

SKYWAY

For lease / sale retail unit of high visibility
and central location, part of the emblematic
mixed-use project, Piraeus Gate



PROPERTY INTRODUCTION

The retail unit occupies **2 levels** from Skyway project, a new construction of mixed use, that consists except of the **commercial unit, of 44 residences and offices.**

The modern commercial space spans within 2 levels as below:



Ideally suited property for exploitation with a multitude of possibilities / uses, from a store of health interest until entertainment.



LOCATION OVERVIEW – MAP HIGHLIGHTS

The project is located 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

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.

The location is easily reachable by various modes of transportation, which can enhance convenience for residents and visitors.

Presence of several businesses, that result to job opportunities, and potential for economic growth in the area, which can attract individuals and families.

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.**

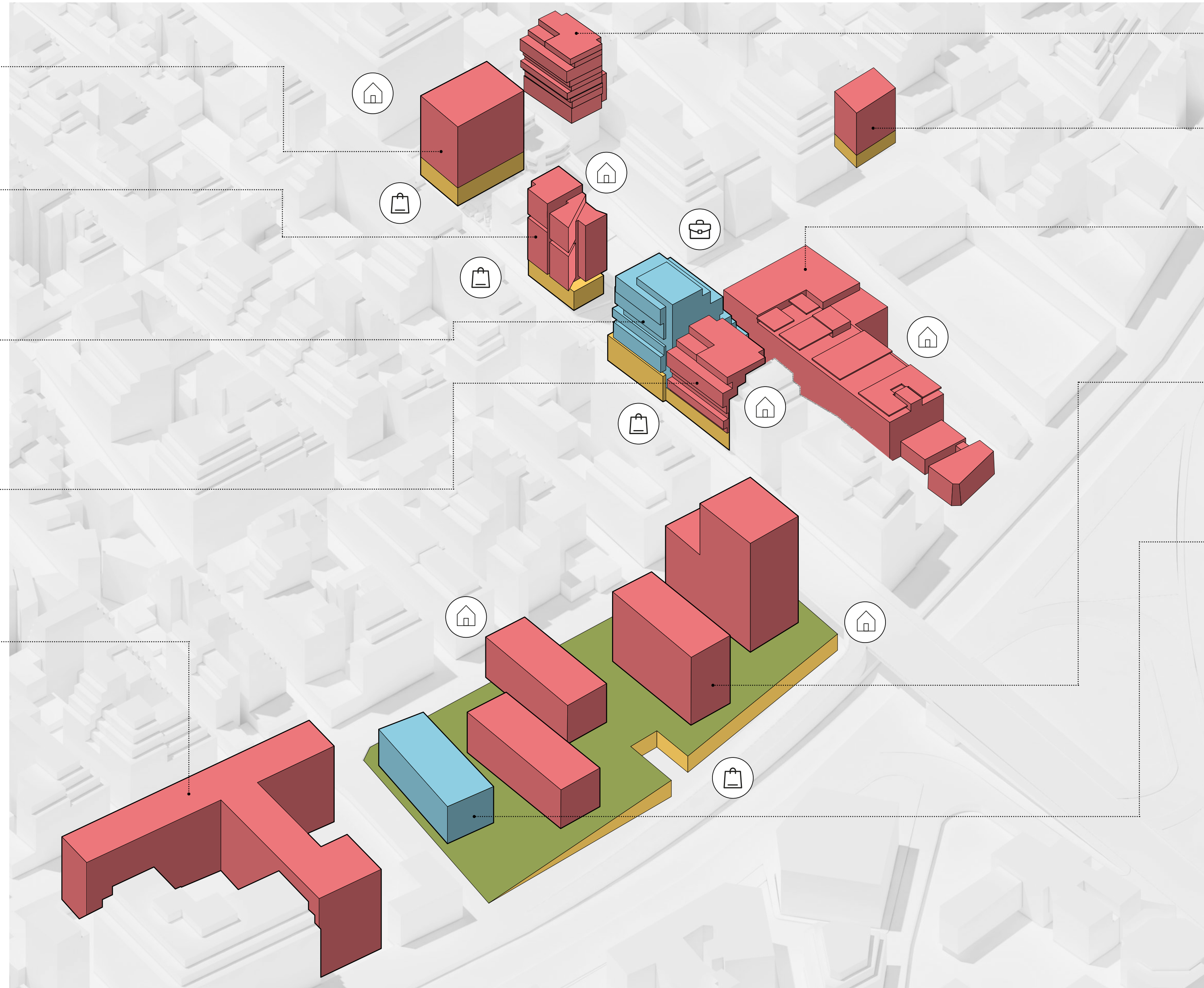
URBAN GL

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 complex 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.

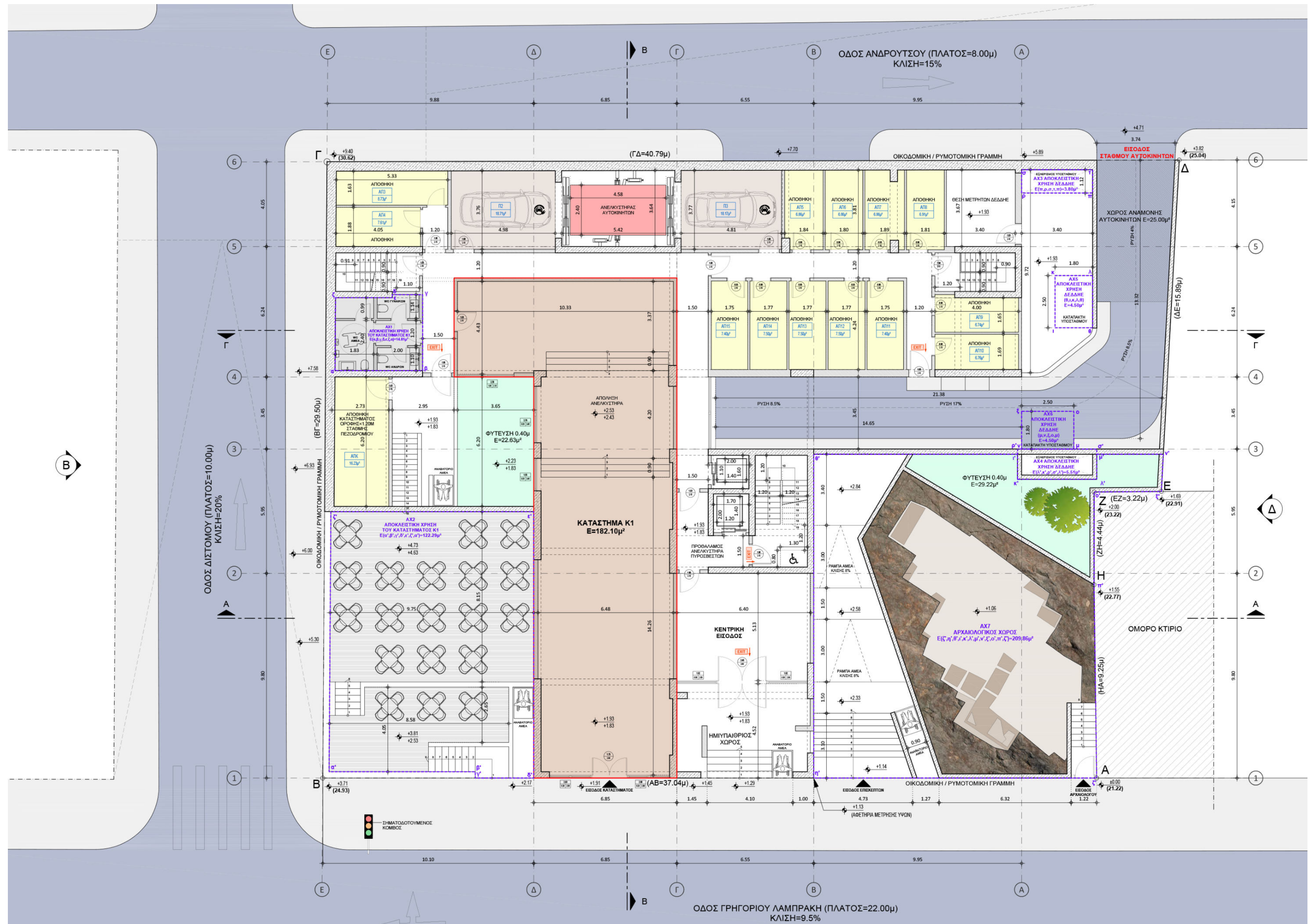
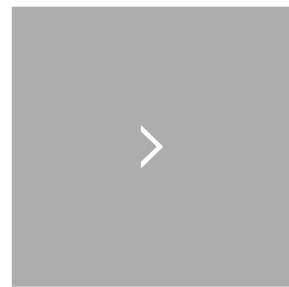
HIGHLIGHTS AND SPECS OF THE COMMERCIAL UNIT

- > Flexible layout that allows for easy navigation and adaptability for different retail setups
- > Availability of essential utilities such as water, electricity, and HVAC systems, offering the capacity of electrical systems to support various retail operations
- > Presence of restroom facilities that are ADA compliant
- > Location visibility from main thoroughfare and ease of access for customers, and comfortable foot traffic patterns
- > Residential zoning with no restrictions for type of business
- > Parking available



FLOOR PLAN

GROUND FLOOR LEVEL



TARGET MARKET

- **Families, young professionals, and retirees** who may frequent the area
- **Tourists and Visitors** since location is near attractions (over 300 hospitality suites in Piraeus Gate).
- **Office Workers** since this retail space is in a business district, targeting local office workers for lunch and after-work dining can be beneficial.
- **Health-Conscious Consumers** since trend towards healthy eating consistently growing.
- **Event Planners**, since the space can accommodate gatherings, corporate events, parties, or community gatherings.



FINANCIAL OVERVIEW

Considering the cost, the market trends as well as the long term value, exists a potential of high revenue generation!

This asset will always offer to its tenant and owner a high and stable income / growth.

Rent per month	5.700 €
Lease duration	min 7 years
Sales price	1.000.000 €
Payment structure	Available flexible installment plan



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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.



For Lease / Sale Retail Unit

SKYWAY

Investment and
construction
company



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