

Prestige S.A.
Premium Property Portfolio in Glyfada center





Experience the Athens' Riviera

GLYFADA The "Beverly Hills of Athens"



Glyfada is a suburb of Athens, situated in the southern parts of the Athens Metropolitan Area. The area, which is home to many of Greece's millionaires, ministers and celebrities, stretches out from the foot of the Hymettus mountain and reaches out to embrace the Saronic Gulf. It is the largest of Athens' southern suburbs.

This fashion-conscious suburb is known in Greece for its up-market cafes, well-known restaurants, boutiques and cosmopolitan summer clubs; Glyfada has also been called "Knightsbridge-on-Sea", "Hellenic Hamptons", or the "Beverly Hills of Greece".

In the ancient period, the area was a city known as Aixone. Today, Glyfada is packed with some of the capital's best-known nightclubs, upscale restaurants and shops.

It could be argued to be one of the most "Americanized" of Athenian municipalities, since an American airbase was located nearby until the early 1990s. The base's population contributed in part to Glyfada's character, leading to a unique blend of Greek and American atmosphere and cuisine.

Although the base is now gone and the school relocated, Glyfada still retains part of its American flavor while continuing to offer distinctly Greek cuisine, entertainment and nightlife.

The most desired and luxurious Real Estate in Athens

Glyfada was established as the heart of Athens' southern suburbs, because of its prime waterfront location, rich commercial centre, and modern business district. It has been described as the head-point of the 'Athens Riviera' and features some of Europe's most opulent seafront residences, gardens and extensive beachfront property, with a modern marina. Glyfada Marina includes marine space and coastal land area totaling 3 kilometers, with all harbor facilities and buildings found within this space.

Northwest is the forested wooded golf course of Athens, the *Glyfada Golf Club*, located south of the old Airport of Athens, very close to the marina and popular beaches.

The town hall is located at the center of the municipality; nearby, Glyfada's shopping district has one of the most vibrant and diversified commercial centers of Athens' neighborhoods, with a collection ranging across specialist and designer boutiques. Its proximity to a succession of beaches and a concentrated seaside club scene also greatly increases the number of visitors during the summer months.

The area's shopping district runs across Metaxa Avenue and Grigoriou Labraki Street while both the offices of major businesses and shopping areas also dot the Avenues Voyliagmenis, Goynari and Gennimata. Glyfada is currently the centerpiece from real estate investors from around the globe, **in particular Lambda Development is currently building on 3,000 acres next to Glyfada a 7 billion Euro project called the Hellenicon Project.**



Prestige S.A.

Prestige S.A. is a privately owned construction / property management company based in Glyfada that currently owns some of the most unique and expensive real estate assets in the region.

Specifically the properties are:

Prestige Shopping Mall – 2142 square meters

Location: Central Glyfada – Grigoriou Labraki & Metaxa Str *(The two most expensive and busy commercial city streets)*

Google Link: <https://goo.gl/maps/CVraMRuephr>

200sqm Villa with pool in 650sqm plot

Location: Central Glyfada – Clemenceau Str. *(Premium Residential area – walking distance from the center and the beach)*

Google Link: <https://goo.gl/maps/RBdgA6nTd3M2>

250sqm Villa in 650sqm plot

Location: Central Glyfada – Pineiou Str. *(Premium Residential area – walking distance from the center and the beach)*

Google Link: <https://goo.gl/maps/7vicoJxTvWT2>

Three Apartments – 2nd Floor 70sqm / 3rd Floor 80sqm / Penthouse 170sqm with roof garden and sea views

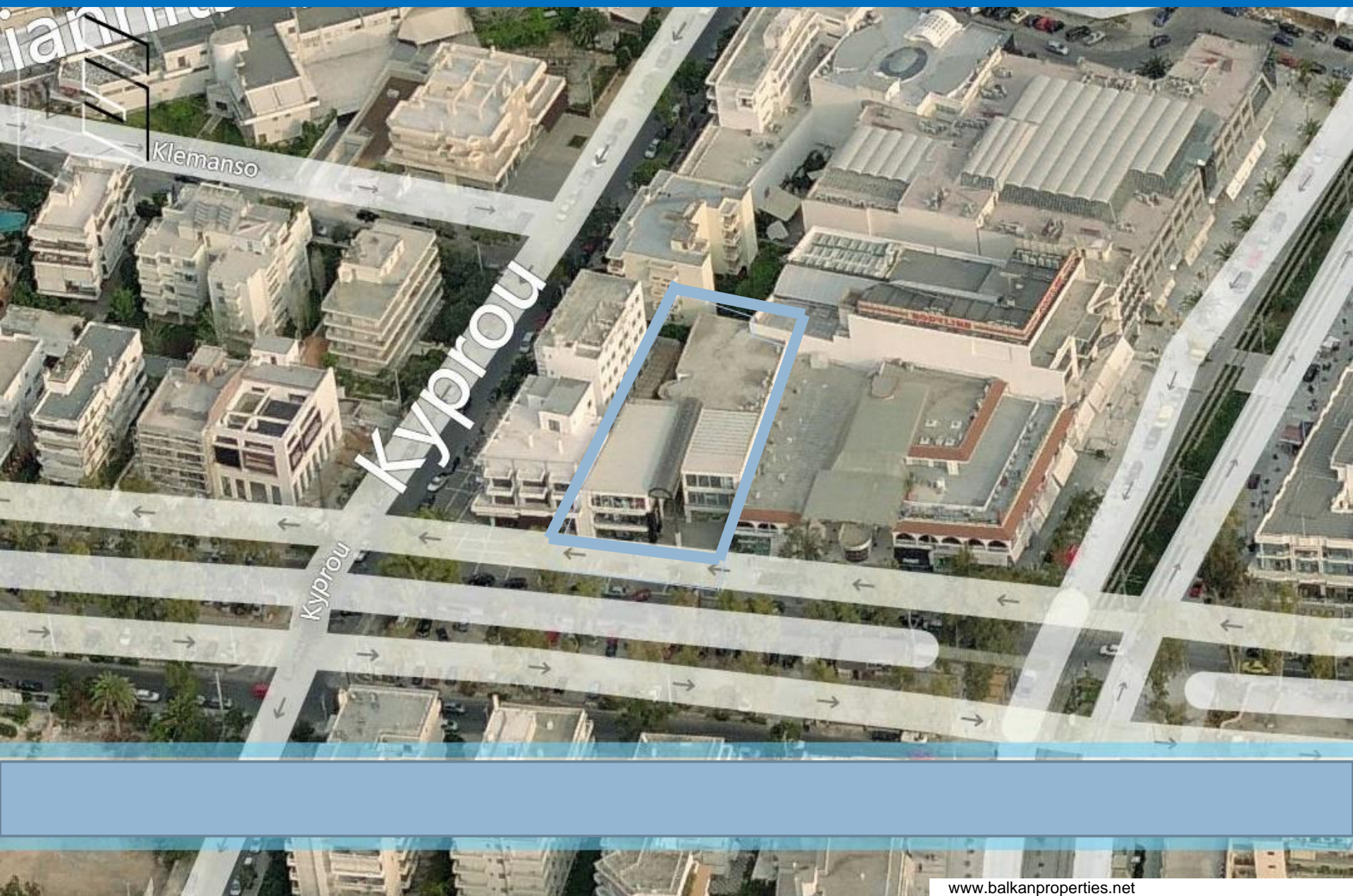
Location: Central Glyfada – Lazaraki Str. *(Prime residential – commercial area – next to restaurants and the beach)*

Google Link: <https://goo.gl/maps/CZFASbyfA6D2>

The “Prestige” Shopping Mall services hundreds of thousands of customers yearly



“Prestige” is the only structure in Glyfada that offers ground-floor stores of 700m²+ in size



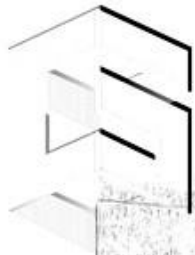
Prestige features ample customer parking right in front of its premises



For almost 30 years the “Prestige” Shopping Mall has been one of Glyfada's centerpieces



Typical layout of each floor



The building's façade in 2018



For almost 30 years the “Prestige” Shopping Mall has been one of Glyfada's centerpieces



Prestige Mall Tenants

Tenant Business Name	Occupied size in square meters
Nespresso S.A.	300m2
INDI Home Designers	270m2
SUBDUED Italian Fashion	120m2
OceanStar Management	600m2
Café Bistrot	180m2
Company Office	40m2
Forologismos Accounting	50m2
Real Estate Office	50m2
Touch Experts	150m2
Canicon Luxury Developers	200m2

The “Clemenceau” land is situated next to a park and around 100m from the city center and the “Prestige” Mall



Clemenceau Plot Development Options

Land Size: 18 meters wide x 36 meters long = 650 square meters

Building Capacity: 0.8 above ground = 520 square meters
No limit underground – 650m² x 2 levels = **1300m²** of underground parking spaces

Bonus Building Capacity Upon A+ energy efficiency certification the total development would be approximately **650m² above ground**

The structure can facilitate:

- Luxury residential apartments for individuals or serviced apartments catering to high-management work force of the upcoming 'Hellenicon' international project currently in development in the old airport. **Approximate selling price per square meter is 5500 Eur – 6000 Eur depending on the floor count. Total projected Gross Profit = 4,600,000 Eur.**

- All inclusive short-term luxury rentals. A business approach of full service management of the structure is envisioned, with features such as 24hr concierge services, gym facilities with pool, in-house etiquette dining services, 24hr security plus many more amenities. The development capacity of the plot ensures the fabrication of a minimum of 8 superbly equipped units all pertaining to high-end rental revenue per month.

- Prestigious office space. Same selling values per square meter as described above.

- Parking space selling price is either 15,000Eur per space or minimum rent of 250Eur per month. Total approximate parking spaces for this plot could be up to 100 parking spots. This concludes to 1,500,000Eur of gross profit in sales or 15,000Eur in monthly revenue in case of lease. Full rental capacity is expected since the Hellenicon project is expected to occupy a minimum of 30000 jobs for the duration of its 20 year development.

Due to the plot's proximity to the city center, Glyfada's Golf course, the Glyfada Marina and the central park of Glyfada both development solutions can be proved ideal.

The “Pineiou” Villa is situated around 300m from the city center and the “Prestige” Mall and constitutes an incredible plot for residential development



Pineiou Plot Development Options

Land Size: 26 meters wide x 25 meters long = 650 square meters

Building Capacity: 0.8 above ground = 520 square meters
No limit underground – 650m² x 2 levels = **1300m²** of underground parking spaces

Bonus Building Capacity Upon A+ energy efficiency certification the total development would be approximately **650m² above ground**

The structure can facilitate:

- Luxury residential apartments for individuals or serviced apartments catering to high-management work force of the upcoming 'Hellenicon' international project currently in development in the old airport. **Approximate selling price per square meter is 5500 Eur – 6000 Eur depending on the floor count. Total projected Gross Profit = 4,600,000 Eur.**

- All inclusive short-term luxury rentals. A business approach of full service management of the structure is envisioned, with features such as 24hr concierge services, gym facilities with pool, in-house etiquette dining services, 24hr security plus many more amenities. The development capacity of the plot ensures the fabrication of a minimum of 8 superbly equipped units all pertaining to high-end rental revenue per month.

- Prestigious office space. Same selling values per square meter as described above.

- Parking space selling price is either 15,000Eur per space or minimum rent of 250Eur per month. Total approximate parking spaces for this plot could be up to 100 parking spots. This concludes to 1,500,000Eur of gross profit in sales or 15,000Eur in monthly revenue in case of lease. Full rental capacity is expected since the Hellenicon project is expected to occupy a minimum of 30000 jobs for the duration of its 20 year development.

Due to the plot's proximity to the city center, Glyfada's Golf course, the Glyfada Marina and the central park of Glyfada both development solutions can be proved ideal.

The Lazaraki Apartments are ideal for residential and commercial use since they are adjacent to the AB Supermarket and next to the city's famous café district



Lazaraki Plot Development Options

Land Size: 41 meters wide x 36 meters long = 1476 square meters

Building Capacity: 0.8 above ground = **1180** square meters

No limit underground – 1476m² x 4 levels = **5904m²** of underground parking spaces

Bonus Building Capacity 0.08 upon energy efficient development 'A+' class totaling **1500** square meters above ground

The structure can facilitate:

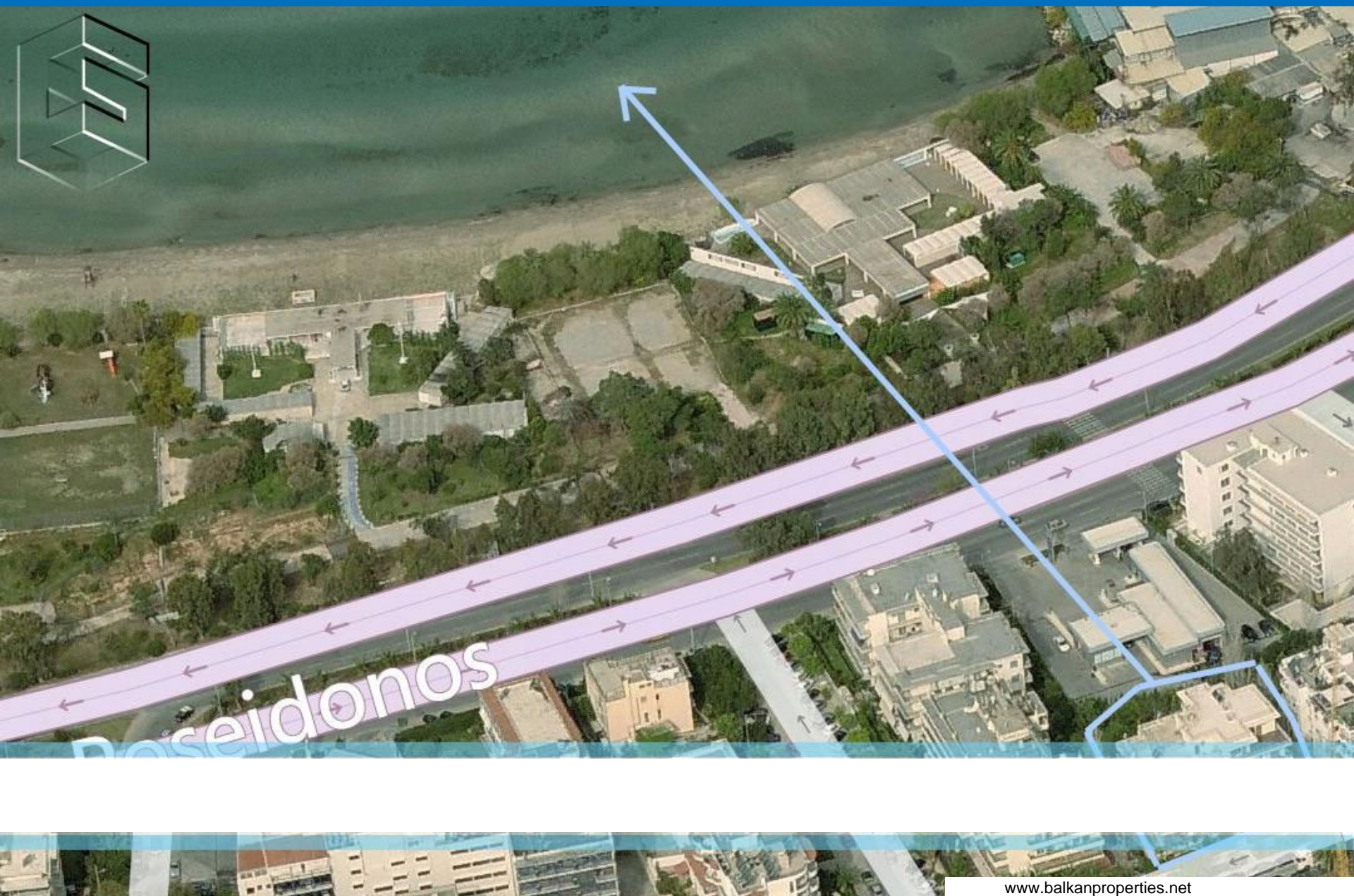
- Business residential apartments catering to high-management work force.

All inclusive short-term luxury rentals.

- Prestigious office space. Same selling values per square meter as described above.

- Parking space for sale or rental

The Lazaraki Apartments are situated only 80 meters away from the seashore





DEVELOPMENT OPTIONS

Clemenceau plot development

Characteristics

Plot Size: 650 square meters

Building Capacity: 100% of its size that equals to 650 square meters of structure above ground plus 2 or more underground levels at 100% of the plot's size.

Recommended use: Construction of high-profile luxury apartments ideal for immediate sale on large profit margins or consistent lease to multinational companies, embassies etc.

Proposed Style of the development



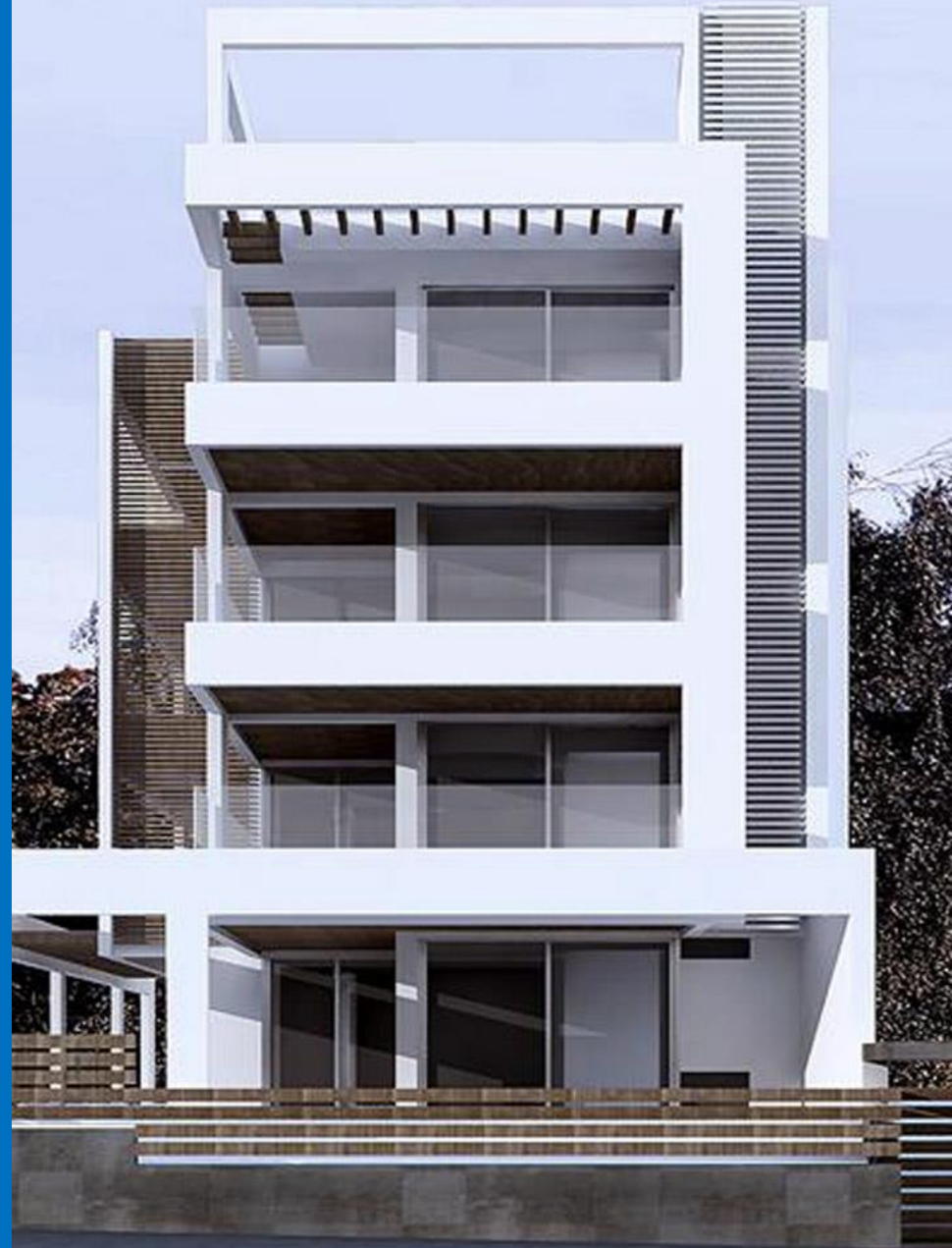
Pineiou plot development

Characteristics

Plot Size: 650 square meters

Building Capacity: 100% of its size that equals to 650 square meters of structure above ground plus 2 or more underground levels at 100% of the plot's size.

Recommended use: As with the Clemenceau plot, this area can construct modern luxury apartments ideal for immediate resale on large profit margins or consistent lease to multinational companies, embassies etc.



Proposed Style of the development



Proposed Style of the development

Lazaraki plot development

Characteristics

Plot Size: 1 450 square meters

Building Capacity: 100% of its size that equals to 1 450 square meters of structure above ground, whereas the top floor would enjoy tremendous sea views, plus 3 or more underground levels at 100% of the plot's size equaling to an underground parking garage that could approximately host up to 200 vehicles.

Recommended use: Construction of high-profile luxury apartments or prestigious office development ideal for immediate resale on large profit margins or consistent lease to multinational companies or embassies plus parking service for 200+ vehicles daily.



The Architect's vision for the Lazaraki Street grand apartment-complex



The Architect's vision for the Lazaraki Street office development





HELLENICON Project

The Hellenicon Project



[FOLLOW THIS LINK FOR A FULL VIDEO PRESENTATION](#)

All 'Prestige' assets are located approximately 800 meters from the development



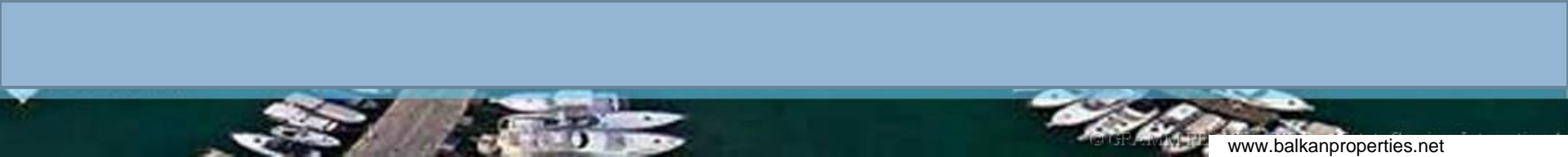
1. Prestige Mall
2. Pineiou Plot
3. Clemenceau Plot
4. Lazaraki Apartments

Glyfada is Athens' top investment location on an international scale



Important Facts on Glyfada upcoming Development to consider:

- I. The development of the Elliniko Airport into a park reminiscent of NY Central Park
- II. The development of Glyfada's 5 marinas for Mega-Yacht hospitality
- III. The acquisition from the Kuwait Investment Fund of Astir Palace in Vouliagmeni
- IV. The refurbishment of the whole Golf course in Glyfada





“Prestige” Properties synopsis

It is an unquestionable fact that the assets of “Prestige” constitute an extremely solid investment package, ideal for any investor from around the world who wishes to embark into new solid ventures.

The Return On Investment (ROI) on these properties is vast, not only of the high lease rates which are in the rise, but also due to the, undeniably high, future inflation rates in Real Estate that this current buyer’s market constitutes.

The real estate worth of these properties before the economical turmoil of Greece was over 55,000,000 Euros, especially due to the uniqueness of the Prestige Mall and the development value of the Clemenceau and Pineiou plots.

Glyfada still is and always will be the most chic and fashionable suburb of Athens that will continuously attract interest from individuals and companies from around the world. The lavish Golf course, the luxurious residential real estate, the beautiful marinas create a city that everybody wants to be a part of.

PRESTIGE S.A. is offered as company, so that the prominent buyer acquires company stock.

To contact BALKAN PROPERTIES click [HERE](#)