

# Spilia Yacht Shelter | Corfu island

Teaser | July 2024

 HELLENIC REPUBLIC ASSET  
DEVELOPMENT FUND

INVESTING IN DEVELOPMENT



# Brief overview

## A sea tourism facility in one of the best spots on the island of Corfu

The present document provides a brief description of a potential investment in the Greek tourism.

Hellenic Republic Asset Development Fund S.A. (hereinafter “ HRADF”) intends to grant a sub-concession - as defined per Law 4597/2019 – of the right to use, maintain, operate and exploit the Spilia Yacht Shelter (hereinafter “Spilia”), currently managed by Corfu Port Authority S.A. (hereinafter “CPA”).

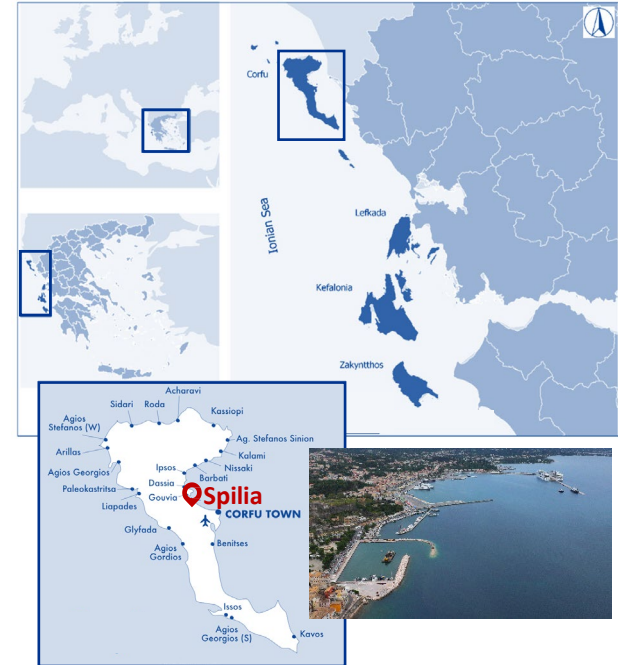
It is located in the Old Port of Corfu, near the "Old Port" and "10th Infantry Regiment" square. The sea zone covers a surface area of 35,000 sq.m., while the land area has a paved surface area of approximately 7,800 sq.m. and extends behind the quays.

Spilia yacht shelter site plan is approved by decision No. T/6048 of the Deputy Minister of Development (Government Gazette 830/B/25.06.2003, corrected with respect to the attached diagram by Government Gazette 1833/B/08.12.2003).

## Investment Highlights

- ❖ The island of Corfu is a popular and busy travel destination for both Greek and foreign travelers, with privileged location in the interface between Adriatic and Ionian Sea, two of the most popular yachting areas in the Mediterranean.
- ❖ Corfu is a vibrant all year round town.
- ❖ Spilia is located in a historic location on the island, i.e. the Old Port, which constitutes a tourist attraction. The Old Town of Corfu is listed among UNESCO World Heritage Monuments.
- ❖ Easily accessible, located in the vicinity of Corfu’s main passenger port (ferry and cruise) and at small distance from Corfu’s international airport.
- ❖ A newly constructed yacht shelter, providing safe berthing conditions<sup>1</sup>.

Note [1]: The project is currently under construction and is expected to be completed by the end of 2024.



# Technical specifications (1/2)

## Sea zone

- ❖ The yacht shelter capacity is 80 berths for yachts up to 25m in length. The relevant berth mix is as presented in the below table.

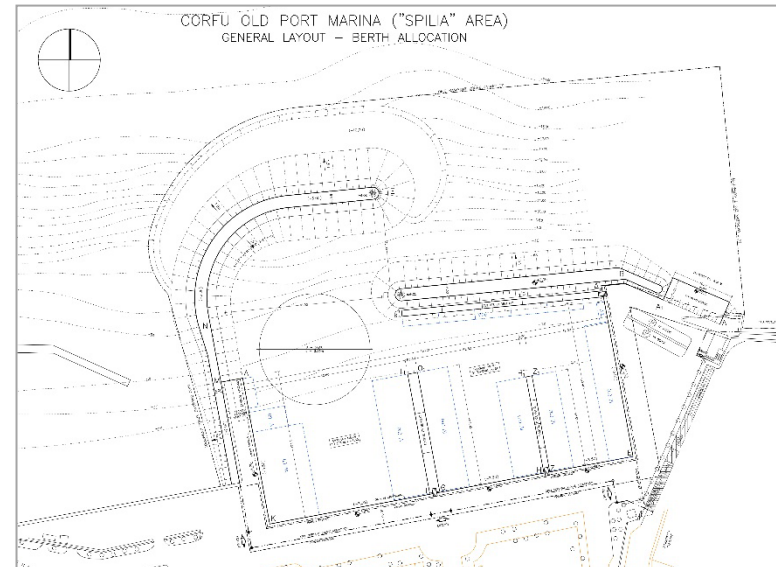
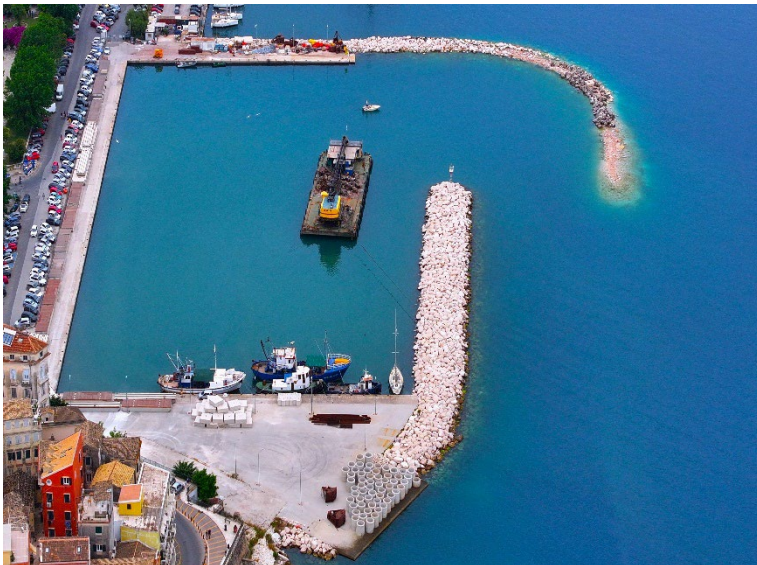
Type of yacht	Max length (m)	Berth width (m)	Number of berths	Percentage (%)
III	10-12	4	29	36,25%
IV	12-15	4,5	25	31,25%
V	15-18	5	19	23,75%
VI	18-25	6	7	8,75%
<b>Total</b>			<b>80</b>	<b>100,00%</b>

- ❖ The harbor basin is shaped by the seafront quays (with a total length of about 340m) to the south, a windward breakwater to the northwest, and a leeward breakwater to the northeast.
- ❖ A 100m long floating pontoon will be installed in the inner side of the leeward breakwater for yacht berthing.
- ❖ In addition, two floating pontoons 60m and 48m long will be installed perpendicularly to the seafront quays.
- ❖ The harbor basin has a rectangular shape with a surface area of 16.5000 sq.m.
- ❖ Its service depth reaches 3.5 meters through dredging. A 35m wide harbor basin opening provides yacht access from the northeast.
- ❖ Inside the basin, 55 meters diameter manoeuvring circle is provided.
- ❖ Each berth will be equipped with appropriate cleats and bollards and a permanent mooring (remezzo).
- ❖ Water and electricity supply, and internet access will be provided at all berths. The yacht shelter is equipped with a fire warning and extinguishing system. The fuel and bilge collection station will be located by the entrance of the harbor basin.
- ❖ A berth for the Coast Guard vessel has to be provided. Also, at the northeastern outer side of the shelter (by the leeward breakwater) ramp is provided for use by the Greek Navy.

# Technical specifications (2/2)

## Land area

- ❖ A small building complex with a buildable area of 350sq.m. at the "Café Gyali" location is also part of the land zone.
- ❖ The complex comprises of Mechanical, electrical and plumbing (MEP) facilities (61sq.m.), WC-showers (89.5sq.m.), administration office (88sq.m.), and a canteen (111.5sq.m.).
- ❖ An internal road and footpath network, 30 parking slots and small-scale planted spots are also envisaged.
- ❖ Road access to the yacht shelter will be via Eleftheriou Venizelos Street.
- ❖ The shelter will have three gates along the southern boundary of the land zone, each accompanied by an guard post for efficient management and security.
- ❖ An additional pedestrian entrance is provided via a stairway from Arseniou Street, at the northeastern end of the shelter's land zone.



# Process description

HRADF intends to grant a sub-concession - as defined per Law 4597/2019 - of the right to use, maintain, operate and exploit Spilia Yacht Shelter. The tender process will be conducted in one phase.

In this context, interested investors shall be granted access to the contractual documents for the sub-concession through a Virtual Data Room (“VDR”), upon payment of an entrance fee. VDR will contain all relevant available information for Spilia and the process going forward.

## Contact details

Interested investors are invited to contact the Hellenic Republic Asset Development Fund (HRADF) and KPMG Advisors Single Member S.A., that has been appointed as Financial Advisor for the envisaged transaction with regard to Spilia Yacht Shelter .

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

### Artemis Panou

Partner, Deal Advisory  
KPMG Advisors Single Member S.A.

☎ + 30 693 60 44 851

✉ [apanou@kpmg.gr](mailto:apanou@kpmg.gr)

### Dimitra Panoutsopoulou

Manager, Deal Advisory  
KPMG Advisors Single Member S.A.

☎ + 30 693 65 49 930

✉ [dpanoutsopoulou@kpmg.gr](mailto:dpanoutsopoulou@kpmg.gr)

---

## Disclaimer

This document is intended to provide general information regarding the Spilia Yacht Shelter which may be of interest to a potential investor. It is not intended to provide exhaustive treatment of any subject dealt with. The information on this document including all research, opinions or other content is not intended to and does not constitute financial, accounting, tax, legal, investment, consulting or other professional advice or services. The HRADF and its advisors reserve the right to alter or amend any statements or information set out in this document without notice. If the document contains statements or information which relate to projections, plans or objectives or future economic performance you should be aware that these projections are only predictions and that actual events or results may differ materially. Past performance of any investment or security is not necessarily an indication of future performance. Value of investments may go up as well as down. Whilst we try and ensure the information contained on the document is accurate and up to date, we do not accept any liability for any acts or omissions resulting from your decision or opinion formed on the basis of your use of the document. Use of this document is at your sole risk. The HRADF and its advisors shall not be liable for any loss or damage whatsoever and howsoever arising as a result of your use of or reliance on the information contained on the document to the maximum extent permitted by law.

---



# Thank you



HELLENIC REPUBLIC ASSET  
DEVELOPMENT FUND

INVESTING IN DEVELOPMENT

[www.hradf.com](http://www.hradf.com) | [info@hraf.gr](mailto:info@hraf.gr)