

REAL IDEAL

PIRAEUS | BLOCK 175 | 3 YPSILANTOU STREET

New development
20 apartments, 45–80 m²
Part of the Piraeus Gate
master plan

Apartments in the Piraeus area, where real estate
is appreciating faster than the Greek average

ABOUT THE PROJECT

THE REBIRTH OF PIRAEUS

Imagine an apartment in the heart of one of Attica's fastest-growing districts — Piraeus: Greece's third-largest municipality and Southern Europe's largest port, which welcomes thousands of entrepreneurs, travelers, and professionals every day.

Real Ideal is more than a residential complex. It is part of Piraeus Gate — a large-scale area redevelopment program spanning **over 56,500 m²** that brings together residential, commercial, and green spaces within a single urban environment.

The building is being constructed to strict European standards of energy efficiency and sustainability — factors that investors particularly value when it comes to resale and rental.



THE PROJECT IN NUMBERS

CURRENT BUILDING SPECIFICATIONS



NUMBER OF FLOORS
10 levels



APARTMENTS
20 apartments, 45–80 m²
(living area)



STORAGE UNITS
20 storage units on the
underground levels



ADDRESS
3 Ypsilantou St., Block 175,
Piraeus, Attica

AMENITIES AND FINISHES

- > Air conditioning in every apartment

> Electric shutters
- > Aluminum windows

> Thermal and waterproof insulation, thermal façade
- > Elevator with an innovative system

> Next-generation LED lighting
- > Built-in kitchen furniture

> Eco-friendly materials

CLICK TO VIEW THE FLOOR PLAN



LOCATION

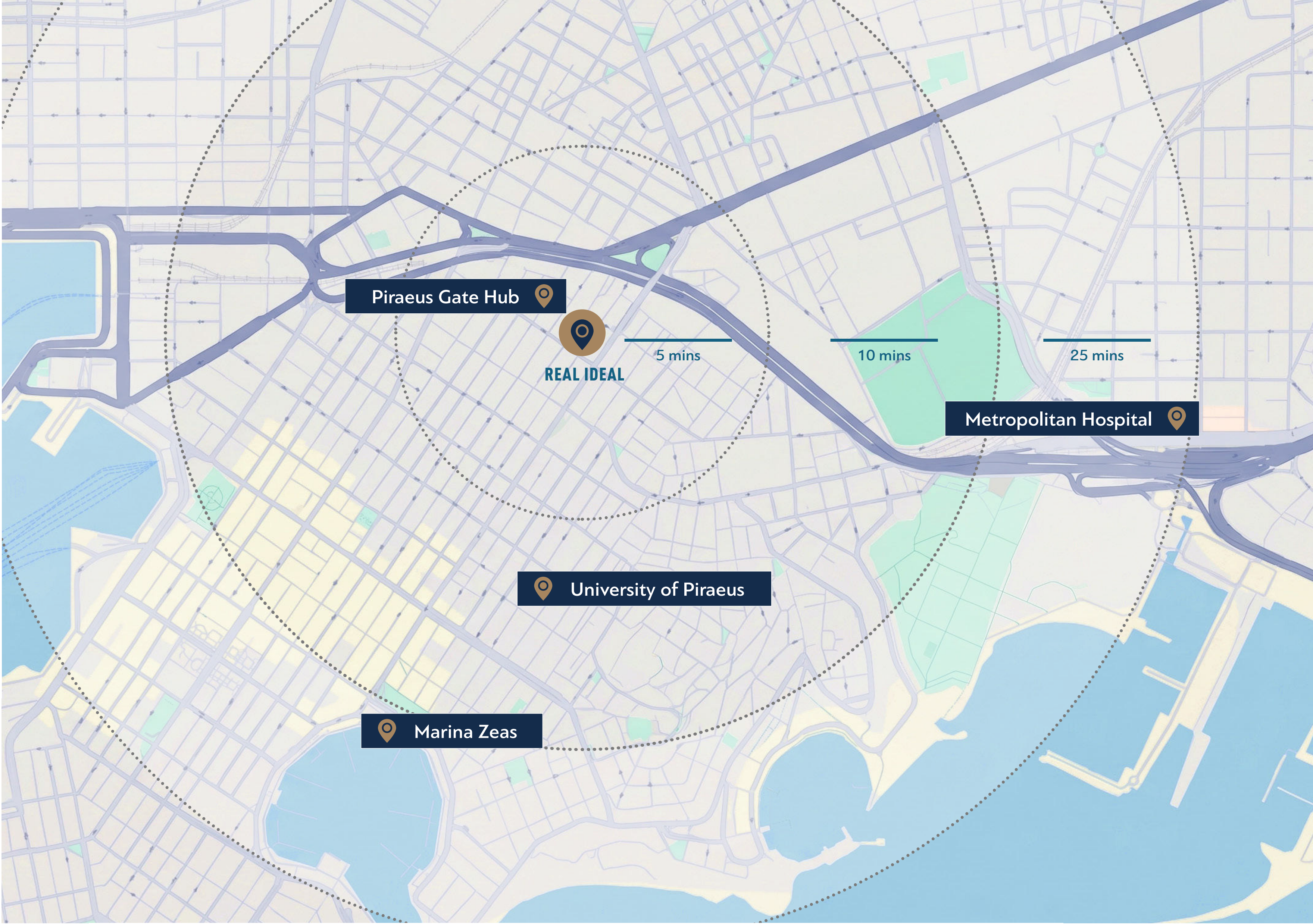
A LOCATION THAT DRIVES VALUE

Real Ideal's location is a strategic advantage for investors: an area with excellent transport connectivity, a university, a hospital, and close proximity to the Piraeus business center and port.

Nearby are the Port of Piraeus, Karaiskakis Stadium, and Neo Faliro station, where the metro and tram lines converge. The large-scale Piraeus Gate area regeneration program strengthens growth potential and makes the investment especially secure.

GEOGRAPHIC PROXIMITY

850 m	Metro station
750 m	University of Piraeus
1,5 km	Metropolitan Hospital
1 km	Marina Zeas
50 m	Piraeus Gate Hub



PIRAEUS GATE MASTER PLAN

YOU'RE NOT INVESTING IN A SINGLE BUILDING — YOU'RE INVESTING IN A DISTRICT

An ecosystem of 10 projects spanning over 56.500 m², which the company plans to certify under the LEED standard.

Piraeus Greater Apartments — the company's previous project in this district — is already fully sold: direct confirmation of demand for new developments in Piraeus.



MASTERPLAN

DESIGNED FOR THE FUTURE

Piraeus Gate is envisioned as a dynamic mixed-use district where residential, hospitality and commercial developments coexist within a unified urban identity.

SkyWay

44 RESIDENTIAL UNITS
OFFICE & RETAIL



- Mixed-use residential asset integrating urban living, workspace and retail activation.
- Workspace Partner: IWG Group

SkyBlue

32 SERVICED APARTMENTS
RETAIL



- Hospitality-oriented serviced apartment concept designed for flexible urban stays.
- Hospitality Partner: Libre Hospitality Group

Gateway Business Hub

OFFICE & RETAIL



- Flexible commercial and workspace environment designed for international business activity within the district ecosystem.

Urban GL

66 SERVICED APARTMENTS
RETAIL



- Flexible hospitality-oriented living concept designed for modern urban travelers, professionals and extended stays.
- Hospitality Partner: Libre Hospitality Group



The ecosystem is designed to encourage walkability, connectivity and a seamless everyday experience.

A LARGE-SCALE MIXED-USE REDEVELOPMENT
SHAPING THE NEXT URBAN CHAPTER OF PIRAEUS.

Real Ideal

20 RESIDENTIAL UNITS

- Contemporary urban residential concept integrating flexible living formats and modern city lifestyle.



Piraeus Greater Apts

18 RESIDENTIAL UNITS

- Boutique residential asset positioned within walking distance from the core transportation network of Piraeus.



S&S Nexus Center

170 SERVICED APARTMENTS

- Integrated hospitality and serviced living platform focused on community-oriented urban experiences.
- Operator: SmartRental Group



Piraeus Urban Oasis

387 RESIDENTIAL UNITS
RETAIL

- Flagship residential platform combining urban living, public realm activation and integrated community infrastructure.



In its first phase, this urban redevelopment project spans over 56.500 sq.m. (GBA), with LEED Neighborhood certification as our target.

PIRAEUS:

A MARKET GROWING
FASTER THAN THE
COUNTRY AS A WHOLE

≈ +120%

Growth in housing prices
in Piraeus, 2015–2025

+78%

Growth in rental rates in Piraeus,
2015–2025

+5,7%

Bank of Greece official house price
index, y/y, Q1 2026
(national average)

Sources: Bank of Greece — Residential Property Price Indices, Q1 2026; Spitogatos / Indomio Property Price Index; REMAX Greece, 2026 Rental Market Review; bizness.gr, Piraeus Market Review, Q2 2026.

WHY NOW

THE RIGHT MOMENT TO INVEST

A location with proven growth

Piraeus is an area where housing prices have nearly doubled over the past 10 years, and the Piraeus Gate program is reinforcing this trend, as confirmed by the official Bank of Greece index.

An asset that works for you

Sustained rental demand in Piraeus (+78% in rental rates over 10 years) gives Real Ideal apartments dual potential — capital appreciation on resale and steady rental income.

TERMS FOR EARLY INVESTORS



EXCLUSIVE ACCESS TO PRE-SALE
PRICING

FLEXIBLE PAYMENT AND
INSTALLMENT TERMS

PRIORITY IN UNIT SELECTION

PRIVILEGES ON THE COMPANY'S
FUTURE PROJECTS

DEVELOPER

A DEVELOPER WITH A PROVEN TRACK
RECORD IN PIRAEUS

Our company is one of the leading architects of change in Piraeus. Following the successful completion of the first phase of Piraeus Gate, the company continues to systematically transform the city — revitalizing underused areas and creating new growth points: residential complexes, office spaces, and green areas.

Our philosophy is rooted in sustainable development and respect for the city’s history. Our mission is to build a modern, dynamic Piraeus, where the energy of a metropolis meets the spirit of the Mediterranean.

Piraeus Greater Apartments — the company’s previous project in this district — is already fully sold.



DESIGN

CONTEMPORARY INTERIOR DESIGN

Real Ideal apartments are delivered with modern, move-in-ready finishes and thoughtfully designed interiors and exteriors: a warm neutral palette, built-in furniture, panoramic glazing, and spacious terraces. Photo materials of the interiors (bedroom, bathroom, kitchen-living area, living room, terrace) are available as a separate album upon request.



GENERAL INFORMATION

FIND OUT PRICING AND AVAILABILITY

Exclusive access to pre-sale pricing is available to a limited number of investors. Contact us to receive the current price list, apartment floor plans, and Real Ideal reservation terms.



CHECK PRICING AND AVAILABILITY



LEARN ABOUT INSTALLMENT TERMS



VIEW THE FLOOR PLAN

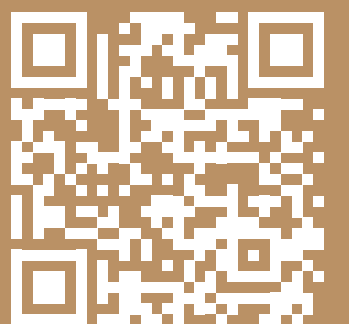


VIEW THE LOCATION ON THE MAP



REAL IDEAL

Thank You
for Your **Attention**



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