

PIRAEUS URBAN LIVING

Your Next Rental Investment Opportunity

 **DKG**
DEVELOPMENT



RESIDENTIAL INVESTMENT IN PIRAEUS

Welcome to Piraeus Urban Living

Piraeus Urban Living is an exceptional new residential development specifically engineered to offer international investors high-performing income assets within the Greater Athens Metropolitan area. Positioned in the heart of Piraeus—a district undergoing unprecedented public and private infrastructure expansion—the project leverages the area’s ongoing urban regeneration to ensure long-term capital appreciation and resilient value growth.

Designed to meet the rigorous expectations of corporate executives, maritime professionals, and international expats, the development features cutting-edge contemporary architecture, superior energy efficiency, and premium turnkey finishes. By aligning high-grade sustainable construction with a prime, highly connected location, Piraeus Urban Living guarantees strong tenant appeal, continuous occupation, and a reliable, high-yield long-term rental income.



LOCATION OVERVIEW

 152 Salaminos Street, Piraeus

Direct access to the Metro & Port

Close to the Piraeus/Maniatika Metro stations with easy connections to Athens and the airport.

Strong Investment Area

Proximity to the port creates steady demand for rentals and Airbnb.

Everything Within Walking Distance

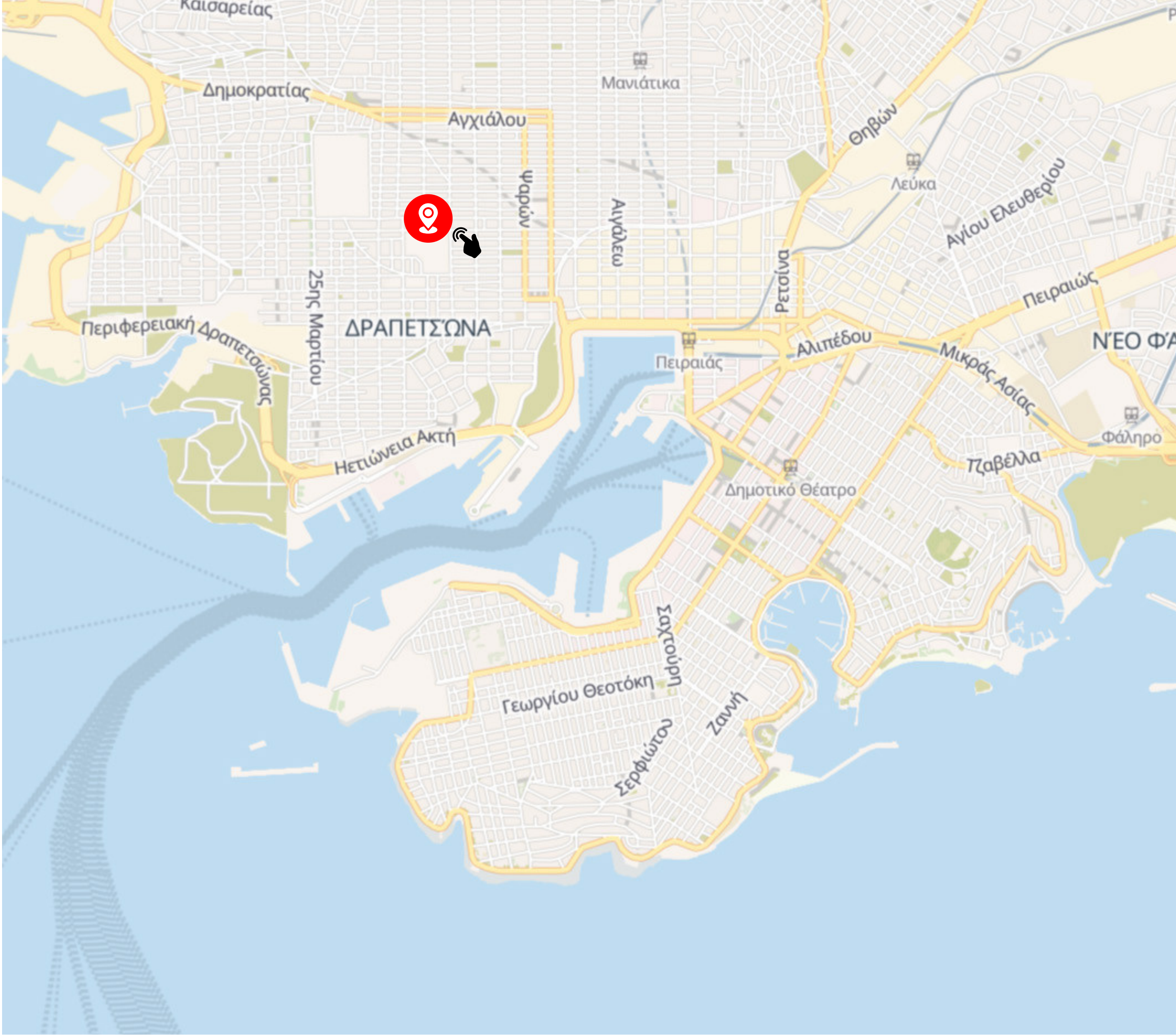
Supermarkets, schools, cafes, and daily amenities just a few minutes' walk away.

Close to the sea & entertainment

Quick access to Mikrolimano and downtown Piraeus for dining and nightlife.

A developing area with potential

The area is constantly gaining value due to development projects and infrastructure improvements.



MAJOR URBAN DEVELOPMENTS & SURROUNDING INVESTMENTS

Key Area Developments Driving Future Asset Value



KYKLOS CULTURAL CENTER

A new cultural landmark by Renzo Piano for the Martinos Foundation, celebrating maritime and cultural heritage. It will house African and Oceanic art collections, rotating exhibitions, and cultural events, boosting the prestige and value of the area.



PIRAEUS GATE PROJECT

A 105.000 sqm landmark commercial and urban revitalization project transforming former industrial zones into modern retail, business, and residential hubs, attracting multinational tenants.



AENAON PARK

A 741.000 sqm metropolitan park with 4.000+ trees and 75% green coverage. Delivers much-needed green infrastructure, upgrading quality of life for the whole area.



WIDESPREAD RESIDENTIAL & COMMERCIAL REGENERATION

Extensive new-build developments and historic building restorations across the surrounding avenues, solidifying the area's shift toward premium gentrification.

Investor Benefit: Together, these surrounding developments are driving the area toward significant capital appreciation. They create an ideal, all-in-one location for living — green, cultural, commercial, and well-connected — securing strong long-term demand.

ASSET OVERVIEW & SPECIFICATIONS

Premium Residential Units
Tailored for Long-Term Tenants

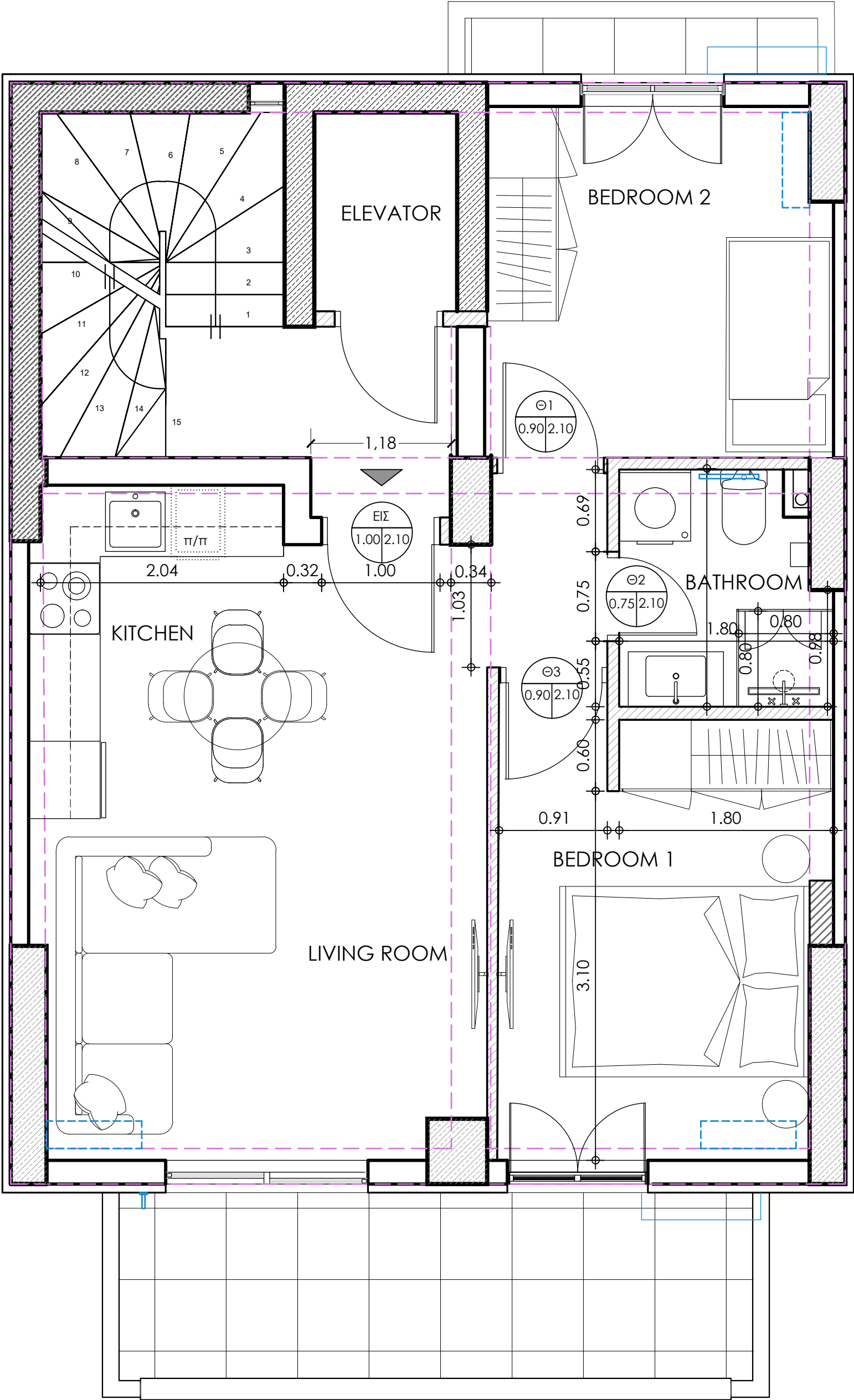
Unit Layouts:

- 1st until 5th floor: Two-Bedroom Apartments with spacious balconies. Only one apartment per floor.
- 6th floor and attic: Exclusive Three-Bedroom Duplex Penthouse ments.

Key Amenities:

- Private underground storage units for every apartment.
- Smart layout configurations maximizing tenant comfort and space efficiency.

TECHNICAL DESCRIPTION

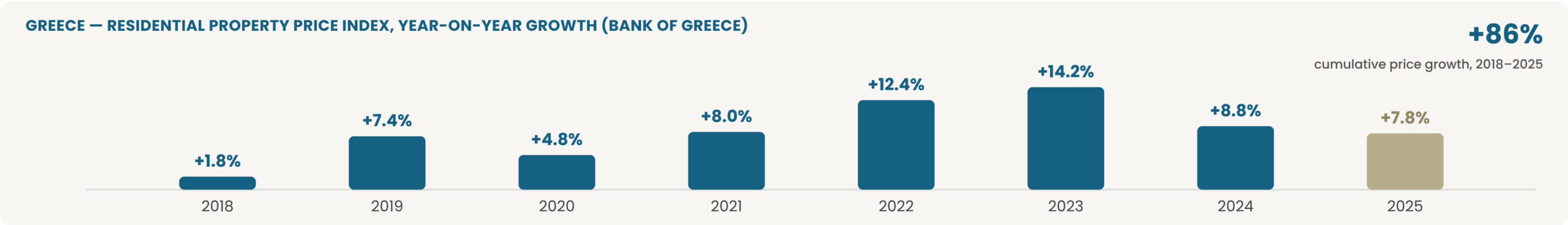


CLICK HERE TO SEE THE FLOOR LAYOUTS



PRICE GROWTH & HOUSING DEMAND

Drapetsona & Piraeus: Sustained Price Growth Inside a Market Structurally Short on Homes



SALE PRICE GROWTH — PIRAEUS & DRAPETSONA

+8.8%

y-o-y, Piraeus suburbs (Keratsini–Drapetsona), Q1 2026

Average asking prices in the Piraeus suburbs reached €2,222/m² in Q1 2026, up from roughly €2,040/m² a year earlier — outpacing both the Athens (+5.2%) and national averages.

Sources: Spitogatos Property Index, Q1 2026 · Bank of Greece, Residential Property Price Indices, Q1 2026

RENTAL PRICE GROWTH

+7.7%

y-o-y actual-rent inflation, nationwide, May 2026

In the Piraeus suburbs, asking rents climbed to €8.67/m² (+4.1% y-o-y). Proximity to the port, metro and a growing maritime & expat workforce keep tenant demand — and rents — on a steady upward path.

Sources: ELSTAT, Consumer Price Index — actual rentals, May 2026 · Spitogatos Property Index, Q3 2025

A REAL HOUSING SHORTAGE

~212,000

homes short of demand, nationwide

180,000+ residences have left the long-term market since 2011 for short-term rental use. In the Municipality of Piraeus alone, 21,712 dwellings sit vacant or unusable — old, undersized stock that cannot meet demand for modern homes.

Sources: Piraeus Bank Group Research, "Greek Residential Real Estate," Sept 2025 · ELSTAT, 2021 Population–Housing Census

Investor Insight: Eight straight years of price growth, accelerating rents, and a structural shortage of roughly 212,000 homes are converging on Piraeus. Drapetsona's turnkey apartments are positioned to capture this imbalance — delivering both capital appreciation and resilient rental demand.

Data sources: Bank of Greece, bankofgreece.gr · ELSTAT (Hellenic Statistical Authority), statistics.gr · Piraeus Bank Group Research, piraeusgroup.gr · Spitogatos Property Index, spitogatos.gr

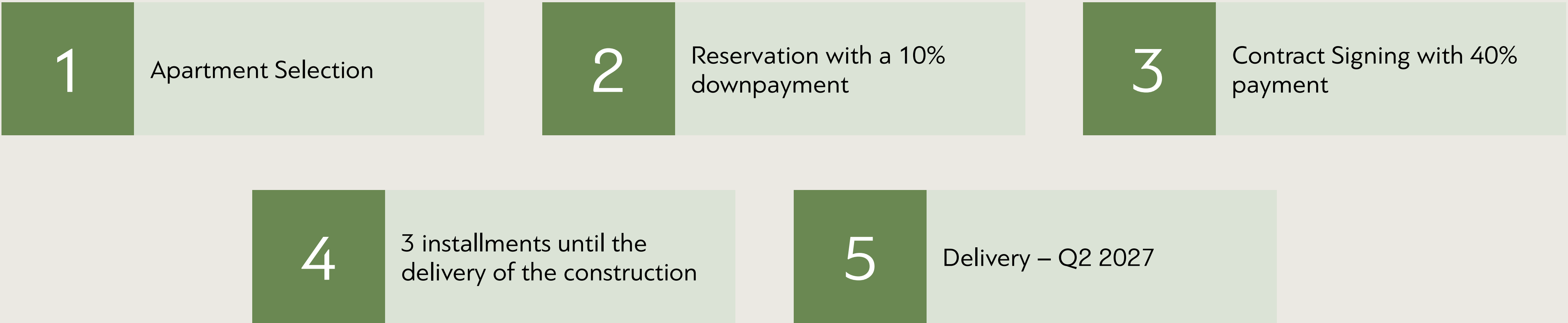
INVESTMENT OPTIONS

Estimated Rental Income					
Floor	Unit Number	Starting Price	Estimated Monthly Rent	Estimated Gross Yield	Status
1st	101	—	€680	—	Reserved
2nd	201	—	€720	—	Reserved
3rd	301	—	€720	—	Reserved
4th	401	€205,000	€750	4,3%	Available
5th	501	€210,000	€780	4,4%	Available

** Indicative rental estimates based on current long-term residential market conditions in Piraeus.
All properties include a storage space in the price.*

PAYMENT PROCESS & NEXT STEPS

SIMPLE AND TRANSPARENT PURCHASE PROCESS



OUR TEAM CAN PROVIDE

- ➔ Current Availability
- ➔ Floor Plans
- ➔ Detailed Pricing
- ➔ Payment Plan
- ➔ Rental Analysis
- ➔ Investment Projections

SECURING YOUR ASSET
BEFORE FINAL SELL-OUT



50% ALREADY RESERVED / SOLD

Due to strong investor demand half of the residential units have already been secured by early investors.

FINAL OPPORTUNITY FOR HIGH-YIELD UNITS

Only a limited selection of apartments remains available. This is the final window for international buyers to acquire an asset at highly competitive entry prices before full project sell-out and post-completion value appreciation.

YIELD STRATEGY

Optimized for rapid long-term leasing, allowing remaining buyers to lock in high occupancy rates, continuous cash flow, and strong capital growth.

PROJECTED COMPLETION: Delivery scheduled for Q2 2027

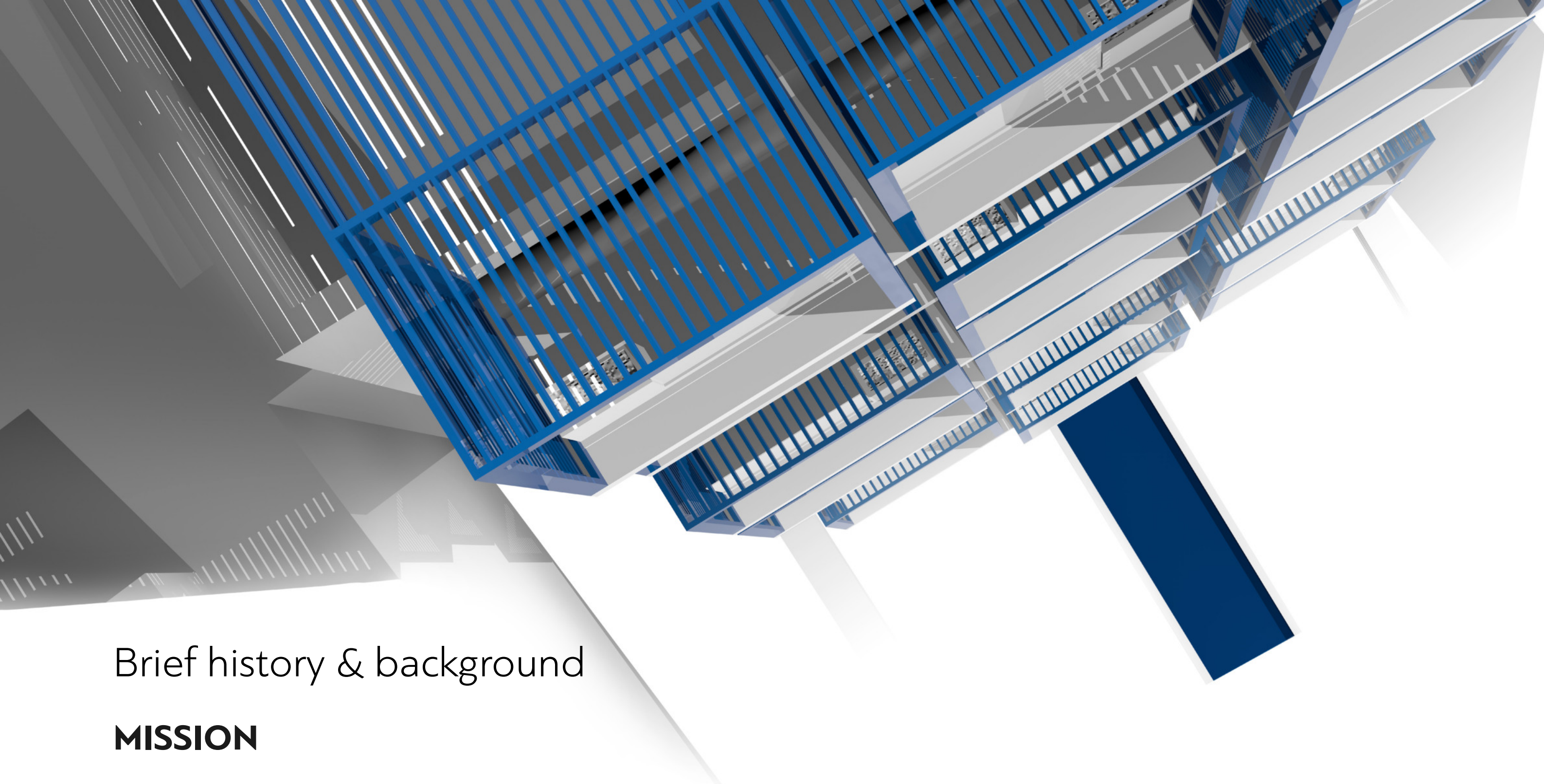
PRICELIST / AVAILABILITY

LIMITED AVAILABILITY









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, culminat-

ing 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.

ABOUT THE DEVELOPER

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

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.

BROWSE OUR PORTFOLIO

STAY TUNED IN OUR NEWS CHANNEL

PIRAEUS URBAN LIVING

An exceptional residential development
in the heart of Piraeus



dkg-development.com

Investment and
construction
company



DKG
DEVELOPMENT



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