THE
MEDITERRANEAN

Luxury Branded Serviced Apartments

DKG
DEVELOPMENT

JEAN-PIERRE
HEIM
Architecture
&
Design



THE ASSET

- *Branded hospitality building – Upscale/Luxury Brand*
- *1st Row on Marina Zeas, Piraeus – a mega yacht marina*
- *8 Floors*
- *64 Units*
- *Fully furnished luxury suites*
- *Gym*
- *Spa*
- *Lounge area*
- *24/7 concierge*

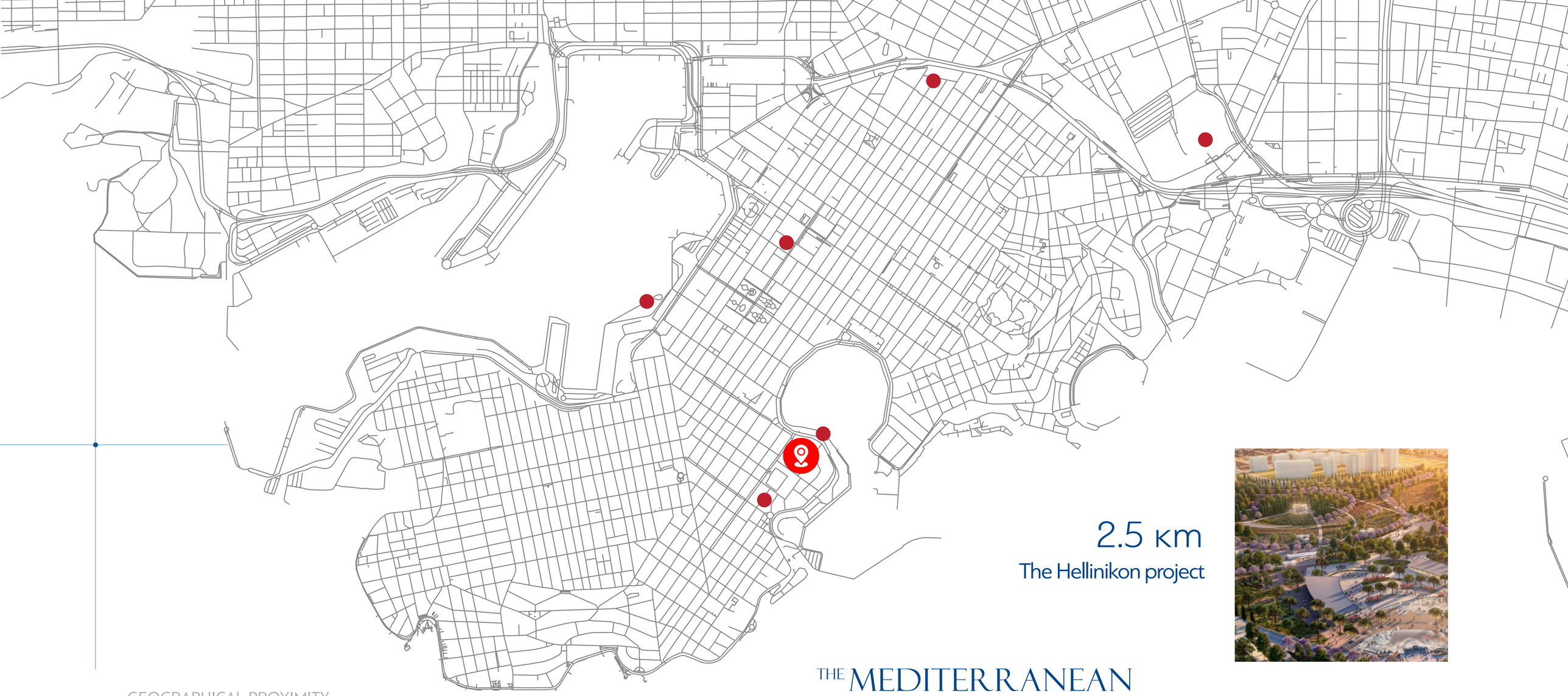
CLICK HERE FOR INFORMATION ON INVESTMENTS AND AVAILABILITY

CLICK TO SEE THE FLOOR PLANS



THE MEDITERRANEAN





2.5 km
The Hellinikon project

THE MEDITERRANEAN

GEOGRAPHICAL PROXIMITY



12 km
Athens historical city center



3.8 km
Piraeus Retail Park



49 km
Athens international airport



50 m
Faliron Bay

MARINA ZEAS

Industry Insights

Zea marina is located in Piraeus in Athens and it is one of the finest superyacht marinas in the Mediterranean. A port with great ancient history as it was a Naval base where the fleet of triremes was built. Ruins of the ancient walls of the base can still be found in the marina.

Today the marina has been completely redeveloped and within the yacht docking stations, a jogging and walking areas have been constructed, tennis courts along with a row of restaurants and lounges right on the sea wall.





BRANDED LUXURY HOSPITALITY PROJECT

DKG Development SA will be delivering a one of a kind upscale building with sea views from each floor.

The building will be branded by a worldwide top class hospitality chain and will become the first branded residences in Piraeus



THE
MEDITERRANEAN

INVESTMENT HIGHLIGHTS



Smart Revenue Split – projected revenue with P/L analysis to be provided by the hospitality brand to interested parties



Hassle free – marketing, booking, communication is handled by the management company



10 year minimum contract with the management company



Investor Benefits – Spa and gym access



Can resale unit through DKG Development's pool of investors once unit is paid

LAVISH

PROPERTY MANAGEMENT

Lavish Property Management provides investment, design, property management and leasing, short or long- term, services. Founded in 2022 as the development of a successful real estate Group, makes the research by individual approach and covers every market need for investment in professional and personal spaces with modern concepts of high investment value.

COMPREHENSIVE INVESTMENT INCOME STRATEGY

With a strategic outlook spanning a decade, our Investment Income Plan is meticulously crafted to deliver substantial returns. The projected profitability unfolds as follows:

- Progressive Returns: Our comprehensive strategy envisions a dynamic progression, with the overall growth expected to culminate at over 40%. This ensures a steady and substantial increase in the investment's value over the specified period.

- Unique Profitability Structure: As proprietors of this investment, you stand to benefit from a distinctive compensation framework. This entails a two-tiered system wherein a guaranteed portion of returns provides a secure foundation, complemented by a managed component for optimal growth potential. This unique blend of certainty and dynamism is engineered to offer a sophisticated and balanced approach to wealth accumulation. Our commitment is to navigate the intricacies of the market, delivering both stability and growth in tandem.

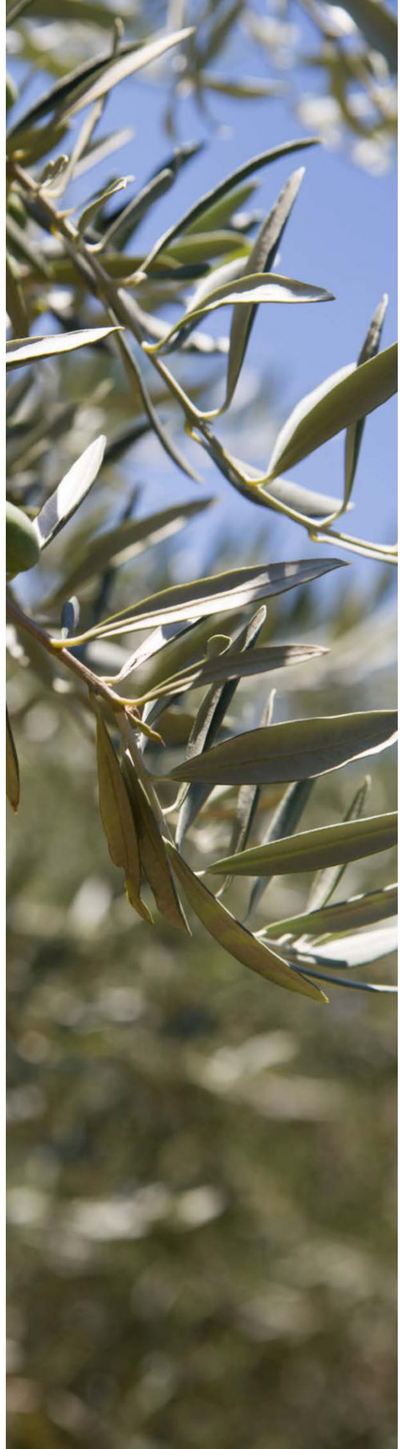


Project design

The Mediterranean project is the result of a collaboration with world-famous architect Jean-Pierre Heim, known for its impressive portfolio and global recognition.

The inspiration for the project was the symbol of Greece is the olive tree, which the talented Jean-Pierre Heim embodied in various architectural and design elements of the project. Oliva is associated with peace, prosperity, and beauty. Its symbolic meaning enhances the elegance and charm of the project Mediterranean.

Jean-Pierre Heim is known for his talent in creating iconic and recognizable architectural projects. A design The Mediterranean is an essential part of the Piraeus landscape and attracts attention with its superiority and aesthetic appeal. Caroline Heim, daughter of Jean-Pierre Heim also contributed to the development of interior design. Her experience and creativity created a unique and elegant new style of interior design of apartments in the project. That created a harmonious combination between the exterior of a building and its interior space.





Jean-Pierre Heim

Architect

JEAN-PIERRE
HEIM
Architecture
&
Design

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.

Architectural style and interior design Mediterranean project merged to create unique atmosphere, filled with light and luxurious view on the sea for its residents. Attention to detail, the use of quality materials and aesthetic perception are the main aspects of the project. The cooperation of the famous Jean-Pierre Heim and his daughter Caroline Heim, the Mediterranean project promises to be a visiting card of Piraeus and a symbol of elegance and charm in this area.

The style and aesthetics of the project do not limit by appearance. Interior spaces designed and directed by Jean-Pierre Heim and his daughters Caroline Heim continue the theme of elegance and charm. Interiors of the apartments personalize luxury and comfort by using high quality materials and innovative design solutions.





Carolyn Heim

Interior design

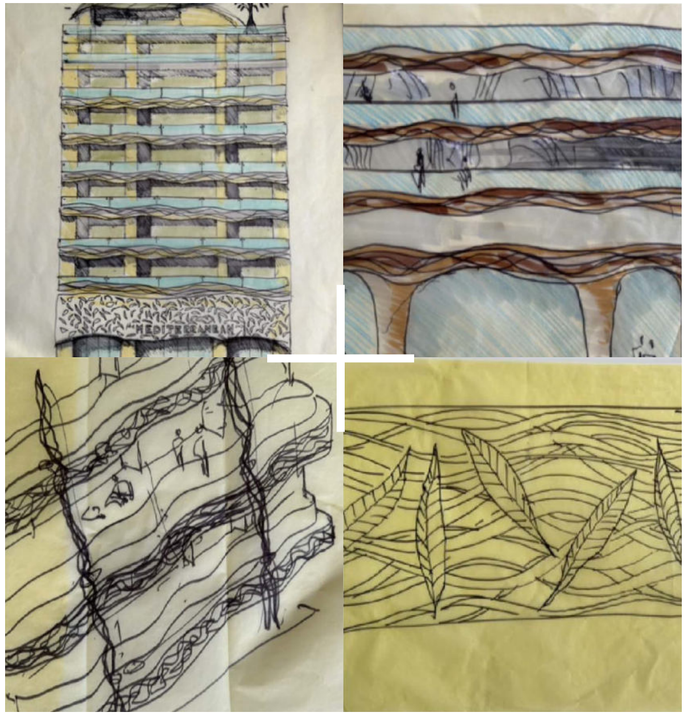
HEIM
Style

Caroline Heim took her Master of Architecture from the Ecole d'Architecture in Paris. Passing Preschool design at the School of Decorative Arts complements her education and allows her to have a deep understanding of interior design and aesthetic aspects of the project. In addition, the fact that Caroline Heim registered as an architect of the HMO (Habilitation à la Maîtrise d'Oeuvre son Nom Propre) in France confirms her right to do design work and engage in architectural activities as an independent architect.



Sketches and design of projects

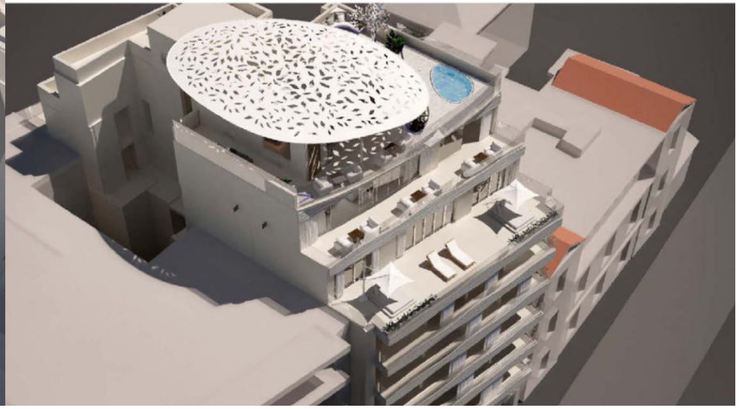
Based on research and concept, Jean-Pierre Heim started creating first sketches and preliminary projects. He carefully worked on every detail, including architectural shapes, facades, apartment placement, boutique space, parking and gym. Many sketches were created to explore different options and ideas.



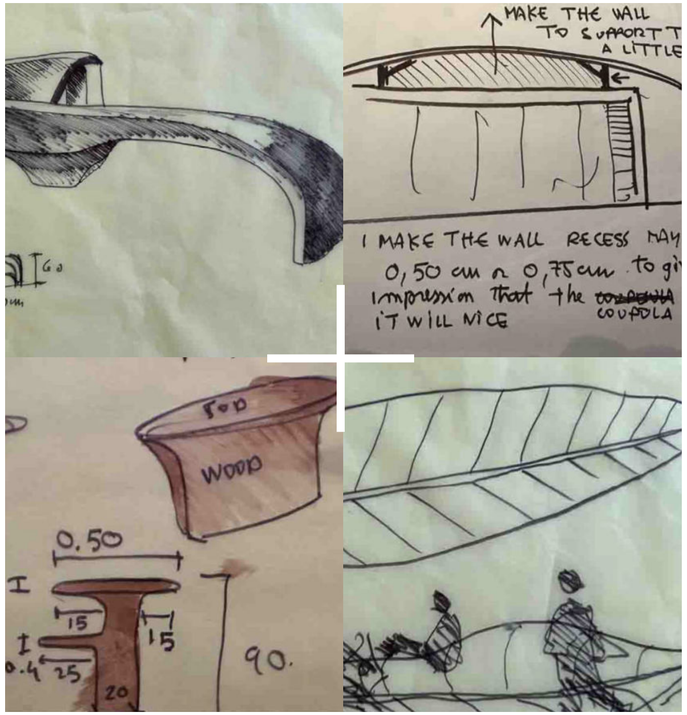
3D and visualization

After creating the sketches, the architect and his team used 3D modeling and computer programs to create more detailed project models. This allowed them to visualize the building, interiors and surroundings to get a realistic idea of the project.









JEAN-PIERRE
HEIM

Every detail and element of the building has been carefully thought out to create a harmonious combination with the surrounding space and draw attention with its aesthetics.





Get ready to experience wonder at the flawless spectacle by opening the doors to these luxury apartments. Full range of services 5 hotel and stunning sea views from sunrise to sunset.*

Key features

New LED technology lighting

Heating pump

Aluminum joinery
with double glass

Moisture insulation -
thermal insulation - thermal facade

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



Modern interior design

New elevator with release
system

Electric roller shutters

Installation of sanitary
wares and tile

New mechanical, wiring, plumbing
and drainage systems installation



Modern design, elegance, charm and unique location makes the Mediterranean project ideal choice for those looking for luxury accommodation and investment opportunity.

BRANDED SERVICED APARTMENTS

Industry Insights







With more than 13,400 branded serviced apartment units expected to open in Europe in the coming four years, the sector continues to show a very active pipeline. 35% (around 4,700) of the units are due to open in 2022, followed by 32% in 2023, 23% in 2024 and another 10% in 2025. The sizes of the planned projects vary from 32 to 369 units, with an average of 138 units.

The UK and Germany lead the way, accounting each for 25% of units in the total pipeline. With around 47% of the units in the country's pipeline, London continues to be the top location for the development of serviced apartments in the UK, followed by the cities of Cambridge (18%) and Manchester (7%).

London is also the city with the largest pipeline overall, accounting for around 12% of the European pipeline. In Germany, Frankfurt and Munich reflect 21% of the country's development pipeline each, followed by Hamburg (14%) and Stuttgart (9%).

NEW BRANDED SUPPLY BY COUNTRY[1] (UNITS)

Country	2022	2023	2024	2025	Total
UK	991	912	559	953	3.415
Germany	1.228	940	1.040	162	3.370
France	592	911	139	0	1.642
Portugal	0	369	175	135	679
Ireland	545	0	0	0	545
Belgium	192	70	160	75	497
Other	1.105	1.143	1.016	0	3.264
Total	**4.653**	**4.345**	**3.089**	**1.325**	**13.412**

[1]*Non exhaustive*
Source: HVS Research



Piraeus

According to international and Greek experts, in recent years Piraeus changed its image and became a profitable investment direction, for and for Greek real estate investors as well.

Piraeus, as the main port of Athens, the largest passenger port in Europe, and the third in the world, indeed attracts significant foreign investment and is actively developing. This project was implemented by a Chinese company in the field of logistics, hotel business and other industries with investment with a budget of 750-850 million euros. In addition, the city center of Piraeus is also becoming the site of major Greek projects. Such impressive investments and development prospects make Piraeus an attractive destination for business and tourism.

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Investment and
construction
company

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