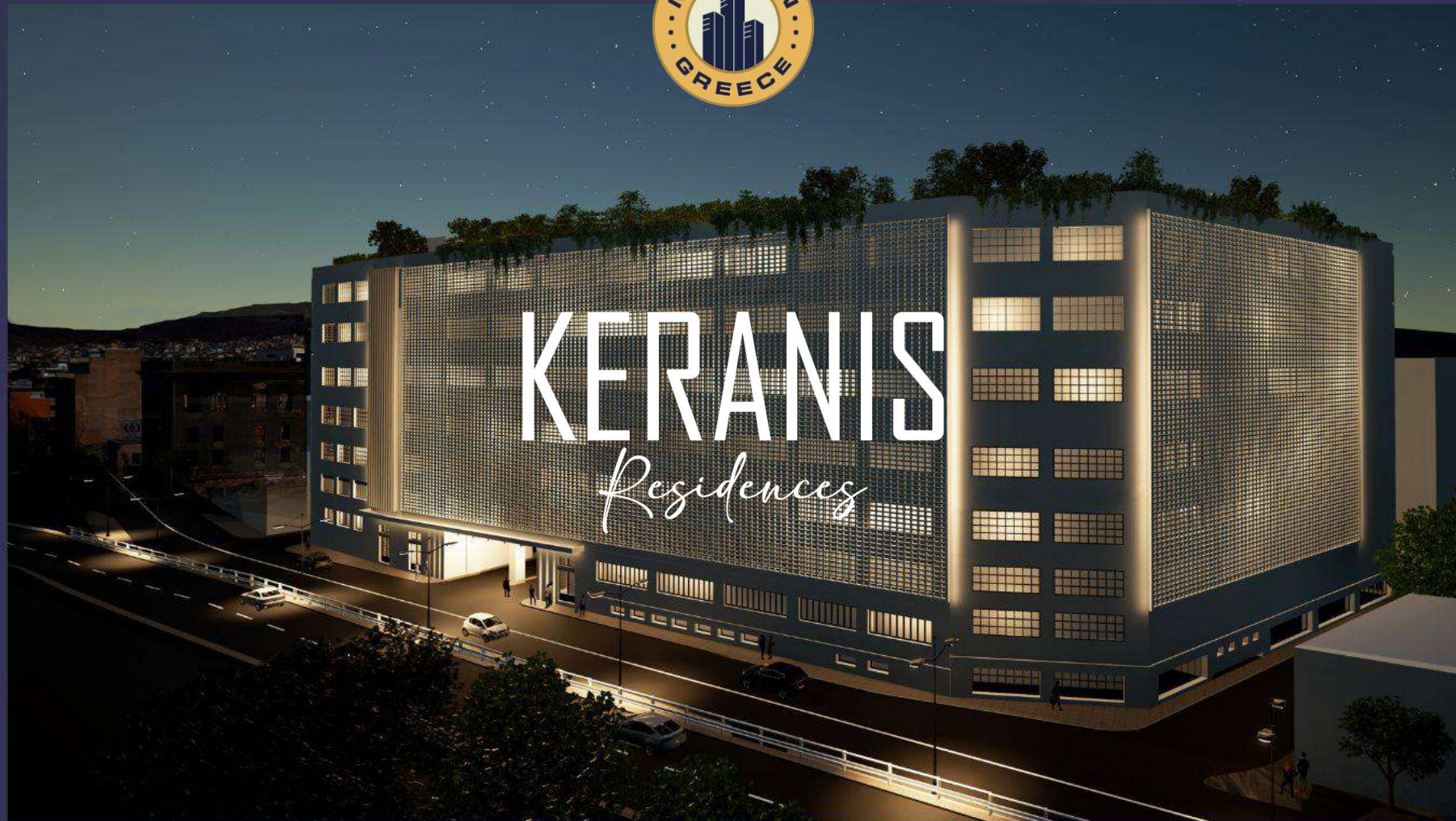




A NEW VISION IN THE HEART OF PIRAEUS

ATHENS - GREECE



A GATEWAY TO EUROPEAN UNION · GREECE

We Welcome Citizens of the World

Empowering mobility through global and trustworthy solutions.

Benefit from being in Europe.

Greece has it all.





OUR JOURNEY THROUGH SUCCESS SINCE 1989

ABOUT MERCAN

- **35 years of expertise:** Founded in 1989, Mercan Group specializes in consultancy, education, and immigration through investment, driving our global success.
- **Strategic investment in Portugal:** Since 2015, Mercan has focused on Portugal due to its safety, stability, and tourism potential, with €1.3 billion invested in 31 hospitality projects and more than 4100 investors.
- **Mercan in Greece** to continue developing its activities in Europe because of the best hospitality the country offers, as well as the opportunities for tourism purposes. In Mercan Group's assessment, the Greek market has growth potential for its investors.
- **Commitment to growth:** We are committed to deliver high-quality hotel projects, contributing to Portugal's tourism and economic growth, ensuring the best hospitality experience with unparalleled expertise and prime quality assets, that create wealth and drive entrepreneurship.
- **Global impact:** Operating in over 30 countries, Mercan Group continues to lead with innovation, offering world-class services and positively impacting the communities we serve around the world.

1.3

BILLION EUROS
TOTAL INVESTMENT

+4100

TOTAL INVESTORS
THROUGH GOLDEN VISA

32

MERCAN HOTELS

+800

PEOPLE GLOBALLY





MERCAN HOSPITALITY PARTNERS



OUR PARTNERS: TRUSTED BY THE WORLD'S BEST #1 company. Partnering with Award –Winning Global Hospitality Brands



FOUR
POINTS
BY SHERATON
Matosinhos

R
RENAISSANCE®
PORTO LAPA HOTEL

TRIBUTE
PORTFOLIO

moxy
HOTELS



AUTOGRAPH
COLLECTION®
HOTELS



TAPESTRY
COLLECTION
by Hilton™

Hilton
Garden Inn™

DOUBLETREE
BY HILTON™

CURIO
COLLECTION
BY HILTON™

IHG® HOTELS & RESORTS

VIGNETTE™
COLLECTION

HOTEL
INDIGO™

H
Holiday Inn

H
Holiday Inn
Express



ACCOR

WYNDHAM
HOTELS & RESORTS

OUR PARTNERS

OPERATIONAL HOTELS

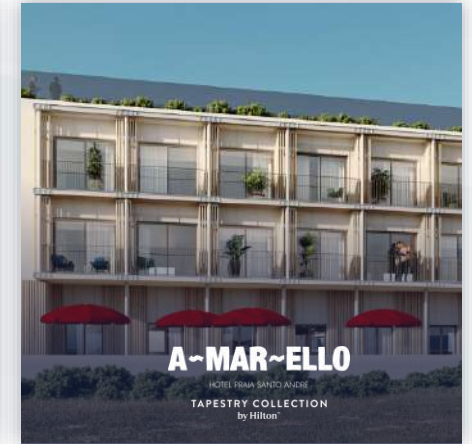


UNDER CONSTRUCTION

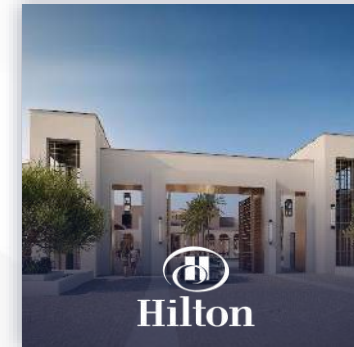


OUR PARTNERS

OPERATIONAL HOTELS



UNDER CONSTRUCTION

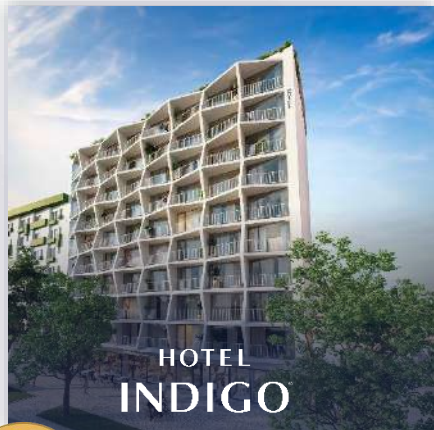


OUR PARTNERS

OPERATIONAL HOTELS



UNDER CONSTRUCTION



OUR PARTNERS

OPERATIONAL HOTELS



Portugal



Greece



UNDER CONSTRUCTION





A GATEWAY TO EUROPEAN UNION

G R E E C E



EUROPEAN UNION IN NUMBERS



	01	02	03	04	05	06	07	08	09
2016 or latest available data	EU27	Canada	USA	Brazil	Russia	Japan	China	Australia	South Africa
Average life expectancy at birth, in years	80.7	82.2	79.3	75.0	70.5	83.7	76.1	82.8	62.9
Index (10 happiest) Minimum	6.7	7.3	7.0	6.6	6.0	5.9	5.3	7.3	4.8
Minimum days of paid annual leave Full paid	22	10	0	22	20	10	5	20	15
maternity leave, in weeks	17.3	8.2	0	17	20	9.4	14	2.5	10.2
Time devoted to leisure and personal care per day, in hours	15.5	14.4	14.5	15	15	14.9	N/A	14.4	N/A
% of national income of the top 1%	10.3	13.6	20.2	28.3	20.2	10.4	13.9	9.1	19.2

Sources: OECD, UN, European Commission

27 European Countries

Part of the EU

Austria
Belgium
Bulgaria
Croatia
Cyprus
Czech Republic
Denmark
Estonia
Finland
France
Germany
Greece
Hungary
Italy
Latvia
Lithuania
Luxembourg
Malta
Netherlands
Poland
Portugal
Romania
Slovakia
Slovenia
Spain
Sweden
Ireland

Schengen Area

Countries

Austria
Belgium
Czech Republic
Croatia
Denmark
Estonia
Finland
France
Germany
Greece
Hungary
Iceland
Italy
Latvia
Liechtenstein
Lithuania
Luxembourg
Malta
Netherlands
Norway
Poland
Portugal
Slovakia
Slovenia
Spain
Sweden
Switzerland
Bulgaria
Romania

Eurozone

Countries

Austria
Belgium
Cyprus
Estonia
Finland
France
Germany
Greece
Ireland
Italy
Latvia
Lithuania
Luxembourg
Netherlands
Portugal
Slovakia
Slovenia
Spain
Malta

27

Member States

4.42 Million

Area Km²

22%

GDP Represent

Free Mobility

Schengen zone

24

Official Languages

+450 million

Population (EST. 2021)

19

Euro Zone Countries

71

Years in Peace



GOLDEN VISA PROGRAM IN GREECE



GOLDEN VISA IN GREECE

Key Facts



MERCAN GREECE BY MERCAN GROUP



Visa-waiver in Schengen Area

172 countries



Medical Coverage

Access through private insurance



Citizenship

after 7 years



Secure Investment

In an Individual Owned Real Estate Property



One Year

To obtain Residence Permits

Renewal every 5 years



Access to European Education

Most of the EU Countries



Free Movement

Study & Live with Family
and children in Greece



GOLDEN VISA IN GREECE

Key Facts

INVESTMENT AMOUNT STARTING FROM
€ 250.000,00

KEY ADVANTAGES



Benefit from access to Europe's Schengen Area Schengen Visa free travel.



Allows Investor and their children under 21 years old and parents to apply to one of the most popular residence by investment programs that provide access to Europe.



No minimum stay requirement in Greece.



Residence **renewal every 5 years.**

GOLDEN VISA IN GREECE

Current Available 4 Options

CURRENT 4 OPTIONS AVAILABLE



1. Real Estate - minimum value of **800,000 EUR** - in the regions of Attica, Thessaloniki, Mykonos, and Santorini, and the islands with a population of more than 3,100 inhabitants.



2. **400,000 EUR** in all other regions of the country, as long as it is a single property with a minimum surface area of 120 sqm.



3. Minimum **250,000 EUR** - listed buildings (historic interest under special protection) to be restored/constructed by the investor (*regardless of location or size*)



4. Minimum **250,000 EUR** - the property is converted from commercial to residential. (*conversion from commercial into residential use (i.e. industrial, etc.)*)

GOLDEN VISA IN GREECE

STATISTICS

Greek Golden Visa Law 4251/2014
Permanent Residency Permit for Investors

33,501

Residence permits to
investors and their families
(2024)

€3,2 billion

Total Investment
(estimated number)

Permanent Residency Permit for Investors

Data from 2014 to 2024 (Latest data)

33,501

Residence permits
Golden Visa to investors
and their families (2024)

2014	359
2015	412
2016	483
2017	955
2018	1,893
2019	3,535
2020	938
2021	1,035
2022	4,356
2023	8,488
2024	4,734

Main Nationalities

Residence permits to investors/real estate owners

China	9.130
Turkey	1346
Russia	684
Lebanon	807
Iran	624
Egypt	529

GOLDEN VISA IN GREECE

REQUIREMENTS



**18
Years of
Age***

**Minors under 18 may
be eligible to apply,
subject to compliance
requirements.*



**No
Language
Requirements**



**Non-
EU/EEA
Citizen**



**Valid
Medical
Insurance**



**No
Business
Experience**



WHY GREECE?



WHY GREECE?



**21 AIRPORTS &
GLOBAL CONNECTIONS**



**ICONIC BEACHES &
+250 DAYS OF SUNSHINE**



**RENOWNED EDUCATION &
INNOVATION SYSTEM**



**ACCESSIBLE & PREVENTIVE
HEALTHCARE FOR ALL**



**HISTORY & CULTURE
ANCIENT LEGACY**



**RENOWNED GASTRONOMY
& LIFESTYLE**

Athens Capital city and Birthplace of Democracy
Key industry: Cultural Heritage & Tourism

Piraeus Part of the Attica District
Urbanistic and Cinematography Municipality
Key industry: Sea & Business Lifestyle

UNESCO WORLD HERITAGE

Acropolis, Athens



Euro €
Currency

7th Place
2024 Annual Global Retirement Index

10.36 Million
Greece

132,000 Km2
Total Area



BEST GREEK ISLANDS 2025
Milos, Paros, Hydra, Signos,
Santorini, Syros, Folegandros,
Crete, Corfu, Naxos



**2024
Greece**
'Best Sailing Destination'
Greek Travel Awards 2024



**2024
Greece**
Europe's Leading Destination



**2024
Athens**
Europe's Top City-Break



WHY GREECE?

Economic Overview

GDP GROWTH
2.3% in 2023

INFLATION
Moderated to 2.4% in 2024,
indicating economic stabilization.

UNEMPLOYMENT
Continued decline to 11.1% in 2023.

Real Estate Sector continues improving since 2018.

Source: Central Bank of Greece



GREEK REAL ESTATE MARKET: WHAT'S NEW?

KEY MARKET SEGMENTS

Urban Centers

ATHENS, PIRAEUS AND THESSALONIKI LEAD IN HIGH-DEMAND PRICING.

Tourism Properties

STRONG PERFORMANCE IN ISLAND DESTINATIONS.

Commercial Real Estate

OFFICE AND RETAIL SPACES IN PRIME LOCATIONS.

DYNAMICS & CONSIDERATIONS

Why now?

MARKET RECOVERY	FAVORABLE APPEAL FOR FOREIGN INVESTMENT	ATTRACTIVE & POLITICAL ECONOMICAL REFORMS
COMPETITIVE YIELDS	CAPITAL APPRECIATION POTENTIAL	GOLDEN VISA PROGRAM IN HIGH-DEMAND FOR NON EU-INVESTORS



GREEK REAL ESTATE MARKET

Ensuring your investment aligns with your financial and strategic goals

The Big Picture

Flourishing economy and a maturing real estate sector, the time is now!

Outlook

The Greek real estate market presents a compelling opportunity for foreign investors. With economic indicators showing positive trends and a maturing property market, Greece offers a blend of stability and growth potential. Investors should approach the market with a well-researched strategy, focusing on areas and sectors that align with their investment goals and risk tolerance.



Source: Central Bank of Greece



WHY MERCAN GREECE?

Mercan Greece team is dedicated to offer unparalleled service and tailored solutions to achieve our investors most desirable needs, as well as navigating the complex process of navigating through the Golden Visa Program

We are committed in delivering values and out-reach results for your long-lasting investment. With deep know-how of the market, our specialized team can offer:



**PRIME REAL ESTATE
PROPERTIES**



**CONSULTANCY STRATEGY
& PLANNING**



FULL LEGAL ASSISTANCE



**COMPLETE PROPERTY
MANAGEMENT**



**3% ANNUAL YIELD
INVESTMENT**



**FULL SUPPORT
SERVICES IN GREECE**





KERANIS

Residences

THE LANDMARK OF PIRAEUS



THE HISTORY BEHIND THE BUILDING

A historic industrial landmark reborn as Keranis Residences, offering a new chapter in city living through the Golden Visa Investment Program.

The project involves the conversion of the former Keranis factory into modern residential units, transforming a long-unused structure into a thriving urban living space.

With a **prime location in Piraeus**, this redevelopment preserves the building's heritage while offering a contemporary lifestyle, making it an ideal investment opportunity.

This 20th-century factory was once **a key part of the city's industrial expansion**. Spanning 28,700sqm, it played a **vital role in the local economy**, evolving over decades before closing in the early 2000s.

Left vacant for years, a new vision emerged, reimagining the site as a dynamic urban development - a blend of history and modern living.

Now, as Keranis Residences, it marks a fresh chapter for Piraeus, honoring its past while embracing the future.

KERANIS
Residences



KERANIS

Residences

The Largest Mixed-use Project in Piraeus

MERCAN GREECE

BY MERCAN GROUP



KERANIS

Residences

A New Vision in the Heart of Piraeus

The Largest Mixed-use Project in Piraeus

29,900 sqm

408 units
(From 44sqm to 69 sqm)

6 floors



RESIDENTIAL
Apartments



COMMERCIAL & RETAIL
Cafes, Rooftop Bar Restaurant,
Ground floor Restaurant,
Retail Stores



RECREATIONAL
Gym, Leisure Area
Nail and Hair Salon



ADMINISTRATIVE
Office Spaces

PROJECT CONCEPT

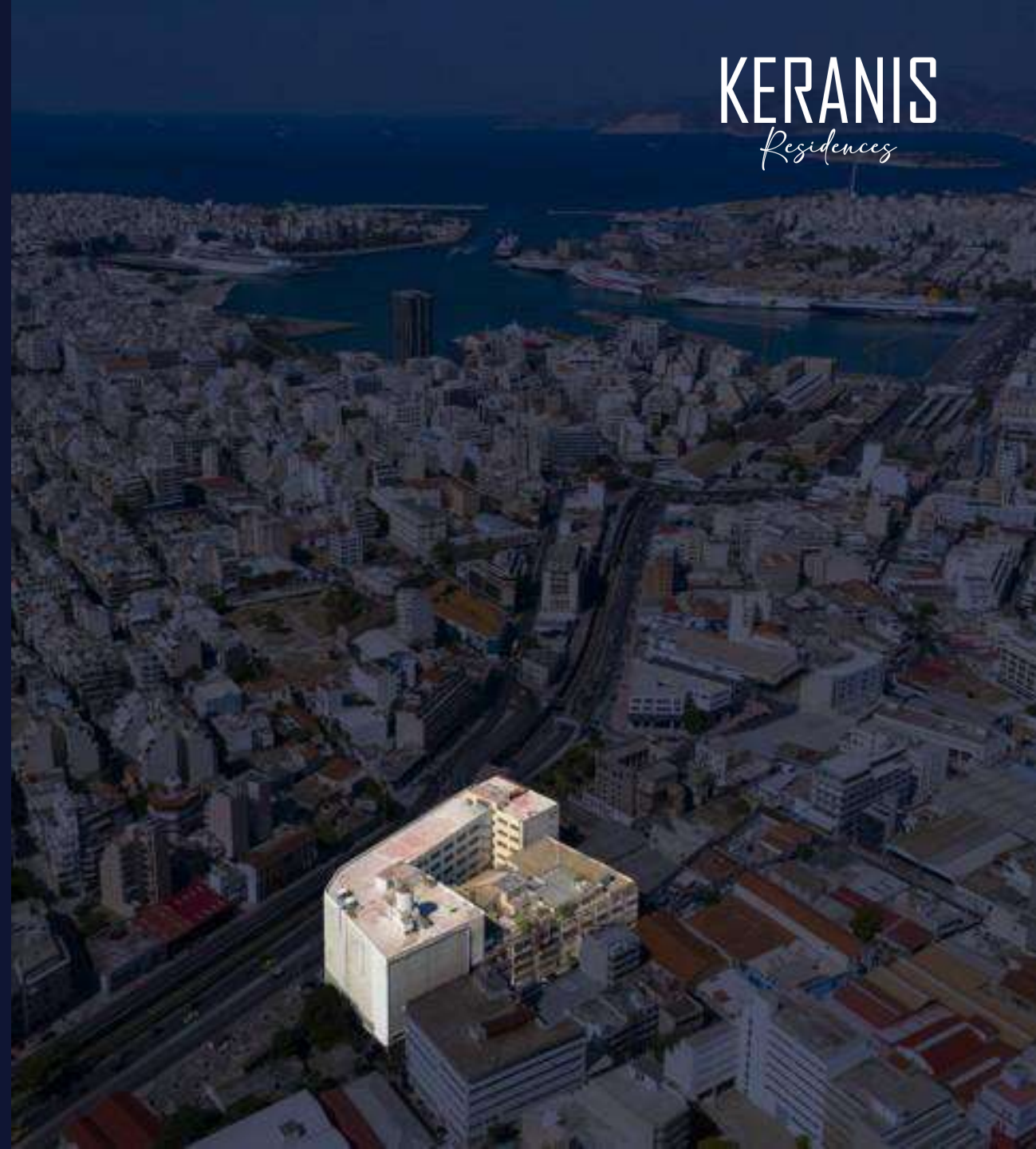
Welcome, to Keranis Residences

Your future begins in the vibrant heart of Piraeus in a modern, luxurious development set in a peaceful neighborhood.

- **A Connected Urban Hub** – Direct access to Piraeus's port, Athens city center, and the Riviera via highway, metro, train, tram, and bus.
- **Luxury & Convenience** – A landmark property that combines premium living with seamless urban access.
- **A Thriving Residential Hub** – Meeting the demand for modern homes with high-end facilities and services.
- **Integrated Urban Living** – Blending business, education, culture, and sports facilities in a dynamic, fast-growing area.



KERANIS
Residences



NEW FURNISHED RESIDENTIAL UNITS

(From 44sqm to 69 sqm)

TYPE A: OPEN SPACE APARTMENT

THE OPEN SPACE APARTMENT OFFERS:

-  Double Bed
-  WC with Shower
-  Wardrobe
-  Kitchenette
-  Table with chairs
-  Living area with Sofa and Coffee table
-  A Wide Window that Provides Fresh Air and Natural Light to the Space



NEW FURNISHED RESIDENTIAL UNITS

(From 44sqm to 69 sqm)

KERANIS
Residences

TYPE B: TWIN APARTMENT

THE TWIN APARTMENT OFFERS:

-  2 Double Beds
-  2 WCs with Showers
-  2 Wardrobes
-  2 Kitchenettes
-  2 Table with chairs and an armchair with a coffee table
-  2 Living Rooms with Sofas
-  2 Windows that provides Fresh Air and Natural Light to the Space



For detailed sizes and prices, please refer to our website.



NEW FURNISHED RESIDENTIAL UNITS

(From 44sqm to 69 sqm)

KERANIS
Residences

TYPE C: 1 BEDROOM APARTMENT

THE APARTMENT OFFERS:

-  Double Bed
-  WC with Shower
-  Wardrobe
-  Kitchenette
-  Dinning Table with chairs
-  Living area with Sofa and an Armchair and coffee table
-  A Wide Window that provides Fresh Air and Natural Light to the Space



For detailed sizes and prices, please refer to our website.



NEW FURNISHED RESIDENTIAL UNITS

(From 44sqm to 69 sqm)

KERANIS
Residences

TYPE D: 2 BEDROOM APARTMENT

THE APARTMENT OFFERS:

-  Double Bed & Single Bed
-  WC with Shower
-  Wardrobe
-  Kitchenette
-  Table with chairs
-  Living area with Sofa and coffee table
-  Wide Windows that provides Fresh Air and Natural Light to the Space



For detailed sizes and prices, please refer to our website.



AMENITIES

KERANIS
Residences

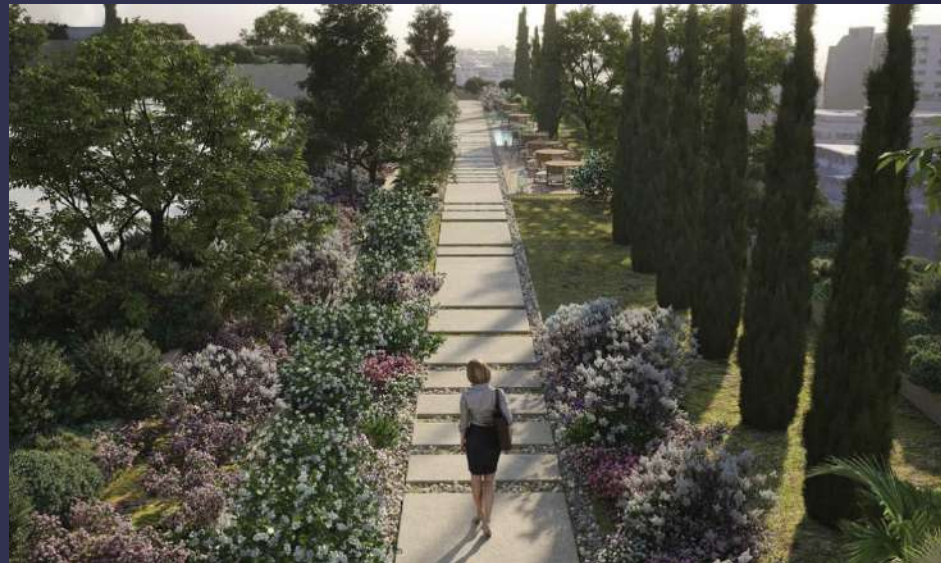


Residence Courtyard
An open-air space for relaxation, social interaction and connection.

Bar Restaurant & Garden

A green space designed with sustainability and urban biodiversity.

A Bar Restaurant with 400 seats with Acropolis view, on the East Side.



Room Concept Preview



This concept preview provides a tangible sense of how the final space will feel, ensuring every detail aligns with your vision before implementation.



This mockup room offers a realistic preview of our design concept, showcasing the layout, materials, and ambiance.



A PLACE FOR EVERY STORY

A PLACE FOR ADVENTURES



Acropolis
15min by car



Olympiaco Stadium
4min by car



Municipal Theater
7min by car



Marina Zeas
15min by car



Basketball Stadium
6min by car



GASTRONOMY & WINE

Piraeus offers a diverse culinary and nightlife experience, from ouzo and meze by the sea to fresh fish in Mikrolimano, creative cuisine in Castella, and industrial-style clubs by Akti Kondili, blending traditional Greek charm with modern vibes.



THE GREEK SEAS

Piraeus' beaches provide a serene escape with crystal-clear waters and golden sands, blending the charm of a Greek island getaway with the convenience of being just minutes from Athens.



FESTIVITIES & MUSIC

Piraeus' festivals, like the Piraeus Taste Festival, celebrate its rich culinary heritage and cultural influences, offering vibrant events throughout the year.

KERANIS RESIDENCES · GREECE

PIRAEUS

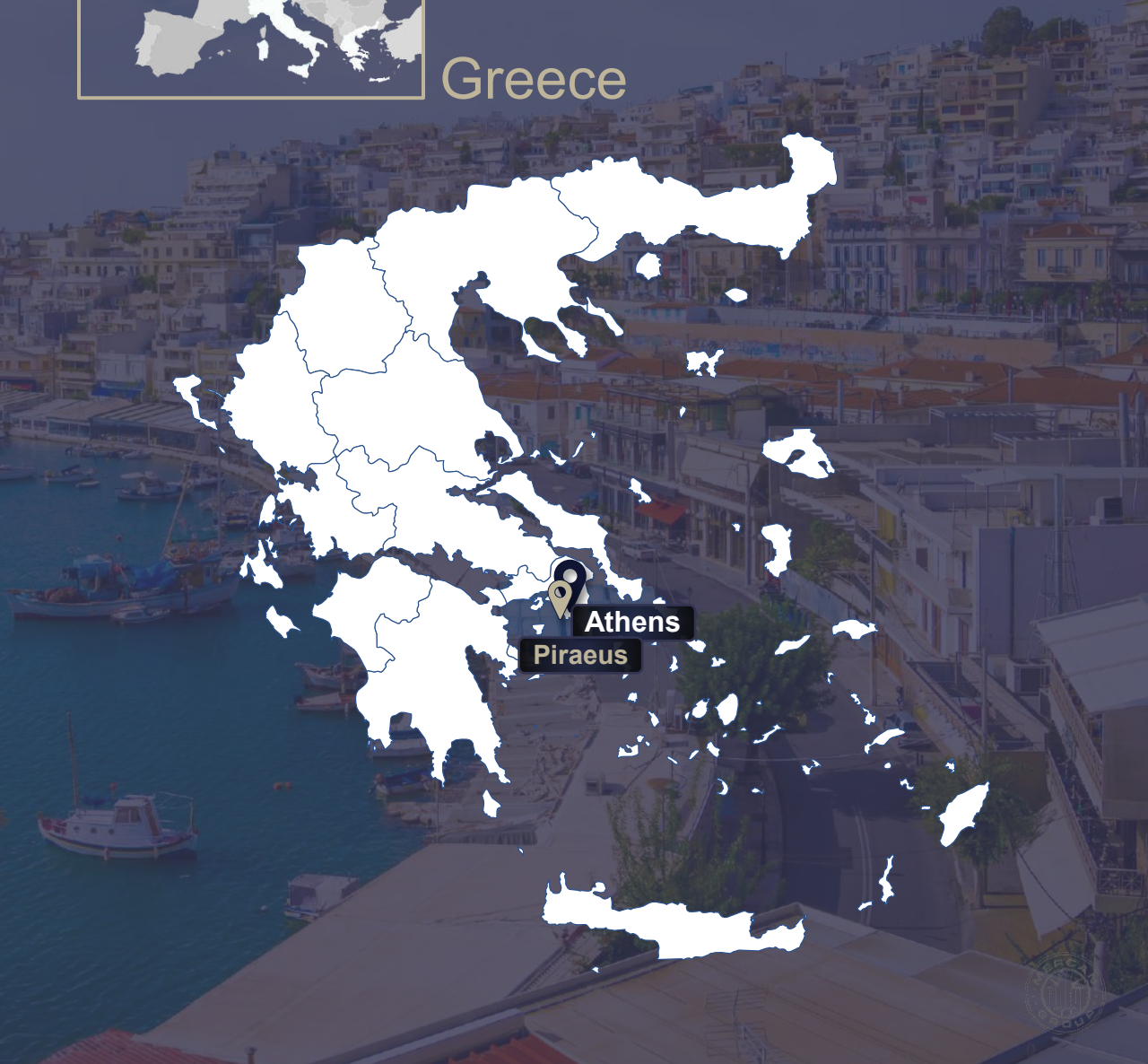
A City alive with Culture, Charm, and Cinematic Beauty.

BY MERCAN GROUP



Greece

KERANIS
Residences



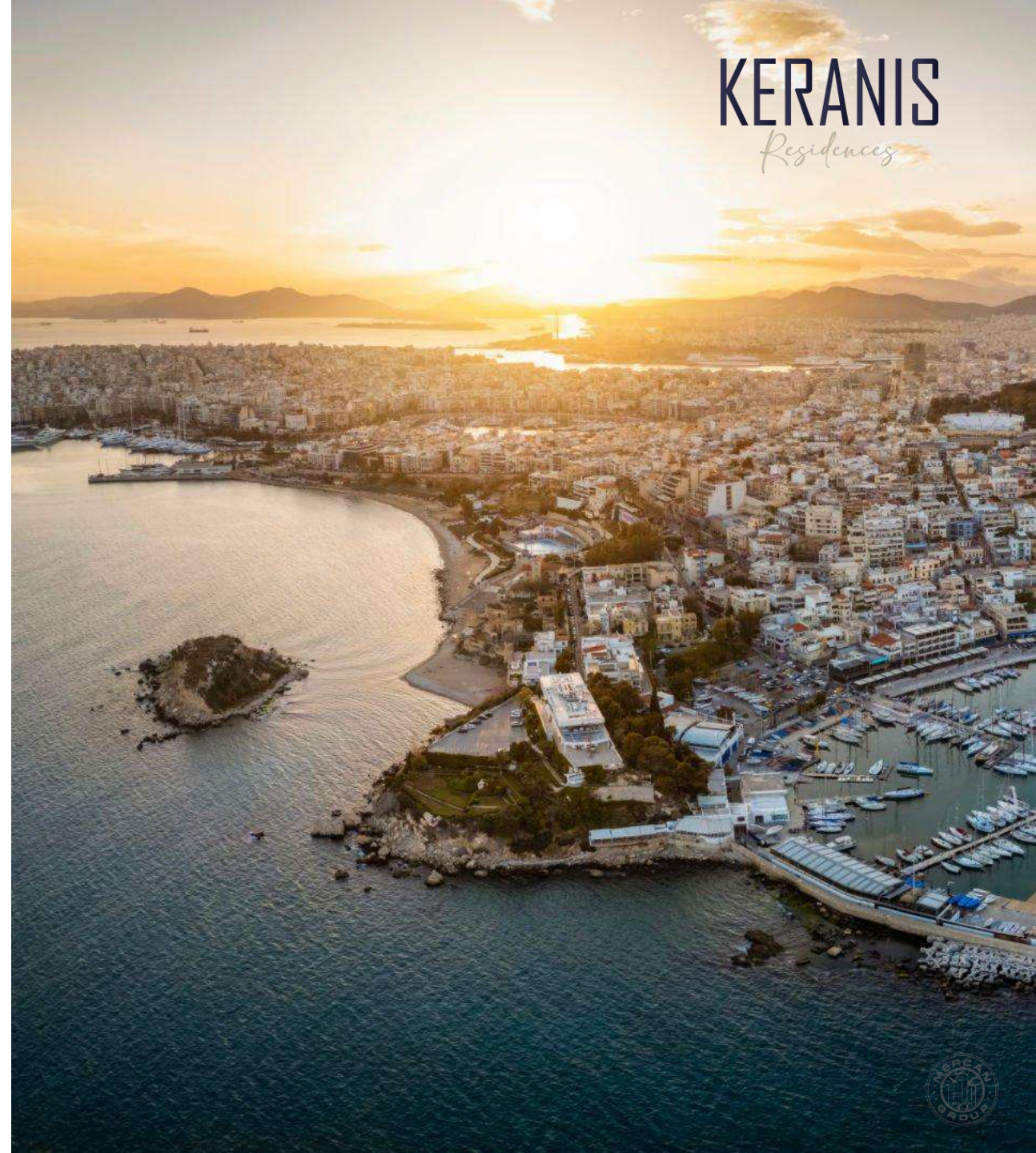
THE PORT-CITY

Nestled on one of the most ancient ports of Athens, the city of Piraeus invites you to experience its magic. Famous as the backdrop for the 1960 film *“Never on Sunday”*, this lively destination is just minutes from Athens.

Just a short distance from Athens, **Piraeus offers a blend of vibrant culture and coastal beauty**, that have inspired artists for generations. With stunning beaches, waterfront cafes, and picturesque marinas, Piraeus offers a perfect mix of nostalgia and modern living.

Within four years, witnessed residential and commercial major investments, and modern infrastructure with initiatives from major investors and real estate development companies.

KERANIS
Residences





KERANIS
Residences

Location

20 minutes from Athens City Center

Keranis Residences, your future starts here.

We offer a distinctive residential and retail experience in Piraeus, to provide seamless access to the city's top attractions and conveniences. Keranis Residences Project are located just 10 minutes from Piraeus University, close to the new subway, and a short distance from the vibrant city center and historical port.

This unique property is designed for those who value modern comfort, connectivity, and a prime location at the heart of Piraeus' dynamic and fast-growing environment.

THE PROPERTY

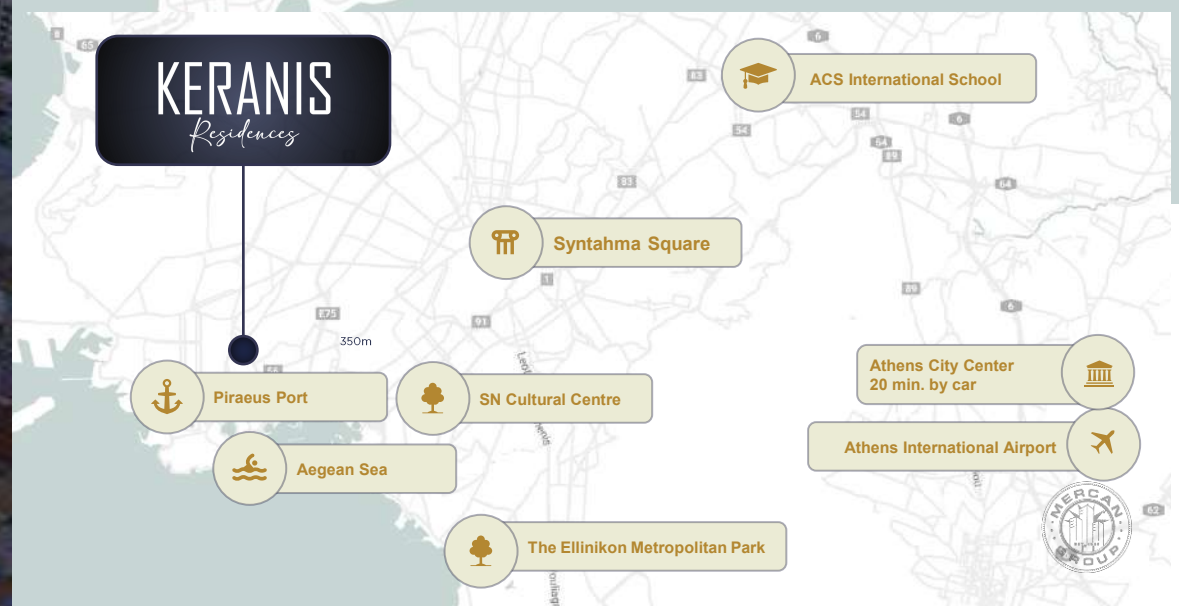
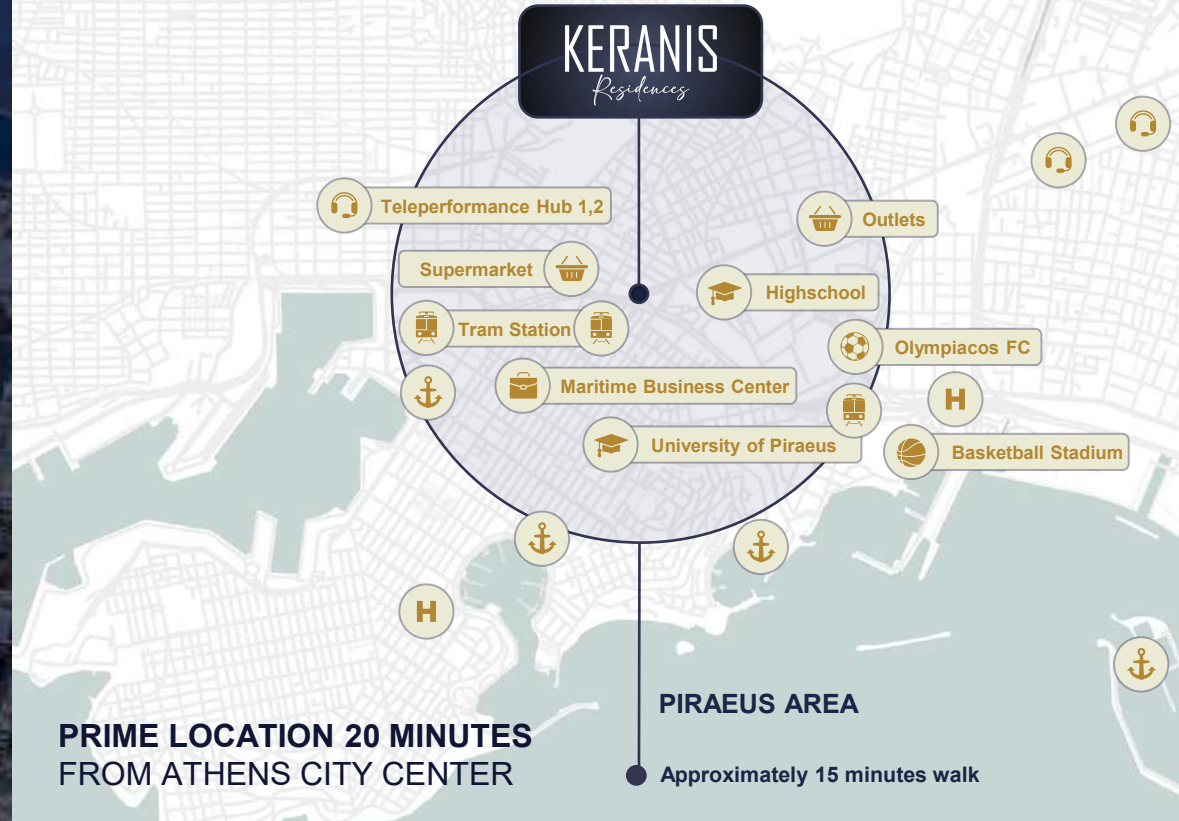
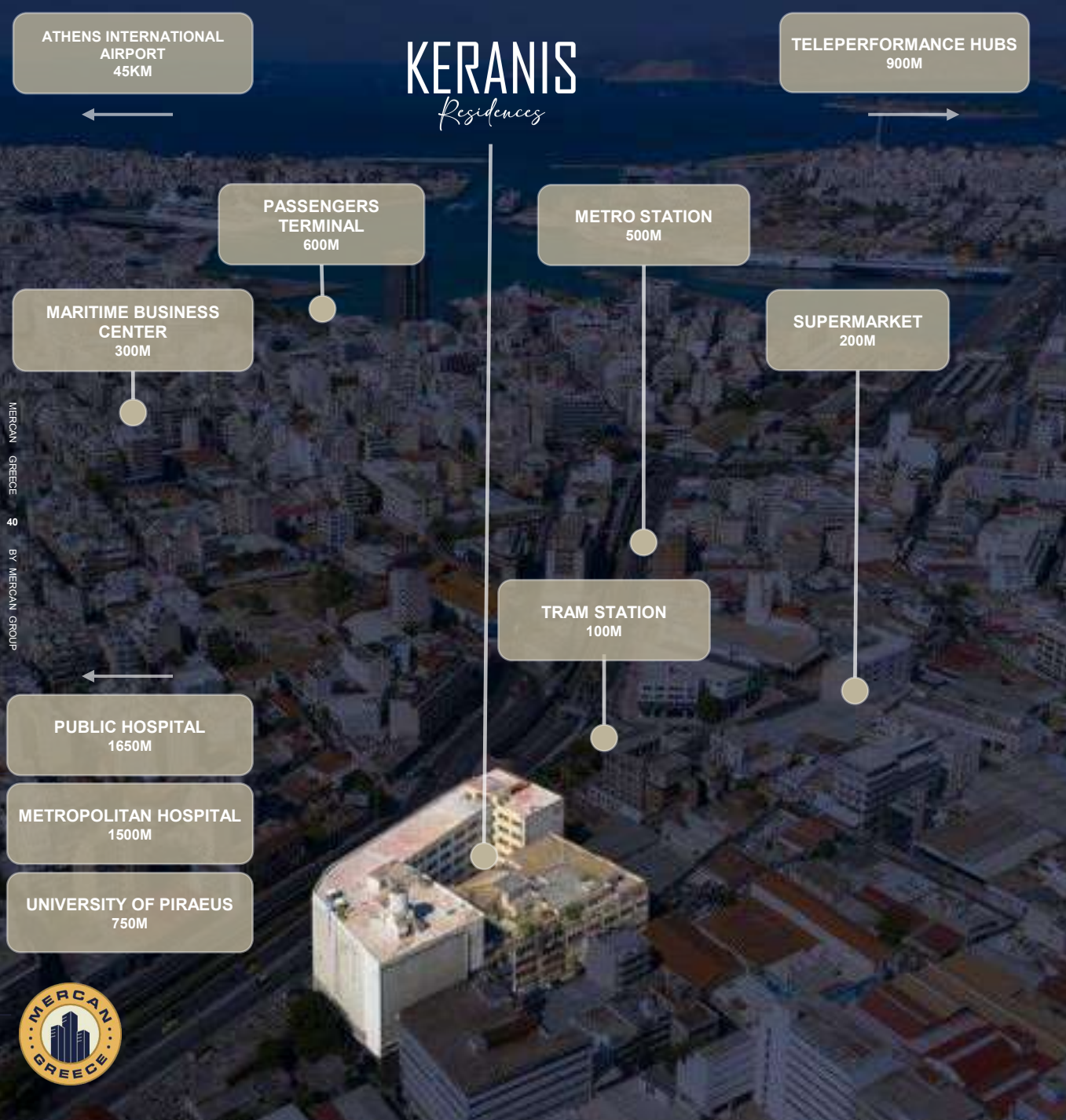


THE FUTURE OF LUXURY LIVING

With new neighborhoods, shopping centers, and business buildings changing the urban landscape and strengthening the local economy.



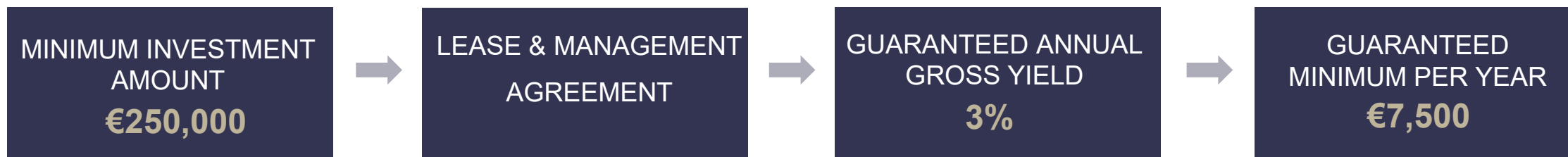
KERANIS
Residences



THE LANDMARK OF PIRAEUS

RETURN OF INVESTMENT

Guaranteed Annual Returns



STEADY CASH FLOW: Investors benefit from predictable annual income, ideal for financial planning and portfolio stability.

HANDS-FREE PROPERTY MANAGEMENT

VALUE PRESERVATION

Maintenance Proactive care ensures the property's long-term value is preserved, supporting both rental income and asset appreciation.

10 years 3% Per Year

No Market Dependency.

Regardless of whether the unit reaches full occupancy or experiences seasonal variations, the ROI is guaranteed 3% per year.

€7,500

Minimum annual return value with an investment starting from €250,000.

This financial model offers a robust combination of **short-term income** and **long-term capital growth**.

PROJECTED ANNUAL CAPITAL APPRECIATION

Based on the Central Bank of Greece's Residential Price Index since 1997, Piraeus has demonstrated 5% annual growth, making it a prime location for resilient and lucrative investments.

This consistent growth reflects the demand in the Piraeus rental market, with occupancy rates estimated at 90% annually, ensuring steady cash flow for investors.

PROJECTED ASSET GROWTH OVER TIME

Simulate the potential growth of your investment with appreciation rates ranging from 4% to 7%:

ANNUAL APPRECIATION				
YEARS	4%	5%	6%	7%
10 Years	53,9%	71,0%	89,8%	110,5%
15 Years	87,3%	118,3%	154,0%	195,2%
20 Years	127,9%	178,6%	240,0%	314,1%
25 Years	177,2%	255,6%	354,9%	480,7%
30 Years	237,3%	353,8%	508,8%	714,5%

Rental income projections tied to a 3.5% annual inflation rate



INVESTMENT SUMMARY

The Largest Mixed-use Project in Piraeus

€250,000

INVESTMENT AMOUNT
STARTING FROM

408

RESIDENTIAL
UNITS

SCOPE OF INVESTMENT

Golden Visa Investment Category: Property converted from commercial to residential

SCOPE OF PROJECT

- Residential units from 44sqm to 69 sqm.
- Total existing area of 29,900 sqm
- Amenities: *Rooftop Restaurant with 400 seats with Acropolis View, Cafeterias, Retail Stores, Ground floor Bar Restaurant, Supermarket, nail and hair salon, working spaces, leisure Area & Gym*

PROJECT BENEFITS

- 3% Annual Return Guaranteed
- Capital Appreciation of 4%-7% annual estimation**
- Property Management: This exclusive agreement ensures secure and attractive returns for investors, along with long-term potential for capital appreciation, through specialized management of the building.

PROJECT TIMELINE

Expected Opening: End of 2027

EXPECTED CONSTRUCTION TIMELINE

Expected Starting Date: **October 2025**

**CAPITAL APPRECIATION

This investment offers 4%-7% annual appreciation, proven by Greece's Residential Price Index since 1997. At a conservative 5% annual appreciation and 3.5% inflation rate, capital appreciation reaches 107.1% in 10 years, 178.6% in 20 years, and 353.8% in 30 years



www.mercanproperties.gr

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