DKG
DEVELOPMENT

SKYBLUE —

serviced apartments

The new era of investments

Purchase an entire floor and receive stable income.



SKYBLUE – A HIGH-YIELD INVESTMENT OPPORTUNITY

As one of the leading companies in Greece's investment property sector, we are proud to introduce **SKYBLUE** — an innovative new investment product designed to deliver exceptionally high returns.

SKYBLUE forms part of Piraeus Gate, the flagship development by DKG DEVELOPMENT, an emblematic project that is reshaping the entrance of Piraeus.

PIRAEÚS GATE

What you are buying:

- Entire floor (horizontal property)
- 4 fully furnished serviced apartments per floor
- Leased to an international AAA operator
- Master Lease by **Libere Hospitality Group**

Estimated delivery date: **Q2 2028**



- No utility bills, such as common fees, electricity and water bills
- Management Fee: €200 + VAT / per horizontal property
- Guaranteed rent being paid monthly from Libere Hospitality Group

Monthly Rent per floor	€3,150 and above
Rent Increase	5% every 5 years & annually from 1 up to 3% based on inflation
Contract Duration	15 years (+5 years of unilateral extension)
Yield	6.5% and above

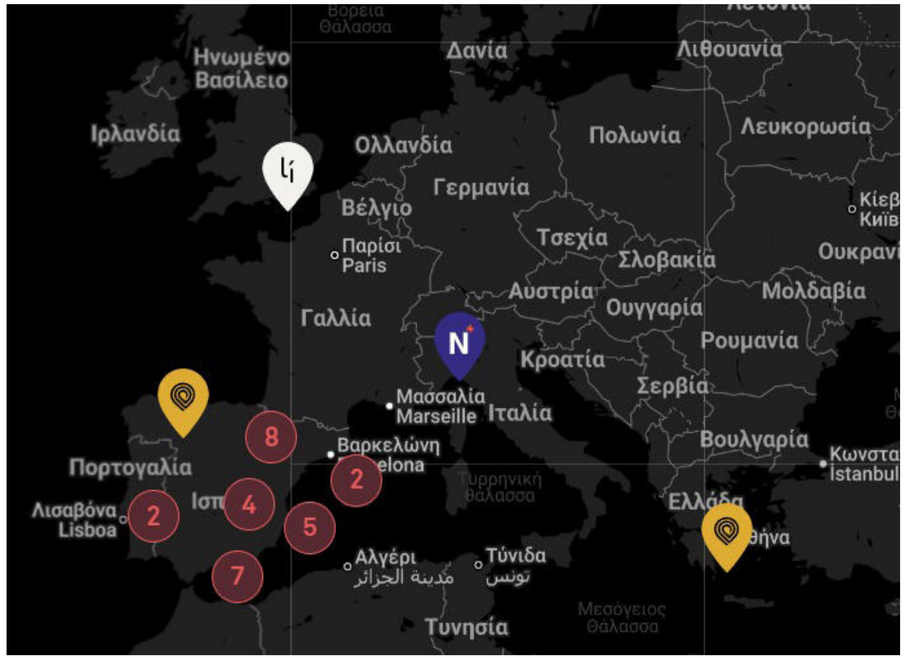
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lhg líbere hospitality group

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.

A comprehensive, professional, and transparent management model

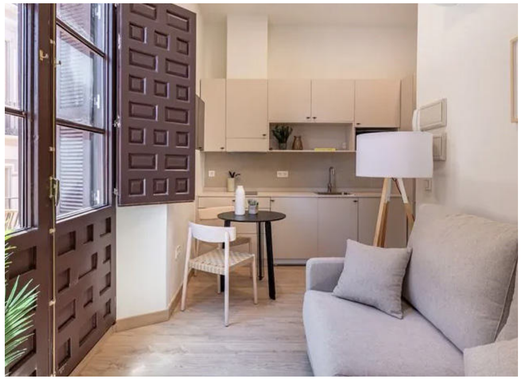
We understand the importance of your asset, which is why our model encompasses everything from concept development and unit mix to marketing, operations, and customer relationship management.

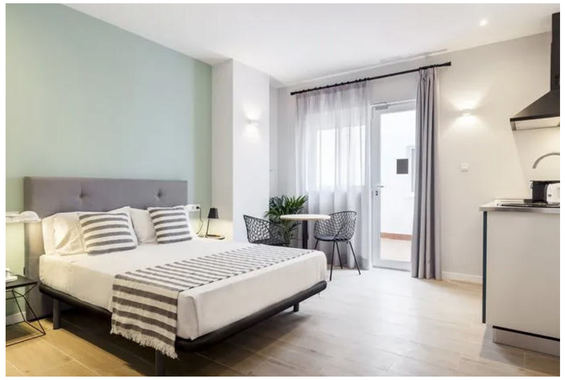
BROWSE AND LEARN MORE ABOUT LHG

SIMPLE PURCHASE PROCESS

Period	%	Development Phase	Estimated Date
Private Agreement of downpayment	5%	Foundation works	1.2026
Purchase Agreement	25%	Concrete casting of Level A	4.2026
Installment	15%	Concrete casting of Level F	8.2026
Installment	15%	Completion of external masonry works	1.2027
Installment	15%	Commencement of bathroom tiling works	5.2027
Installment	15%	Commencement of carpentry works	9.2027
Installment	5%	Commencement of final painting works	2.2028
Delivery of Construction	5%	Completion and handover of works	6.2028



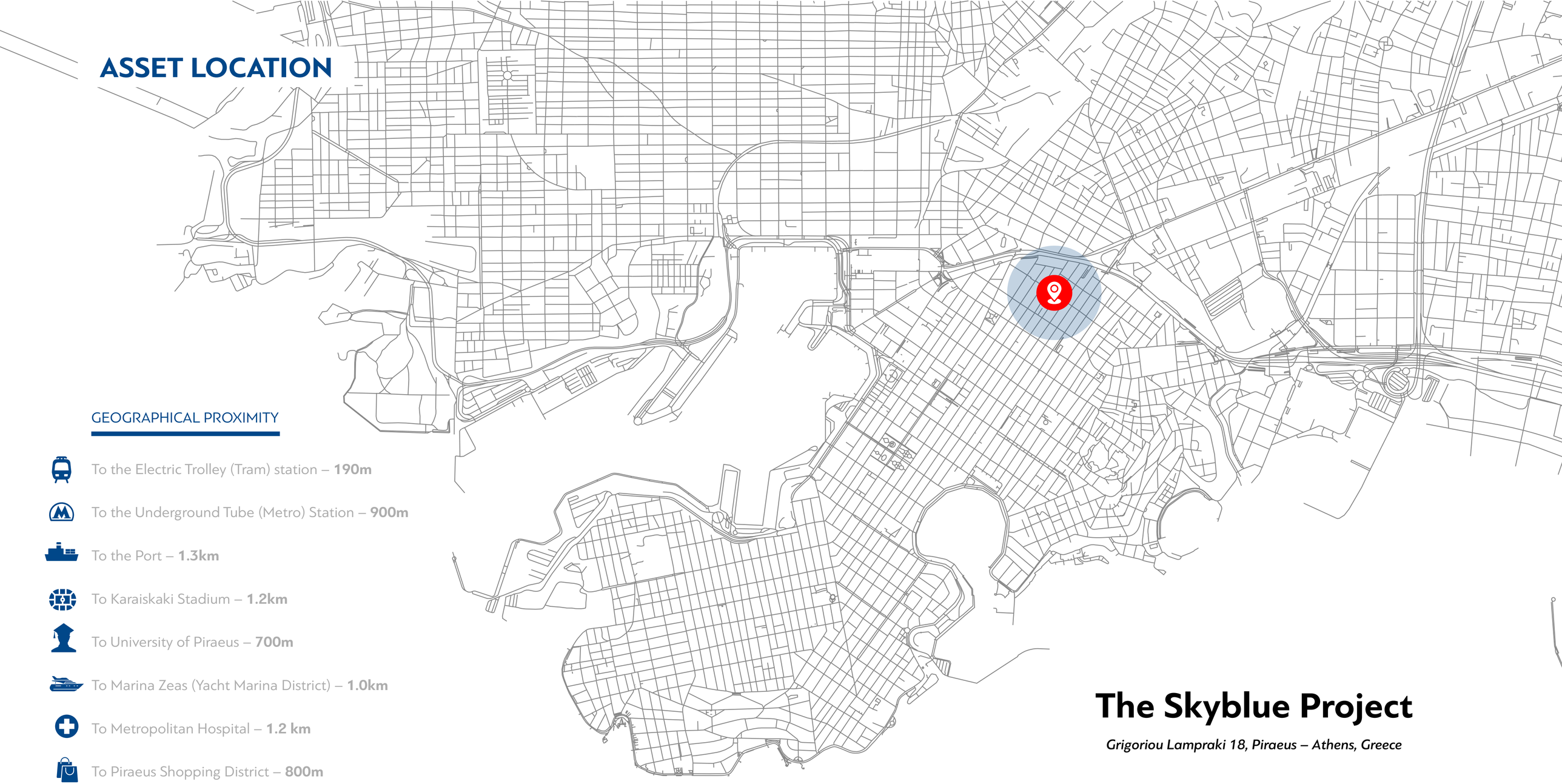




VIEW THE PRICE LIST & AVAILABILITY

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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**

The Skyblue Project

Grigoriou Lampraki 18, Piraeus – Athens, Greece

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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**.

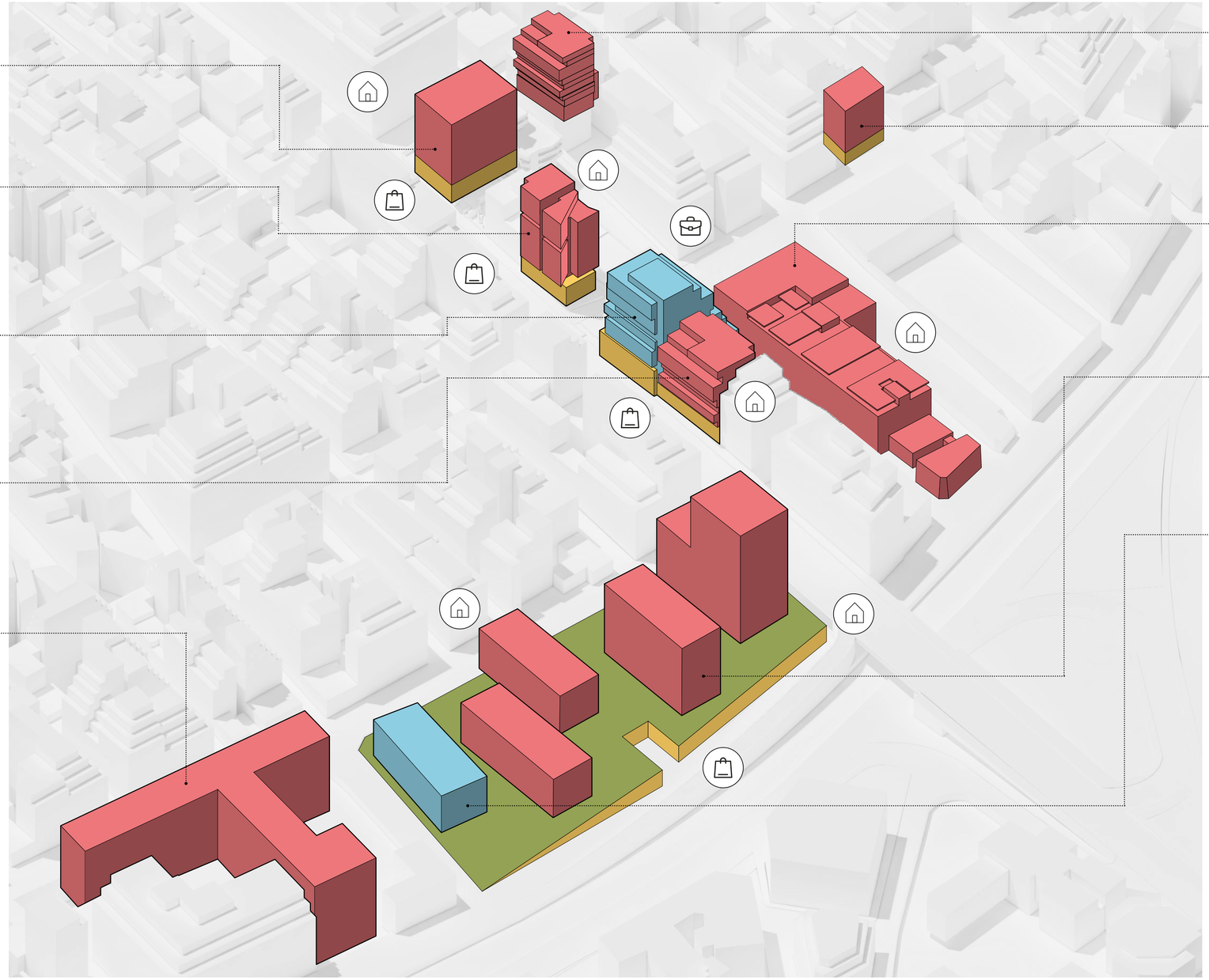
URBAN GL

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.

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.

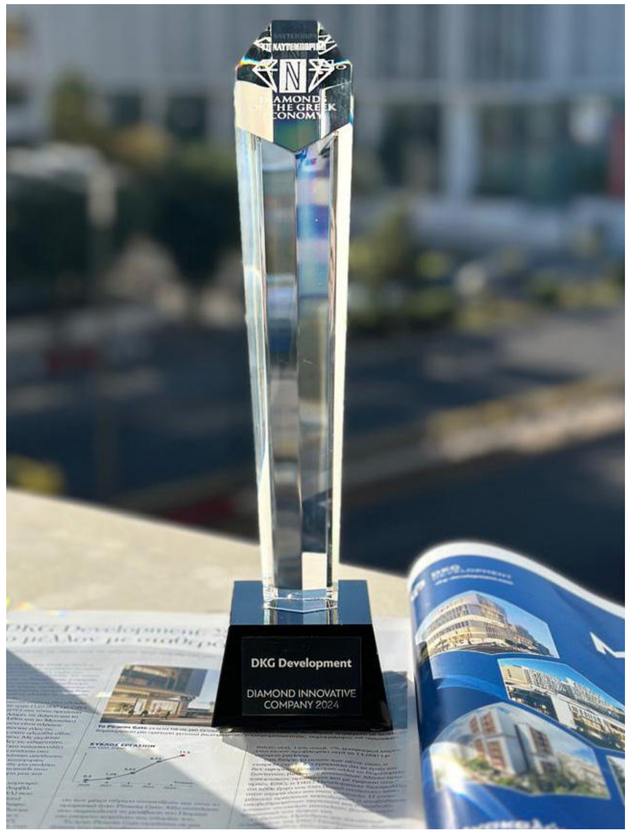
The goal of DKG Development is to provide tools and methods to assess the environmental and resource-efficient performance of a building.

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



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, interiordesigners,projectmanagement,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.

Hospitality Asset

SKYBLUE

Investment and construction company

DKG DEVELOPMENT

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