



GRAMM REALTY

PROPERTY MANAGEMENT
SALES & LEASING

www.GRAMMREALTY.gr

18 Grigoriou Lampraki Street. Penthouse Floor. Glyfada. Athens. Greece. 166-74

Tel/Fax: +30 210.89.45.128 • Mob: +30 6937.43.73.84 • grammrealty@gmail.com

Prestige S.A.
Premium Property Portfolio in Glyfada center

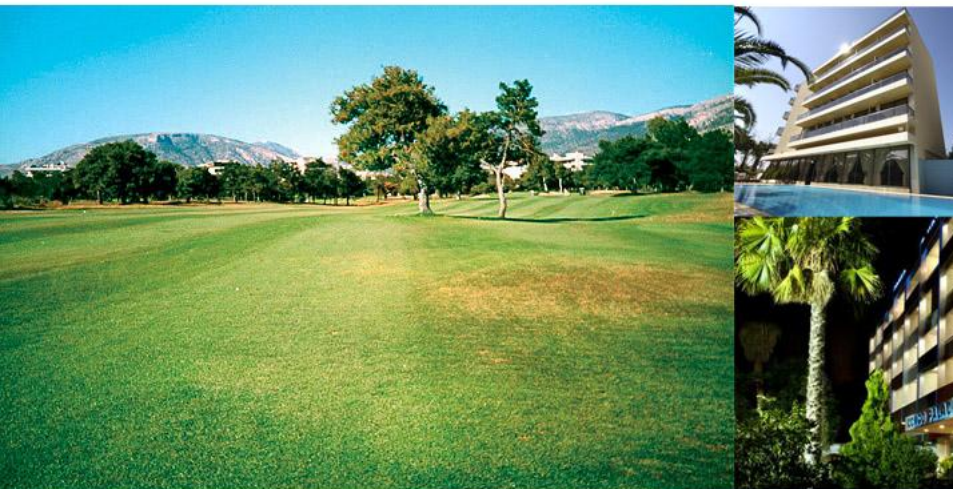
Property code: private





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 headpoint 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.



Prestige S.A. is a privately owned construction / management company based in Glyfada that currently owns some of the most unique and expensive real estate properties in the region. Currently GRAMM REALTY is exclusively offering all of Prestige S.A.'s assets as an investor's package in an ideal price.

Specifically the properties are:

Prestige Shopping Mall – 3000 square meters

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

200sqm Villa with pool in 600sqm plot

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

250sqm Villa in 600sqm plot

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

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)*

Epsilon Resorts Equestrian Farm – 350,000 square meters

Location: Amfikleia Mount Parnassus – *Exclusive equestrian farm with 20 stables, 1200sqm indoor arena, 7 guest VIP suites, VIP private house by the pond, stud farm, 250,000sqm grazing farm, workshop, fully equipped veterinary clinic, fully equipped restaurant, cheese & olive oil producing facilities, 1200 olive trees, extensive equestrian & veterinary infrastructure, in close proximity to the historical Oracle of Delphi and the mountain ski resort of mount Parnassus & only 70 miles from Athens*

The “Prestige” Shopping Mall services hundreds of thousands of customers derived from all over Southern Athens



www.GRAMMREALTY.GR

“Prestige” is the only structure that offers ground floor stores of 400sqm+ in size



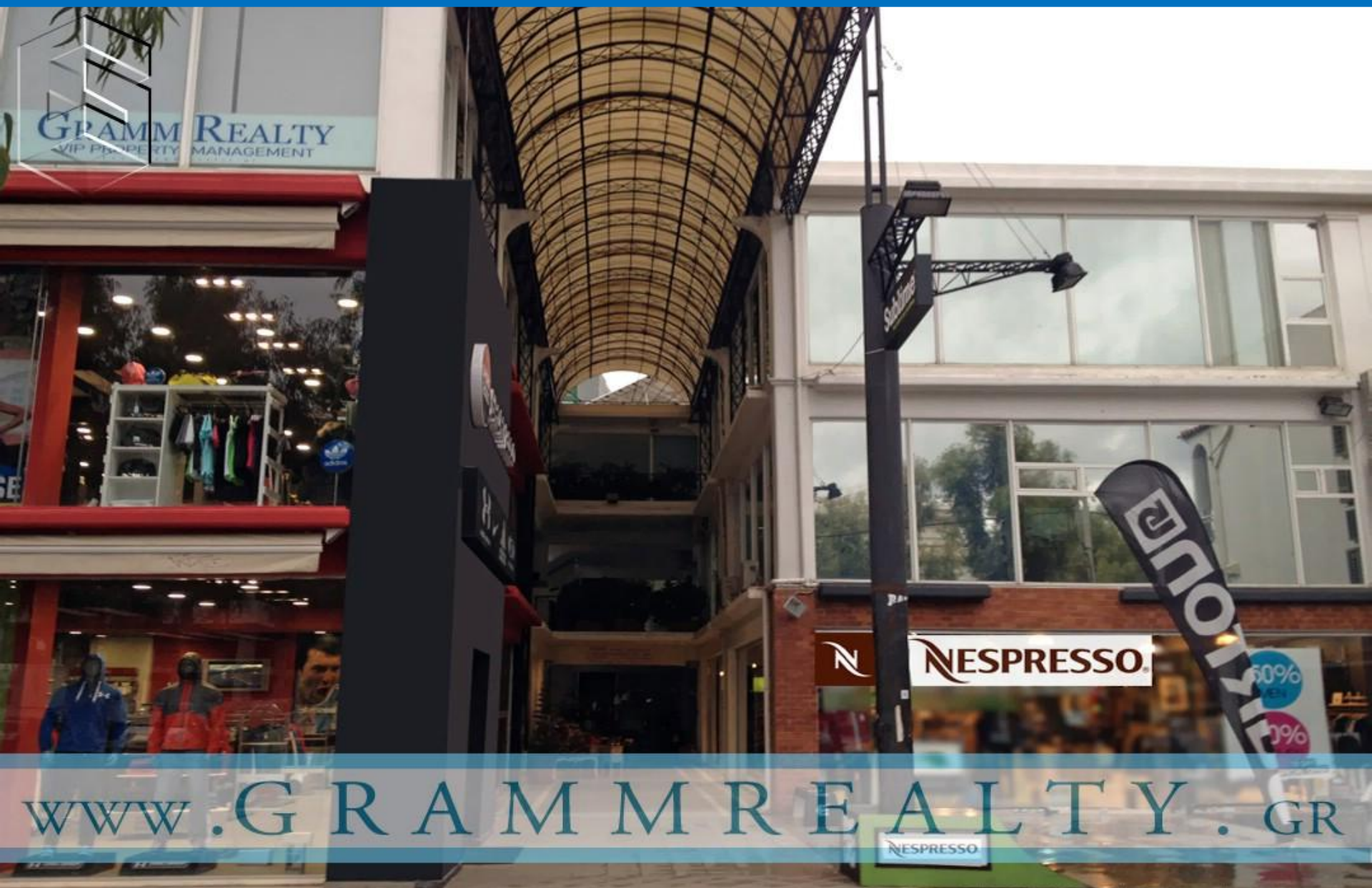
WWW.GRAMMREALTY.GR

Currently the right wing of “Prestige” is under negotiations for lease from H&M



www.GRAMMREALTY.GR

“Prestige” since 1990 succeeded into never having an empty commercial lease space



WWW.GRAMMREALTY.GR

The “Prestige” Shopping Mall is one of Glyfada's centerpieces



www.GRAMMREALTY.GR

Currently “Prestige” hosts six renowned companies that range from commercial retail, international shipping and up to real estate

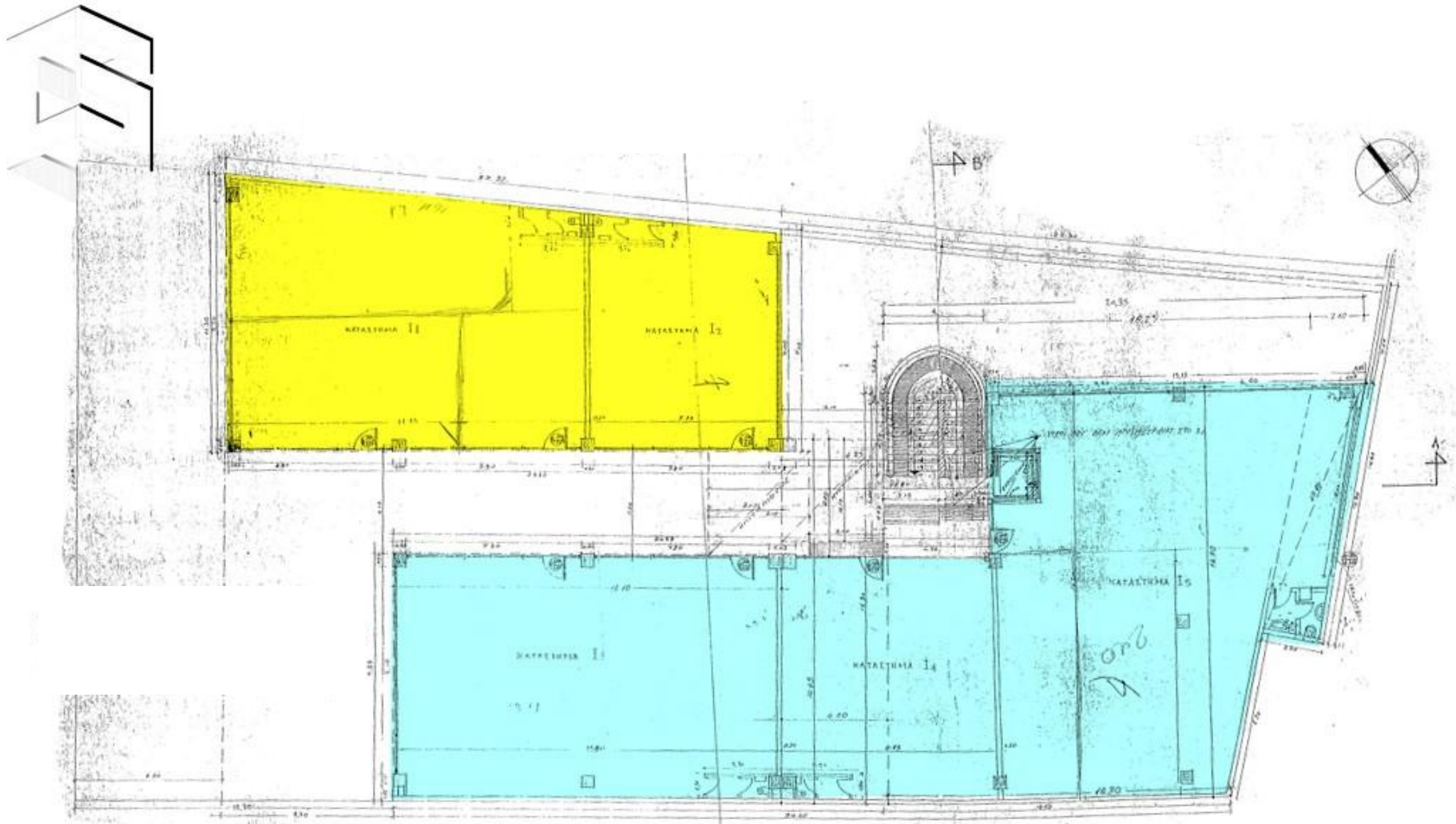


WWW.GRAMMREALTY.GR

By directly facing Labraki Str. “Prestige” caters to thousands of customers
seven days out of the week



Typical layout of each floor



WWW.GRAMMREALTY.GR

“Prestige” is divided into three main levels, all of which are serviced through a heavy-duty commercial lift



WWW.GRAMMREALTY.GR

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



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



GRAMM REALTY
VIP PROPERTY MANAGEMENT
SALES & LEASING



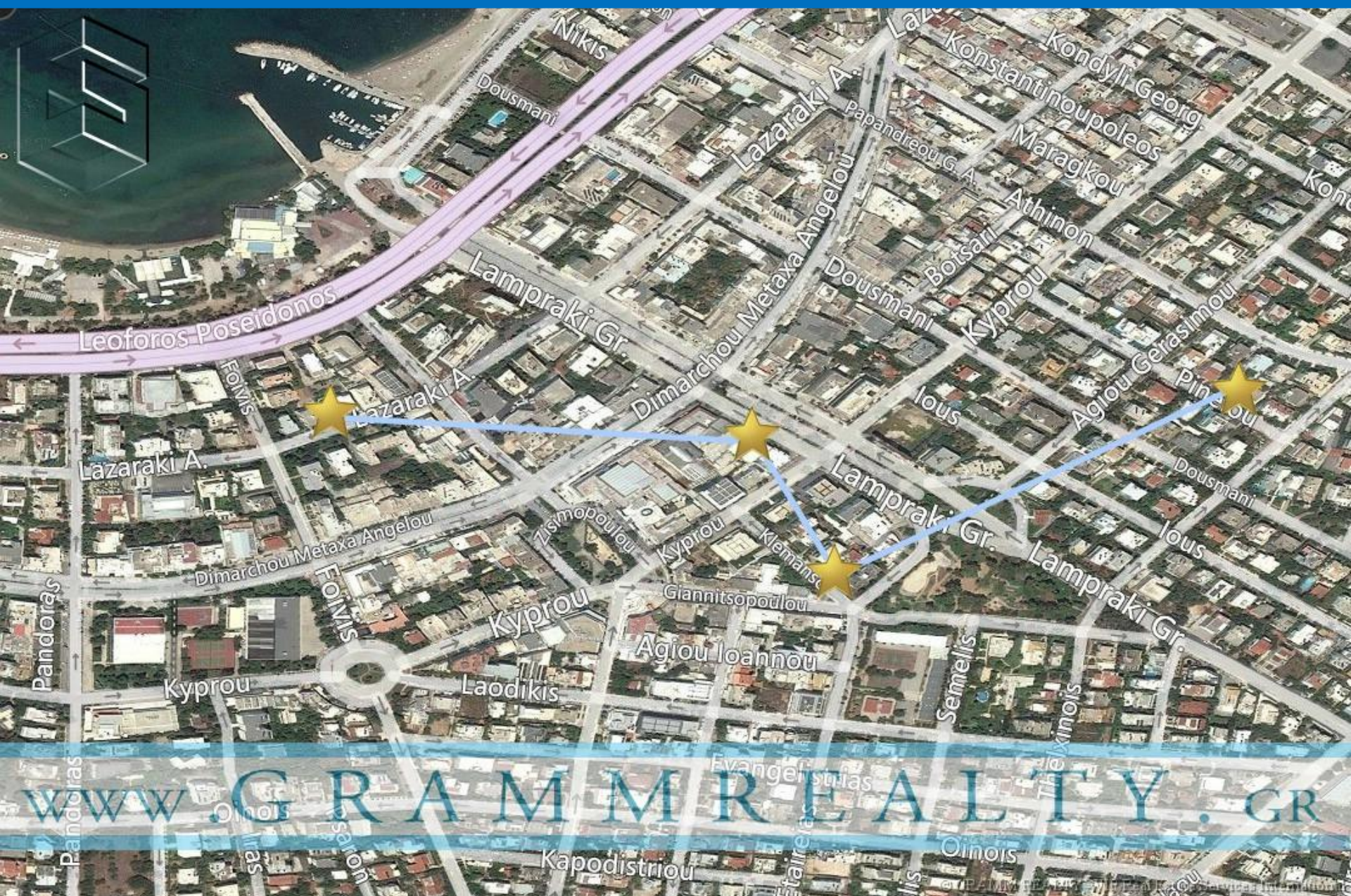
The Lazaraki Apartments are ideal for residential and commercial use since they are adjacent to the AB Supermarket and next to the city's famous café district



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



The “Prestige” property assets are strategically placed in the epicenter of Glyfada





In the valley of the Nymphs, between the legendary mountains Parnassus and Callidromo, ending at the river banks of Viotikos Kifissos, lies the unique equestrian estate EPSILON, home to the traditional 7-room guesthouse of the “Centaur”.

Epsilon Resorts let you experience the tranquility of Greek nature and taste a variety of fresh local products, take riding lessons, learn archery, practice tai-chi or yoga, walk gorgeous hiking trails and rest in one of the traditional rooms, equipped with fireplaces for cold winter nights and climate control.

The trails that one can find inside and outside the farm are ideal for adventurous 4x4 excursions, motocross and mountain biking. Due to its geographical location the farm can become the center of excursions to renowned archaeological sites (Chaeronea, the Oracle of Delphi, Thermopylae – Hot Gates –). The farm with its positive energy becomes a place of inspiration and creativity in all forms of artistic expressions.

Epsilon Resorts offers 7 private suites that can accommodate up to 20 guests



WWW.GRAMMREALTY.GR

Epsilon Resorts is the only equestrian farm with pedigree horses



WWW.GRAMMREALTY.GR

Guests can enjoy the thriving nature within the 350,000sqm private premises



WWW.GRAMMREALTY.GR

The restaurant serves purely organic food derived from the farm



WWW.GRAMMREALTY.GR

Epsilon Resorts hosts a 1 200sqm indoor arena and a fully equipped veterinary clinic



WWW.GRAMMREALTY.GR

Epsilon Resorts is home to numerous pure-breds from around the world



WWW.GRAMMREALTY.GR



General Specifications:

- Land 350,000 square meters in size
- 7 guest rooms that can accommodate up to 20 people
- 250,000 square meter grazing farm
- Guest VIP house at a 80sqm pond
- 1 200sqm covered indoor, multi-purpose, arena
- 20 stables & a workshop
- Veterinary Clinic fully equipped
- Restaurant fully equipped
- Farm with Cheese producing facilities
- Stud Farm
- 1 200 olive trees with active virgin olive-oil production
- Extensive equestrian and veterinary infrastructure
- In close proximity to Delphi and the mountain ski resort of mount Parnassus plus 70 miles from Athens



“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 ventures.

The Return On Investment (ROI) on these properties is vast, not only of the high lease rates (in analogy to present economy) 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 60,000,000 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.

GRAMM REALTY is currently offering the aforementioned properties for the total sum of 50,000,000 Euros (a 50% discount from its original value) and concurrently reassures its potential buyers that this price is further negotiable.

PRESTIGE S.A. is offered as company, so that the prominent buyer acquires company stock thus avoiding the standard 10% transfer tax

Commission Details

Commission is 2.0% of the final purchase price plus 23% VAT. Gramm Realty does not accept responsibility as the information provided in this brochure is for information only and is subject to errors, omissions, change of price or withdrawal without prior notice. Taxes, notary, and registry fees must be paid by the purchaser. The commission is paid as stipulated by the Greek regulations.



GREECE'S MOST EXCLUSIVE AND PERSONALIZED LUXURY PROPERTY SERVICE



GRAMM REALTY is located in Athens' Riviera city of Glyfada and is mainly focused in VIP residences of prestigious validity, investment worthy commercial structures and rare development land.

Our philosophy is to respond with precision and effectiveness to the needs of our esteemed clients' requirements while concurrently providing them with ever evolving, high quality real-estate services.

We offer only the absolute best, exclusive VIP residences to our clientele.

Our assets compile an international network that expands from the US West Coast to Moscow. Our goal is to provide high quality real estate services to our clients throughout the globe.

We provide services for clients deriving from Eastern Europe, Russia, China and the Middle East. More information in Russian can be retrieved from our website.

In tandem, Gramm Realty offers an elaborate, fully personalized, after sales property service for our international clients. Please contact us for further details.

We are at your disposal through email or phone, 24/7 for any inquiries.

GRAMM REALTY – VIP REAL ESTATE SERVICES

18 GRIGORIOU LAMPRAKI STR. PENTHOUSE FLOOR / GLYFADA ATHENS GREECE 16674

WWW.GRAMMREALTY.GR / GRAMMREALTY@GMAIL.COM

TEL: +30 210 89 45 128 / MOB: +30 6937 43 73 84



GRAMM REALTY

VIP Real Estate Services



LEADING VIP & LUXURY REALTORS IN GREECE

GRAMM REALTY - 18 GRIGORIOU LAMPRAKI STR. PENTHOUSE FLOOR GLYFADA ATHENS GREECE P.C. 16674
TEL: +30 210 8945128 **MOB:** +30 6937437384 **WEB:** www.GRAMMREALTY.gr **EMAIL:** GRAMMREALTY@GMAIL.COM