



Powered by Wyndham  
Located at **Marina Zea, Piraeus**

Wyndham Residences®  
**Piraeus Marina Zeas**  
*Branded Luxury Residences*

**A RARE BRANDED INVESTMENT  
OPPORTUNITY ON MARINA ZEA, PIRAEUS**

# GLOBAL BRAND BACKING THE INVESTMENT



## A Global Operator Securing Long-Term Value

Partnering with Wyndham transforms this project from a real estate purchase into a professionally operated branded asset.

As one of the world's largest hospitality groups, Wyndham brings:

- ▶ Global operational standards
- ▶ Established distribution channels
- ▶ Proven management expertise

This partnership significantly reduces operational risk while supporting stable occupancy and long-term asset performance.

For investors, this means enhanced security, brand-driven demand and a professionally managed revenue model.



BROWSE AND  
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## INVESTMENT HIGHLIGHTS

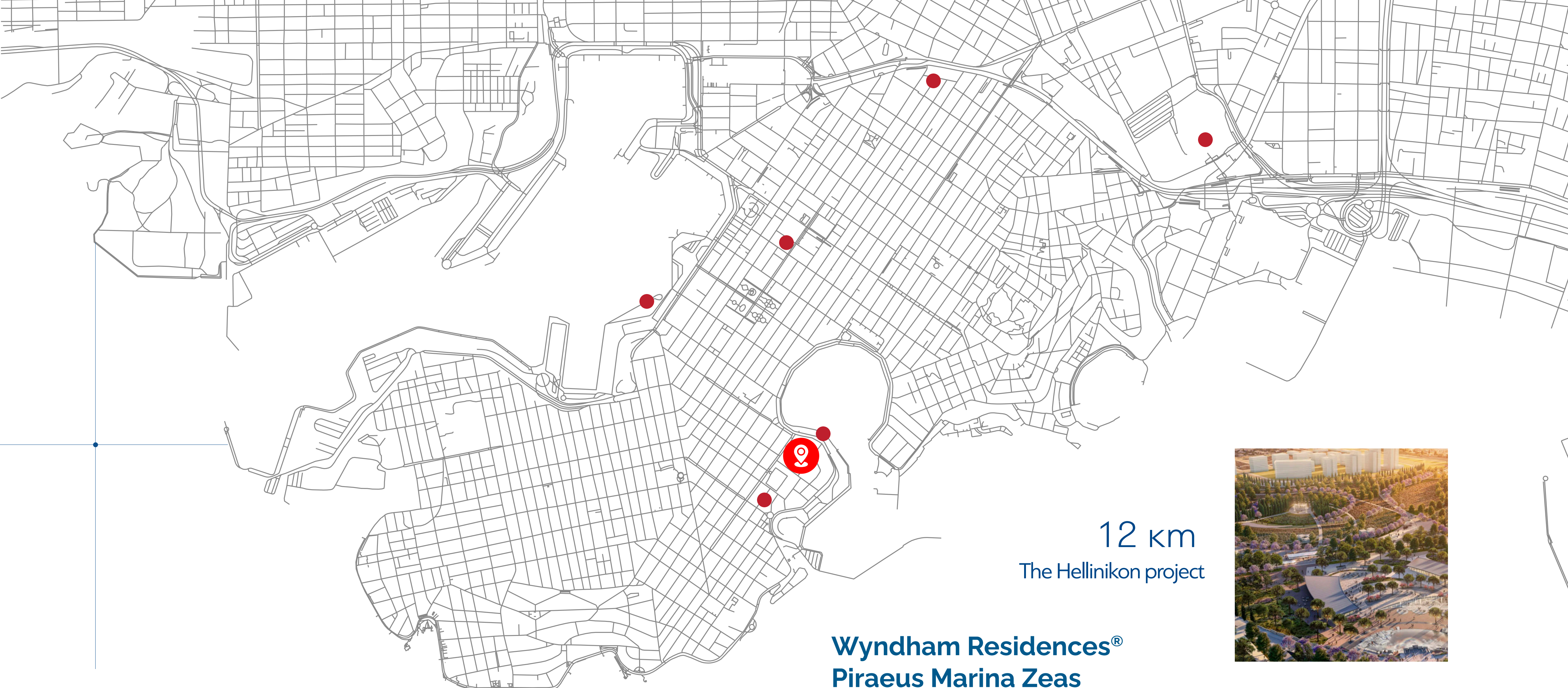
### Why Invest in Wyndham Residences® Piraeus Marina Zeas?

- ▶ **Prime Marina Front Location:** Located on the prestigious Marina Zea in Piraeus, offering exceptional sea views from every floor. Waterfront properties like this are rarely available.
- ▶ **Branded by Wyndham:** Backed by a world-renowned hospitality brand, ensuring global recognition and operational excellence.
- ▶ **Smart Revenue Share:** Investors benefit from a hassle-free revenue split handled by the Wyndham brand.
- ▶ **Exclusive Investor Benefits:** 10-year management contract, spa and gym access, and an option for resale through DKG Development's investor pool.
- ▶ **Annual Free Stay:** Investors enjoy 10 days of free stay annually, adding further value.



### Exclusive Location at Marina Zea

This luxury project is nestled on Marina Zea, a historic superyacht marina in Piraeus. Marina Zea is one of the most exclusive marinas in the Mediterranean, steeped in history as the ancient Athenian naval base. It offers a blend of cultural significance and modern luxury, with restaurants, jogging paths, and stunning views over the Saronic Gulf.

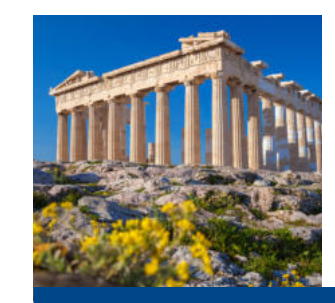


12 km  
The Hellinikon project

### Wyndham Residences® Piraeus Marina Zeas



#### GEOGRAPHICAL PROXIMITY



12 km  
Athens historical city center



3.8 km  
Piraeus Retail Park



49 km  
Athens international airport



2.5 km  
Faliron Bay

# PIRAEUS - THE GATEWAY TO GREECE

## Piraeus: A Growing Hub for Tourism and Business

Piraeus is not only the largest passenger port in Europe but also the third-largest in the world, serving millions of tourists annually. With direct cruise links to the Greek islands and the Athenian Riviera, Piraeus is a booming hub for both tourism and business.

**12 km** to Athens historical center

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**2.5 km** from Faliron Bay

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**49 km** from Athens International Airport

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**3.8 km** from Piraeus Retail Park

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**12 km** from The Hellinikon Project, Europe's largest urban redevelopment

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## Tourism Stats

Over 30 mln tourists visiting Greece with over 1.5mln through Piraeus Port.

2024 was a lucrative year for cruise liners that exceed 1100 in total.

## ORGANIZED TOURIST FACILITY

### Wyndham Residences® Piraeus Marina Zeas – A Fully Organized Tourist Destination

Wyndham Residences® Piraeus Marina Zeas operates as a premium, organized tourist facility, offering luxury accommodation for travelers. With its proximity to Athens and the bustling cruise terminal, the property is set to benefit from Piraeus' booming tourism industry.

- > Over 1.5 million cruise passengers visit Piraeus annually.
- > More than 60% of luxury travelers prefer branded residences for extended stays.
- > The property offers exceptional amenities, including a spa, gym, and concierge services, catering to the growing demand for accommodation.



# INVESTMENT PRODUCT — TURNKEY

## A Rare Marina-Front Income Asset

- > First-line location on Marina Zea
- > Unobstructed panoramic sea views
- > Branded by Wyndham®
- > Fully managed hospitality model

## Scarcity Advantage

Comparable branded waterfront assets in Piraeus are extremely limited.

This is a rare opportunity combining:

- > Prime marina frontage
- > Global brand backing
- > Long-term managed operation

**Revenue Breakdown:** Investors in this project are expected to generate annual returns of more than 4%, with detailed revenue analysis available upon request.

## Investor Benefits

- > No operational involvement
- > 10 days owner stay annually
- > Resale via DKG investor network



## ABOUT THE OPERATOR, A TRUSTWORTHY PARTNER - LAVISH HOSPITALITY

### Turnkey investment solution — Secure yourself a high and stable yield

The serviced apartments project is developed on a build-to-suit basis in accordance with the technical specifications of the management company.

The entire complex will be leased under a long-term agreement (10 years), ensuring stable and predictable income for the owners.

The return model is structured as a hybrid, combining a fixed component with a variable component based on a percentage of the hotel's operational revenue.



LAVISH  
HOSPITALITY

M A N A G E M E N T C O M P A N Y



CLICK TO LEARN MORE ABOUT THE PROPERTY  
MANAGEMENT COMPANY



# ARCHITECTURAL BRILLIANCE BY JEAN-PIERRE HEIM

## Wyndham Residences® Piraeus Marina Zeas — Designed by Jean-Pierre Heim

Wyndham Residences® Piraeus Marina Zeas has been meticulously designed by the world-renowned architect Jean-Pierre Heim. Drawing inspiration from the symbol of Greece, the olive tree, the design blends natural elements with modern luxury. Jean-Pierre Heim and his daughter, Caroline Heim, have created a seamless connection between the exterior architecture and the interior design, ensuring a harmonious and elegant experience for residents.



*Jean-Pierre Heim*

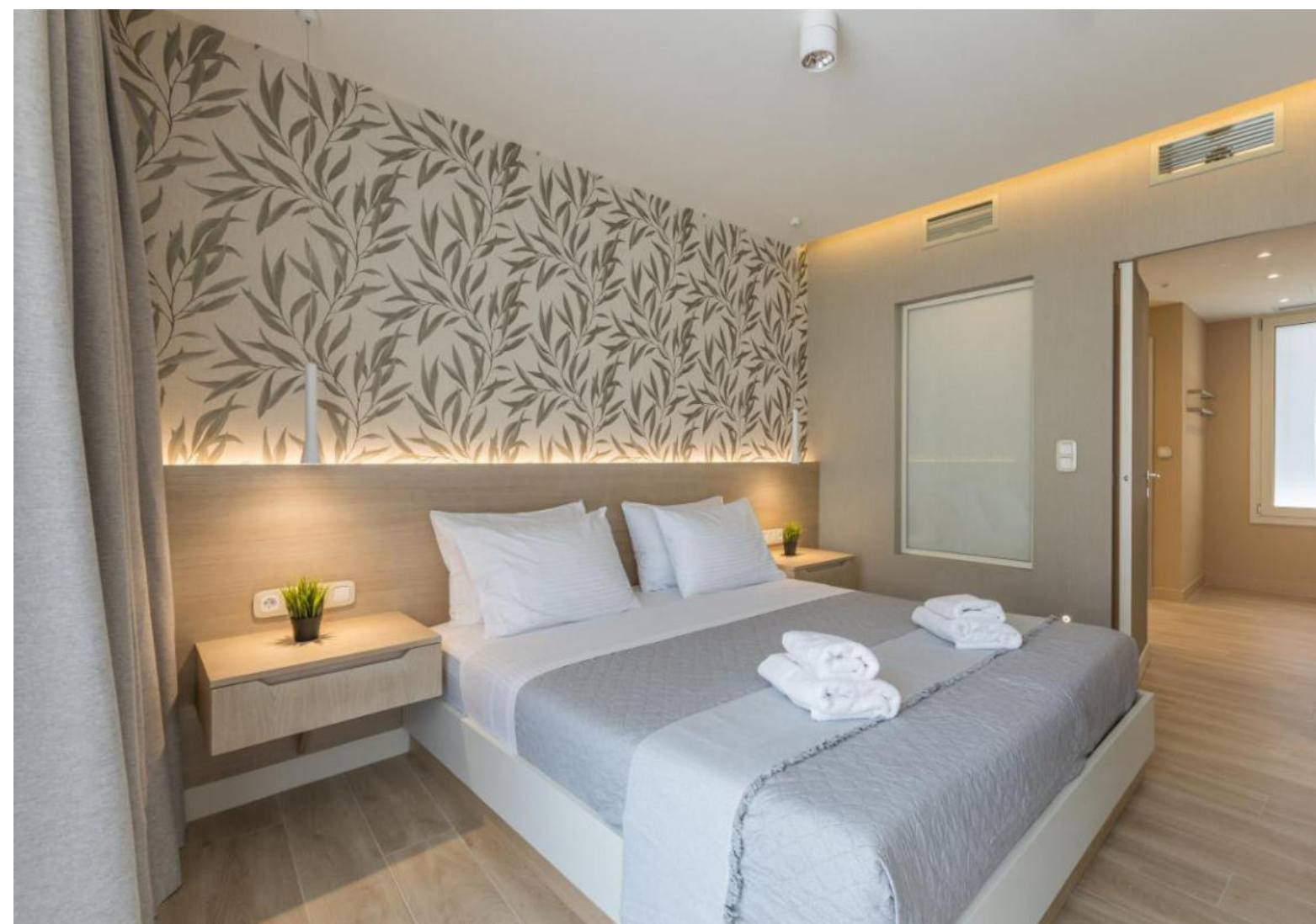
Architect

*Jean-Pierre Heim is a visionary architect and world-famous designer who works in New York, Paris, and Athens. After earning a degree in architecture from the Ecole des Beaux-Arts in Paris and completing additional architectural studies at the University of Illinois, he founded Jean-Pierre Heim and Associates (JPH) in Paris in 1980 based on the concept of finding a uniquely effective image for each client. Since then, his firm has had a rich portfolio of outstanding office interiors, retail stores, restaurants, private residences, hotels and showrooms for businesses and private individuals in locations such as Austria, Monte Carlo, Saudi Arabia, Greece and Switzerland.*

# WYNDHAM RESIDENCES® PIRAEUS MARINA ZEAS – PHASE 1 COMPLETED

## Mediterranean Suites – A Success Story

The first phase has been successfully delivered, with current occupancy rates exceeding 80%. The suites have been met with tremendous success due to their luxurious design and prime location. Guests can enjoy a seamless experience through online booking platforms.



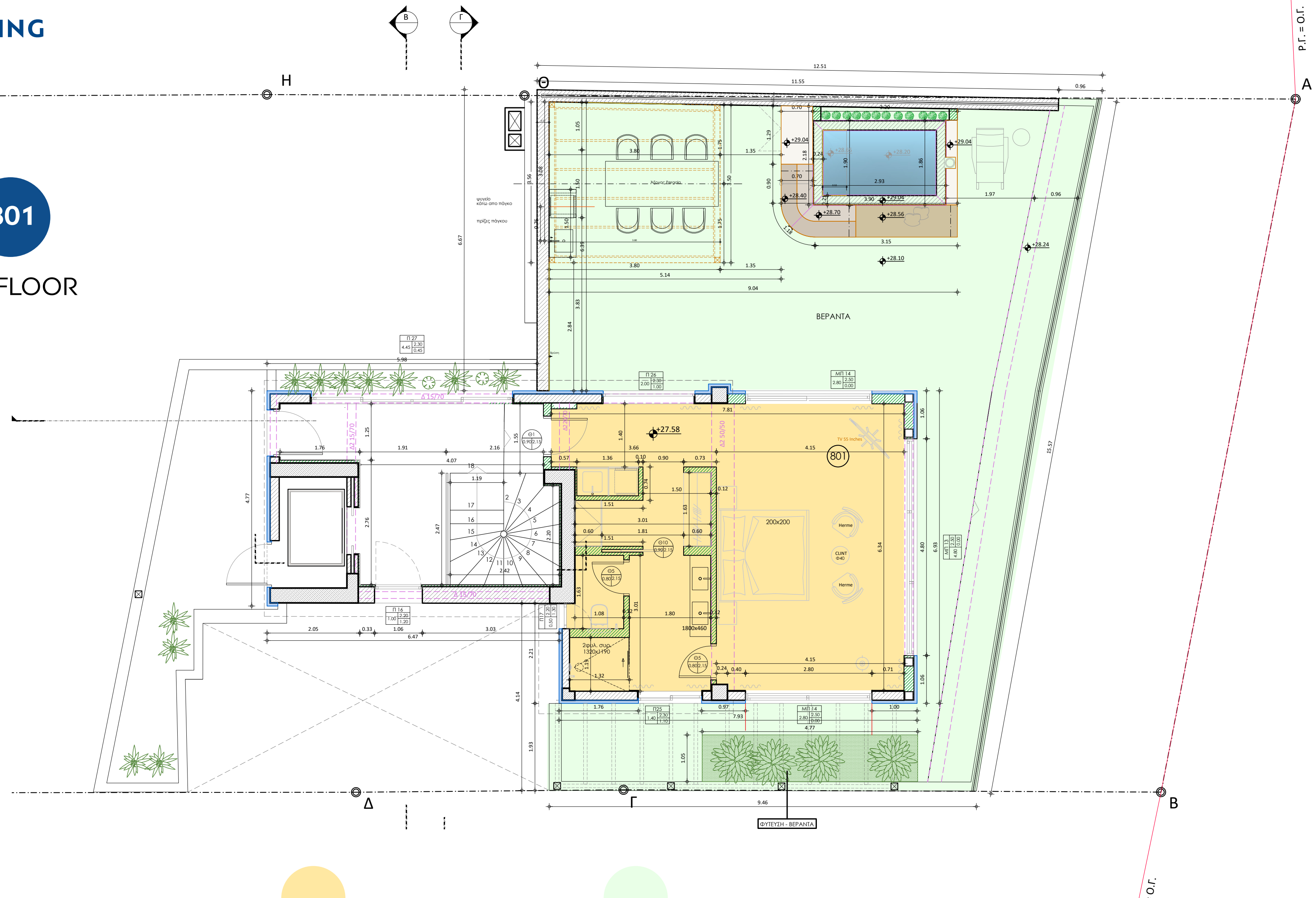
# FLOOR PLAN WITH COLOR CODING

**801**  
8th FLOOR

## Understanding the Floor Plan

To provide clarity, the floor plan is color-coded to distinguish between the main space, terrace, and communal areas. The main living space is highlighted in , while the terrace is marked in .

This visual distinction makes it easier to understand the layout and functionality of the apartment.



Area: **53.5** sq.m.

Veranda Area: **112** sq.m.

Sale Price: **1.000.000 €**

# KEY FEATURES AND AMENITIES

## Luxury at Your Fingertips

Every unit at Wyndham Residences® Piraeus Marina Zeas offers a range of premium features and amenities:



Fully furnished suite with modern interior design



Thermal insulation



Gym, spa, and lounge area



24/7 concierge services



LED technology lighting



Private Jacuzzi



Private terraces with stunning marina views

This is not just a residence; it's a lifestyle tailored to those seeking the best.



# SEE THE DELIVERED ASSET

A real look at the completed branded residence on Marina Zea.



## Join the Wyndham Luxury Experience

Invest in Wyndham Residences® Piraeus Marina Zeas, Piraeus' most prestigious address, and enjoy a world of luxury and convenience. This rare opportunity offers investors not only financial returns but also an unmatched lifestyle in one of Greece's most historic and thriving locations.



Investment and  
construction  
company



**DKG**  
DEVELOPMENT



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