



The Site





The Site within the Mediterranean Region



Note: Flight time radius is indicative.



The Site within Greece



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1. Introduction

The purpose of this document is to provide preliminary, general information about the Site and its sub-areas, its physical characteristics and a summary of its history and current status.

2. Vision

The Hellenic Republic's vision for the Site's development is:

- The redevelopment of the Site into a mixed-use landmark location of national importance and international visibility, and a metropolitan pole of international appeal and recognition, enhancing the attractiveness of the Athens greater area both as a tourist destination and a business and leisure center in the Eastern Mediterranean region. The Site will remain integrated with the existing urban fabric of the greater area of Athens.
- The stimulation of economic growth and the provision of social benefits through the creation of jobs during the planning, execution and operation of the redevelopment of the Site.

Ultimately, this development could reposition Athens as a destination city and, at the same time, offer its inhabitants/visitors a new pallet of experiences and fuel economic activity. This is envisaged to be achieved through appropriate architectural and urban planning features which will make the Site a unique proposition, combining the proximity of the plot to the center of the town, the coastal front and the Mediterranean climate.



3. Overview of the Site

3.1 Location

The Site is located within the Athens greater metropolitan area, standing between the mountain of Hymettus and the Saronic Gulf, Athens gateway to the Aegean Islands (images 1,2).

Its distance from the Athens city centre is just 8 km, while it is situated 27km from the Athens International Airport and 11km from the Piraeus Port.

In terms of current municipal jurisdiction, the Site falls within the administrative borders of three different municipalities, namely Hellinikon-Argyroupolis, Glyfada and Alimos.

On the north side it borders with the municipality of Alimos, on the east with Hellinikon and Argyroupoli, on the south with Glyfada and Glyfada's golf course and on the west with the Saronic Gulf.

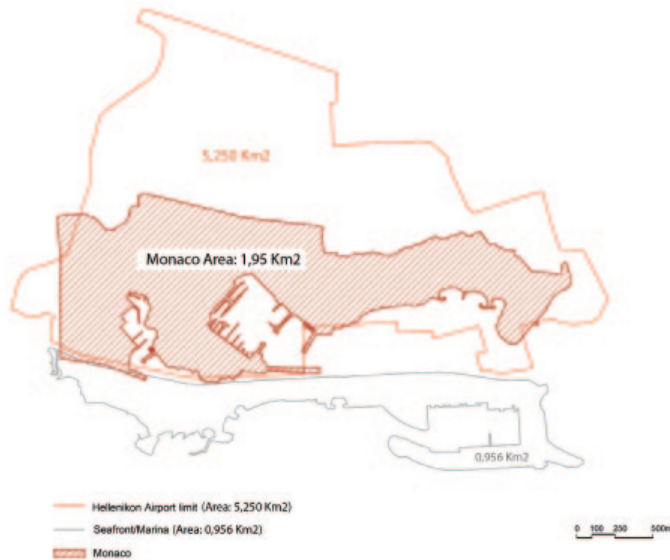
3.2 Size

The Site spans a total area of approximately 6.2million sq.m. (or approximately 620 hectares). It has a 3.5 km coastline and includes a currently operational 337-berth marina (capacity for vessels up to 100 meters length).

By way of an indication of its size, the Site is more than three times the size of Monaco, more than two times the size of Hyde Park (London, UK) and Central Park (NY, USA).

The Site area comprises (images 3,4,5):

1. The Airport Site, with a total area to be exploited of approximately 5,250,000 sq.m.
2. The Additional Sites of the coastal front, with a total area of approximately 956,000 sq.m. consisting of:
 - i. The Agios Kosmas 337-berth Marina, which is currently operational.
 - ii. The Agios Kosmas athletic centre, which includes various buildings with main uses being leisure and sports, and a waterfront of approximately 3.5 km



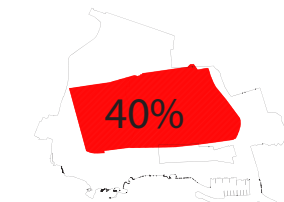
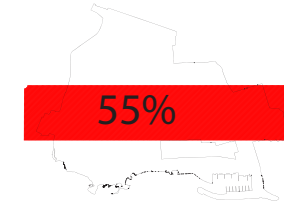
Central Park, New York, U.S.A.
3.410.000m²



Hyde Park & Kensington Gardens, London, U.K.
2.530.000m²



Hellinikon site area
6.200.000 m²



3.3 Current Accessibility

The Site benefits from robust public transportation means, including a tram line and several bus lines. Moreover, two underground metro stations at Hellinikon and Argyroupoli (both along Vouliagmenis Avenue on the western border of the Site) are currently expected to become operational within 2012 (see image 6).

3.4 Physical characteristics

The Site's surface has a naturally mild gradient towards the sea. The estimated grade of the Site's highest boundary on Vouliagmenis avenue is approximately +60m above sea level.

Five streams used to cross the Airport Site. Four of these have been covered as a result of constructions and works carried out through time. The tallest clusters of vegetation can be found on the north boundary and along the traces of the old streams.

The Development Guidelines to be provided in more detail as part of Phase 2 (RFP), will provide further details on these matters, which Eligible Investors will be encouraged to take into account in preparing their Business Plan.



3.5 Existing Buildings and Uses

There are 480 existing buildings owned by the Hellenic Republic within the Site, occupying an area of 386,880 sq.m. and having a total built area of approximately 491,000 sq.m.

These include (see images 7):

- “Olympic Facilities”: Facilities that were used for the Athens 2004 Olympic Games (including, but not limited to, canoe-kayak, baseball, softball, hockey and basketball courts) and are currently operational in some form or non-operational.
- Former airport installations (including, but not limited to, terminals, hangars and office buildings)
- Public transportation facilities, including depot stations serving the Athens Tram and the Athens Urban Transport Organisation (OASA)
- Former military installations

Four buildings have been designated as ‘Listed Buildings’, namely:

- The building of the former “Athens East Terminal”, designed by the architect Eero Saarinen.
- Three Army Aviation hangars.

The Airport site also includes the runways of the former airport, as well as other buildings of the HCAA (Hellenic Civil Aviation Authority).

Moreover, the Site includes a few small areas with archeological findings such as:

- A cemetery of the Geometrical Period located in the Northeast part of the Airport site
- A small group of tombs located within the area of the metro station of Argyroupolis
- A designated Archaeological zone within the Agios Kosmas coastal front including a settlement of an ancient temple (4th-5th century B.C.)
- Ancient ruins of a settlement near the Canoe – Kayak facilities area.

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4. Site History

The Site has always had a unique significance to the greater metropolitan area of Athens (Attica), as it used to be the location of the former international airport.

The Hellinikon Airport was the international airport of Athens for sixty years up until 2001, when the new Athens International Airport “Eleftherios Venizelos” at Spata commenced its operation.

The airport included two terminals; the West Terminal for domestic flights and the East terminal for international flights. One more terminal, the one of the former American Military Base, operated also at the Hellinikon area.

The construction of the airport begun in 1938, with a 1,800 meters long air corridor, after the expropriation of lands belonging to communities of Komnion and Hellinikon. In 1950, after the end of World War II, a second runway of 2,250 meters long was constructed. In 1969 the building of the East Terminal designed by the Finnish-American architect Eero Saarinen was inaugurated. During the 1970's the main runway was extended to 3,500 meters long. In the 1990's the airport served approximately 10-12 million passengers each year.

After the relocation of the airport, the Airport Site was designated as a pole for Olympic Facilities and its current status is as described above.



Below is a **timeline of key milestones** in the history of the former airport.

1938: The Athens Airport opens in Hellinikon, a southern suburb of Athens.

1969: The east terminal, designed by the Finish-American architect Eero Saarinen, opens.

1995: German company Hochtief is selected for the concession of the new Athens international airport at Spata (Eleftherios Venizelos).

2001: The airport in Hellinikon closes. The new airport at Spata becomes operational.

2004: The Olympic Games sports of canoe/kayak slalom, field hockey, baseball and softball are hosted in venues built at the Airport Site.

2005: Architects David Serero, Elena Fernandez and Phillipe Coignet win the First Prize in the International Competition for the Design of a Metropolitan Park in Hellinikon. The Greek State does not proceed with the implementation of the proposal.

2011: Founding of Hellinikon S.A.



The former East Terminal, designed by Eero Saarinen architect .



image 1 | The Site within the greater area of Athens



LEGEND :

-  Hellinikon Airport Site
-  Agios Kosmas - Sport Facilities
-  Agios Kosmas - Marina
-  Landmarks
-  Ports / Marinas
-  Main Roads





image 3| Site Map

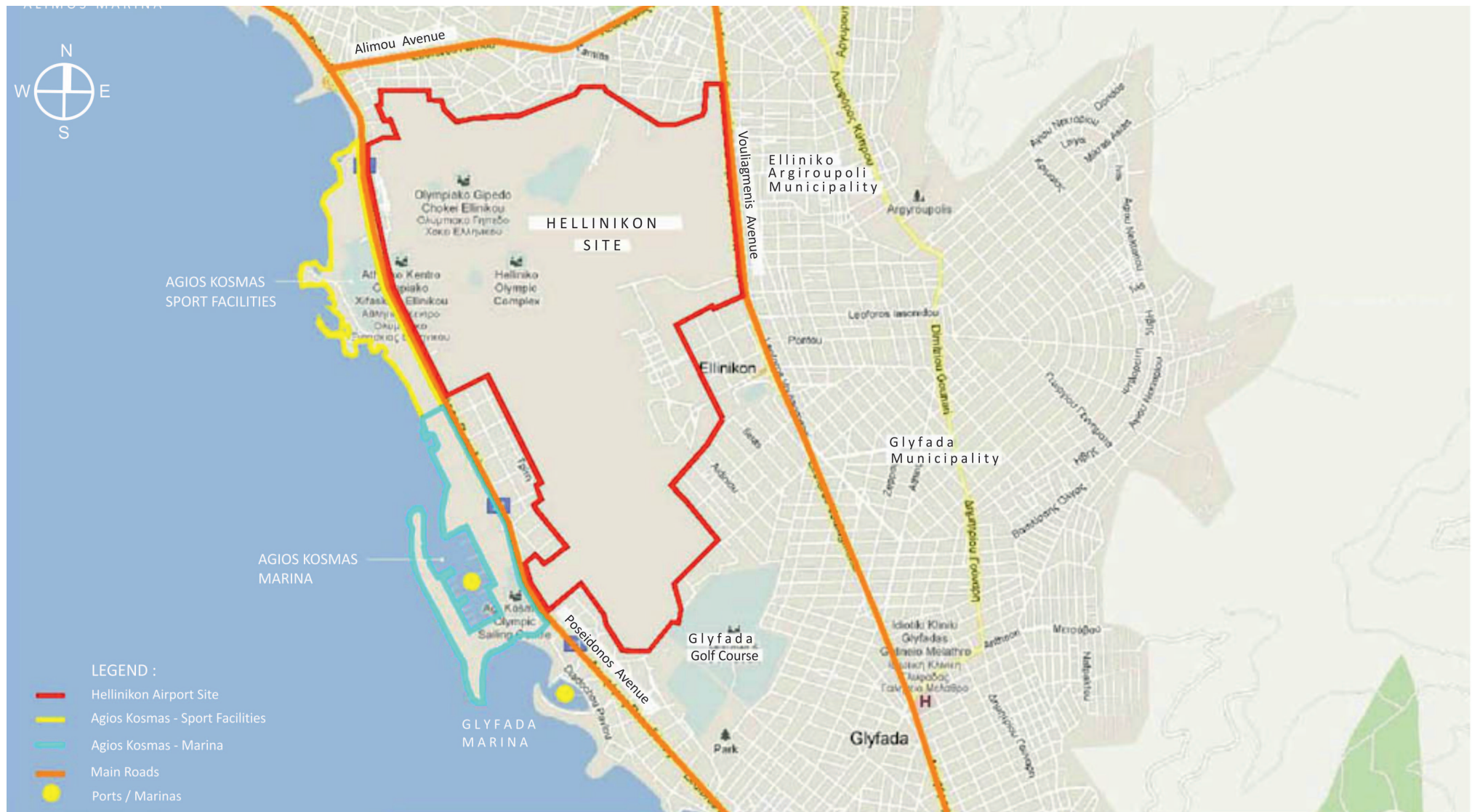




image 4 | Aerial View of Site





image 5 | Aerial view of the Site





image 6 | Existing Public Transportation

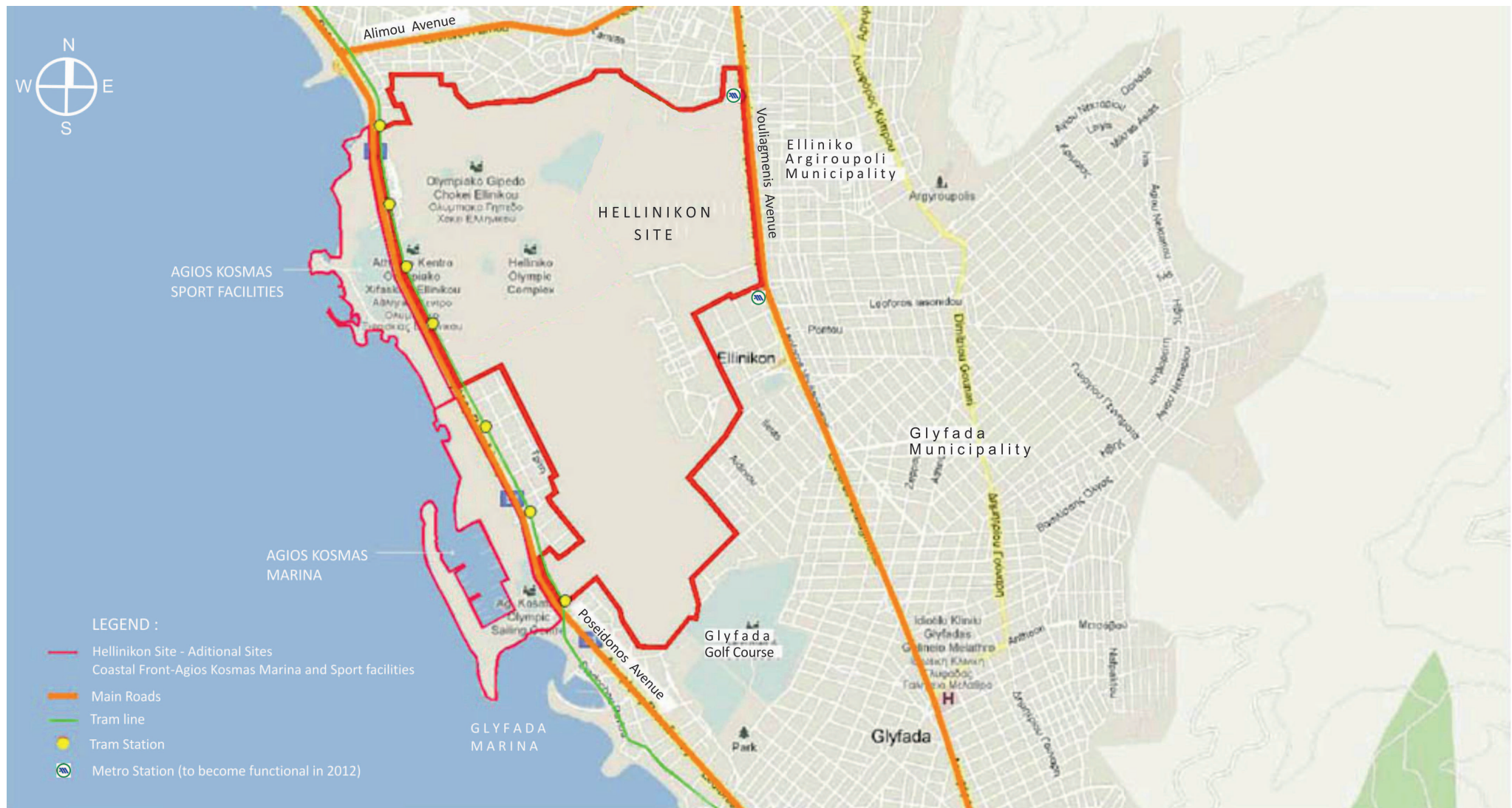




image 7 | Existing Buildings





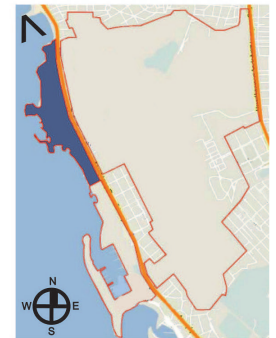
image 8 | Aerial view of the Site



Source : Hellinikon S.A.



image 9 | Coastal front - Agios Kosmas Sports facilities



Source : Hellinikon S.A.



image 10 | Aerial view of the Site





image 11 | Coastal front - Agios Kosmas Marina



Source : Hellinikon S.A.