

YEAR BUILT: 2015. | RENOVATION YEAR: 2022. | ENERGY CLASS: A

PRESENTATION

NEW-BUILD
MINI SUITES
HOTEL — 255 SQ.M.

Pasalimani | Prime central location | 6 levels

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Executive Summary

New-build mini suites hotel with a total area of 255 sq.m., arranged over 6 levels, in a prime central location in Pasalimani with excellent access to public transport. A turnkey asset with modern infrastructure and strong operational/investment potential.



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Pasalimani — Central Point

Close to bus/trolley stops, metro, and electric railway

High-demand area for hospitality due to its centrality and connectivity



Location & Connectivity

Pasalimani (Zea Marina) is one of Piraeus' most established and high-profile waterfront districts, known for its marina setting, vibrant dining scene, and strong year-round footfall. It offers excellent connectivity to central Athens and the wider Attica area, with easy access to key transport links (metro, electric railway, and bus/trolley lines), as well as the Port of Piraeus—one of Europe's busiest passenger ports. For investors, the area combines consistently high demand from both leisure and business travelers with limited supply of well-positioned hospitality assets, supporting solid occupancy potential and resilient performance across seasons.



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★ Building Layout (6 Levels) ★

- Total: 255 sq.m.
- Basement — 60 sq.m.
- Auxiliary / back-of-house spaces
- Garage
- Laundry
- 1 parking space
- Ground Floor — 60 sq.m.
- Reception
- Guest lounge / visitor area
- Elevator + staircase core
- Suites Levels
- 5 Mini Suites x 40 sq.m.
- Mini Suite — 40 sq.m.
- Mini Suite — 40 sq.m.
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★ Property Highlights

- Through (dual-aspect) and front-facing
- Furnished
- Closed parking + laundry area
- Storage room
- Suitable for investment

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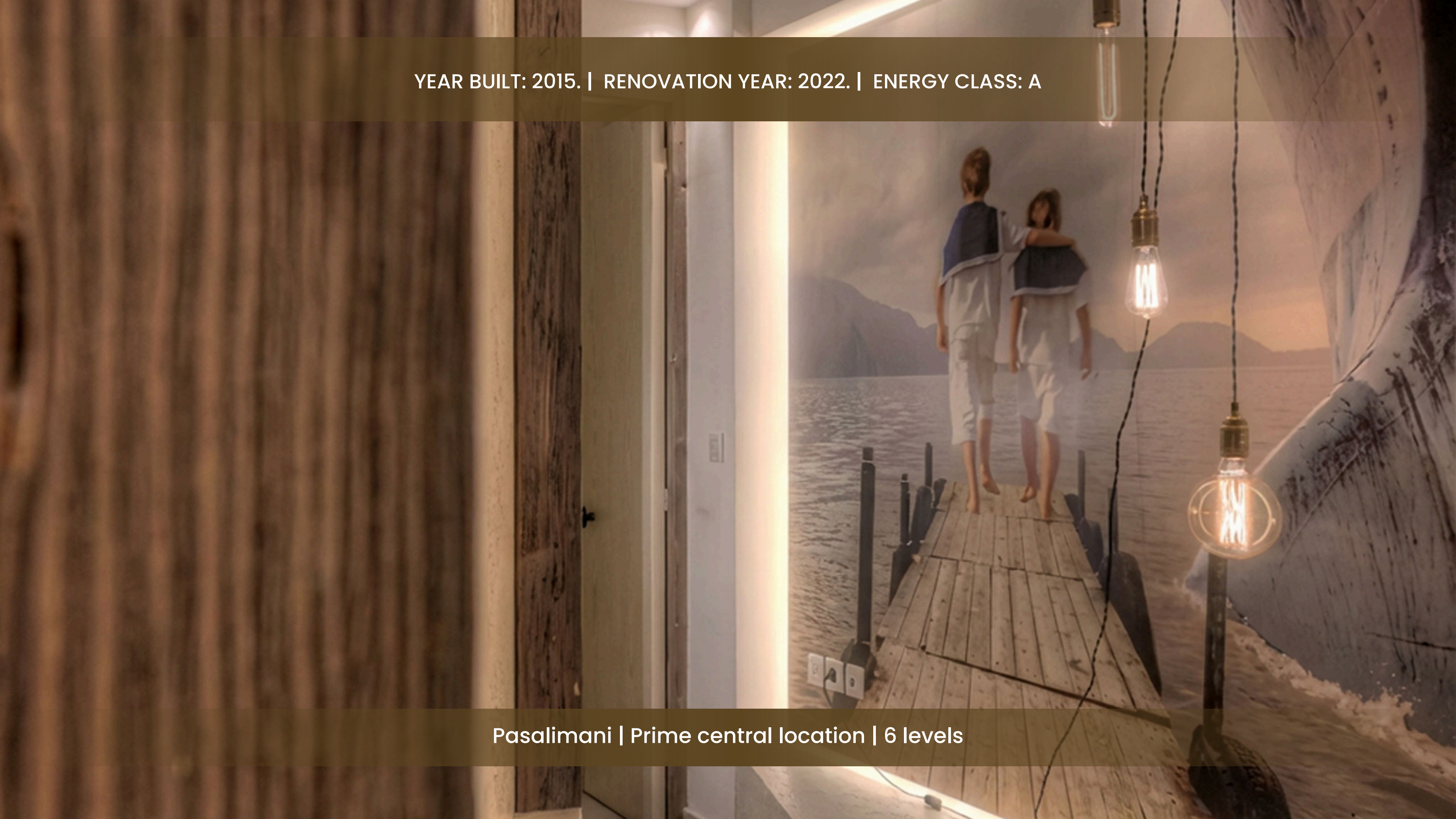
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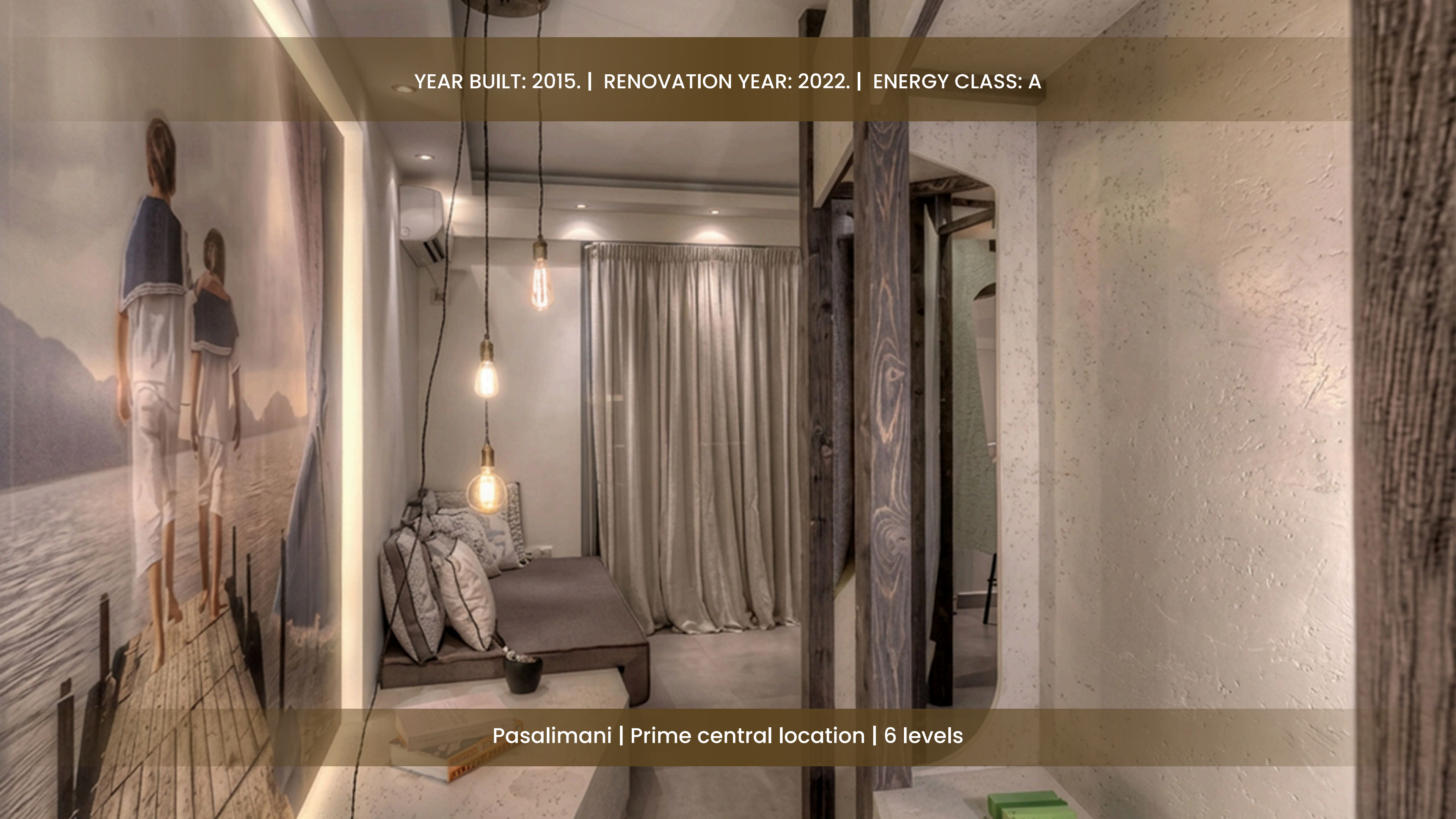
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A photograph of a modern bathroom. In the foreground, a white ceramic sink with a chrome faucet is visible. Behind the sink is a large mirror reflecting a shower area. The shower walls are covered in large, rectangular tiles in shades of dark grey and light grey. The floor is also tiled. The overall lighting is warm and modern.

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THANK YOU

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