

the
GREEN

Retail Unit within a Serviced
Apartment Development



PROJECT OVERVIEW

Retail Space Integrated into a Hospitality Environment

The Green is a contemporary serviced apartment development strategically located in central Piraeus.

The retail unit is positioned on the ground floor and will serve as part of the property's daily infrastructure, catering to:

- > Residents and guests of the serviced apartments
- > International tourists
- > Digital nomads
- > Employees working in nearby office buildings
- > Residents of the surrounding neighborhoods

This mixed-use concept ensures a consistent flow of potential customers and creates strong long-term appeal for retail tenants.



KEY INVESTMENT HIGHLIGHTS

Retail Unit

Price	€400.000
Internal Area	84,50 sq.m.
Ceiling Height	2,65 m
Exclusive Outdoor Area	15 sq.m.
Project Delivery	Q4 2027



Property Type: **New Construction**



PROJECT ADVANTAGES

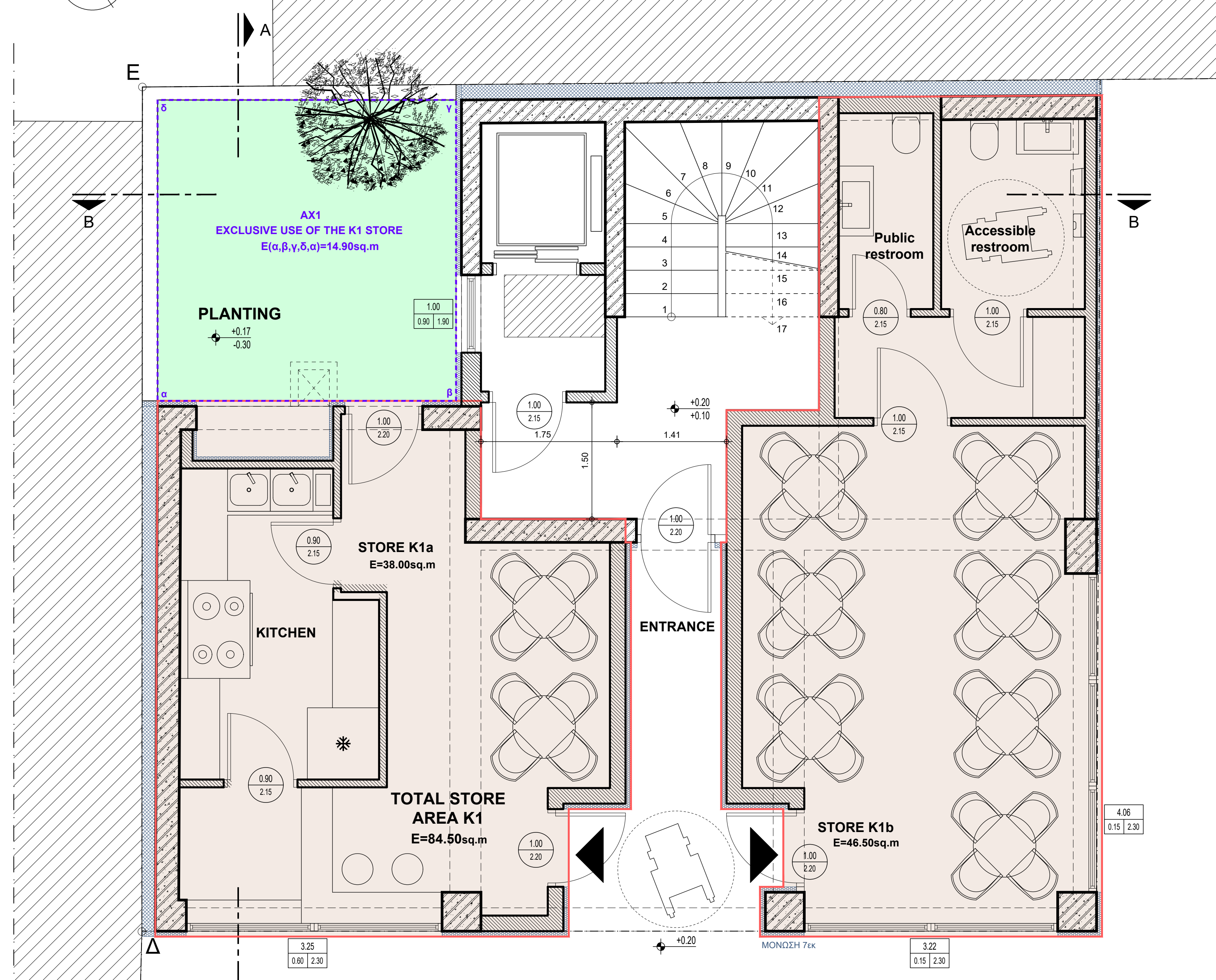
Highly Marketable Retail Size

With an internal area of **84.50 sq.m.**, the property falls within one of the most sought-after retail size categories, offering excellent leasing potential and broad market appeal.

Suitable uses include:

- > Café
- > Bakery
- > Pharmacy
- > Convenience Store
- > Telecommunications Shop
- > Beauty & Wellness Services
- > Various Service-Oriented Businesses

Its efficient layout and manageable size help reduce vacancy periods while attracting a wide range of potential tenants.



LOCATION

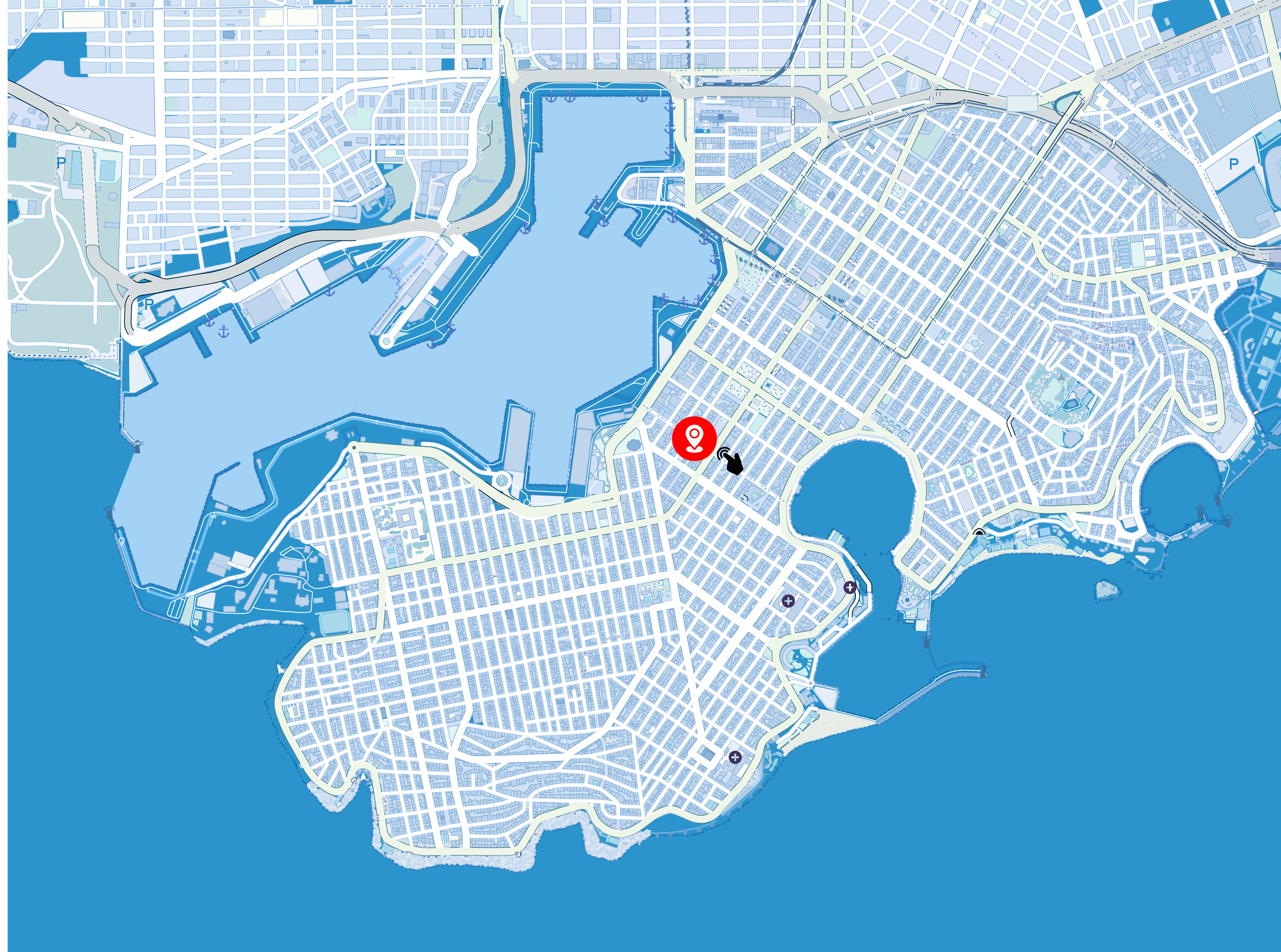
Prime Position in the New Center of Piraeus

142 Kolokotroni Street, Piraeus

The property is situated in one of the fastest-growing districts of Piraeus, benefiting from strong residential, commercial, and tourism activity.

Key nearby landmarks include:

- > Port of Piraeus
- > Piraeus Metro Station
- > Main Railway Terminal
- > Marina Zeas
- > Mikrolimano
- > Major Office Buildings
- > University of Piraeus



WHY PIRAEUS?

One of Athens' Strongest Growth Markets

Piraeus has evolved beyond being Europe's largest passenger port and is now one of the most dynamic investment destinations within the Athens metropolitan area.

Key growth drivers include:

- > More than 20 million passengers annually
- > Ongoing metro network expansion
- > Significant infrastructure investments
- > Rapid growth of the hospitality sector
- > Increasing tourist arrivals
- > Continuous appreciation of real estate values

These factors continue to support strong commercial demand and long-term capital growth potential.



