
HOTEL INVESTMENT OPPORTUNITY IN PIRAEUS

ATHENS, GREECE

Greece, a country renowned for its rich history, stunning landscapes, and strategic location, presents an exceptional investment opportunity. As a member of the European Union with a steadily growing economy, Greece offers a business-friendly environment, competitive real estate prices, and attractive government incentives for investors. Its thriving tourism industry, strong maritime sector, and emerging tech landscape make it a dynamic market with high potential returns. With continuous infrastructure development, a low cost of living compared to other European destinations, and a high quality of life, Greece is an ideal location for real estate, hospitality, and commercial investments.



POSITIONING

Piraeus, Greece's largest port and one of the busiest in Europe, is a strategic economic center that bridges maritime trade, tourism, and commerce. With a long-standing history as the gateway to the Aegean and Mediterranean, the city boasts excellent infrastructure and a thriving business ecosystem. The presence of multinational corporations, shipping companies, and logistics hubs contributes to Piraeus' economic strength. Given the city's continuous urban development and increasing demand for premium commercial spaces, investing in commercial buildings here presents high-value opportunities with strong returns and long-term growth potential.

The area surrounding **Piraeus' port** is a rapidly developing commercial and business district. Investing in this prime area, offers unparalleled potential for commercial real estate, ensures maximum visibility, high rental yields, and a strategic position in one of Greece's most dynamic business hubs.



EXECUTIVE SUMMARY

Investment Opportunity: *Commercial Building and Development Possibilities*

With Piraeus' status as a major commercial and maritime hub, this property represents an exceptional investment opportunity. Its prime location, versatility, and potential for redevelopment make it a highly attractive asset in Greece's booming real estate market.

- ***Prime commercial building adjacent to Piraeus Port***
- ***Built in 1978, total building area: 3.280m²***
- Unique opportunity for company headquarters or diverse development options

Building Overview

- ***9-level structure*** featuring *office and retail spaces*
- All levels *currently vacant*, allowing for flexible use and customization
- Located in a *high-demand commercial area* with excellent connectivity and business potential



Development Possibilities

- The property can be cost-effectively redesigned using various funding tools to support business ventures
- Potential for conversion into housing, a hotel, or multi-purpose office spaces for rent
- Strategic location ensures long-term value appreciation and high return on investment



Financial Overview:

Price: 8,300,000 €

Incorporating Funding Tools

The attraction of new investments and the continuous strengthening of the competitiveness of the tourism sector is a key objective of the development planning and strategy of the Greek state. Tourism investments have been implemented and are being implemented mostly through the Development Incentives Law and the Recovery and Resilience Fund.

Development Incentives Law

For over 40 years, Greece's Development Incentives Law has been the key driver of economic growth and entrepreneurship. Offering competitive incentives and regularly up dated to align with global business trends, it provides a solid framework for successful investments. With nationwide coverage, this law creates exceptional opportunities for international investors to thrive in Greece's dynamic market.

Development Incentives Law can provide grant up to 3,000,000 € for the particular touristic investment. The subsidized costs include:

- The purchase of the building facilities (not the land).
- The buildings' modernization and/or expansion.
- The shaping of the surrounding area.
- The renovation of interior and exterior spaces.
- The replacement of equipment.

Also, through all the above costs, the tourist unit can be upgraded up to a 5* hotel.

The cost of the buildings and the surrounding area can reach up to 60% of the total budget.

The grant rate for Piraeus can reach up to 45%.

Access to Financing through RRF

RRF provides loans with favorable terms to finance investments that align with the plan's objectives. Tourism investments are eligible under RRF Loan for covering between 40% - 50% of the total eligible investment cost with a low interest rate (0.35%) loan of the financed investments, while the business's private contribution will cover 20% of the total eligible investment cost. RRF finances the whole project plan (purchase

of land, building construction, renovation etc). The Recovery and Resilience Facility (RRF) in Greece has allocated significant funds to support tourism investments, recognizing the sector's crucial role in the country's economy. Here's how the RRF is contributing to tourism development:

Key Focus Areas for Tourism Investments:

- **Upgrading Tourism Infrastructure:** This includes purchase of land, building construction, renovation and modernization of tourist facilities, improving accessibility and enhancing facilities.
- **Promoting Sustainable Tourism:** The RRF supports initiatives that focus on eco-friendly practices, such as developing green tourism, promoting wellness tourism
- **Digital Transformation:** Investments are being made to digitize tourism services, including creating a digital platform for tourism businesses, developing a digital tourist map.
- **Skills Development:** The RRF supports training and upskilling programs for tourism sector employees to enhance their skills and adapt to the evolving needs of the industry.

Our company has significant experience and can guide you through the procedures of getting the best terms of loan/grant as we possess deep expertise and we have worked on numerous similar projects, allowing our clients to anticipate potential challenges and avoid common pitfalls.