront of the sector has allowed the company to obtain an overwhelming share of the market and offer hundreds of units to end users and investors.

DKG has reset the coordinates of contemporary living in Greece, by developing distinctive serviced apartment properties that offer an enhanced quality of life, with modern interior and exterior façade design while keeping in mind the needs of the end user and the goals of our investors simultaneously.

Urban GL

A contemporary serviced apartment complex with ground floor retail

Investment and construction company

DKG DEVELOPMENT

@dkgdevelopment

dkg-development.com