



**HELLENIC REPUBLIC ASSET DEVELOPMENT FUND**

**MARINA OF PYLOS**

**TEASER NOTE**



**NOVEMBER 2021**

## 1. INTRODUCTION

The present document is a brief description of a **high-growth potential investment** in the Greek tourism market. The Marina of Pylos is located on the North-eastern part of the coastal zone of the City of Pylos.

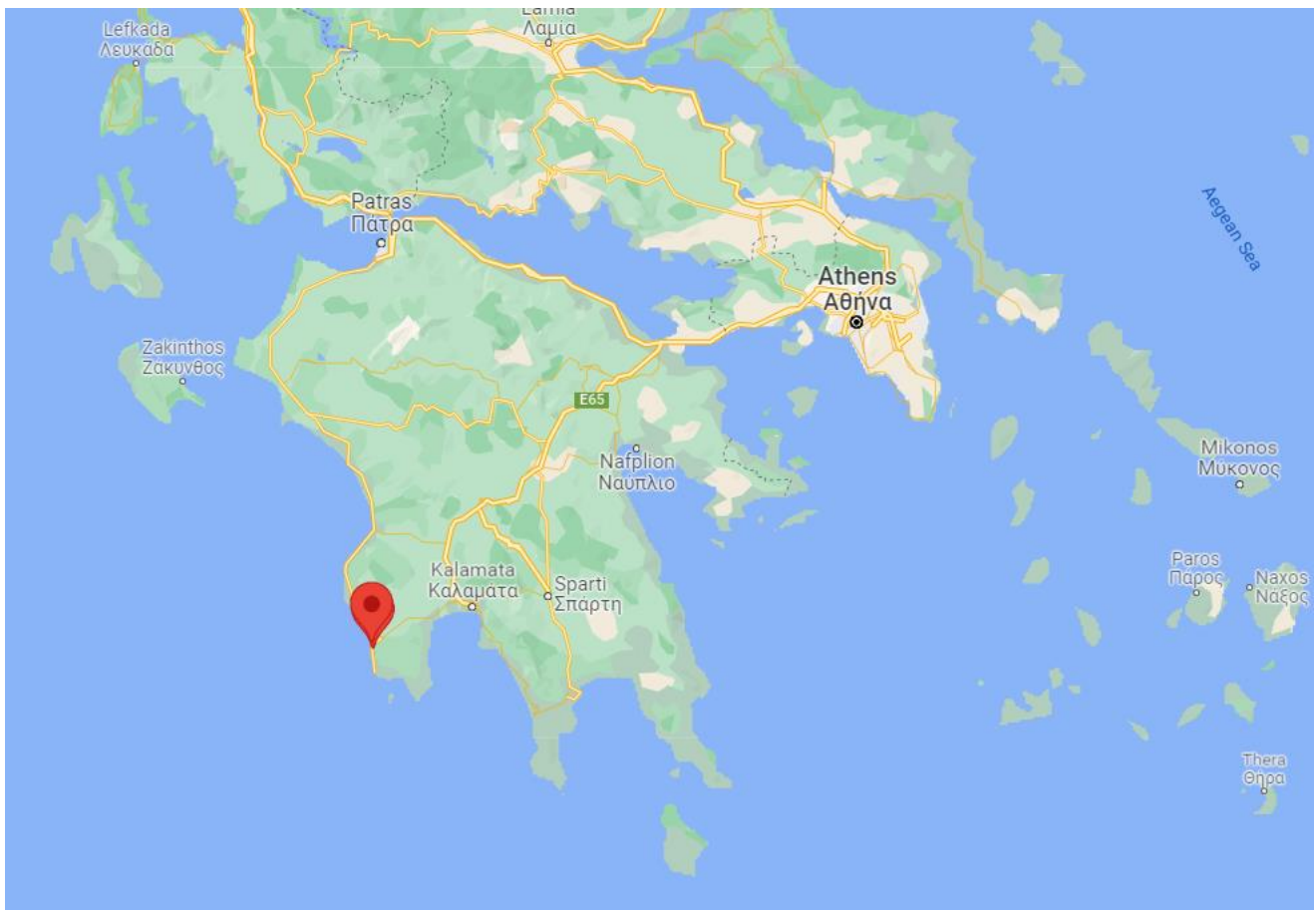
HRADF intends to grant a concession of port operation services (berthing and other services) as well as the right to use, operate, manage and exploit all assets within the upland and sea area of the Marina of Pylos, including the right to construct buildings and facilities for tourism and leisure activities.

## 2. THE MARINA

### 2.1 Location

The Marina of Pylos is situated in the city of Pylos in the Peloponnese, within walking distance from the city centre (less than 1 km). Pylos is a small picturesque town, on the shores of the Ionian Sea, located in Messinia, and at a distance of about 50km from the city of Kalamata. The city and the Marina of Pylos are accessible by car or bus from Athens (305km), as well as from Patras (216km).

Many historical and natural attractions are located in the wider area, while plenty of beaches are in short distance. There is significant tourist infrastructure, including hotels and apartments, along with restaurants, cafes, and shops with traditional local products.



## 2.2 Marina Overview

The land area of the Marina of Pylos is 32,195 m<sup>2</sup>, while the sea area covers 85,379 m<sup>2</sup>. The Marina of Pylos features concrete mooring berths that can be used by small boats. There are currently no other facilities in the marina, nor are any utilities provided.



### Land Area

According to the new Development Plan for the Marina of Pylos, the permitted land uses are divided into two sectors.

- Sector I covers the Marina of Pylos entrance area, with a total surface of 2,746 m<sup>2</sup>, and is dedicated to tourism and leisure activities including the possibility to develop parking space areas, outdoor areas for cultural events, as well as green areas
- Sector II is the operational service area of the Marina of Pylos with an upland area of 29,449 m<sup>2</sup> which may include a residential area, tourism and leisure activities, and parking space; restaurants, bars, cafes and small shops, as well as sports facilities and green areas, are also foreseen to be developed in this area.
- Sector II also provides for vessel storage and maintenance, slides, travellift, dry docking and other auxiliary uses.

The concessionaire of the Marina of Pylos shall be solely entitled to rent residential spaces within the upland area of the marina. The residential use of the Marina of Pylos shall be up to 20% of the total buildable area and cannot exceed 1,220 m<sup>2</sup> in total.

### Sea Area

The total number of berthing places within the Marina of Pylos are 129, the majority of which can serve vessels of an overall length between 12 and 16 meters. The largest available berths (two in total) will be able to accommodate boats with an overall length of up to 30 meters and beam of up to 10 meters, while the smallest berths can host boats of up to 8 meters in length and 4 meters beam.

LOA (m)	Beam (m)	Area (m <sup>2</sup> )	Total
8	4.00	64	2
10	4.00	880	22
12	4.50	1,026	19
14	4.90	2,058	30
16	5.15	2,142	26
18	5.75	725	7
20	6.25	2,000	16
25	8.00	1,000	5
30	10.00	600	2
<b>Total</b>			<b>129</b>
Sq. Meters			10,494.9

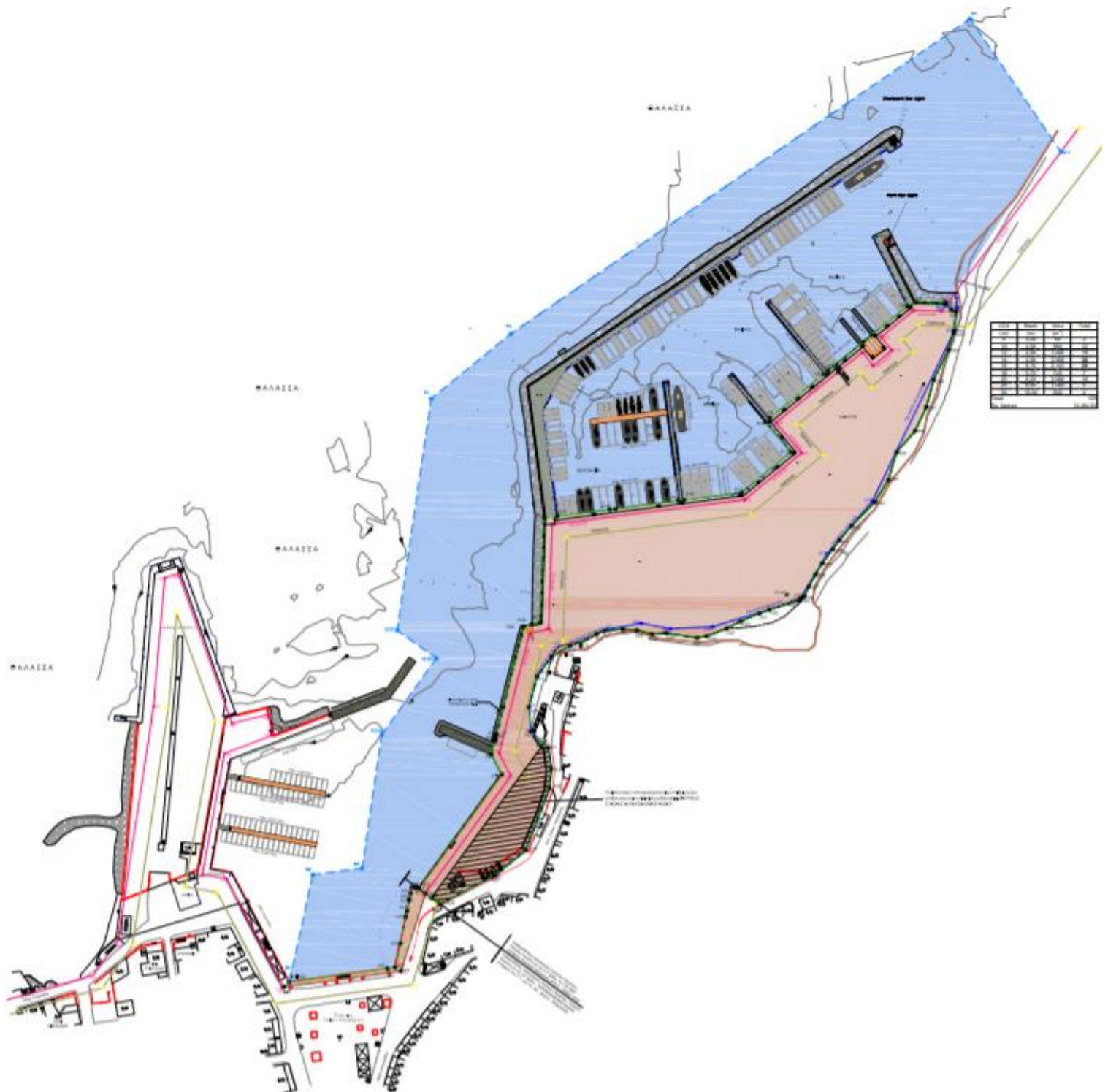
### Construction Restrictions

According to the Development Plan, there are specific conditions and restrictions in construction:

- The build-surface ratio will be 20% and the maximum allowed buildable surface cannot exceed 6,439m<sup>2</sup>
- The maximum area for residential uses cannot exceed 1,220m<sup>2</sup>
- The coverage ratio of the land area will be 30%
- In Sector I, the maximum buildings' height is set to 3.5m, excluding the roof
- In Sector II, the maximum buildings' height is set to 7.5m, excluding the roof, except for the control tower that can be 12m tall
- The roofs' height may not exceed 1.5m
- Across the upland area of the Pylos Marina there is a minimum requirement of at least 10% coverage of green areas



Marina Plan



### 3. PROCESS

HRADF envisages to grant a concession in the Marina of Pylos through an international public tender to be conducted in a single phase. Interested investors shall be granted access to the contractual documents for the concession of the Marina of Pylos and to a Virtual Data Room (“VDR”) containing all relevant information available for the Marina of Pylos and the process going forward, following the signing of a confidentiality agreement and the VDR terms of use to the Fund and upon the payment of an entrance fee of one thousand Euro (€ 1,000.00).

### 4. CONTACTS

Interested investors are invited to contact the Hellenic Republic Asset Development Fund’s (HRADF) and OCTANE Management Consultants which is designated as Financial Advisor for the Marina of Pylos transaction. Upon fulfilment of all relevant obligations, as outlined above, interested investors will gain access to the VDR for the Marina of Pylos.

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**For further information about this investment opportunity please contact:**

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**Disclaimer**

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