



HELLENIC REPUBLIC ASSET DEVELOPMENT FUND

INVESTING IN DEVELOPMENT



Real Estate Portfolio
2024-2025

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1. Tenders in progress

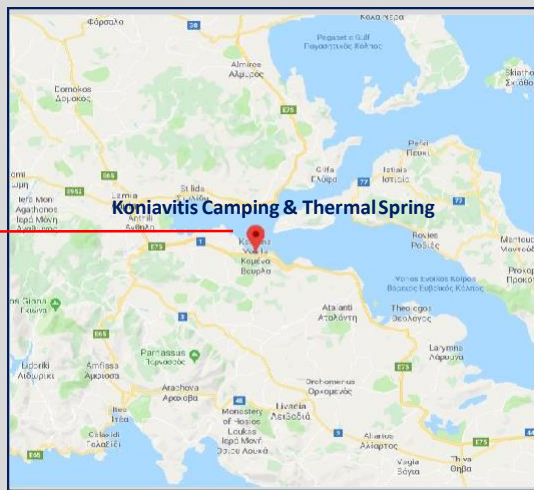
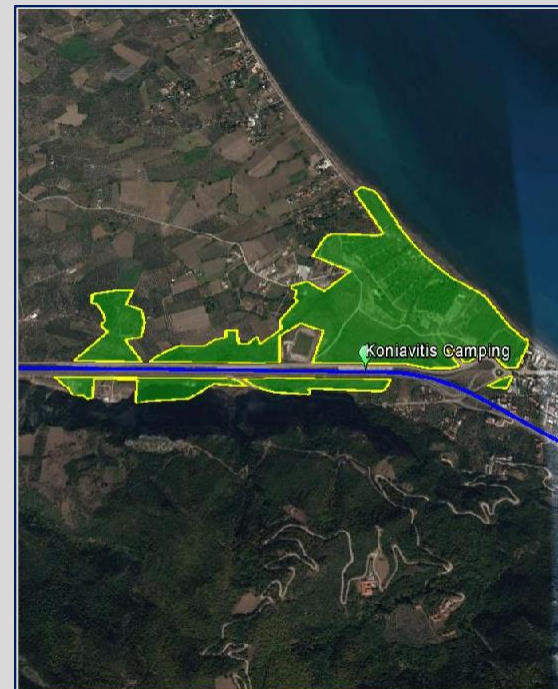
Tenders in progress (pending the decision of the Board of Directors for an eligible investor)



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Koniavitis Camping & Thermal Spring

Fthiotida



OVERVIEW

- **Location:** At the foot of mountain Kallidromo , Molos - Ag. Konstantinos Municipality
- **Land plot Area:** 783,320.90 sq.m.
- **Exploitable Area:** 592,500.00 sq.m.
- **Built Area:** 4,762.00 sq.m.
- **Existing Buildings:** Abandoned camping and supporting facilities are located inside the property.
- **Development Concept:** Health & Spa Resort – Recreation, upon ESHADA.
- **Development Method:** Sale of part A (520 ha of coastal land) - Long-term lease of part B (72,5 ha)

SUBSEQUENT STEPS

- Ongoing tender process

ADVISORS TO HRADF

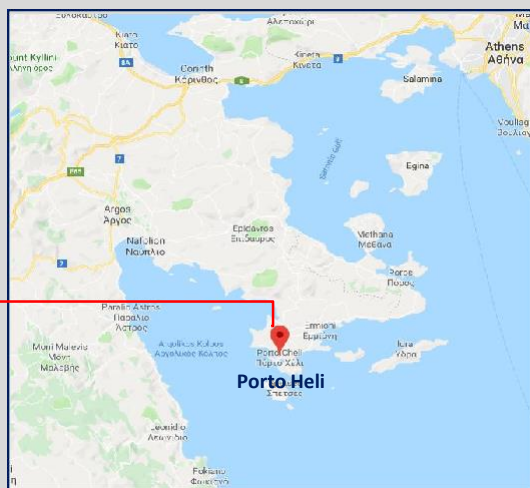
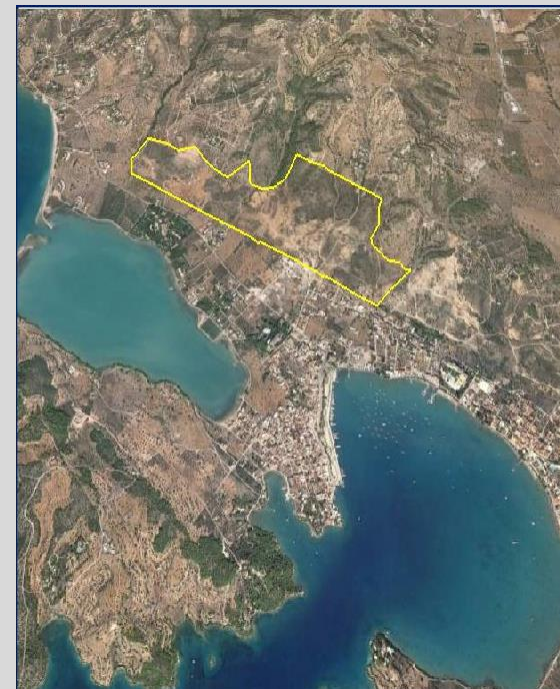
- Financial Advisors: OPTIMA BANK SA
- Legal Advisors: DTK-LEXPARTNERS
- Technical Advisors: DEKATHLON SA



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Land Plot in Porto Heli

Argolida



OVERVIEW

- **Location:** “Ververonta” area, Porto Heli, Municipality of Ermionida
- **Land plot Area:** 627,417.84 sq.m.
- **Existing Buildings:** N/A
- **Built Area:** Old & ruined camping facilities
- **Development Concept:** Tourism and Leisure uses, e.g. F1 Race Circuit and tourist facilities (boutique hotel, furnished tourist apartments, suites with a capacity of about 50 beds) upon elaboration of ESHADA.
- **Development Method:** Sale

SUBSEQUENT STEPS

- Ongoing tender process

ADVISORS TO HRAFD

- Financial Advisor: PIRAEUS BANK SA
- Property Development Advisor: Danos P. & Associates S.A.

2. Properties for immediate exploitation

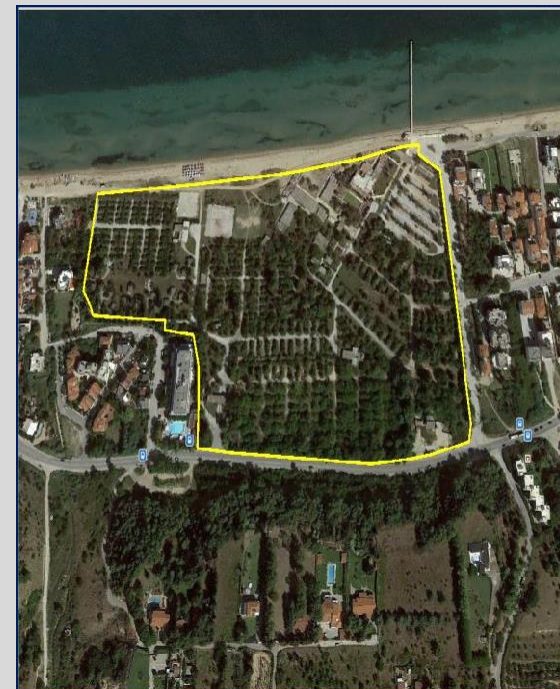
Preparation of tender process



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Agia Triada Camping

Thessaloniki



OVERVIEW

- **Location:** “Agia Triada” area, Thermaikos Municipality
- **Land plot Area:** 173,310.00 sq.m.
- **Exploitable area:** 126,602 sq.m.
- **Existing Buildings:** Old & ruined camping facilities
- **Other Information:** Seaside property with a long coastline border and direct access to Thessaloniki – close to Macedonia Airport
- **Development Concept:** Tourism – Leisure, Tourist Resort Village
- **Development Method:** Under discussion

SUBSEQUENT STEPS

- Launch of tender process (Q1 2024)

ADVISORS TO HRADF

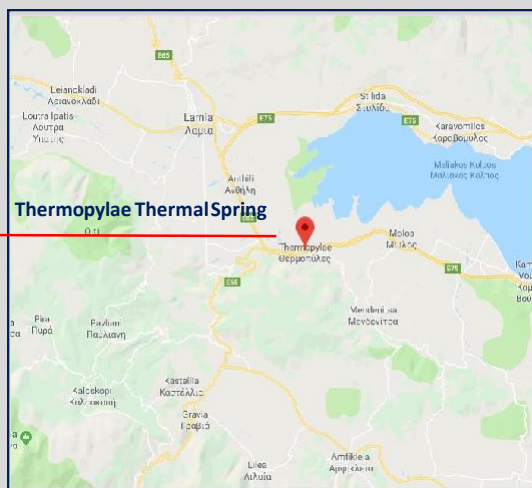
- Financial Advisor: NATIONAL BANK OF GREECE SA
- Legal Advisor: LAMNIDIS LAW FIRM
- Technical Advisor: ASPA SA



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Thermopylae Thermal Spring

Fthiotida



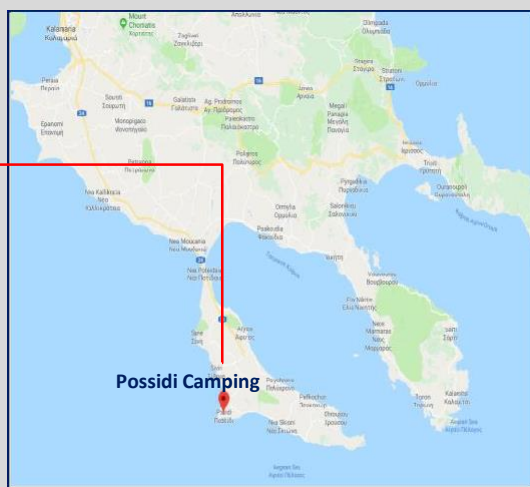
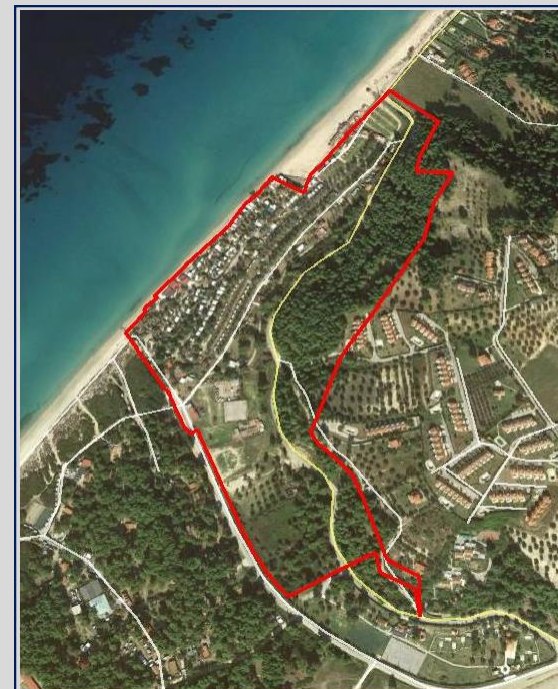
OVERVIEW	SUBSEQUENT STEPS
<ul style="list-style-type: none"> ➤ Location: Thermopylae area, Lamia Municipality ➤ Land plot area: 940,359.80 sq.m. ➤ Exploitable Area: 115,000 sq.m. ➤ Built Area: 4,309 sq.m. ➤ Existing Buildings: Two (2) non-operational hotels and numerous supporting facilities are located within the property. ➤ Development concept: Tourism, Leisure, Historical, Thermal – Bath Resort, Health & Recreation, upon elaboration of ESHADA ➤ Development method: Under Discussion 	<ul style="list-style-type: none"> ➤ Approval of the Presidential Decree by the Central Management Committee for the Development of Public Assets ➤ Launch of tender process (Q4 2024) <p style="text-align: center;">ADVISORS TO HRADF</p> <ul style="list-style-type: none"> ➤ Financial Advisors: PIRAEUS BANK SA ➤ Legal Advisors: SARDELAS-PETSA-ILIADOU-TSIONA Law Firm ➤ Technical Advisor: SAMARAS & ASSOCIATES S.A. – DELTA ENGINEERING S.A.



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Possidi Camping

Chalkidiki



OVERVIEW

- **Location:** “Possidi” area, Kassandra Municipality
- **Exploitable Area:** 133,023 sq.m.
- **Existing Buildings:** Camping facilities and supporting buildings with a total built area of 3,467.00sq.m.
- **Development Concept:** Tourism & Leisure, e.g hotel and supporting hospitality and leisure facilities, or Recreation upon elaboration of ESHADA
- **Development Method:** Under discussion

SUBSEQUENT STEPS

- Completion of SEIA’s Public Consultation
- Approval of the Presidential Decree by the Central Management Committee for the Development of Public Assets
- Launch of tender process (Q2/Q3 2024)

ADVISORS TO HRADF

- Financial Advisors: NATIONAL BANK OF GREECE SA
- Technical Advisors: DEKATHLON SA
- Legal Advisors: N. Kanellopoulos – H. Zerva & Partners

3. Properties in Legal and Technical Maturation Process/A

Planning of the 2024-25 tendering procedure



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Land Plot in Karathona Nafplion Argolida



OVERVIEW

- **Location:** Karathona beach, Municipality of Nafplio
- **Land plot area:** 1,911,893 sqm
- **Exploitable Area:** 500,000 sqm
- **Coastal Facade:** 1,480 m
- **Other information:** Unique location, at a distance of 4 km from the town of Nafplio, offering a panoramic view to the bay of Argos.
- **Development concept:** Hotel - Leisure Resort & Second Home Residencies

➤ **Development Method:** Under Discussion

SUBSEQUENT ACTIONS

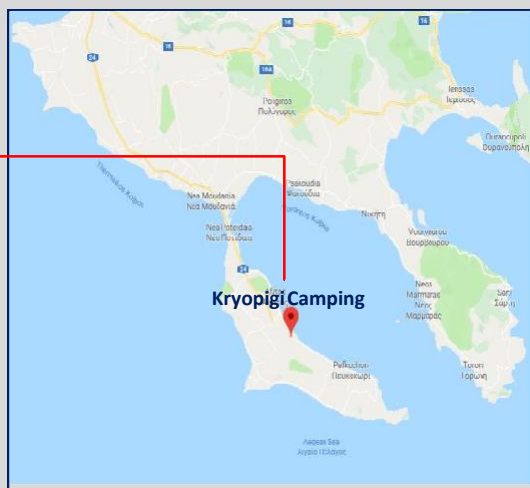
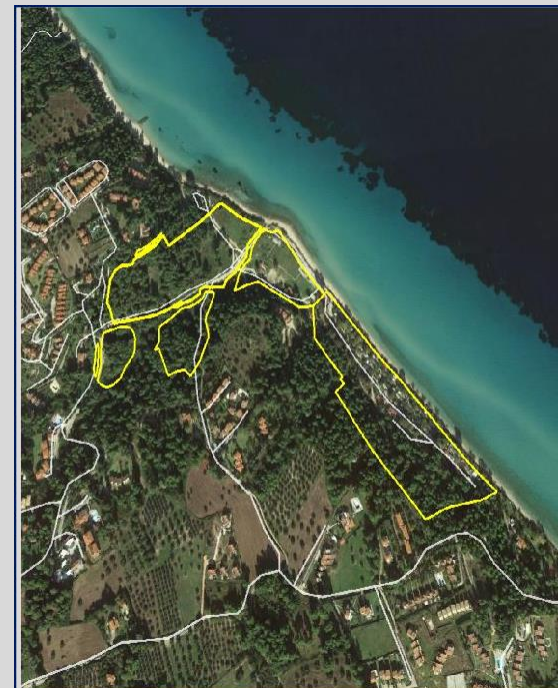
- Legal and technical maturity actions
- Launch of tender process (2025)



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Kryopigi Camping

Chalkidiki



OVERVIEW

- **Location:** 1 km east of Kryopigi village, Kassandra Municipality
- **Land plot area:** 112,400.00sqm
- **Existing buildings:** Camping Facilities with a total built area of 1,035.82sqm
- **Development concept:** Upgrading and enhancing of the existing camping facilities, tourism & leisure
- **Development method:** Under Discussion

SUBSEQUENT STEPS

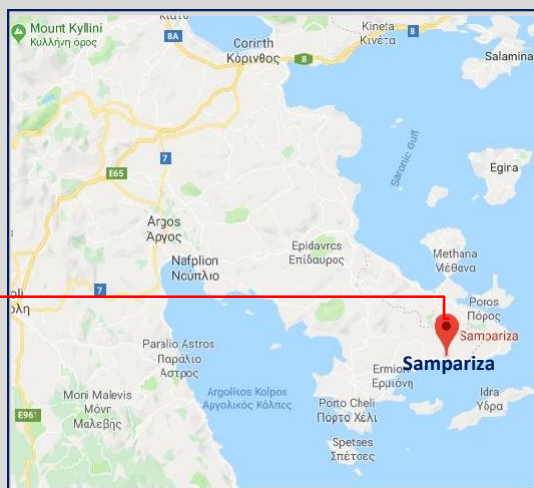
- Legal and technical maturity Actions
- Updating of ESHADA and SEIA Study
- Launch of tender process (2025)



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Land Plot in Sampariza

Argolida



OVERVIEW

- **Location:** Sampariza, Ermioni, Region of Argolida
- **Land plot Area:** 170,427 sq.m., comprised of two land plots (157,543.37 sq.m. & 12,882.81 sq.m.) separated by a road.
- **Other Information:** Near to Ermioni and Porto Heli, popular destinations in Peloponnese.
- **Development Concept:** An upscale resort complex consisting of vacation homes and hospitality/leisure facilities.

➤ **Development Method:** Sale of properties through the e- auction platform.

SUBSEQUENT STEPS

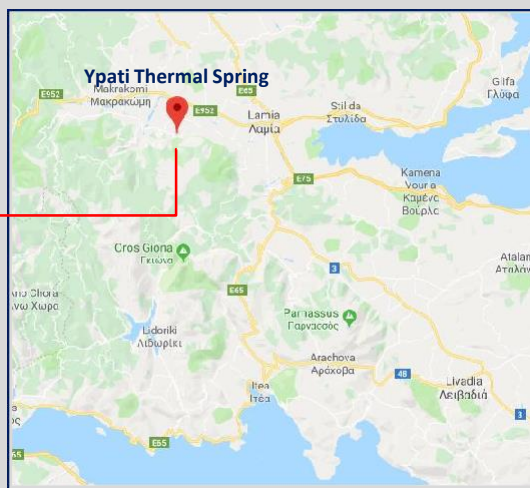
➤ Launch of tender process (2024-25)



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Ypati Thermal Spring

Fthiotida



OVERVIEW

- **Location:** “Loutra Ypatis” area, Lamia Municipality
- **Land plot Area:** 700,722.00 sq.m.
- **Built Area:** 8,134.00 sq.m.
- **Existing Buildings:** Three (3) listed hotel buildings , one (1) hydrotherapy center (spa) and numerous supporting facilities included. The property is currently operating as a hydrotherapy center.
- **Development Concept:** Tourism – leisure, athletic facilities, healthcare buildings, upon elaboration of ESHADA.
- **Development Method:** Under discussion

SUBSEQUENT STEPS

- Legal and technical maturity actions
Updating of ESHADA and SEIA Study
- Approval of the Presidential Decree by the Central Management Committee for the Development of Public Assets
- Premarketing
- Launch of tender process (2025)

ADVISORS TO HRADF

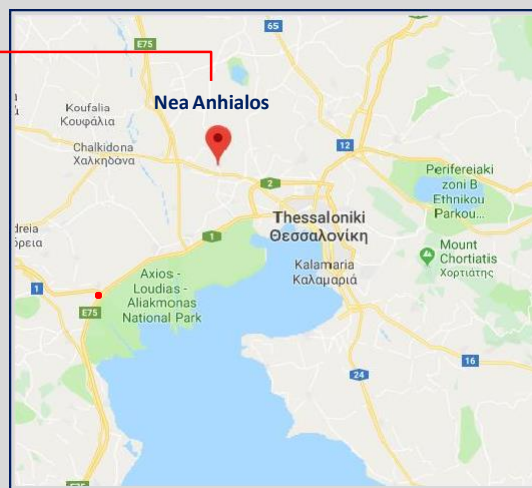
- Financial Advisors: ATTICA BANK SA



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10 Land Plots in Anhialos area

Thessaloniki



OVERVIEW

- **Location:** "Anhialos" area, Municipality of Chalkidona, Thessaloniki
- **Land plots areas:**

ABK 3229: 582.00sqm	ABK 3234: 549.00sqm
ABK 3230: 399.00sqm	ABK 3235: 493.70sqm
ABK 3231: 435.00sqm	ABK 3236: 505.00sqm
ABK 3232: 480.00sqm	ABK 3237: 530.00sqm
ABK 3233: 525.00sqm	ABK 3238: 453.00sqm
- **Development concept:** Residential uses
- **Development method:** Sale of properties through the e-auction platform

ADVISORS TO HRADF

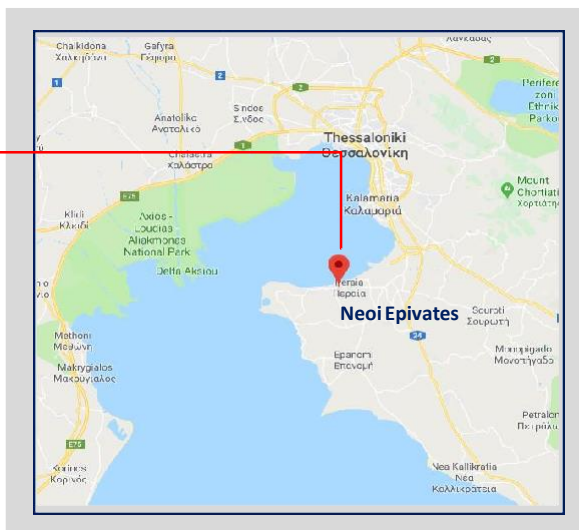
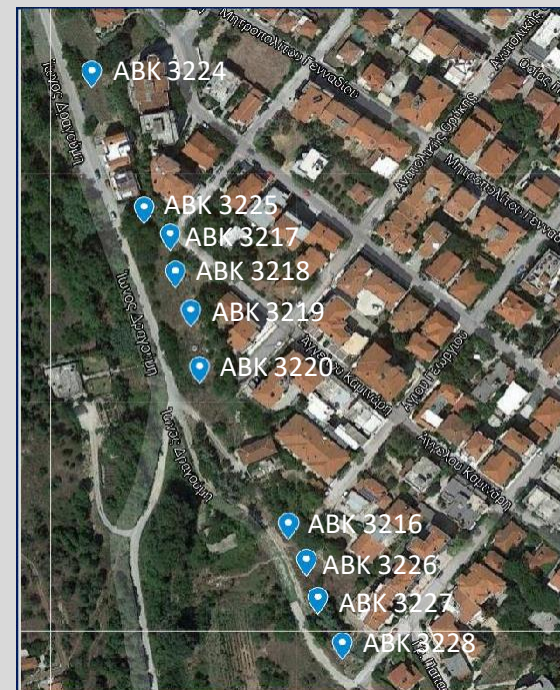
- Technical Advisor: PUBLIC PROPERTIS COMPANY (PPCo)



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10 Land Plots in Neoi Epivates area

Thessaloniki



OVERVIEW

➤ **Location:** “Neoi Epivates” area, Thermaikos Municipality, Thessaloniki

➤ **Land plots areas:**

ABK 3216: 457.00sqm	ABK 3224: 538.00sqm
ABK 3217: 500.00sqm	ABK 3225: 521.00sqm
ABK 3218: 464.00sqm	ABK 3226: 557.00sqm
ABK 3219: 511.00sqm	ABK 3227: 541.00sqm
ABK 3220: 491.00sqm	ABK 3228: 565.00sqm

➤ **Development concept:** Residential uses

➤ **Development method:** Sale of properties through the e-auction platform

ADVISORS TO HRADF

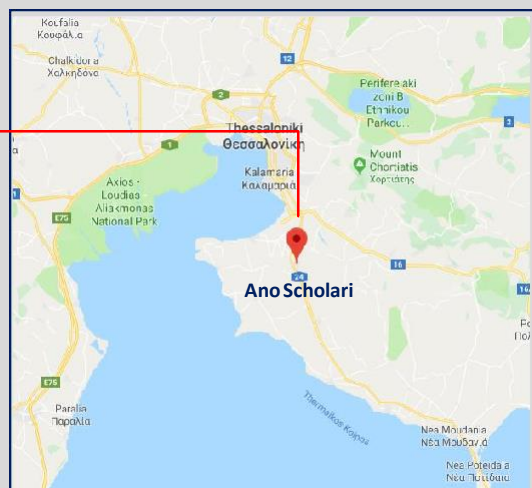
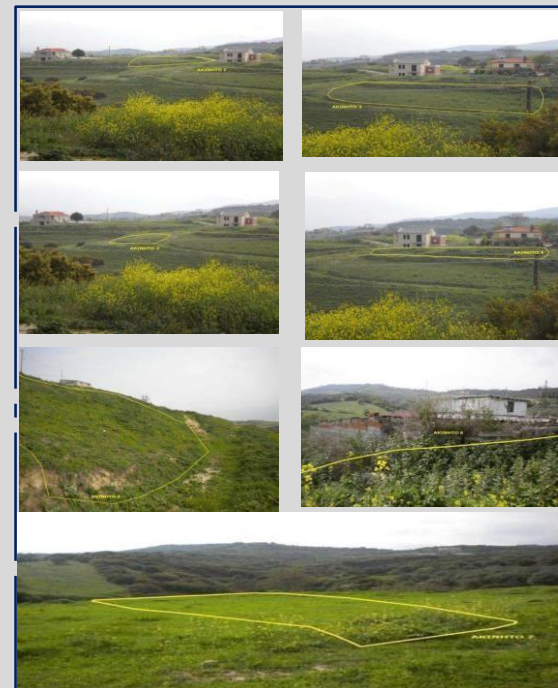
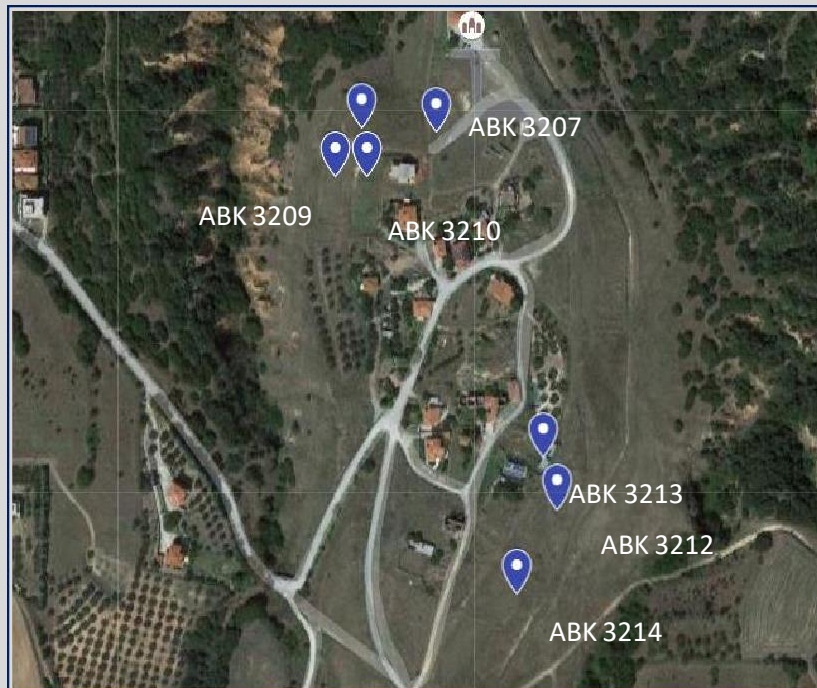
➤ **Technical Advisor:** PUBLIC PROPERTIS COMPANY (PPCo)



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6 Land Plots in Ano Scholari area

Thessaloniki



OVERVIEW

➤ **Location:** “Ano Scholari” area, Thermi Municipality, Thessaloniki

➤ **Land plots areas:**

ABK 3207: 656.00sqm	ABK 3212: 995.00sqm
ABK 3509: 766.00sqm	ABK 3213: 417.00sqm
ABK 3210: 663.00sqm	ABK 3214: 439.00sqm

➤ **Development concept:** Residential uses

➤ **Development method:** Sale of properties through the e-auction platform

ADVISORS TO HRADF

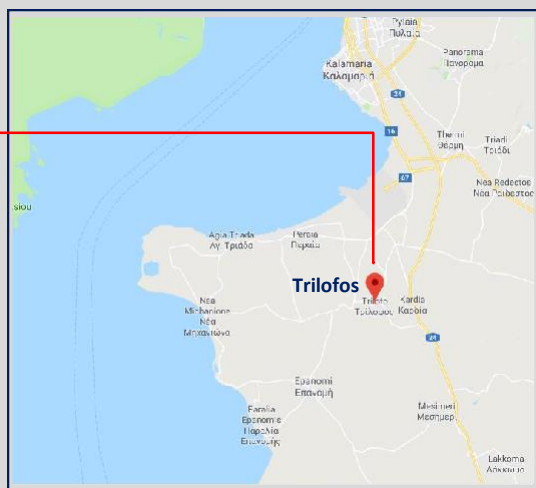
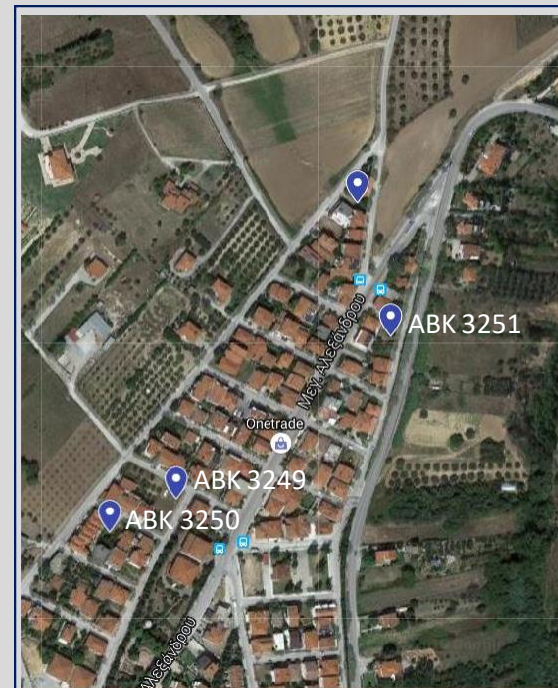
➤ Technical Advisor: PUBLIC
PROPERTIS COMPANY
(PPCo)



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3 Land Plots in Trilofos area

Thessaloniki



OVERVIEW

- **Location:** “Trilofos” area, Thermi Municipality, Thessaloniki
- **Land plots areas:**
 - ABK 3249:** 253.00sqm
 - ABK 3250:** 259.00sqm
 - ABK 3251:** 229.00sqm
- **Development concept:** Residential uses
- **Development method:** Sale of properties through the e-auction platform

ADVISORS TO HRADF

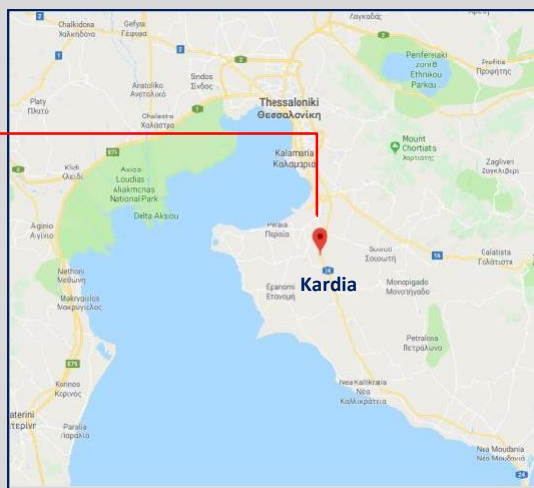
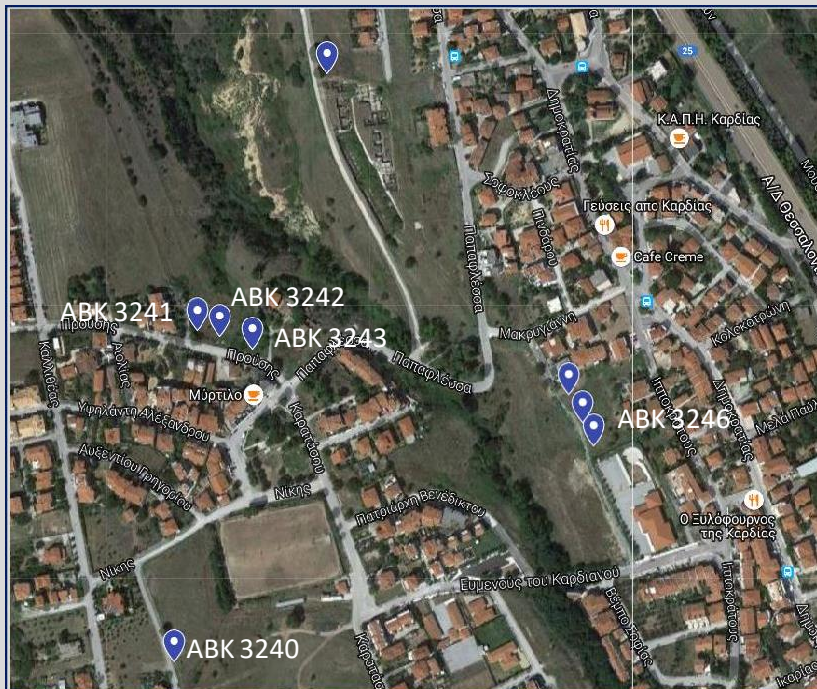
- **Technical Advisor:** PUBLIC PROPERTIS COMPANY (PPCo)



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5 Land Plots in Kardia area

Thessaloniki



OVERVIEW

- **Location:** “Kardia” area, Thermi Municipality, Thessaloniki
- **Land plots areas:**
ABK 3240: 978.00sqm **ABK 3243:** 788.00sqm
ABK 3241: 830.00sqm **ABK 3246:** 991.00sqm
ABK 3242: 801.00sqm
- **Development concept:** Residential uses
- **Development method:** Sale of properties through the e-auction platform

ADVISORS TO HRADF

- Technical Advisor:
PUBLIC PROPRTIS
COMPANY (PPCo)

4. Properties in Legal and Technical Maturation Process/B

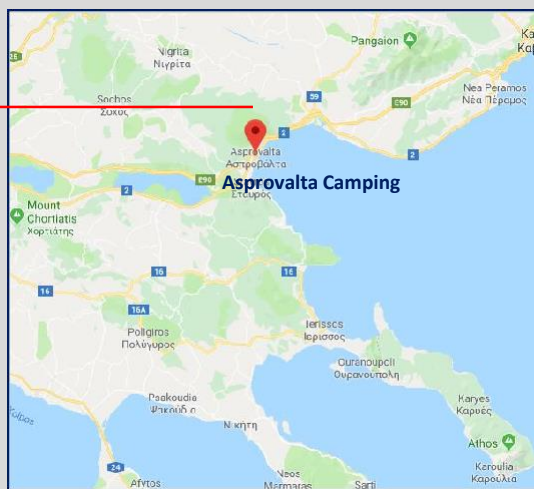
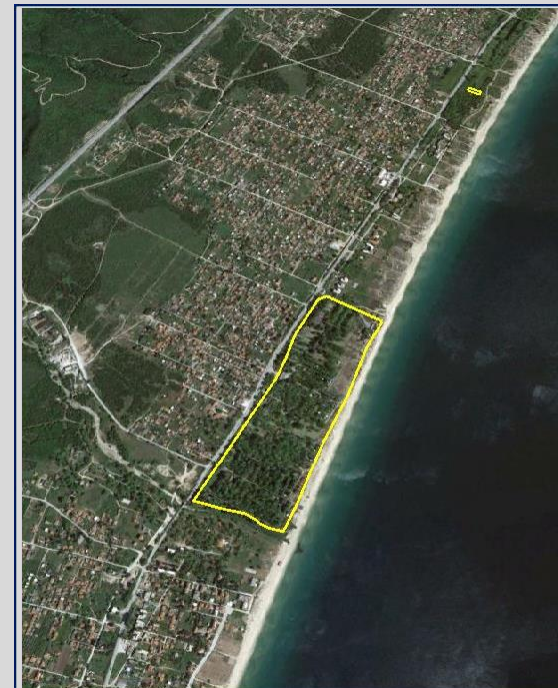
Conditional planning of the 2024-25 tendering procedure



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Asprovalta Camping

Thessaloniki



OVERVIEW

- **Location:** “Asprovalta” area, Municipality of Volvi
- **Land plot Area:** 297,357.40 sq.m.
- **Existing buildings:** Abandoned and poorly maintained camping facilities with a total surface area of 5,150.00 sq.m.
- **Development Concept:** Upgrading and enhancing of the existing camping facilities
- **Development Method:** Under discussion

SUBSEQUENT STEPS

- Legal and technical maturity actions
- Launch of tender process (2025)

ADVISORS TO HRADF

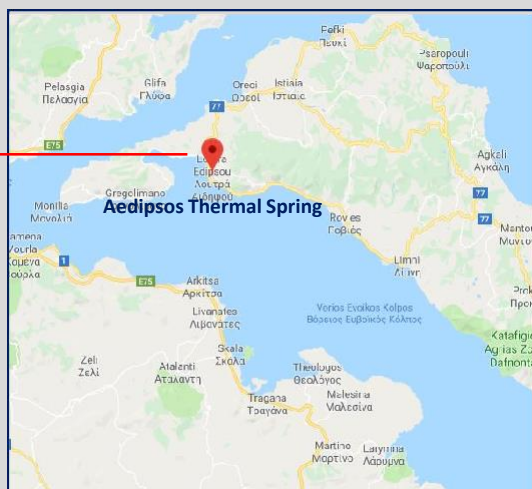
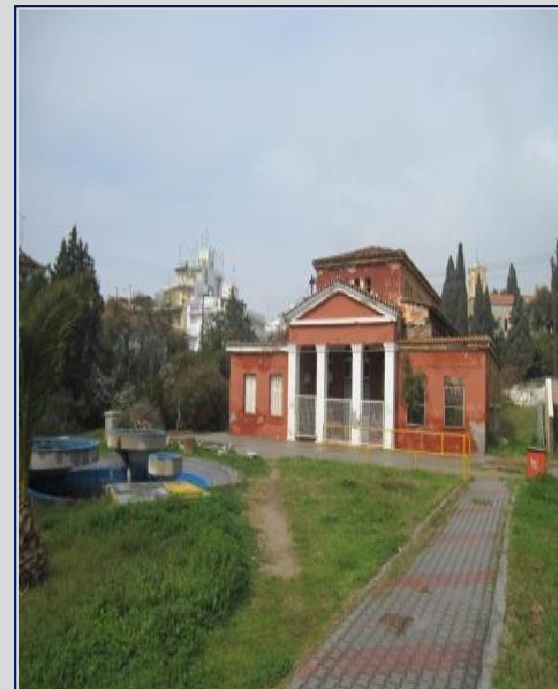
- Technical Advisor: SAMARAS & ASSOCIATES S.A. – CONSULTING ENGINEERS



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Aedipos Thermal Spring

Evia



OVERVIEW

- **Location:** “Loutra of Aedipos” area, Istiaia - Aedipos Municipality
- **Land plot Area:** 22,113.00 sq.m.
- **Existing Buildings:** The old hydrotherapy center “Agioli Anargyroi” (built before 1950), the new hydrotherapy center complex (1985), biological treatment facilities and other auxiliary buildings with a total surface of 9,446 sqm
- **Other Information:** The old hydrotherapy center has been characterized as a modern listed monument. There are 2 thermal springs in the property and 3 in neighboring areas.

- **Development Concept:** Spa Tourism - Recreation
- **Development Method:** Under Discussion

SUBSEQUENT STEPS

- Legal and technical maturity actions

ΣΥΜΒΟΥΛΟΙ ΤΑΙΠΕΔ

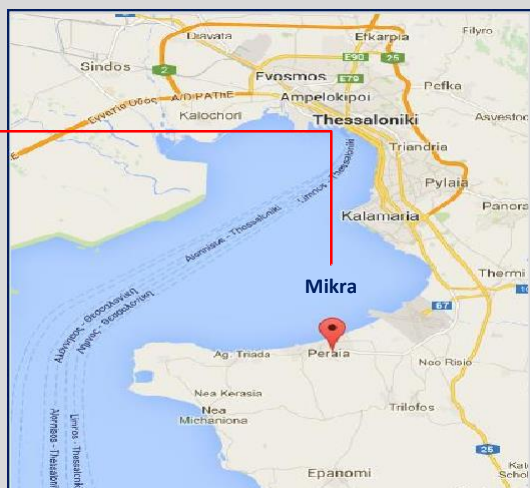
- Financial Advisor: ATTICA BANK SA



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Land plot in Mikra

Thessaloniki



OVERVIEW

- **Location:** Mikra, Themi Municipality, near “Macedonia” airport
- **Land plot Area:** 526,499.00 sq.m.
- **Development Concept:** Potential exploitation could include business centers, retail and outlet parks, science & technology parks, marinas, hotels and residential uses
- **Development Method:** Under discussion

SUBSEQUENT STEPS

- Legal and technical maturity actions
- Pending approval of the Special Urban Plan (EPS) of the Thessaloniki Coastal Front
- Premarketing

ADVISORS TO HRADF

- Financial Advisors: NATIONAL BANK OF GREECE SA



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Platystomo Thermal Spring Fthiotida



OVERVIEW

- **Location:** Platystomo area, Makrakomi Municipality
- **Land plot area:** 785,398.00 sqm
- **Built area:** 13,477.00 sqm
- **Existing buildings:** Two hotels, one hydrotherapy center (spa) and numerous supporting facilities are located inside the property. One of the hotels and some of the supporting facilities are abandoned.
- **Development concept:** Tourism-Leisure, Spa, Sports Training & Recreation Center

➤ **Development Method:** Under Discussion

SUBSEQUENT ACTIONS

- Legal and technical maturity actions
- Preparation of ESHADA and SEIA Study (if required)

ADVISORS TO HRADF

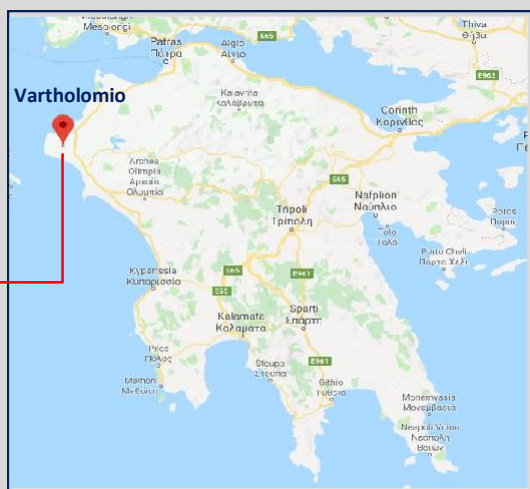
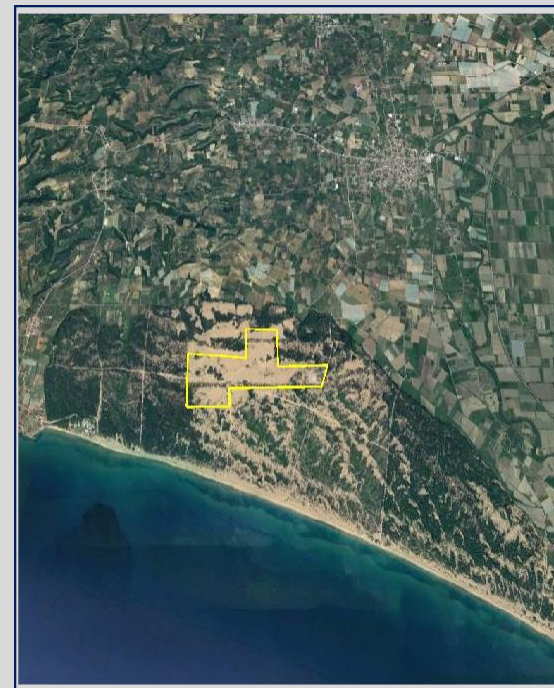
- Financial Advisor: OPTIMA BANK SA
- Technical Advisor: SAMARAS & ASSOCIATES S.A. – CONSULTING ENGINEERS



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Land Plot in Vartholomio

Ilia



OVERVIEW

- **Location:** “Thines” area, Vartholomio, Pineios Municipality
- **Land plot area:** 952,172.69 sqm
- **Other information:** A large part of the property is covered by sand hills, while a smaller part is covered by bushy vegetation. Parts of the property have been characterized as forest and as reforestation areas.
- **Development concept:** Tourism – Recreational uses, including a 18-hole golf course, upon elaboration of ESHADA

➤ **Development Method:**
Under Discussion

SUBSEQUENT ACTIONS

- Legal and technical maturity actions
- Updating of ESHADA and SEIA Study

5. Properties with significant Commitments

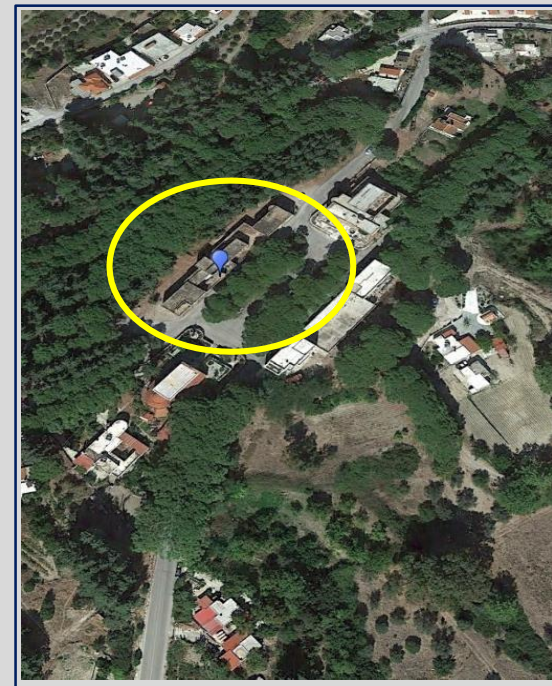


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Former Sanatorium of Agia Eleousa

Rhodes

Dodecanese
Islands



OVERVIEW

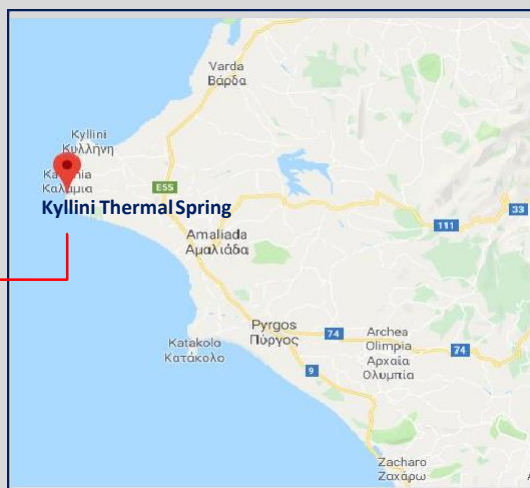
- **Location:** Agia Eleousa village, Rhodes
- **Land plot Area:** 2,588.52 sq.m.
- **Built Area:** 1,325.40 sq.m.
- **Year of Construction:** 1935-36
- **Other Information:** The Sanatorium belongs to a complex of three listed buildings built around the main square of the village. There are planning restrictions, as well as encroachments and private claims.
- **Development concept:** Boutique Hotel



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Kyllini Thermal Spring

Ilia



OVERVIEW

- **Location:** “Loutra Kyllinis” area, Municipality of Andravida - Kyllini
- **Land plot area:** 1,215,277.00 sqm
- **Built area:** 4 hotels, one hydrotherapy center, one conference center, sport and other supporting facilities with total built area 72,310.13 sqm
- **Other information:** Leased until 2050. The ownership of the thermal natural source, as well as the forest areas inside the property, were explicitly excluded from the transfer of the property to HRADF.
- **Development Concept:** Maintenance of current use

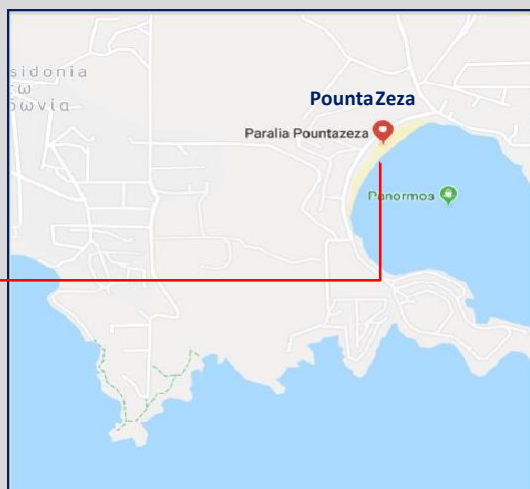


HELLENIC REPUBLIC ASSET
DEVELOPMENT FUND

2 Adjacent Land Plots in Pounta Zeza

Lavrio

Attica



OVERVIEW

- **Location:** Pounta – Zeza, Municipality of Lavreotiki
- **Land plot area:** ABK 192A: 40,707.30 sqm
ABK 983: 144,726.66 sqm
- **Other information:** Encroachments have been identified inside the land plots. Parts of the properties' wider area are subject to archaeological restrictions.
- **Development concept:** Tourism - Recreation and/or residential uses
- **Development method:** Under Discussion



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Seaside Land Plot in Glykovryssi

Lakonia



OVERVIEW

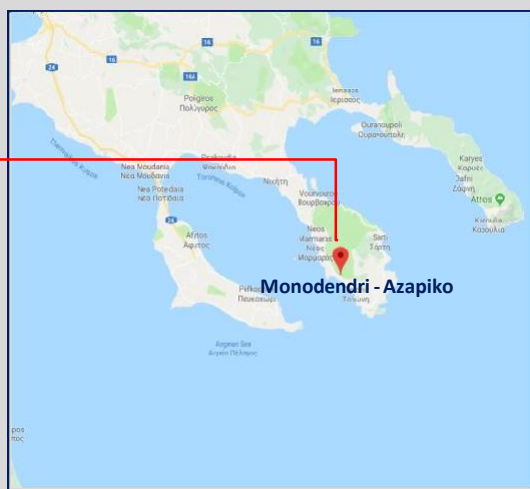
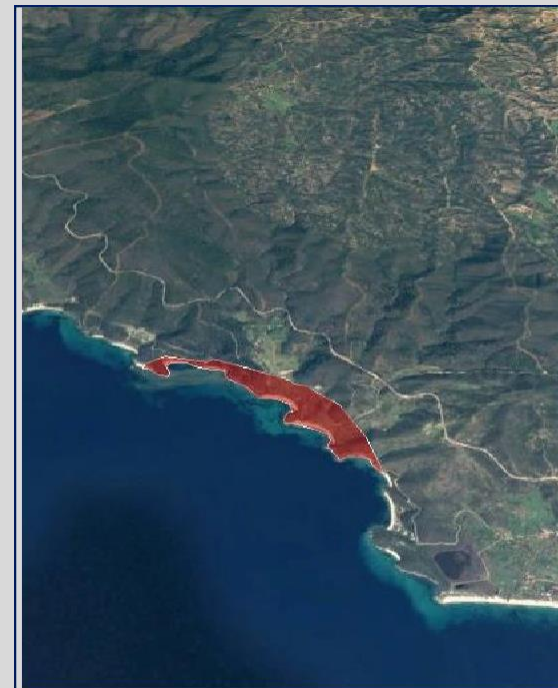
- **Location:** “Kato Glykovryssi” area, Municipality of Evrotas
- **Land plot area:** 562,135.33 sqm
- **Coastal facade:** 1,600 m
- **Existing buildings:** Abandoned camping facilities and a few arbitrary constructions
- **Other information:** Uncultivated land covered mainly by soil, native vegetation and high trees. The property lacks title to ownership and encroachments have been identified, some of which have been vindicated by court decisions.
- **Development concept:** Tourism - Recreation
- **Development Method:** Under Discussion



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Land Plot in Monodendri Azapiko

Chalkidiki



OVERVIEW

- **Location:** “Monodendri – Azapiko” area, Sithonia Municipality
- **Land plot area:** 253,878.47 sqm
- **Existing buildings:** Three abandoned ground floor buildings (115.00 sqm) and one little church.
- **Other information:** An archaeological site is identified inside the property. Parts of the property fall within Protection Areas according to the current General Urban Plan.
- **Development Concept:** Tourism - Recreation

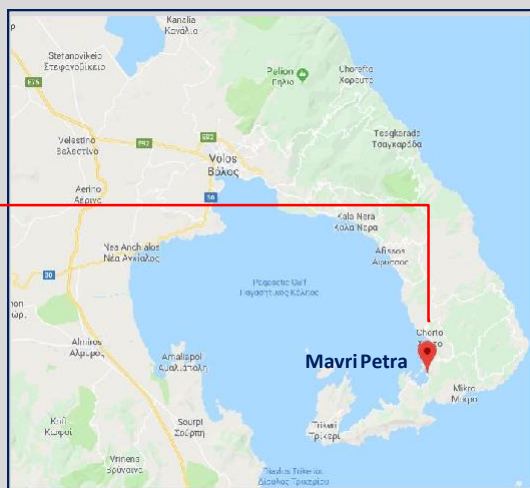
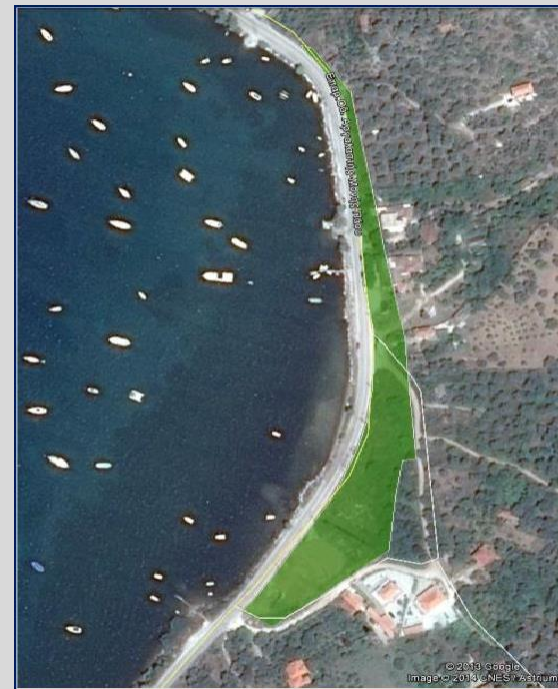


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Seaside Land Plot in Mavri Petra

Pelion

Magnesia



OVERVIEW

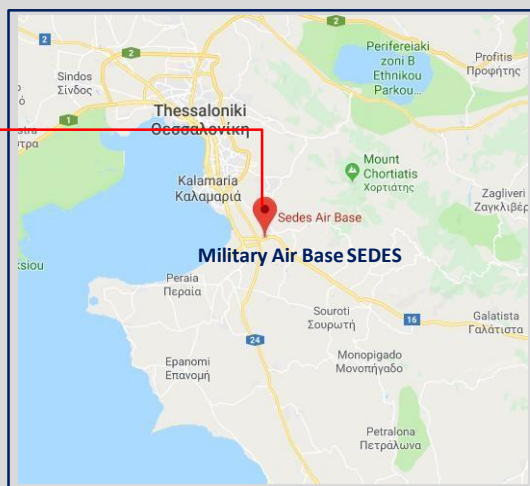
- **Location:** “Mavri Petra” area, Municipality of South Pelion, Magnesia.
- **Land plot area:** 7,786.65 sqm
- **Existing buildings:** N/A
- **Other information:** Seaside property on the Pagasetic Gulf, with a beach façade not suitable for swimming or other water activities. The implementation of the legally required distances from the shoreline and the road, as well as the required delimitation of the through stream, leaves an exploitable area of small size.
- **Development concept:** Tourism - Recreation



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Military Air Base SEDES

Thessaloniki



OVERVIEW

- **Location:** Thermi Municipality, Thessaloniki
- **Land plot area:** 1,360,000.00 sqm
- **Existing buildings:** Buildings and facilities that are currently used by Hellenic Air Force.
- **Other information:** The property has been characterized as a military area, whose use and competence belongs to Hellenic Air Force (GG 224/A/1999)
- **Development concept:** Mixed uses

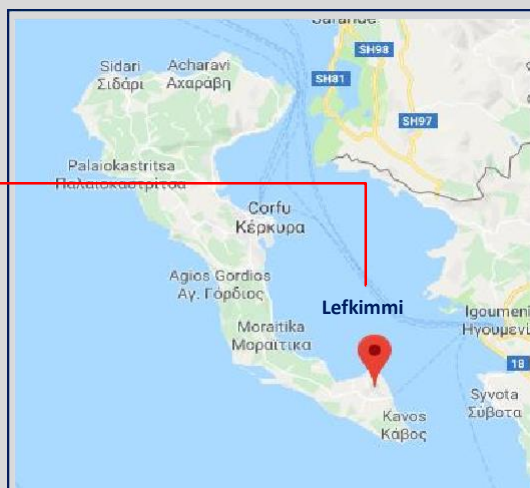
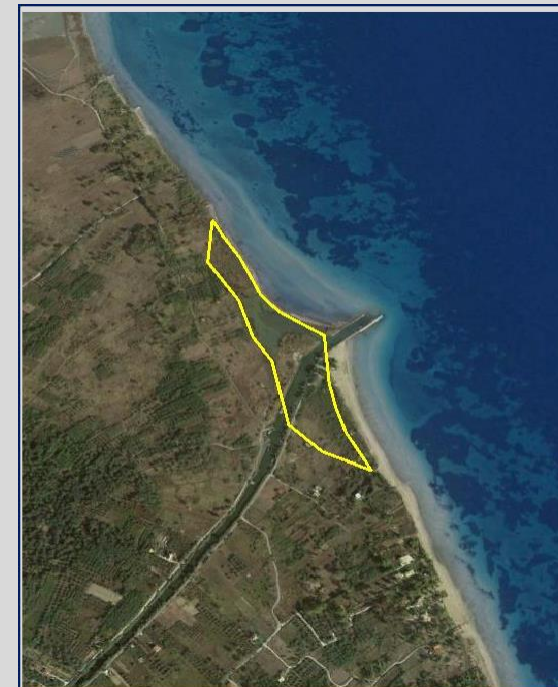


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Seaside Land Plot in Lefkimmi

Corfu

Ionian Islands



OVERVIEW

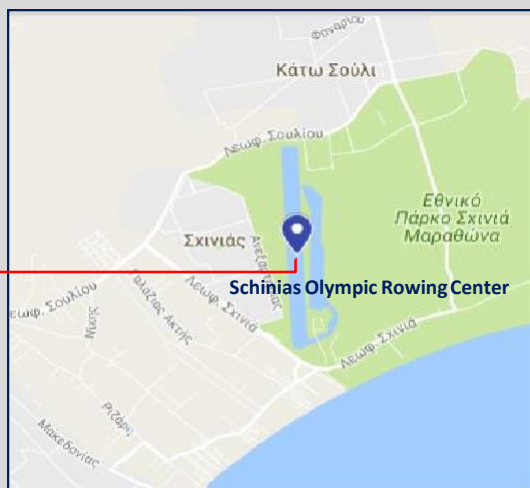
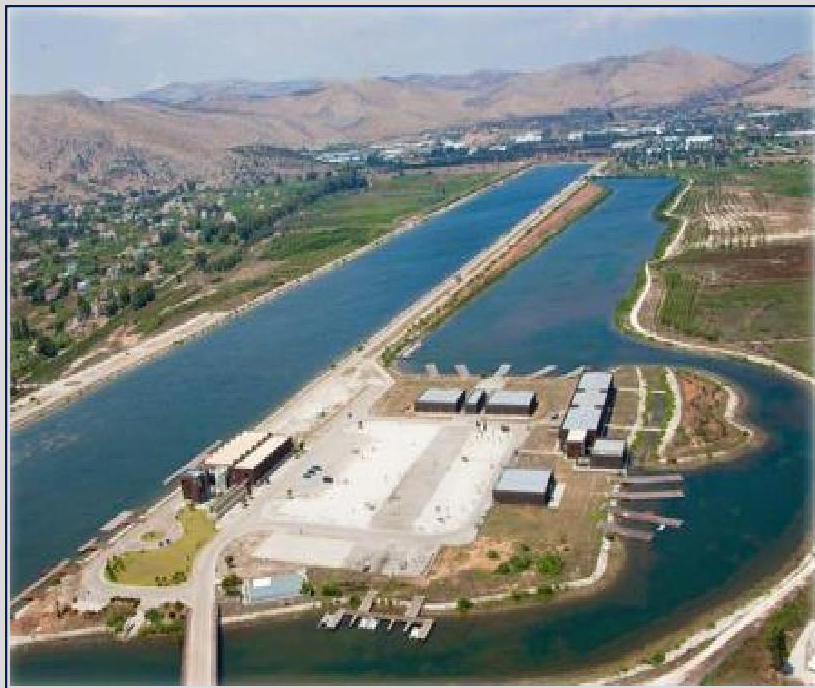
- **Location:** “Agios Eleftherios” area, Lefkimmi, Kerkyreon Municipality
- **Land plot area:** 90,858.14 sqm
- **Existing buildings:** A non-permanent construction operating as a refreshment area, as well as other outdoor constructions
- **Other information:** Only part of the property is buildable (two non-adjacent parts at its edges, of 9,700.00 sqm and 5,000.00 sqm each). Geometric restrictions on the property make it difficult to use part of the land (required distances from the coastline, road, etc.). In addition, parts of the property are marshy land, creating technical difficulties in its exploitation.
- **Development concept:** Tourism - Recreation



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Schinias Olympic Rowing Center

Attica



OVERVIEW

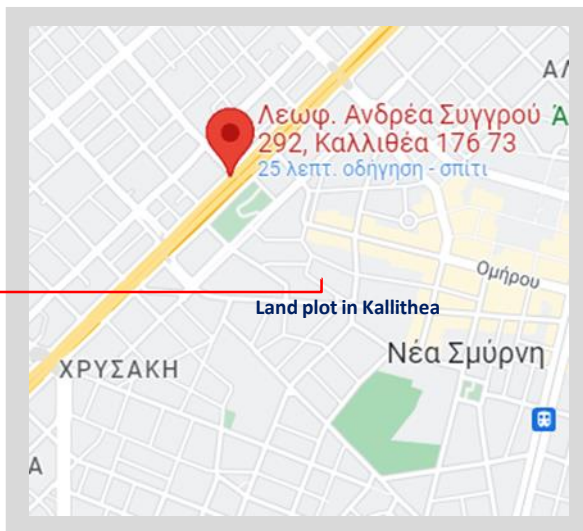
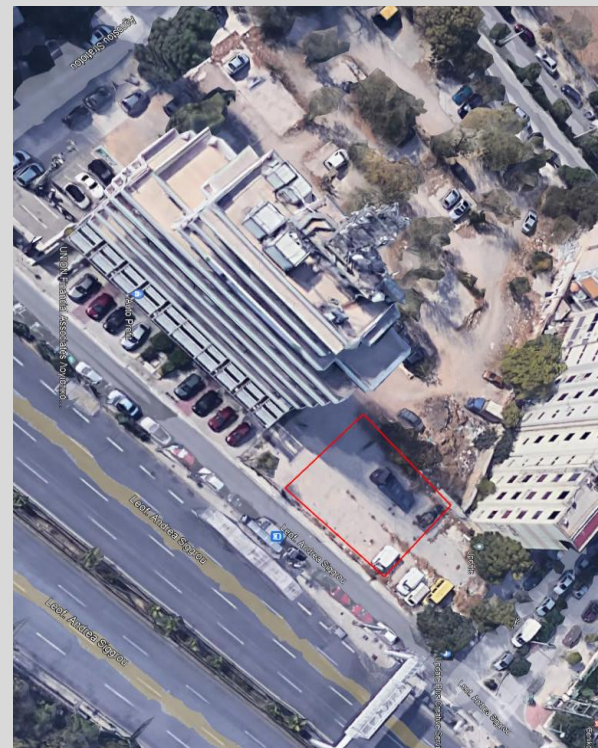
- **Location:** Schinias, Marathonas Municipality
- **Land plot area:** 2,002,000.00 sqm (of which 750,000.00 sqm constitute water area)
- **Built area:** 7,937.40 sqm
- **Other information:** Located within Natura 2000 Network and within Zone B1 of Schinias National Park. HRADF only retains the right of use and exploitation of the property. Zone B1 is an area of environmental education, research and sport in which the creation of an Environmental Centre and an Olympic Rowing and Canoe-Kayaking Centre is permitted.
- **Development Concept:** Sport and recreation uses



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Land Plot in Kallithea

Attica



OVERVIEW

- **Location:** 292, Syggrou Avenue & 1, Skra str., building block no. 163, Kallithea, Attica
- **Land plot area:** 375 sqm
- **Built area:** There are no buildings inside the property
- **Other information:** Land plot located inside the urban plan, buildable, with the use of "Urban Centre of the Municipality" (Government Gazette 192/D/06). The property has resulted from a Deed of settlement and calculation, but without the payment of the monetary compensation required for the registration of the title deeds by the Greek State.



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