



# Hellinikon SA Ελληνικό ΑΕ

## INVESTMENT OPPORTUNITY Hellinikon SA Development Plan

10 April 2013



**H**ELLINIKON SA is a Special Purpose Company, established on March 31<sup>st</sup>, 2011. Its scope of work includes the administration, management and development of the former Athens Airport of Hellinikon land\* and the costal front\*\* which hosts the National Youth Sports Center and the former Olympic Sailing Center (Marina) of Agios Kosmas. Hellinikon SA has the full ownership rights (freehold owner) of the 30% of the land, which equals almost all of the area that can be built, while at the same time holds the surface rights of the 70% of the Site for a period of 99 years.

The unique **qualities of the site** coupled with the excellent human capital found in Greece can produce **significant value** in sectors like tourism, health, environment and research.

The **vision** of Hellinikon SA for the development of the site can be analyzed into four main goals:

1. Creation of a mixed use metropolitan pole to be established as a national and international point of reference.
2. Attraction of investments and high added value activities as well as reinforcement

of business innovation. Creation of jobs and opportunities in highly competitive sectors of the economy, benefiting the regional and national economy.

3. Implementation of an exemplary urban development based on high-performance sustainable design and state of the art infrastructure.
4. Integration with the surrounding environment, creating a lively and safe community. Provision for an accessible and safe metropolitan park, enhanced public spaces and promotion of sustainability awareness.

In this framework HELLINIKON SA has proposed an **urban model** for the development of the site, according to law 4062/2012

**Sustainability** is at the core of this model. Ensuring social prosperity and long-term economic development while protecting and restoring the natural environment guided design decisions on all spatial scales, such as infrastructure, neighborhoods and buildings.

\* according to Article 42 of Law 3943/2011)

\*\* according to Article 7 of Law 4062/2012



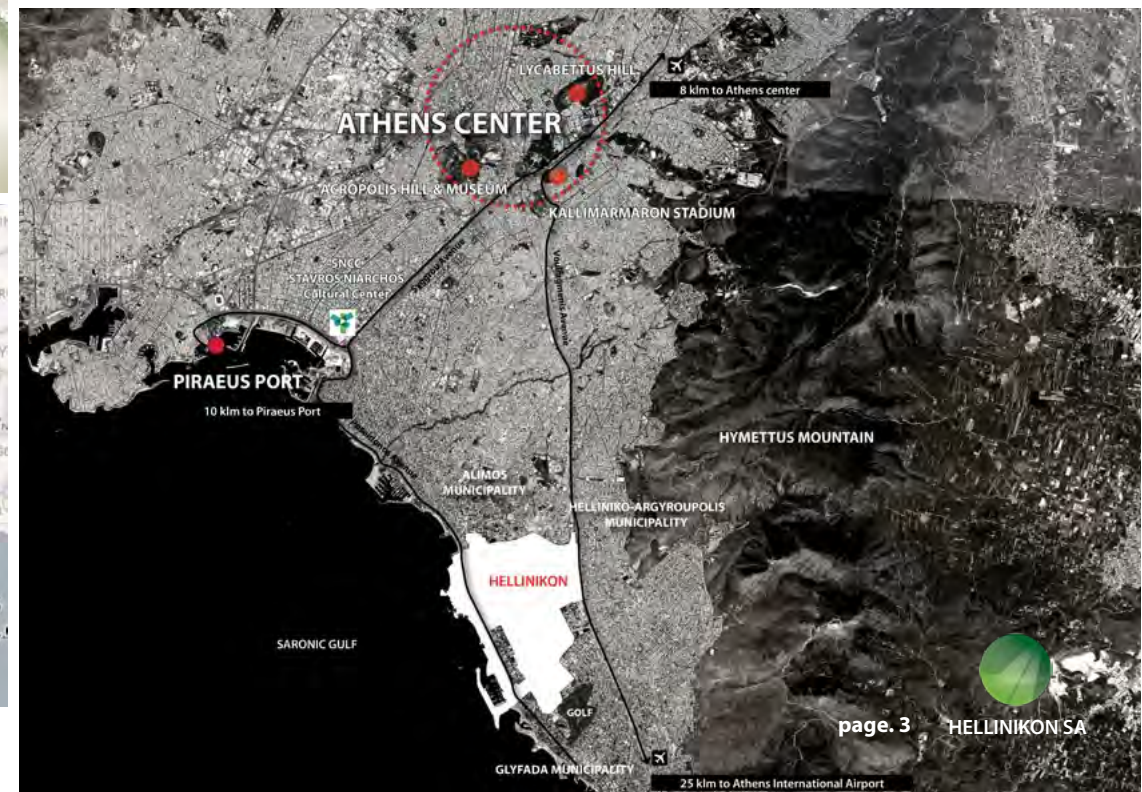
# THE HELLINIKON SITE IS UNIQUE

## Location in Europe and within a metropolitan area

**A**thens is a historical city with world renowned monuments, adjacent to the sea. It stands in a region of strategic significance, with three continents within a four hour flight radius and connections to all the islands in the Aegean and Ionian Sea.



**T**he city offers a wide range of options in terms of culture, leisure and commerce both indoors and outdoors due to its excellent climatic features.





# THE HELLINIKON SITE IS UNIQUE

## Size & Adjacency to the sea

**The Site area** of 6.205.677 m<sup>2</sup> consists of:

1. The Airport Site, with a total area of approximately 5.250.000 m<sup>2</sup>
2. The Additional Sites of the coastal front, with a total area of approximately 955.000 m<sup>2</sup> include:
  - i. A 337-berth Marina, which is currently operational.
  - ii. The National Youth Athletic Center, which is hosted in various buildings with main uses being leisure and sports, and
  - iii. A waterfront of approximately 3,5 km.

**The foreshore and beach zone**, with a total area of 197.602 m<sup>2</sup>, are subtracted according to Greek law from the developable area of the site, therefore 6.008.075 m<sup>2</sup> of the land are available.



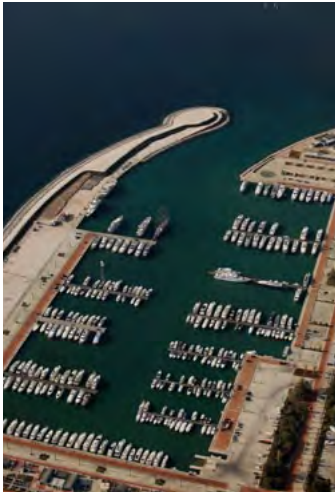
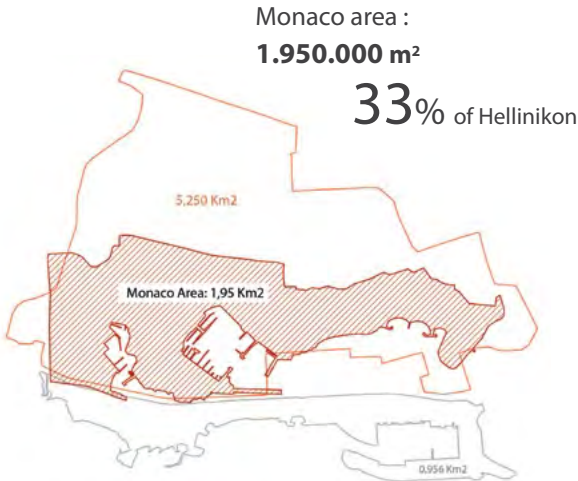
**The Site area includes :**

|  |                      |
|--|----------------------|
| Former Hellinikon Aiport Area ( A area ) : | <b>5.249.873</b> sqm |
| Coastal zone ( B area ) :                  | <b>955.804</b> sqm   |
| <b>Site's total land area (A+B) :</b>      | <b>6.205.677</b> sqm |

**The Site's Developable area is defined by the :**

|   |                      |
|---|----------------------|
| Site's total land area (A+B) :                          | <b>6.205.677</b> sqm |
| excluding Foreshore and Beach Area ( <b>B' area</b> ) : | 197.602 sqm          |
| <b>total DEVELOPABLE area (A+B-B') :</b>                | <b>6.008.075</b> sqm |

**A comparison to Monaco** is one of the most interesting, in terms of coastline size and land uses density developed within. The comparison shows that Monaco covers 33% of the Hellinikon Area but they both have the same coastline expansion to develop.



# LAND USES & GROSS FLOOR AREA

**The development of Hellinikon** is defined by the Greek State Law 4062/2012 (Government Gazette A'70/30.03.2012) on the «Development of the Athens former international airport Hellinikon». The Law allows for three basic categories of zones to be created in the site. Development zones, urban areas / urbanization zones and the Metropolitan Green and Leisure Park.

**Each Development Zone** can have one of the following land uses:  
Tourism – leisure • Business parks • Theme parks – shopping centers – leisure • Transportation - technical - social and environmental infrastructures and functions • Education-research.

**Urban areas / urbanization zones** are subject to future urban planning where roads, public spaces and urban blocks will be defined. A wide range of land uses is allowed, indicatively including residences, offices, retail, schools etc.

**The Metropolitan Park** must have an area of at least 2.000.000 m<sup>2</sup> (~494 acres) and in addition to green and open spaces, it can host land uses like leisure, sports, culture, social services and model urban infrastructure.



A mixed use development of 3.100.000 sq.m. aims to create synergies between clusters of activities.

Total Developable Area:.....**6.008.075 m<sup>2</sup>**  
Total Gross Floor Area of the Development:.....**3.058.673 m<sup>2</sup>**  
Total Development Construction Cost estimate:.....**4.351.260 €**

| Name of Use                   | Gross Floor Area (m <sup>2</sup> ) | Land Use area (%) | Gross Floor Area (%) |
|-------------------------------|------------------------------------|-------------------|----------------------|
| Residence*                    | 1.699.612 m <sup>2</sup>           | 17 %              | 56 %                 |
| Tourism                       | 276.460 m <sup>2</sup>             | 5 %               | 9 %                  |
| Health & provision            | 42.010 m <sup>2</sup>              | 1 %               | 1 %                  |
| Offices & Business*           | 250.650 m <sup>2</sup>             | 1 %               | 8 %                  |
| Mixed use                     | **                                 | 2 %               | **                   |
| Education & Research          | 190.712 m <sup>2</sup>             | 6 %               | 6 %                  |
| Culture                       | 139.565 m <sup>2</sup>             | 3 %               | 5 %                  |
| Amenities                     | 10.334 m <sup>2</sup>              | 0,3 %             | 0,3 %                |
| Retail*                       | 213.837 m <sup>2</sup>             | 2 %               | 7 %                  |
| Leisure*                      | 75.790 m <sup>2</sup>              | 1 %               | 2 %                  |
| Sports                        | 32.133 m <sup>2</sup>              | 3 %               | 1 %                  |
| Infrastructure                | 127.569 m <sup>2</sup>             | 5 %               | 4 %                  |
| Metropolitan Park open spaces | 0                                  | 20 %              | 0 %                  |
| Public open space             | 0                                  | 11 %              | 0 %                  |
| Pedestrians & roads           | 0                                  | 23 %              | 0 %                  |

**Notes:**

\* In these uses' GFA, the area that belongs in Mixed Use buildings is added respectively (Total Mixed Use GFA = 40% Residence, 40% Offices & Business, 10% Retail, 10% Leisure)  
\*\* The total GFA of Mixed Use buildings is distributed as follows: 40% Residence, 40% Offices & Business, 10% Retail, 10% Leisure





# MARINA & LEISURE ON THE COAST

The coastal zone is designed as an international touristic pole with multiple attractors such as a 7\* landmark hotel, an aquarium and a marina. Multiple 5\* hotel services of smaller scale, such as boutique hotels, are also offered. A promenade running through the 3,5 klm of coast and the marina is created with land uses of leisure and commerce organized along its course in synergy with the residences and hotels. Leisure activities include restaurants, sports and entertainment.

The existing 337-berth Olympic Marina is maintained and upgraded with activities such as leisure and residences. It consists one of the main assets of the site offering easy access to the Saronic gulf and the Aegean sea. Combined with the rest of the touristic infrastructure and attractions of the site and of the wider Athens area, it can transform Hellinikon into the most competitive destination in the Mediterranean.



## Commerce and retail

a

**RETAIL TOTAL LAND USE : 11.500 m<sup>2</sup>**  
**Total GFA : 4.300 m<sup>2</sup>**

## Leisure facilities

b

**LEISURE FACILITIES TOTAL LAND USE : 57.500 m<sup>2</sup>**  
**Total GFA : 35.500 m<sup>2</sup>**

## Aquarium

c

**AQUARIUM LAND USE : 7.400 m<sup>2</sup>**  
**Total GFA : 11.000 m<sup>2</sup>**

## Boutique Hotels & Landmark 7\* Hotel

d

**HOTELS LAND USE : 60.000 m<sup>2</sup>**  
**Total GFA : 75.000 m<sup>2</sup>**



# RESIDENCES

## Eco-housing model blocks, villas Neighborhoods & High-rise buildings at the former airport site

**M**ultiple residential clusters are created throughout the site. A wide variety of residential typologies is provided. Both land plots and apartments of various scales and morphologies are included such as: 800 - 1600 m<sup>2</sup> plots, apartments in high rise buildings, apartments in eco-housing blocks, apartments and houses in the seafront and park neighborhoods.

**E**cohousing is a specific typology of urban blocks featuring model sustainable design. A typical eco-housing block measures 130 m x 130 m and buildings are organized around its perimeter. A single semi-private courtyard is created at the center of the block which can be developed to host various activities. The benefits and functionality of open green spaces are thus maximized.

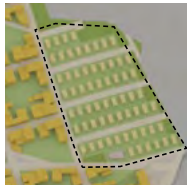
**T**he seafront and park neighborhoods will be based on the core principles and spatial qualities of greek and mediterranean vernacular architecture. The aim is to create unique spaces with strong identity.



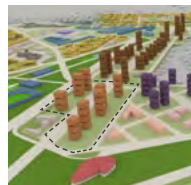
Eco-housing blocks



Park neighborhood



800 m2 plots



High-rise residences

|   |  |
|---|--|
| e | <b>Apartments in High-rise Residential Development</b>   |
|   | Apartments number: <b>462</b>  |
|   | <b>HIGH-RISE RESIDENTIAL TOTAL LAND USE : 49.300 m<sup>2</sup></b><br><b>Total GFA: 87.000 m<sup>2</sup> 3% of development's GFA</b> |
| f | <b>Apartments in Mixed Use High-rise buildings</b>   |
|   | Apartments number: <b>565</b>  |
|   | <b>Total GFA: 106.000 m<sup>2</sup> 3% of development's GFA</b>  |



|   |  |
|---|--|
| a | <b>Eco-housing Blocks</b>  |
|   | number of blocks : <b>9.457</b>  |
|   | <b>ECO-HOUSING TOTAL LAND USE : 667.500 m<sup>2</sup></b><br><b>Total GFA: 1.335.000 m<sup>2</sup> 44% of development's GFA</b>  |
| b | <b>800 sq.m. Plots</b>   |
|   | number of plots : <b>145</b>   |
|   | <b>800 sq.m. PLOT TOTAL LAND USE : 115.800 m<sup>2</sup></b><br><b>Total GFA: 46.400 m<sup>2</sup> 1,5% of development's GFA</b> |
| c | <b>1.600 sq.m. Plots</b>   |
|   | number of plots : <b>13</b>  |
|   | <b>1.600 sq.m. PLOT TOTAL LAND USE : 20.800 m<sup>2</sup></b><br><b>Total GFA: 8.300 m<sup>2</sup> 0,3% of development's GFA</b> |
| d | <b>Park neighborhood</b>   |
|   | Plots number: <b>125</b>   |
|   | <b>PARK NEIGHBORHOOD LAND USE : 37.700 m<sup>2</sup></b><br><b>Total GFA: 30.200 m<sup>2</sup> 1% of development's GFA</b>       |





# RESIDENCES

## Villas and neighborhoods on the coast

Residential areas, are planned in the coastal area, in order to maximize the advantages of adjacency to the sea. The planning includes diverse types of residences i.e. luxury villas and residential plots along the coastline, high quality apartments in the marina and a small seaside neighborhood creating a lively settlement on the waterfront. The design of the seaside neighborhood will be based on the principles and features of Greek vernacular island architecture.



Seafront neighborhood & luxury villas



**TOTAL LAND USE : 1.005.700 m<sup>2</sup>**  
**TOTAL GFA : 1.699.612 m<sup>2</sup>**

**NUMBER OF RESIDENTS : 44.100**

FORMER AIRPORT SITE max.  
POPULATION ESTIMATION : **43.000**

COASTAL FRONT max.  
POPULATION ESTIMATION : **1.100**



### Seafront neighborhood

200 sq.m. Plots number: **146**

**SEAFRONT NEIGHBORHOOD LAND USE : 30.000 m<sup>2</sup>**

**Total GFA: 17.600 m<sup>2</sup> 0,6% of development's GFA**

g

### Luxury Villas

2400 sq.m. Plots number: **19**

**LUXURY VILLAS LAND USE : 46.500 m<sup>2</sup>**

**Total GFA: 18.500 m<sup>2</sup> 0,6% of development's GFA**

h

### Coastal Front Plots

800 sq.m. Plots number: **20**

**PLOTS LAND USE : 16.000 m<sup>2</sup>**

**Total GFA: 6.400 m<sup>2</sup> 0,2% of development's GFA**

i

### Marina Apartments

**CONCESSION LAND USE : 22.100 m<sup>2</sup>**

**Total GFA: 16.000 m<sup>2</sup> 0,5% of development's GFA**

j





# RETAIL AREAS

## Shopping Mall & Local retail

The main Business and Retail zones are arranged along the axes of Poseidonos and Vouliagmenis Avenues.

A central shopping mall is placed adjacent to the main axis of Vouliagmenis Avenue, served by metro and tram. Smaller groups of offices and retail are also dispersed throughout the site, located in the mixed use local centers of the residential areas in order to cater to everyday needs .

# BUSINESS & OFFICES

## Maritime Business center & Vouliagmenis Business Center

A business center with high rise buildings is planned along Poseidonos Avenue enjoying views to the Saronic Gulf and Imittos Mountain. A Business Maritime Centre is located between Poseidonos Avenue and the coastal zone in order to benefit from its proximity to the Marina.



Maritime Business center near Poseidonos

NUMBER OF JOBS : 14.500

OFFICE EMPLOYEE CAPACITY



### Vouliagmenis Shopping Mall

LAND USE : 32.000 m<sup>2</sup>

GFA : 70.000 m<sup>2</sup>

a

**RETAIL TOTAL LAND USE : 105.000 m<sup>2</sup>**

**Total GFA : 215.000 m<sup>2</sup>**

### Maritime Business Center

LAND USE : 33.000 m<sup>2</sup>

GFA : 75.000 m<sup>2</sup>

b

### Vouliagmenis Business Center

LAND USE : 32.000 m<sup>2</sup>

GFA : 71.000 m<sup>2</sup>

c

### Offices in Mixed Use High-rise buildings

GFA : 106.000 m<sup>2</sup>

d

**BUSINESS & OFFICES TOTAL LAND USE : 65.000 m<sup>2</sup>**

**Total GFA : 145.000 m<sup>2</sup>**



# HEALTH CENTER

## City's Health center & Coastal Rehabilitation center

Aiming to cover needs of the new development, of the greater Athens area as well as to promote the sector of health tourism, two zones are designated for hosting health and wellness services.

Specifically, a health and provision centre is placed on Vouliagmenis Avenue in close proximity to the metro and tram station. Its connection to mass transit and vicinity to the Metropolitan park are important advantages of the selected location. A rehabilitation center is also proposed in the coastal area benefiting from the proximity to the sea. Clusters of hotels are located in adjacency to both centers.



Rehabilitation Center near Poseidonos ave.



Health Center near Vouliagmenis ave. and near the Metropolitan park

**NUMBER OF BEDS : 2.800**

ESTIMATED BEDS IN HEALTH SERVICES



# CONVENTION CENTER

## Touristic facilities

A convention center compliments the hotel cluster and reinforces the synergies created between the tourism, health, research and business land uses.

**NUMBER OF VISITORS : 170.000**

ANNUAL VISITORS ESTIMATION



### City's Health Center at Vouliagmenis

LAND USE : 40.000 m<sup>2</sup>

GFA : 27.000 m<sup>2</sup>

a

### Coastal Rehabilitation center

LAND USE : 20.000 m<sup>2</sup>

GFA : 16.000 m<sup>2</sup>

b

**HEALTH CENTER TOTAL LAND USE : 60.000 m<sup>2</sup>**

**Total GFA : 43.000 m<sup>2</sup>**

### Convention Center

LAND USE : 43.500 m<sup>2</sup>

GFA : 60.000 m<sup>2</sup>

c





# HOTELS

## City's Health center & Coastal Rehabilitation center

Touristic infrastructure is placed throughout the site. The coastal zone, the proximity to Athens' historical center and monuments, as well as the proximity to the port of Pireus and the international airport, offer competitive advantages to the site as a touristic pole.

On the coastal zone a cluster of 5\* hotels and condominiums is planned. The area benefits from adjacency to the hotels at the coast, the Metropolitan park and the Marina. Additional clusters of hotels are located close to the health center, rehabilitation center, metro station and the Saarinen Incubator Center.



NUMBER OF BEDS : 7.200

ESTIMATED BEDS IN HOTELS



|  |   |
|--|---|
| 5* Hotels                                      | a |
| LAND USE : 81.000 m <sup>2</sup>               |   |
| GFA : 33.000 m <sup>2</sup>                    |   |
| 4* Hotels                                      | b |
| LAND USE : 50.000 m <sup>2</sup>               |   |
| GFA : 59.000 m <sup>2</sup>                    |   |
| Landmark Hotel                                 | c |
| GFA : 35.000 m <sup>2</sup>                    |   |
| Boutique Hotels                                | d |
| LAND USE : 55.000 m <sup>2</sup>               |   |
| GFA : 39.000 m <sup>2</sup>                    |   |
| HOTELS TOTAL LAND USE : 186.000 m <sup>2</sup> |   |
| Total GFA : 166.000 m <sup>2</sup>             |   |



# INCUBATOR CENTER

Eero Saarinen listed building

The former East terminal building is one of the last works by the renowned Finnish-American architect Eero Saarinen and one of the only three airport buildings he designed. The building is currently listed as part of Athens’ modern architecture heritage. It is proposed to be converted into an business incubator center.



Incubator Center in the Eero Saarinen building

## RESEARCH & EDUCATION

An Education, Research & Development zone is located at the heart of the site. It is planned as one of the main attractors of the development aiming to attract the interest of the international scientist community and promote the site as a research hub. The selected area is located between two residential urban areas and adjacent to the incubator centre.



Private School at Former Pierce college buildings

**NUMBER OF STUDENTS & RESEARCHERS : 8.150**

ESTIMATED RESEARCHERS IN R&D CENTER

ESTIMATED STUDENTS IN UNIVERSITY & PRIVATE SCHOOLS



Research center

PLOT : 84.000 m<sup>2</sup>

GFA : 30.000 m<sup>2</sup>

a

University

PLOT : 90.000 m<sup>2</sup>

GFA : 33.000 m<sup>2</sup>

b

Private School at Former Pierce college buildings & International College

PLOT : 102.000 m<sup>2</sup>

GFA : 52.000 m<sup>2</sup>

c

**RESEARCH AND EDUCATION Land use : 276.000 m<sup>2</sup>**

**Total GFA : 115.000 m<sup>2</sup>**

Incubator center at Eero Saarinen former airport terminal

**LAND USE : 116.500 m<sup>2</sup>**

**GFA : 18.000 m<sup>2</sup>**

d





# MUSEUMS IN METROPOLITAN PARK

## Word class Museum & Aviation Museum

Multiple cultural activities are included in the Metropolitan park as attractors. The listed former aviation hangars will host an Aviation Museum, as defined by a Greek State Law, a World class Museum is placed in the center of the park and an area for hosting ephemeral events is organized along one of the former airport runways that is converted to a promenade.



One of the three listed Hangars - exterior and interior views



Starfish shaped metropolitan park



### World class Museum

CONCESSION : 46.500 m<sup>2</sup>

GFA : 90.000 m<sup>2</sup>

a

### Aviation Museum

CONCESSION : 16.100 m<sup>2</sup>

GFA : 16.100 m<sup>2</sup>

b

**MUSEUMS TOTAL CONCESSIONS : 62.600 m<sup>2</sup>**

**Total GFA : 106.100 m<sup>2</sup>**

**NUMBER OF VISITORS : 210.000**

ANNUAL VISITORS ESTIMATION IN AVIATION  
MUSEUM & WORLD CLASS MUSEUM



# POTENTIAL USE : THEME PARK

## International examples

**B**y replacing part of the proposed land uses, an entertainment theme park can also be included in the site development. A few international case studies of theme parks and their size comparison to the site, are presented below.

**T**heme parks generally consist of landscaping, buildings and pathways based on one or more specific themes. A park contains a mixture of features which can be divided into several categories. The most common is a core set of thrill rides. Roller coasters are among the most popular attractions, featuring steep drops, sharp curves and inversions, in addition to other train and water rides, dark tunnels or simple transport rides. A significant portion of their income is generated through the sale of food and drink to their visitors.

### Efteling Park, Netherlands

Area : 650.000 sq.m. (including parking area 130.000 sq.m.)

Theme : Fantasy - ancient legends, mythology, fables, folklore, fairy tales

Visitors per annum : 4 million

Total Rides : 36, Roller coasters : 5, Water rides : 4



<http://en.wikipedia.org/wiki/Efteling>



<http://www.joywood.gr/>



<http://www.picstopin.com/>

### Disneyland Park, Paris

Area : 1.100.000 sq.m. (including parking area 450.000 sq.m.)

Theme : Fairy tales and Disney Characters

Visitors per annum : 11 million

Total Rides : 34, Roller coasters : 4, Water rides : 5

### Parc Asterix, Paris

Area : 700.000 sq.m. (including parking area 350.000 sq.m.)

Theme : Historic Culture

Visitors per annum : 1.8 million

Total Rides : 32, Roller coasters : 7, Water rides : 4



1



2



3

1. EFTELING PARK, Netherlands
2. DISNEYLAND PARK, Paris
3. PARC ASTERIX, Paris





# POTENTIAL USE : SEA PLANES TERMINAL

## Proposed seaplanes water-base landing areas

**B**ecause of Athens location in adjacency to the sea and its proximity to all the islands in the Aegean and Ionian Sea (1 hour flight or max 7 hours boat trip) a potential sea plane terminal in the marina could provide excellent connections to the islands.

**A** survey for the appropriate location of water-base landing areas, indicates three potential take-off and landing "corridors" and a potential jetty in one of the Marina's docks.



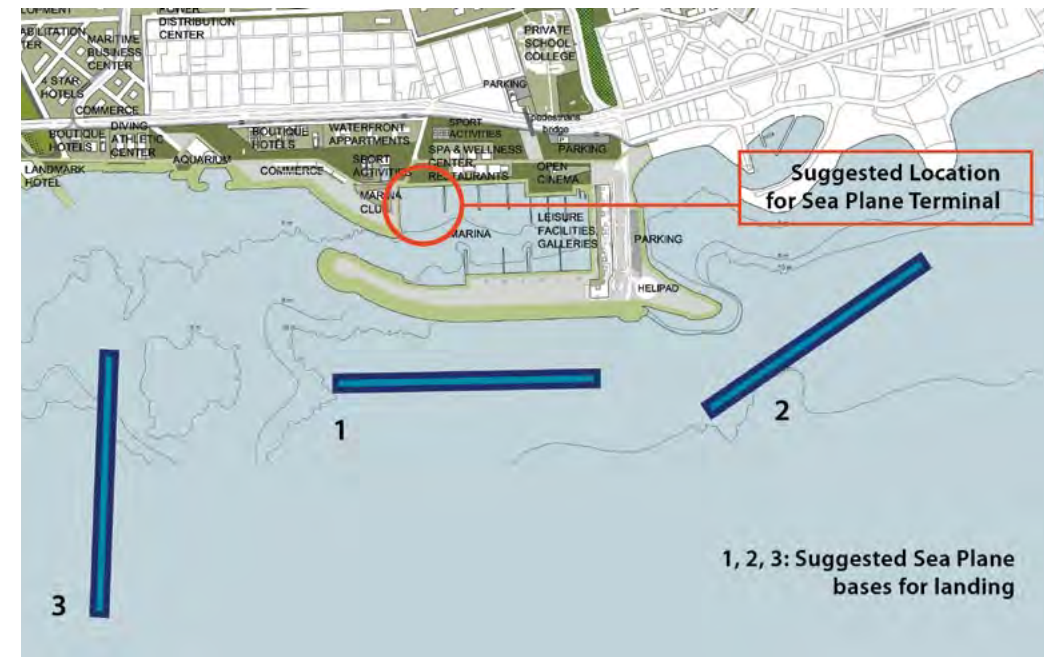
<http://keralaseaplane.com/photos.php?cat=7>



<http://boatfloater.com/blog/?p=30>



<http://keralaseaplane.com/photos.php?cat=7>



1, 2, 3: Suggested Sea Plane bases for landing



# POTENTIAL USE : CRUISE SHIP TERMINAL

## Proposed cruise ship berthing facilities

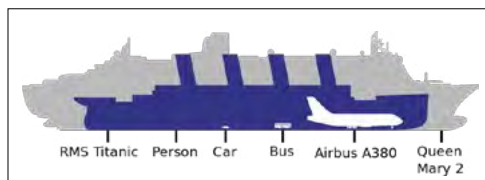
**H**ellenic Ports Association's\* research indicates that during the year 2012 more than 4.500 cruises and almost 5.500.000 passengers\*\* travelled through the ports of Greece. At the same time, Peiraius hub currently prioritizes port facilities for cargo ships at the expense of the facilities provided for only 6 cruise ships, especially during summer's high season\*\*\*.

**I**n this context, a potential cruise terminal in the Hellinikon coastal front of Ag. Kosmas, might be an alternative to enhance cruise trips around Aegean sea and Mediterranean and furthermore to promote Athens as a competitive touristic destination.

\* <http://www.elime.gr/english/>

\*\* <http://www.ypodomes.com/index.php/limania-aerodromia/>

\*\*\* <http://www.tovima.gr/society/article/?aid=408093&h1=true#commentForm>



### RMS Queen Mary 2

Launched : 21 March 2003

Length : 310.7 m

Height : 72.0 m

Draught : 10.1 m

Capacity : 2,620 passengers & 1,253 officers & crew

[http://en.wikipedia.org/wiki/RMS\\_Queen\\_Mary\\_2](http://en.wikipedia.org/wiki/RMS_Queen_Mary_2)



Cruise Ports of Greece

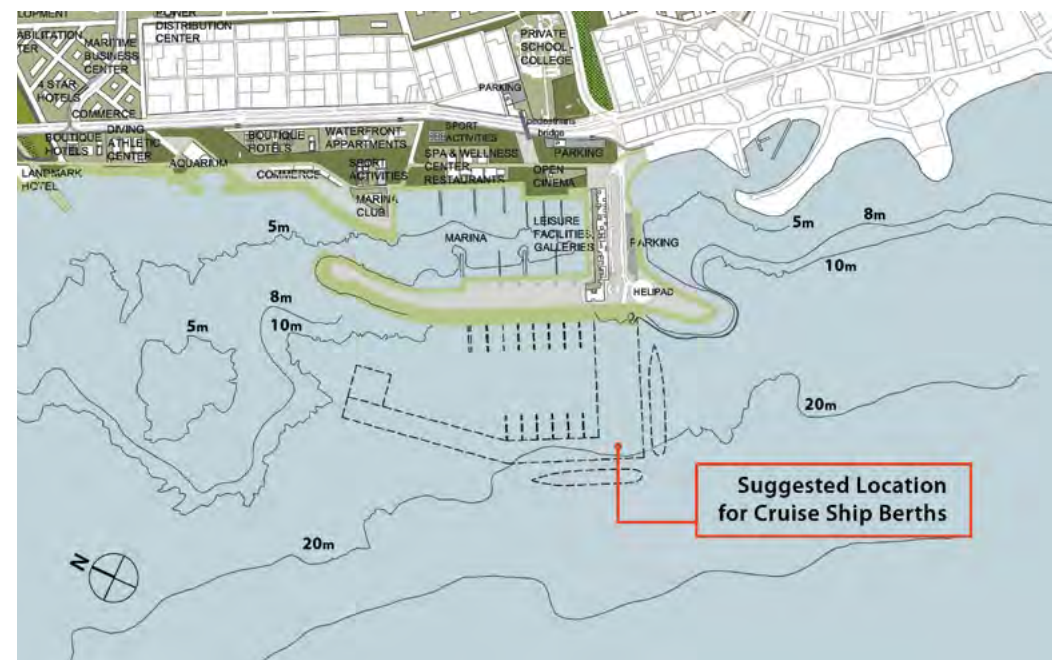
information: [www.greekcruise.gr/index.php/map](http://www.greekcruise.gr/index.php/map) - map background: [www.bing.com/maps/](http://www.bing.com/maps/)



Jeff Koons artwork



<http://allthingscruise.com/barcelona-boasts-a-beautiful-port-which-greets-ships-throughout-the-spring-and-summer/#lightbox/0/>



**Suggested Location  
for Cruise Ship Berths**





# OTHER POTENTIAL LAND USES

## FILM STUDIOS

### CASE STUDIES

The **Walt Disney Studios** is an American production company based in Burbank, California and owned by The Walt Disney Company. It is one of Hollywood's major film studios, known for its multi-faceted film division. The Studios generated an estimated income of \$722 million during the 2012 fiscal year.



<http://www.bing.com/maps/>

**20th Century Fox Studios** is one of the six major American film studios. It is located in the Century City area of Los Angeles. Most popular film franchises include, Star Wars, X-Men, Ice Age, Alien etc. The Company generated a net income of \$1.85 billion (2004).



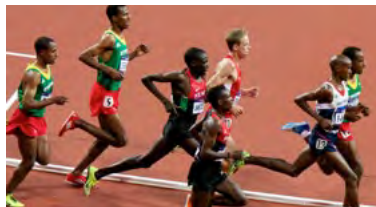
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## YEAR ROUND ATHLETIC TRAINING

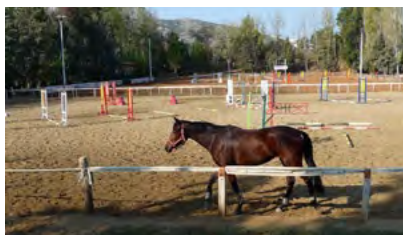


<http://free-best-hd-wallpapers.blogspot.gr/2011/01/baseball-> <https://c479107.ssl.cf2.rackcdn.com/files/14161/area14mp/2fmybmr-1344816345.jpg>

BASEBALL



ATHLETICS



<http://blogs.sch.gr/gymkriez/files/2008/11/p1010051-large.JPG>

HORSE RIDING



<http://www.ncth.gr/content/istioploia-anolhtis-thalassas>

SAILING

## THEME PARK RELATED TO GREEK HISTORY



Athens 2004 Olympic Games, Opening ceremony - <http://www.dimitrispapaioannou.com>

## FORMULA 1



HELLINIKON FORMER AIRPORT POTENTIAL F-1 CIRCUIT  
Circuit - 6,15 km



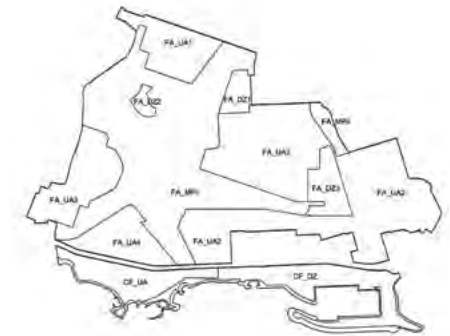
# AUCTIONS

## Potential Areas for Developers

| AUCTION                          | LAND USES  | LOCATION ON SITE    | ZONING         | AREA (m2) | TOTAL AREA (m2) |
|----------------------------------|--|---------------------|----------------|-----------|-----------------|
| RESIDENTIAL ECO-HOUSING          |  | Former Airport (FA) | FA_UA1         | 145.240   | 1.274.970       |
|                                  |  | Former Airport (FA) | FA_UA2         | 863.890   |                 |
|                                  |  | Former Airport (FA) | FA_UA3         | 265.839   |                 |
| RESIDENTIAL PLOTS                |  | Former Airport (FA) | FA_UA2         | 112.860   | 195.159         |
|                                  |  | Former Airport (FA) | FA_UA3         | 26.212    |                 |
|                                  |  | Former Airport (FA) | FA_UA4         | 56.086    |                 |
| RESIDENTIAL PARK-NEIGHBORHOOD    |  | Former Airport (FA) | FA_UA3         |           | 79.738          |
| RESIDENTIAL HIGH-RISE            |  | Former Airport (FA) | FA_UA2         |           | 62.915          |
| MARINA - LEISURE & CULTURE       |  | Coastal front (CF)  | CF_DZ          |           | 336.497         |
| COASTAL FRONT - RESIDENTIAL      |  | Coastal front (CF)  | CF_UE          |           | 299.712         |
| MIXED USE                        |  | Former Airport (FA) | FA_UA2         |           | 184.971         |
| BUSINESS / RETAIL                | BUSINESS-RETAIL CENTER                             | Former Airport (FA) | FA_UA1         | 96.672    | 145.020         |
|                                  | MARITIME BUSINESS-RETAIL CENTER                    | Former Airport (FA) | FA_UA4         | 48.348    |                 |
| HEALTH CENTERS                   | VOULIAGMENIS HEALTH CENTER (including 4* HOTELS)   | Former Airport (FA) | FA_DZ1         | 74.439    | 118.006         |
|                                  | REHABILITATION HEALTH CENTER (including 4* HOTELS) | Former Airport (FA) | FA_UA2         | 43.567    |                 |
| CONVENTION CENTER                |  | Former Airport (FA) | FA_UA4         |           | 44.298          |
| HOTELS                           | 5* HOTELS  | Former Airport (FA) | FA_UA4         | 145.382   | 224.288         |
|                                  | 4* HOTELS  | Former Airport (FA) | FA_UA1         | 17.568    |                 |
|                                  | BOUTIQUE HOTELS & APARTMENTS                       | Coastal front (CF)  | CF_DZ          | 11.486    |                 |
|                                  | 7* LANDMARK HOTEL                                  | Coastal front (CF)  | CF_DZ          | 49.852    |                 |
| RESEARCH, UNIVERSITY & EDUCATION |  | Former Airport (FA) | FA_UA2 /FA_DZ3 | 243.297   | 315.750         |
|                                  | PRIVATE SCHOOL                                     | Former Airport (FA) | FA_UA2         | 47.622    |                 |
|                                  | AQUARIUM   | Coastal front (CF)  | CF_DZ          | 24.831    |                 |
| DIVING CENTER                    | DIVING CENTER                                      | Coastal front (CF)  | CF_DZ          |           | 14.836          |
| COASTAL LEISURE - RETAIL         |  | Coastal front (CF)  | CF_DZ          |           | 20.980          |
| INCUBATOR CENTER                 | INCUBATOR CENTER                                   | Former Airport (FA) | FA_UA2         |           | 116.609         |
|                                  | 4* HOTELS  | Former Airport (FA) | FA_UA2         |           |                 |
| WORLD CLASS MUSEUM               |  | Former Airport (FA) | FA_MP1         |           | 47.155          |
| AVIATION MUSEUM                  |  | Former Airport (FA) | FA_MP1         |           | 30.209          |



The Main axes of the circulation network



Urban and Development Zones categorization





# HELLINIKON PROJECT

Development of the Hellinikon former airport site  
and the coastal front of Agios Kosmas



The former Hellinikon Airport area constitutes an **excellent opportunity** for a multi-level development project with an **international appeal**