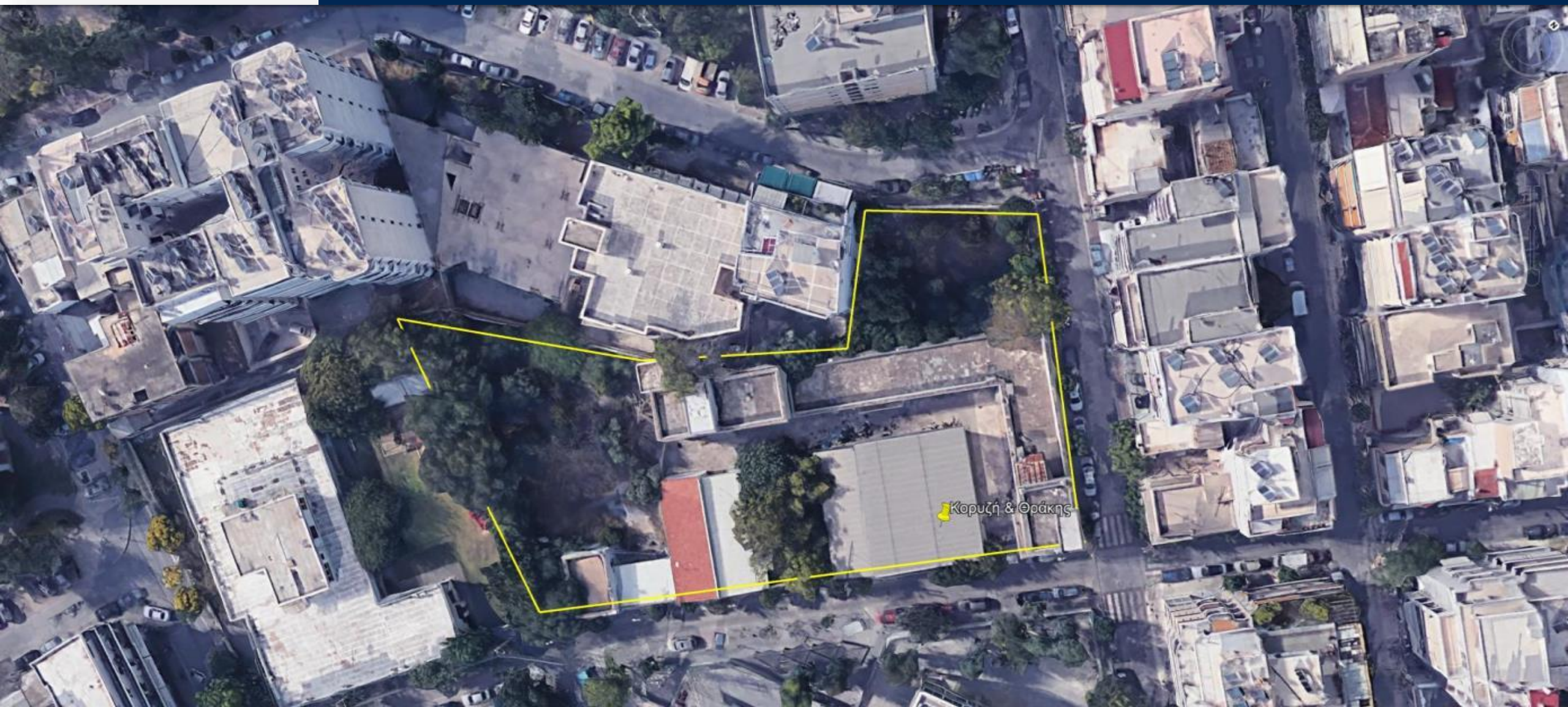
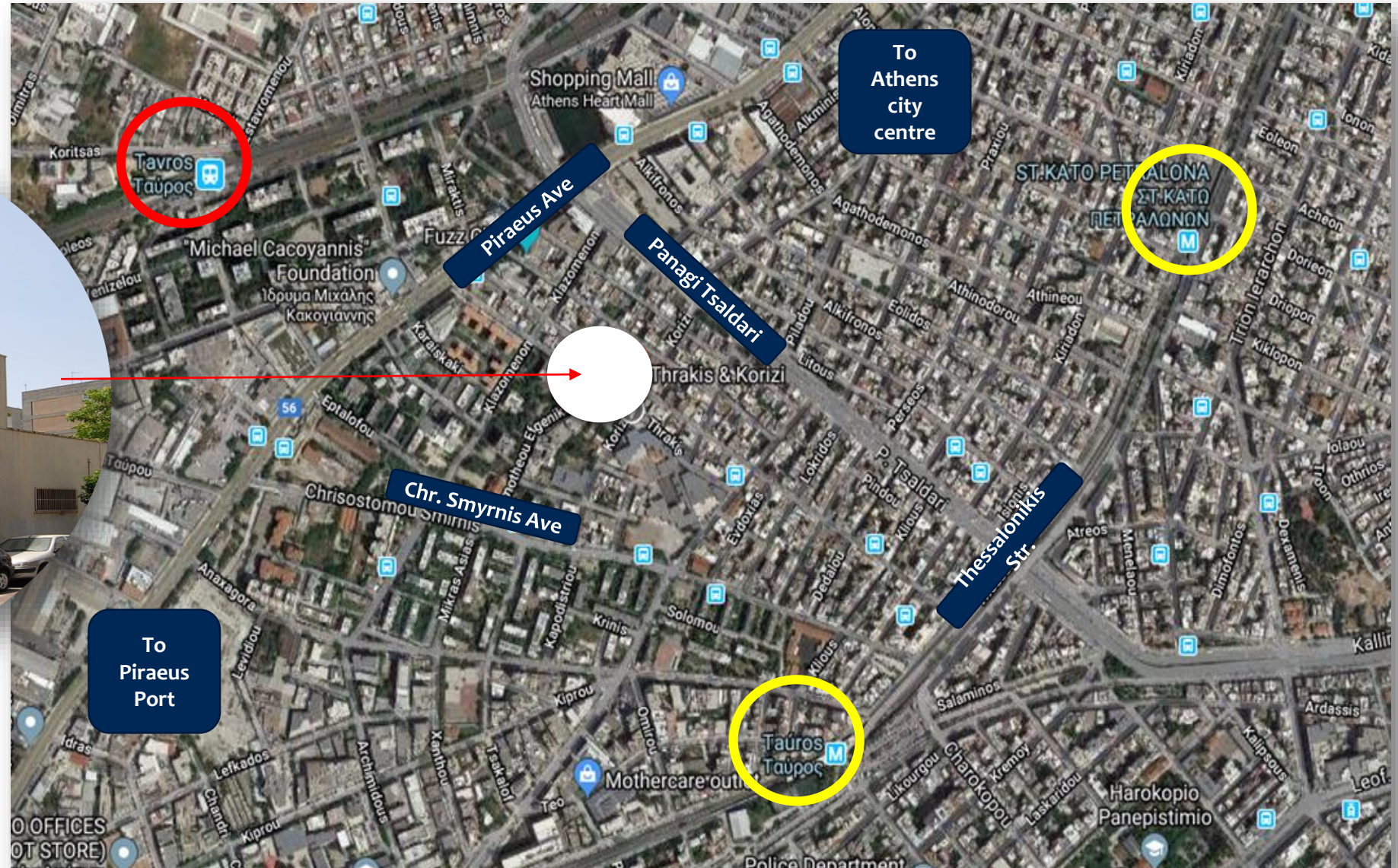


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 **HELLENIC REPUBLIC ASSET
DEVELOPMENT FUND**

INVESTING IN DEVELOPMENT



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The property – Key Features



- ✓ Urban property, ideal for land development
- ✓ Multiple allowed uses, which can fit a wide variety of investment plans yielding high returns
- ✓ Plot size 3.300 sqm
- ✓ Major Building capacity of 9.900 sqm
- ✓ Property location at the Municipal section of Moschato-Tavros, off Piraeus Ave.
- ✓ Easy accessibility both by road axis and public transportation
- ✓ 5 old buildings within the plot, built between 1940 and 1970, with a total area of approximately 1,600 m².
- ✓ One listed building of 837.22 sq.m, land mark in the area, all other buildings can be demolished .
- ✓ Large facades of 78m in Koryzi Street and 47m in Thrakis Street.

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The property – Existing Building Facilities



The Property is located in the No125 Building Block of the Municipality of Moschatou–Tavrou. It is surrounded by Koryzi, Thrakis and Timotheou Evgenikou streets (*Facade 78,0m and 47,10m in Koryzi and Thrakis streets respectively*), of total land area of 3,294.75 sq.m.

Five building of 1,526.79sqm. are placed on the plot, as follows:

Listed Building “A” (EOMMEX Administration–Exhibition):

Two (2) floor building, with total area of 837.22 sq.m

Building “B”, Ground floor, with total area of 351.13 sq.m.

Building “C”, Ground floor building with total area of 267.29 sq.m.

Building “D”, Ground floor building, with total area of 57.02 sq.m.

Building “E”, Ground floor building, total area of 14.13 sq.m.



The existing buildings on the property, were used as Exhibition Spaces, Workshops and Warehouse of Hellenic Organisation of Small and Medium Enterprises and Handicraft (EOMMEX) and were constructed from 1940 to 1970.

Building A is listed, as per the Decision no 207951/8.6.2021 (Government Gazette 368/D/2021), (ex -Sivitanides School).

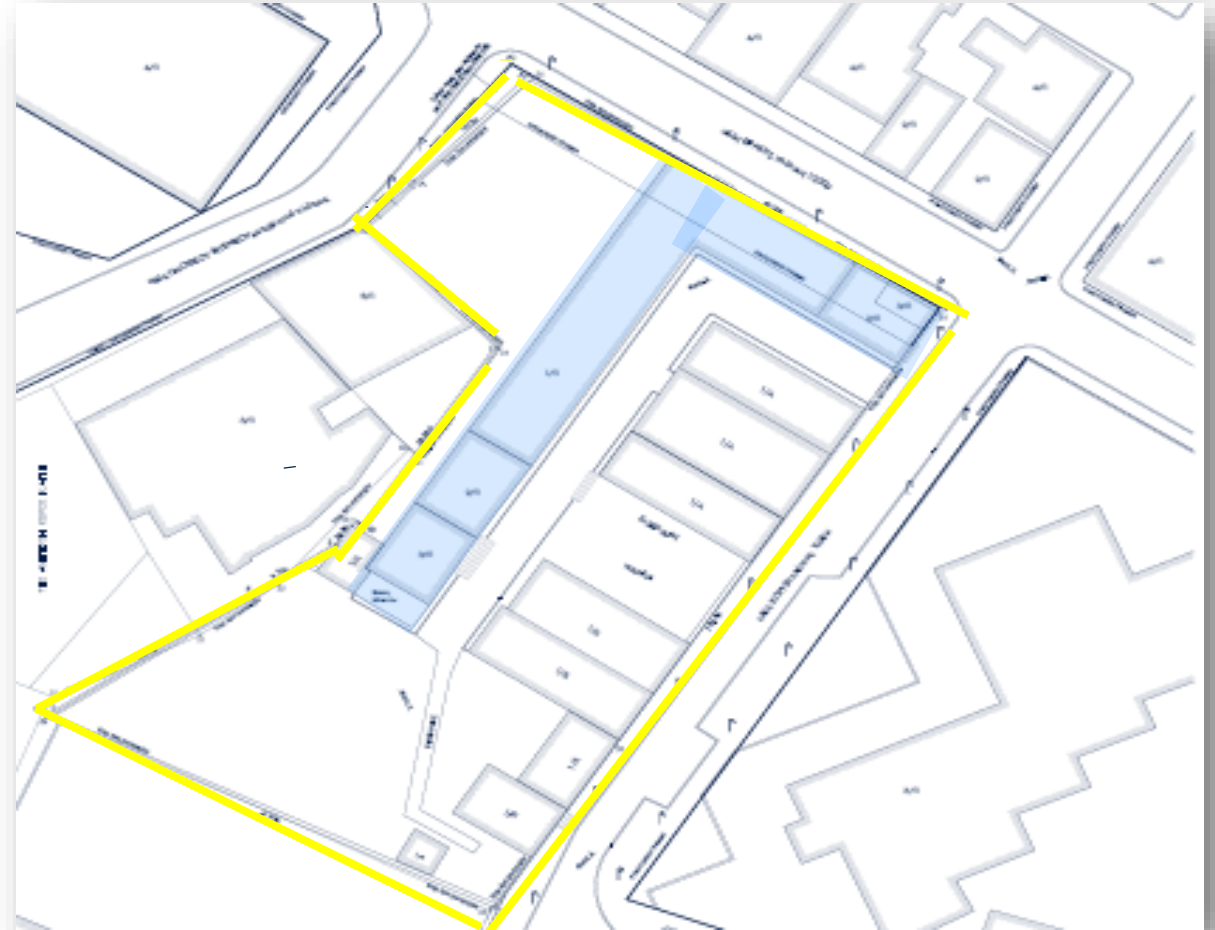
The other buildings do not have any special features and can be demolished,

In building A, the bearing body is made of reinforced concrete, with mosaic floors and wooden frames. Floors are mosaic and industrial. The other buildings, warehouses - workshops, are made of stonework with metallic tweezers and cover of sheet metal and tiles.

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The property – Existing Building Facilities

Building	Floor	Area (Sq.M.)
Complex 1 (Listed)		
1A	Ground	560.46
	First	211.27
	Penthouse	42.00
1B	Ground	23.49
Total		837.22
Complex 2		
2A	Ground	111.03
2B	Ground	136.24
2C	Ground	103.86
Total		351.13
Complex 3		
3A	Ground	110.53
3B	Ground	104.07
3C	Ground	52.69
Total		267.29
Complex 4		
Building 4		57.02
Complex 5		
Building 5		14.13
Total Area		1,526.79



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Exploitation of the Property - Town Planning characteristics

The allowed uses of the property are as per Presidential Decree 59/2018 article 4

The allowed uses of the asset are “City functions – Town neighborhood facilities” which can fit a wide variety of investment plans yielding high returns.

- Residential
- Hotels
- Retail shops
- Banks, Insurance companies
- Health care
- Offices, research facilities, business incubators
- Restaurants
- Recreation centers
- Gas Station
- Place of worship
- Cultural center
- Local administration offices
- Exhibition centers
- Athletic / Sport facilities
- Parking facilities
- Public transportation facilities
- Low disturbance workshops
- Schools or Education Centers

Zoning Regulations

BUILDING RESTRICTIONS	CALCULATION OF MAXIMUM STRUCTURE SIZES	LISTED BUILDINGS	REMAINING STRUCTURE SIZES NET OF LISTED BUILDINGS
Building coefficient: 3	Maximum buildable surface: 9,882 m ²	Factoring in 837 m ² listed buildings	Remaining maxi. buildable surface: 9,045 m ² *
Coverage: 60%, as per the new construction code (NOK 2012)	Maximum coverage 1,976.4 m ²	Factoring in 584 m ² coverage from listed buildings	Remaining coverage: 1,392.4 m ² *
Maximum permitted building height: as per the new construction code (NOK 2012)	Max height 32 m*		The remaining coverage indicatively allows the building of 6-7 floors of an 1,392 m ² surface each
Authorizations for excavation and demolition of buildings: Ministry of Culture			
Architectural Council: Yes			

* The finalizing of such figures is subject to building permit application and approval by the competent authority.

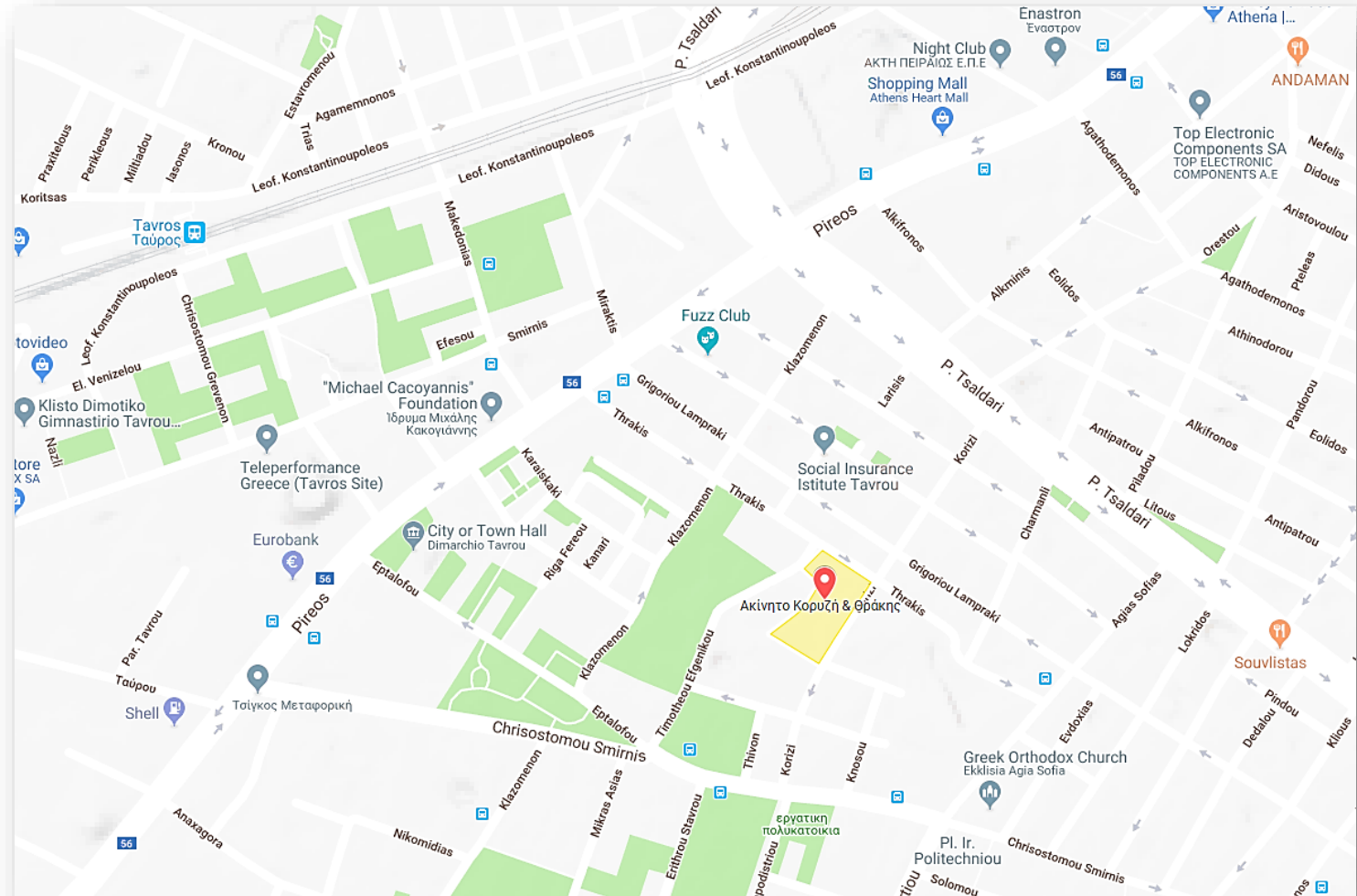
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The Location

The property is located within the city plan, Attica Region, Athens Prefecture, Municipality of Tavros – Moschato, Nr 125 Building Block, at Koryzi, Thrakis and Timotheou Evgenikou streets.

Mainly residential area with social & educational infrastructure, commercial & local retail at its immediate proximity.

It is adjacent to Piraeus Avenue (Hamosternas Bridge), in which, as well as in the wider region, are hosted: Entertainment centers, cultural institutions, theaters, Public Services & Office Buildings, Commercial uses of local and supra-regional interest.



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The Location

Michael Cacoyannis Foundation: Located 450m from the asset, hosting events, plays and workshops.

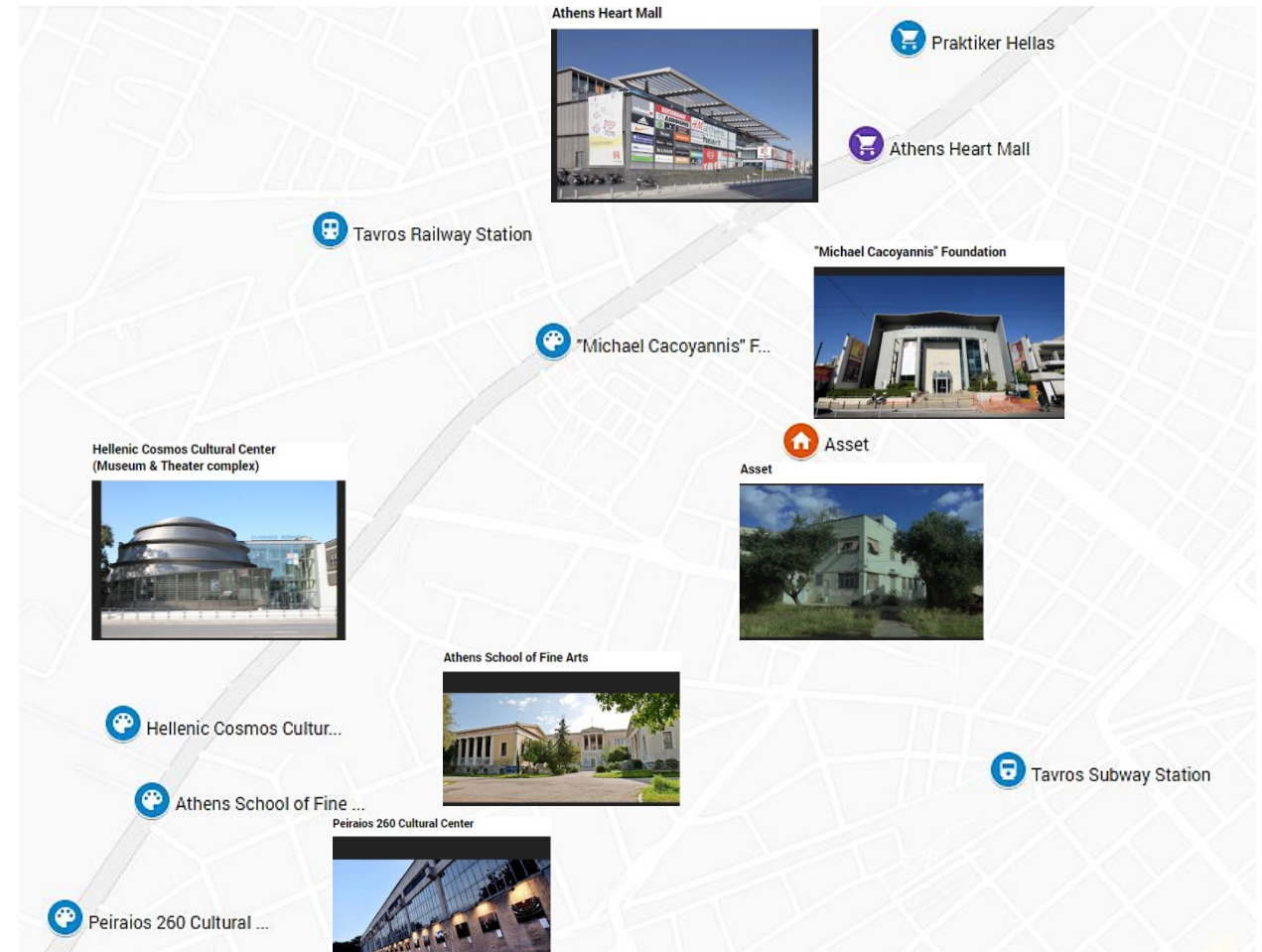
Peiraios 260 Cultural Center: Actively hosting events and workshops, located at a distance of 1,300m from the asset.

Hellenic Cosmos Cultural Center: Operating as a museum and theater, it is and a prominent urban cultural meeting point, located 1,100m from the asset.

Athens School of Fine Arts: The most prestigious and historic Art School in Greece, located 1,200m from the asset.

Athens Heart Mall: a 4-storey shopping mall with parking and numerous amenities, located 600m from the asset.

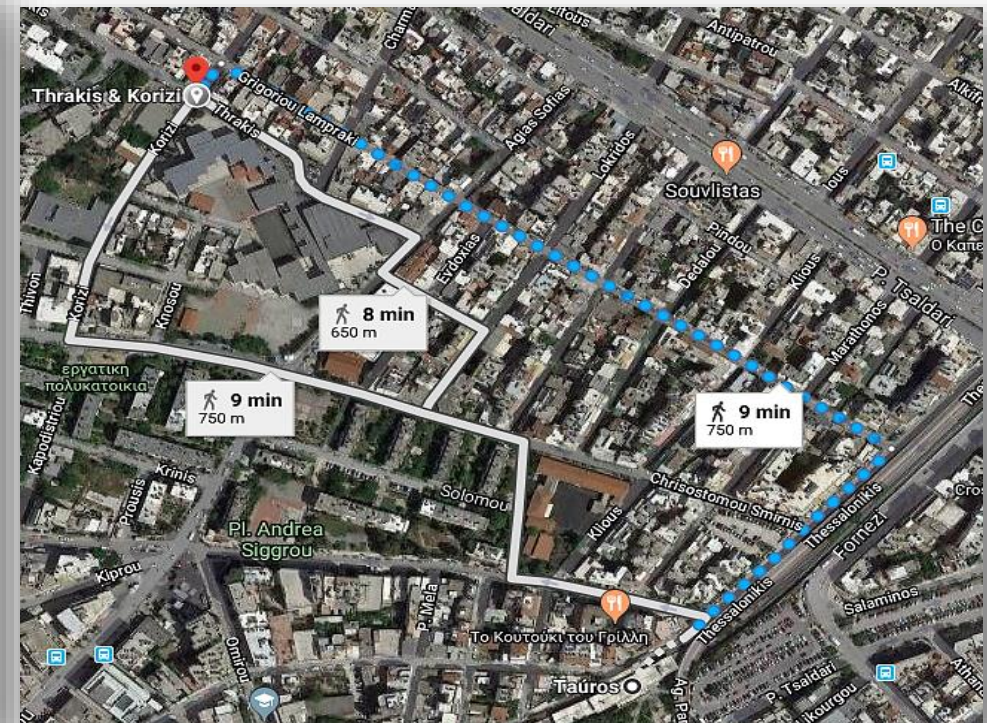
Praktiker: a multi-storey store specializing in hardware tools and home appliances, located 850m from the asset.



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The Location - Accessibility

- **650 m from ISAP** (Athens Electric Railway) station «Tavros» (8 minutes walking distance)
- **1,0 km from ISAP** (Athens Electric Railway) station «Petalona» (12 minutes walking distance)
- **800 m Suburban Railway station «Tavros»** (11 minutes walking distance)
- The property area is served by a significant number of “ILPAP” (trolley) and “OASA” (Athens Urban Transport Organisation) bus lines, passing from Piraeus Avenue and Panagi Tsaldari and Chrysostomou Smyrni streets, connecting the subject property with the Athens city center and the Municipality of Piraeus.



Korizi & Thrakis, Tavros Attica, Land Development

Index – Photos – Listed Building A



Korizi & Thrakis, Tavros Attica, Land Development

Index – Photos – Listed Building A



Korizi & Thrakis, Tavros Attica, Land Development

Index – Photos



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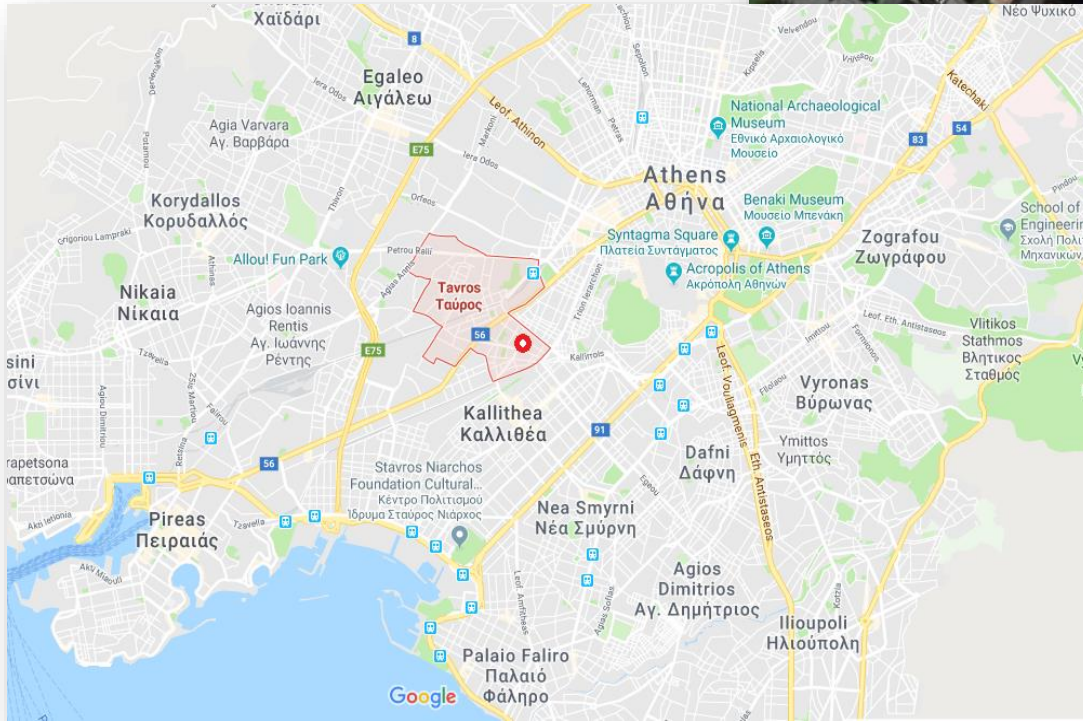
Korizi & Thrakis, Tavros Attica, Land Development

Index – Photos



Korizi & Thrakis, Tavros Attica, Land Development

The map



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