


BUSINESS CONDOS IN PIRAEUS





For most investors the real estate market is by far a preferred choice, as it is a tangible asset that cannot be stolen or hacked. Everyone needs a property to live, whether it concerns renting or owning the house, it is a basic human need.

Owning a property can be one of the most lucrative decisions you ever make.

**Do you want  
to improve  
your wealth?**

**Invest in your future — Invest in buy to let business condos**



## Project highlights:

This magnificent modern 9 storey building of high standards, will be constructed with bioclimatic characteristics in accordance with international standards of sustainability.

### Will consist of:

1

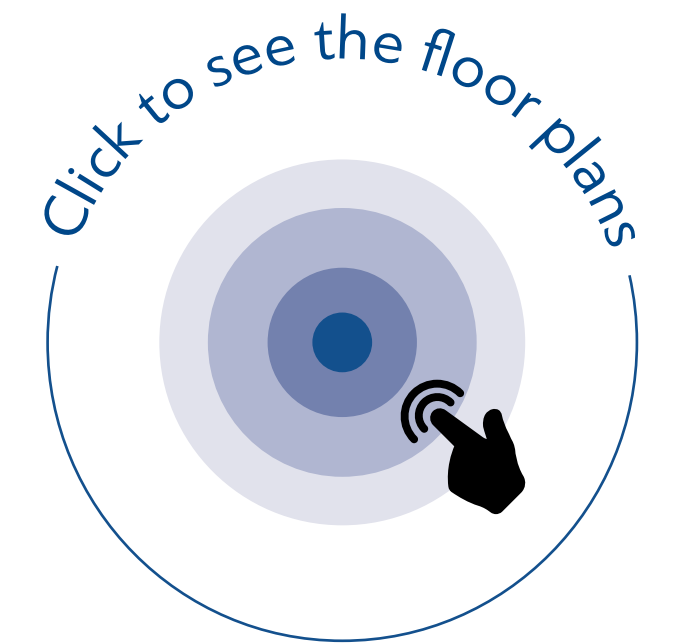
Street retail of  
total area 150 sq.m

27

condos ranging from  
17.5 to 34.5 sq.m

1

luxurious maisonette of  
in total 104 sq.m



Historically, real estate outperforms goals in terms of store of value and returns while it is considered as one of the safest investments that one can make.

The consistent extension of the large business population and the opportunity for investment in affordable property prices while a significant growth is expected in the coming years, are few of the important benefits of such an investment.



# INVESTMENT HIGHLIGHTS

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## Fully managed investment

We provide a full turnkey property solution including property management.



## Possibility of 10 years guaranteed yield

Completed and immediate income from day 1



## Strong capital growth

Athens property prices continue to climb and remain a very profitable asset-class.



## Buy-To-Let Hotspot

Walking distance from the new metro station of Piraeus, to the Piraeus Port and Marina Zeas



## Additional benefits

Early investor incentives and flexible payment plan available

# Key features



New LED technology lighting



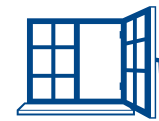
New mechanical, wiring, plumbing and drainage systems installation



Heating pump



Electric roller shutters



Aluminum joinery with double glass



Installation of sanitary wares and tile



Moisture insulation - thermal insulation - thermal facade



Modern interior design



Installing interior cabinets/ wardrobes, new interior doors and kitchen installation



New elevator with release system





KARAIISKAKI STADIUM

35 minutes

SEF STADIUM

34 minutes

MIKROLIMANO

28 minutes

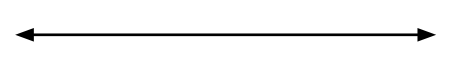
ZEA MARINE

5 minutes

PORT OF PIRAEUS

3 minutes

GEOGRAPHICAL PROXIMITY



# APARTMENTS **FOR SALE**

Floor	Status	Living area
Basement/Ground	Street retail	145,2sq.m.
1 <sup>st</sup> (1A)	Unit	27.59
1 <sup>st</sup> (1B)	Unit	21.79
1 <sup>st</sup> (1C)	Unit	20.13
1 <sup>st</sup> (1D)	Unit	18.2
2 <sup>nd</sup> (2A)	Unit	36.62
2 <sup>nd</sup> (2B)	Unit	23.49
2 <sup>nd</sup> (2C)	Unit	24.58
2 <sup>nd</sup> (2D)	Unit	27.02
3 <sup>rd</sup> (3A)	Unit	36.62
3 <sup>rd</sup> (3B)	Unit	23.49
3 <sup>rd</sup> (3C)	Unit	24.58
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6 <sup>th</sup> (6B)	Unit	23.49
6 <sup>th</sup> (6C)	Unit	24.58
6 <sup>th</sup> (6D)	Unit	21.61
7 <sup>th</sup> (7A)	Unit	27.64
7 <sup>th</sup> (7B)	Unit	23.41
7 <sup>th</sup> (7C)	Unit	30.79
8A-9A	Dublex	98.95

**966.84 sq.m.**



# limehome



*Our CEOs Dr. Josef Vollmayr  
and Cesar de Sousa Freitas  
run the company with all  
their experience and hearts.*

Limehome is a new digital hotel concept, which operates designer apartments with the quality standards of a four-star hotel.

Limehome's portfolio consists of more than 300 properties in Germany, Austria, the Netherlands, Belgium, Spain, Portugal, Hungary, Italy, UK and now Greece. The company operates over 3,500 serviced apartments worldwide.

Limehome is a German company, based in Munich that is supported by a strong network of industry-leading investment firms, such as Picus Capital - HV capital – Lakestar - AW ROSTAMANI group.





MODERN AND STYLISH





UNIQUE QUALITY AND AESTHETICS

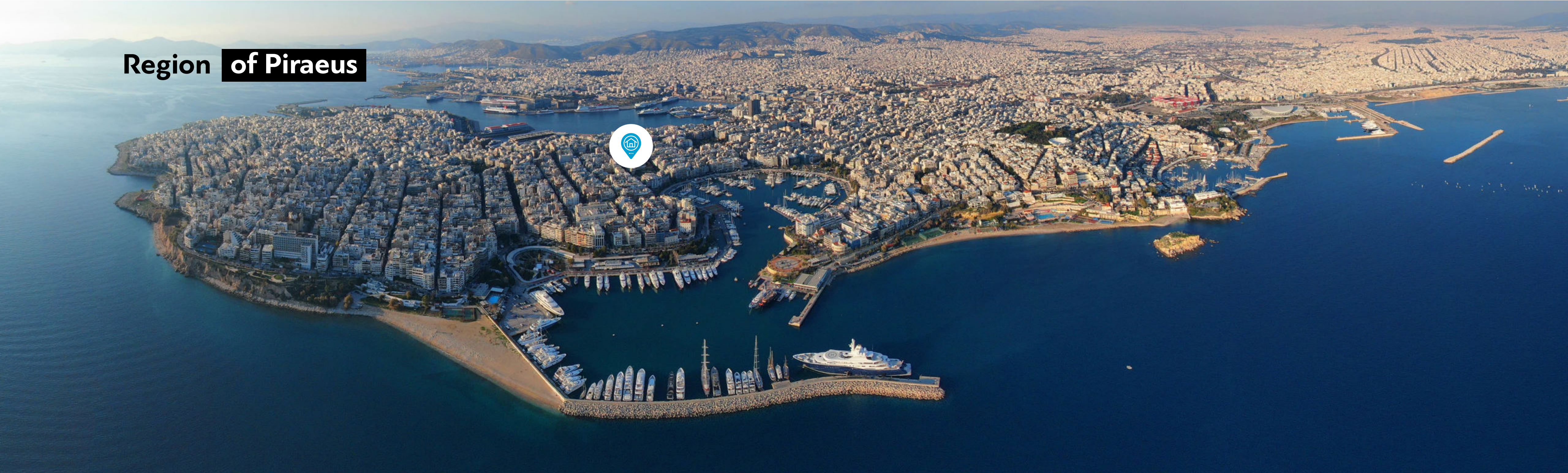


**INITIAL STATE OF THE PLOT**



**CURRENT STATE OF THE PLOT-PROGRESS**

## Region of Piraeus



# PIRAEUS:

A PLACE WITH A MEMORABLE  
PAST AND A GLORIOUS  
FUTURE

A port city with a fascinating and ancient history, full of life, with sights worth exploring.

Piraeus has been one of the most significant and vivid parts of the Greek capital since antiquity.

Nowadays, it is the busiest industrial center in the country, while it has the largest passenger port in Europe and the third largest in the world, which makes it an immense commercial center of the

Greek economy. It embraces daily with open arms thousands of people who travel to the Aegean islands and Crete, but also others who visit Piraeus for food, coffee, entertainment, shopping, walks overlooking the sea in Mikrolimano, the historic Marina Zeas and the picturesque Castella, visits to museums and neoclassical buildings that stand as indisputable witnesses of its glorious past.

Piraeus in a period of liquidity, such as today, changes and redefines goals and paths. Its purpose is to regain its magnificence at all levels.

## Region of Piraeus



### THE BIRTH OF A NEW PIRAEUS STARTS WITH:

- The reconstruction of the Tower of Piraeus (the 2nd tallest building in Greece) which will be transformed into one of the most emblematic and well-known buildings in the country.
- The establishment of a museum of marine antiquities in the port of Piraeus that will be undoubtedly an attractive tourist destination.
- The extension of metro and tram lines that will facilitate access to the area.



- The regeneration of the Faliriko Bay that will unite the four neighboring municipalities of Piraeus, Moschato, Kallithea and Palaio Faliro with the sea front and will mark the beginning of the creation of the Piraeus Riviera.
- The complete renovation of Mikrolimano that will become a pole of attraction for those who enjoy a carefree walk by the sea.
- The creation of a modern park with a playground and a cycling track, at the point of the port where the cruise ships moor, for unforgettable family moments.

All these projects are just the beginning, as Piraeus increasingly becomes one of the most exciting areas for living, working and cultural experiences. At the same time, an wind of investment interest is blowing strongly from investors from all over the world who know that the future of the region is meant to be bright.



