


PROPERTY PRESENTATION

Development Project


245B, Piraeus Avenue, Moschato

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September 2025



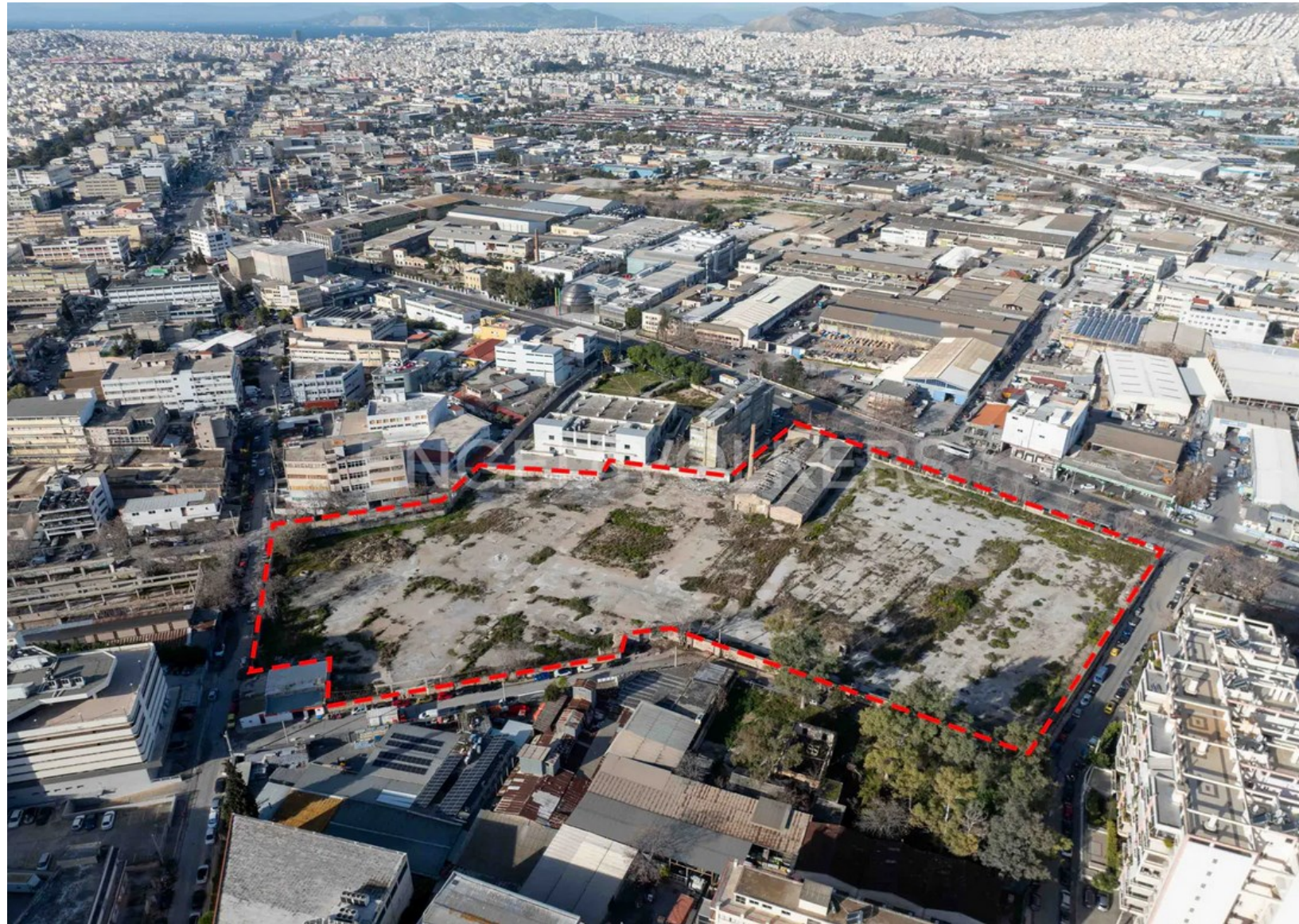
Danos
INTERNATIONAL PROPERTY
CONSULTANTS & VALUERS

An alliance member of
 **BNP PARIBAS
REAL ESTATE**



Preamble

245B, Piraeus Avenue, Moschato



DANOS, an alliance member of BNP PARIBAS REAL ESTATE, is pleased to present a Development Opportunity at 245B, Piraeus Avenue, in Moschato, Athens.

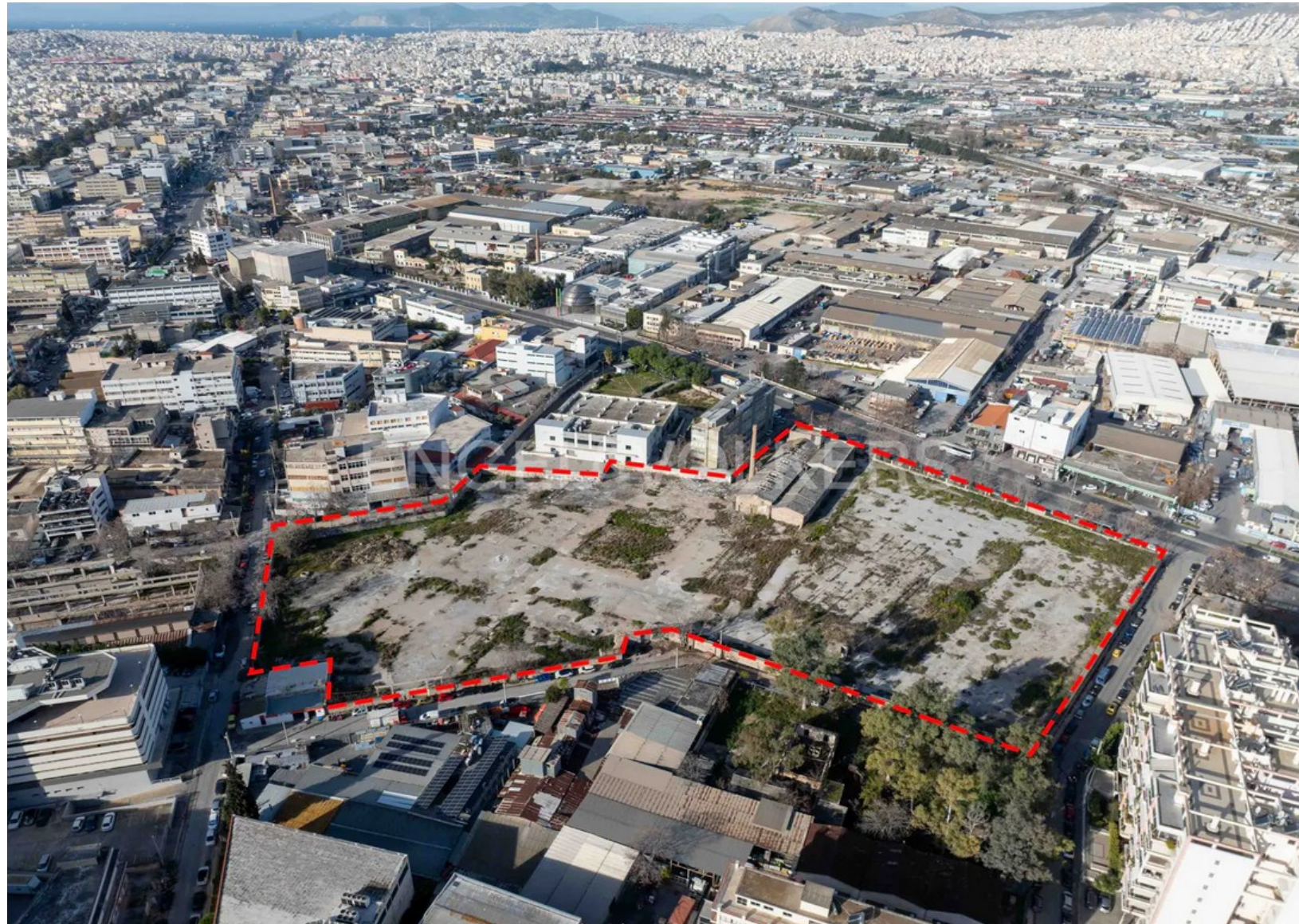
We are referring to the offer (Sale) of the entirety of the shares of a SPV, which holds, as its sole asset, the exclusive ownership of a land plot with a total surface of approx. 25,000 sqm., which will be sold through a structured sale process.

For DANOS, an alliance member of BNP PARIBAS REAL ESTATE,

Y. Paraskevopoulos, General Manager

Executive Summary

245B, Piraeus Avenue, Moschato



A rare investment opportunity in one of the most high-profile corridors of Athens. This prime corner plot, totaling 24,256.90 sqm, is located at 245B Piraeus Street, offering exceptional visibility with approximately 140 meters of frontage along one of the capital's main commercial arteries.

Strategically positioned just 550 meters from Kallithea ISAP Station, the asset boasts excellent connectivity to the Port of Piraeus, Athens city center, major national highways, and Athens International Airport. The plot is uniquely surrounded by five roads, enhancing access and development flexibility.

With a building coefficient of 1.2 (on Piraeus frontage) and a total buildable area of 25,469.75 sqm, the property is ideal for a range of high-value uses:

- Logistics hubs
- Branded showroom or retail centers
- Corporate headquarters
- Mixed-use or cultural developments

The site includes a preserved industrial building (1,153.62 sqm) with architectural and historical significance, adding value to any future concept.

Fully cleared of planning constraints and boasting a marketability coefficient of 2.80 — one of the highest on Piraeus Street — this is a development-ready asset with exceptional potential in a densely populated, high-demand area.

An ideal vehicle for investors seeking premium urban exposure, large-scale functionality, and long-term value creation in the heart of metropolitan Athens.

Location

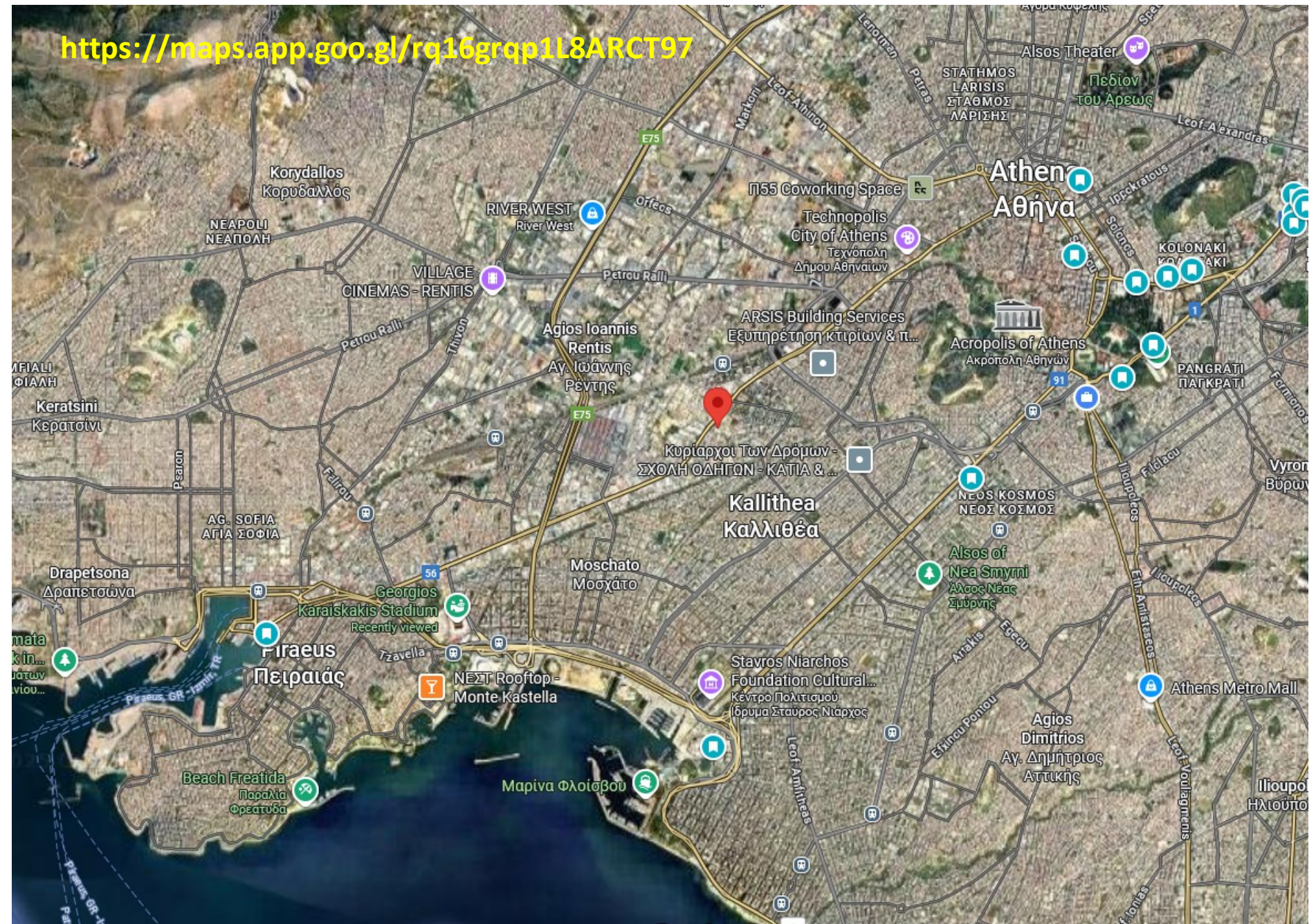
245B, Piraeus Avenue, Moschato

Located at the critical junction of Athens and Piraeus, 245B Piraeus Street is more than a plot — it is a strategic anchor in the evolving narrative of urban regeneration along the city's main commercial artery.

With direct access to key infrastructure and surrounded by dense residential and commercial fabric, the asset presents a unique opportunity to redefine the urban edge through forward-thinking development.

By introducing dynamic architectural and public elements, the site has the potential to activate the city's edge, enrich the pedestrian and commuter experience, and set a new standard for integrated urban development in metropolitan Athens.

A family-friendly, authentic neighborhood, Moschato, has received a recent upgrade with the Flisvos Marina redevelopment and the sprawling Stavros Niarchos Cultural Centre, home to the National Opera and the National Library.



Description

245B, Piraeus Avenue, Moschato

This exceptional 24,256.90 sqm plot offers a unique redevelopment opportunity with prominent frontage on Piraeus Avenue and four additional streets, located just minutes from Kallithea Metro Station.

The site features a preserved historic building with a chimney of 1,153.62 sqm, ideal for cultural, recreational, or community uses, serving as a central element of the planned redevelopment.

Benefiting from “INDUSTRIAL PARK (BIPA) – BIOTECHNICAL PARK (BIOPA) Rehabilitation” zoning regulations, amendments to the General Urban Plan, and Presidential Decrees, the property supports a broad spectrum of permitted uses. These include light to medium industrial and manufacturing activities, storage, parking, petrol stations, security housing, offices, as well as commercial, hospitality, cultural, educational, healthcare, and public gathering facilities.

The development parameters allow a building factor of 1.20 facing Piraeus Avenue and 1.00 towards other streets, with a maximum building height of 15 meters plus 2 meters for pilotis entrance. The total allowable built-up area is 25,469.75 sqm, with a maximum coverage of 13,341.29 sqm and mandatory green space of 7,277.07 sqm.

Available for acquisition, the plot is immediately transferable and ready to accommodate visionary projects that will shape the future identity of the area.

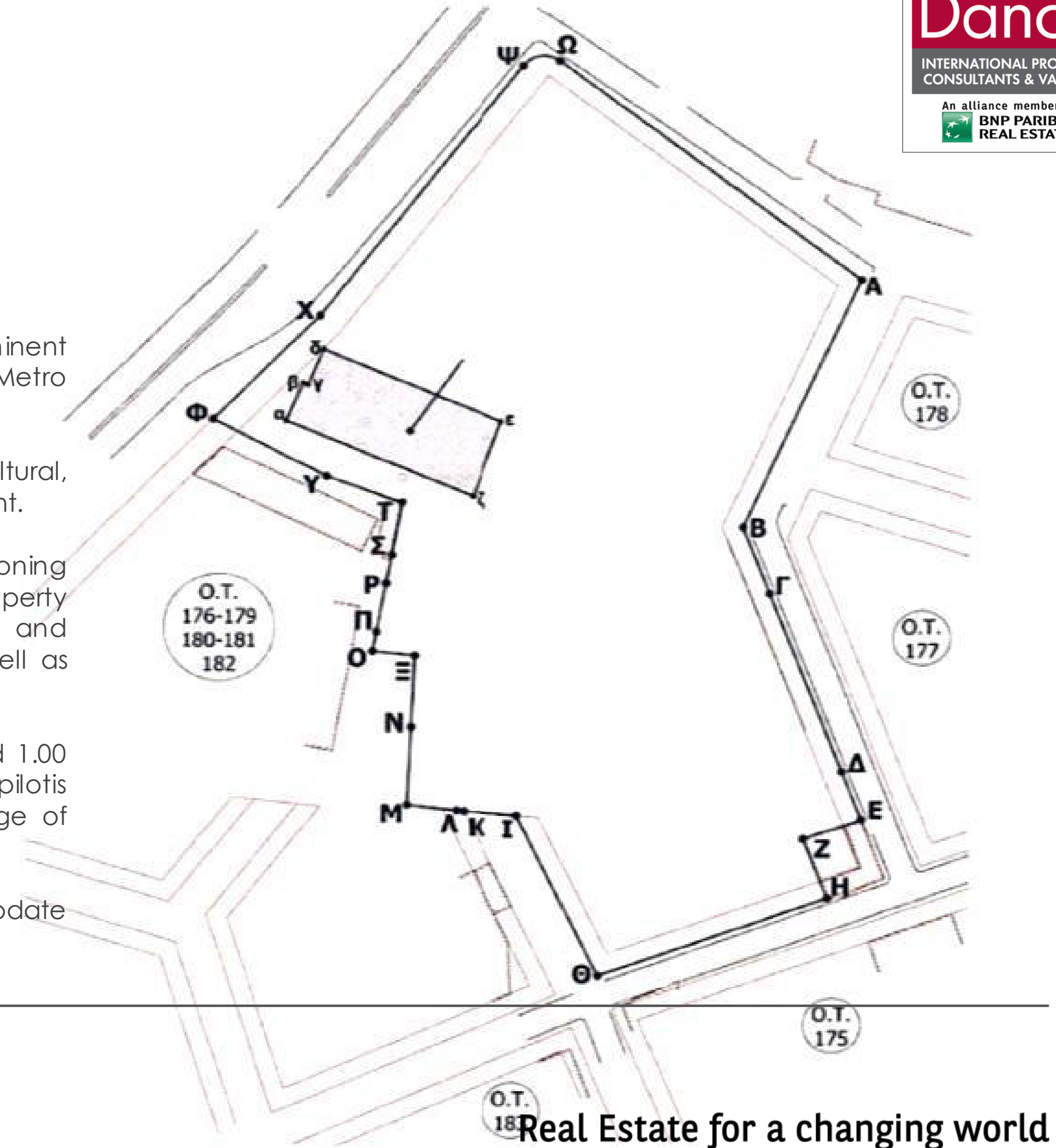


Photo Gallery

245B, Piraeus Avenue, Moschato



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Sale Process

245B, Piraeus Avenue, Moschato

Based on the information provided, potential investors are invited to submit an Expression of Interest (the “EOI”) regarding the acquisition of the subject asset, accompanied by the signed Confidentiality Agreement. The EOI and the Confidentiality Agreement are to arrive by e-mail, by fax or by post to DANOS, an alliance member of BNP PARIBAS REAL ESTATE, at the attention of Yannis Paraskevopoulos – y.paraskevopoulos@danos.gr.

2. With the receipt of the above-mentioned documents, DANOS, an alliance member of BNP PARIBAS REAL ESTATE, will release the extended Information Memorandum to the interested party, asking for a Non-Binding Offer, that should include at least the following information:

- The Identity of the proposed purchaser;
- **The purchasing price offered, subject to due diligence and contract (Non-Binding Offer);**
- Confirmation of how the purchase would be funded, with proof of funds if applicable;
- Details and timescales of any board or third party approvals that would be required;
- Confirmation of the proposed transaction timescale to exchange and completion of contracts;
- Any other conditions that your proposal would be subject to.

The Non-Binding Offer is to arrive by e-mail or by post to DANOS, an alliance member of BNP PARIBAS REAL ESTATE, at the attention of Yannis Paraskevopoulos – y.paraskevopoulos@danos.gr.

3. Based on the Non-Binding Offers, a limited number of potential investors interested in the subject acquisition will be selected and invited by the Owner to receive further information, organize due diligence and be able to submit a final, Binding Offer. A full electronic data room will be made available online to the approved users (selected investors).

Important Dates

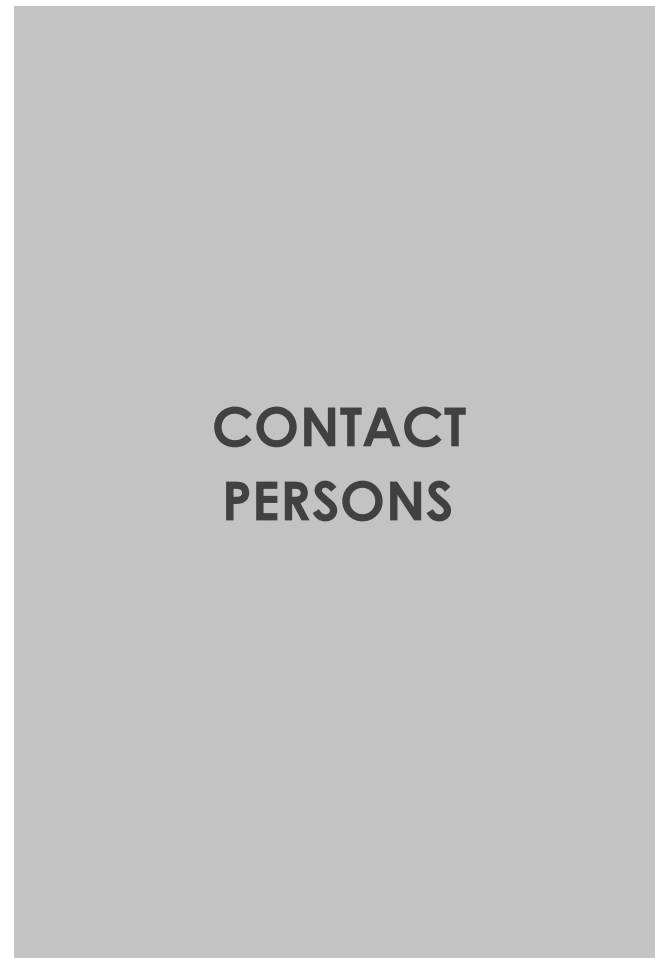
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PROCEDURE'S TIME TABLE

<u>STAGE</u>	<u>DATE</u>
Launch of the process	01.09.2025
Submission of Non-Binding Offer	29.09.2025
Announcement of preferred bidders for the Binding Offer phase	03.10.2025
VDR launch	03.10.2025
Submission of final , Binding Offers	10.11.2025
Announcement of preferred bidder	17.11.2025
Closing / SPA sign	19.12.2025 (indicative)

Contact Details

245B, Piraeus Avenue, Moschato



All communication and inquires should be addressed to:



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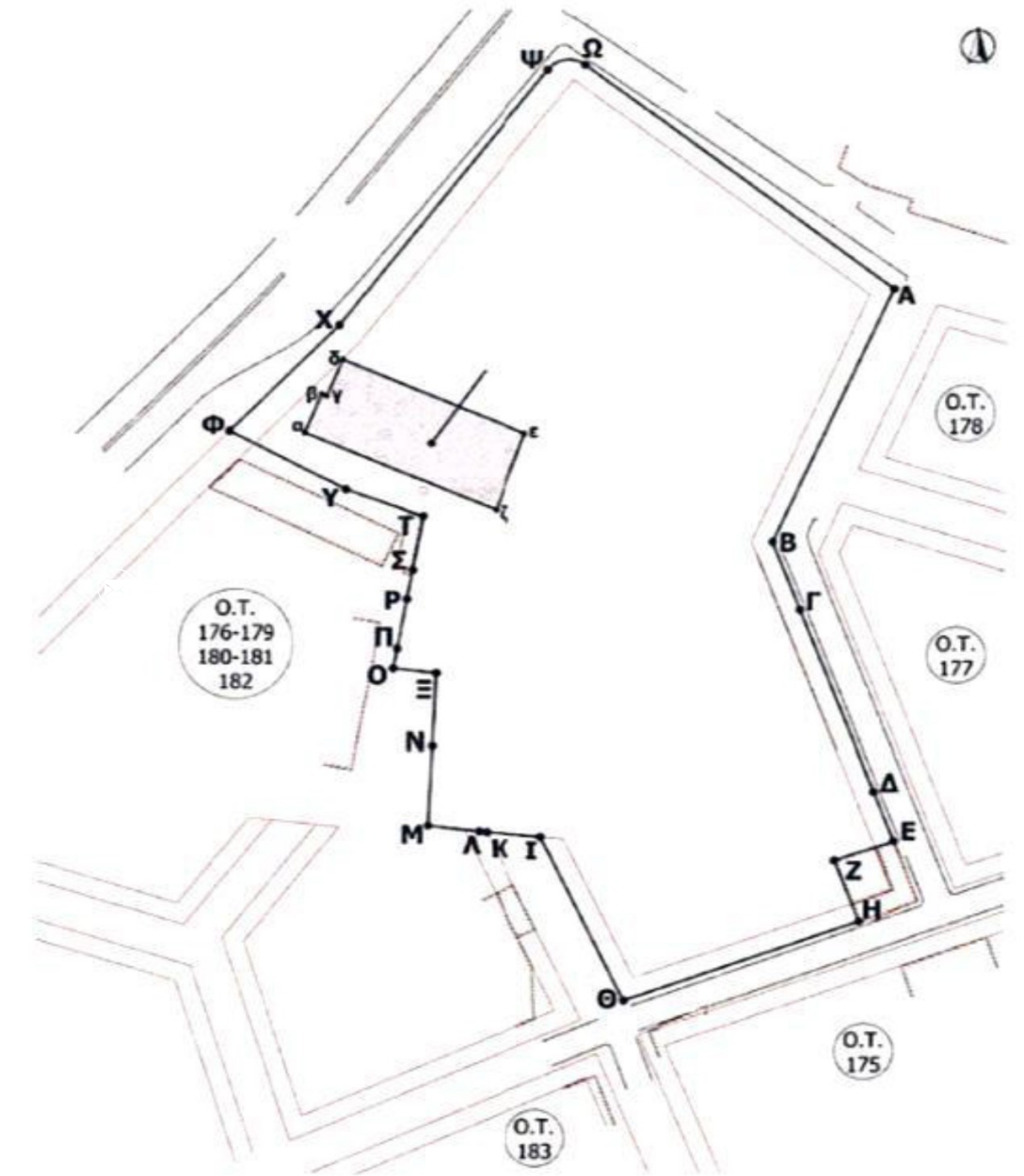
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Important Notice

245B, Piraeus Avenue, Moschato

1. DANOS, an alliance member of BNP PARIBAS REAL ESTATE and its clients give notice that:

The information and particulars are meant as a general outline only for the guidance for potential purchasers and do not imply an obligation for the Owner to negotiate with potential purchasers;

This report has been prepared solely for information purposes. It does not support to be a complete description of the markets or developments contained in this material. The information on which this report is based has been obtained from sources we believe to be reliable, but we have independently verified such information and we do not guarantee, that the information is accurate or complete. Purchasers should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;

No person or the employment of DANOS, an alliance member of BNP PARIBAS REAL ESTATE, has any authority to make or give any representation or warranty whatsoever binding the Owner in relation to this asset. Any estimates and projections contained herein are based on current market conditions, which may change significantly during a short period of time and involve significant elements of subjective judgment and analysis.

2. This information and material in this presentation is confidential and dedicated to the exclusive use of DANOS, an alliance member of BNP PARIBAS REAL ESTATE, clients; it is prohibited to distribute, reproduce or sell this information in any form without prior written consent of DANOS, an alliance member of BNP PARIBAS REAL ESTATE. The details in this document should be handled with the utmost confidence;

All activities related to this project between an interested party and DANOS, an alliance member of BNP PARIBAS REAL ESTATE, are subject to approval of the empowered representative (s) of the Owner;

DANOS, an alliance member of BNP PARIBAS REAL ESTATE, is in no way liable towards users of this information for any inaccuracies regarding this information and/or any information, that is distributed regarding this project .

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Locations



December, 2025