



ΕΤΑΙΡΕΙΑ ΑΚΙΝΗΤΩΝ ΔΗΜΟΣΙΟΥ
PUBLIC PROPERTIES COMPANY

December 2020



Open Tender
*for the sale of a property
within Skaramagas Bay*

Summary of the Tender Process

Description of the Transaction

The company **Hellenic Public Properties Company SA** (hereinafter "HPPC") is currently running an **open tender process** regarding the **sale of a real estate property** covering a total area of **332,137.34 sq.m.** - including its equipment / facilities – which is located within the **Skaramagas Bay** ("the Property").

The Property was resulted following the **merger of two adjacent plots (areas) of 215,707.55 sq.m.** (hereinafter referred to as "Δ1") and **116,429.79 sq.m.** (hereinafter referred to as "Δ2") respectively.

The Property is located within the territory of the Municipality of Chaidari, in the Western Athens Regional Unit. It is also located outside the town plan, within Attica urban control zone. The Property is buildable according to the planning regulations and falls outside the provisions of Law 1337/83 and Law 2508/1997.

The **open tender process** will be conducted through an e-auction, on the official HPPC's platform www.e-publicrealestate.gr. Interested parties have to meet all the **predefined criteria** and submit, before the e-auction, a **dossier with all the required supporting documentation**, as defined on the relevant **Tender Notice** (which has also been uploaded on the official website of HPPC, www.hppc.gr).

Investment Highlights

- ❖ *Privileged location.*
- ❖ *The Property may accommodate shipbuilding and ship-repair activities.*
- ❖ *The property includes the largest tank in the Eastern Mediterranean, i.e. Tank No5.*
- ❖ *Access to the sea.*
- ❖ *Direct connection to main roads and highways.*
- ❖ *Close distance to Piraeus Container Terminal (SEP).*

Summary of the Tender Process

Process Description



Announcement of the Tendering Process

On the **10th of December 2020**, HPPC published the Tender Notice on the official website www.e-publicrealestate.gr. The Notice includes all the relevant information regarding the Open Tender Process, i.e. clauses of participation and details, potential restrictions, criteria etc.

Access to the VDR



The Interested parties are eligible to be granted with **access to the VDR** and to relevant legal, technical and other information, under specific qualification requirements (General, Legal and Financial) which are analytically described in the Tender Notice. All the relevant applications and supporting documents in relation to the VDR access will be reviewed by the Tender Committee. For the avoidance of any doubt, the application for access to the VDR is optional and is not considered as a prerequisite for the participation in the Tender process.



Submission of Participation Documents Dossier

All interested parties, irrespectively of whether they have been granted with access to the VDR or not, should submit the sealed **Dossier of Supporting Documentation of Participation** by **Friday, February 5, 2021, 13:00 Athens, Greece time** (by hand or by post), at the registered office of HPPC. The contents of the Dossier as well as all relevant details and information are precisely defined within the Tender Notice. All the submitted Dossiers will be reviewed by the Tender Committee.

e-Submission of Bidding Offers



Following the nomination of the Participants, the step of the submission of their bidding offers - in the form of **an e-auction** - will follow . The e-auction will be conducted through the official website www.e-publicrealestate.gr on the predefined deadline that will be announced by HPPC. The **starting bid** has been set at the amount of **EUR 55,000,000** while the minimum bid increment at +5%.

Summary of the Tender Process

Location details



The property is located:

- ❖ *In the Western Athens Regional Unit – Municipality of Chaidari, within Skaramagas Bay.*
- ❖ *15 km far from the Port of Piraeus.*
- ❖ *50 km far from Athens International Airport.*
- ❖ *18 km far from Elefsis Shipyards. Skaramagas is situated on the east coast of the Bay of Elefsis, a bay of the Saronic Gulf. As a part of the Saronic Gulf, providing access from Elefsina Bay to Saronic Gulf.*
- ❖ *Close to the South Part of Koumoundourou Lake in Athens. Locations near Koumoundourou Lake also include Oil Refineries.*
- ❖ *Close to the Greek National Road 8 (the old Athens - Corinth - Patras road).*
- ❖ *In a close distance, i.e. 20 km, from Attica Ring Road.*
- ❖ *In a close distance, i.e. 15 km, from Hellenic Railways Organisation (OSE) facilities.*

Summary of the Tender Process

Property's description

The total property, owned by HPPC, covers a total area of **332.137,34 sq.m.** (please refer to properties Δ1 & Δ2 on the side) and constitutes the northern part of Skaramagas Shipyards. The united property was resulted after an exchange of properties between HPPC and Hellenic Shipyards S.A. (hereinafter "HSY") under Special Administration.

❖ **"Δ1" Part of the property, i.e. 215.707,55 sq.m. consists of:**

1. **Tank No. 5**, a permanent storage tank with a capacity of 500,000 dead weight tones (DWT). It is the largest tank in the entire region of the eastern Mediterranean. It has a bottom depth of -9.50 m. and floor circumference at + 1.90m. There is direct access to the sea.
2. **Pier No. 4**, providing access for large vessels from the Saronic Gulf, the Strait of Salamis and the Poros Channel. Its height counts to 1.90 m. from the sea level and its length is approx. 356 m. As far as the width is concerned, it remains unchanged at 15 m. along its whole length, i.e. from the northern to the southern part.

It is noted that a Migrant and Refugee Accommodation Centre (Hotspot) is located within the property, covering an area of 84.236,55 sq.m. The Hotspot will have been transferred on a different region by the completion of the potential disposal.

❖ **"Δ2" Part of the property, i.e. 116.429,79 sq.m.** which provides access to local and national road system.



Summary of the Tender Process

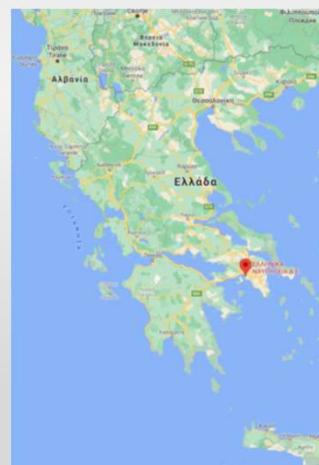


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Property's permissible uses

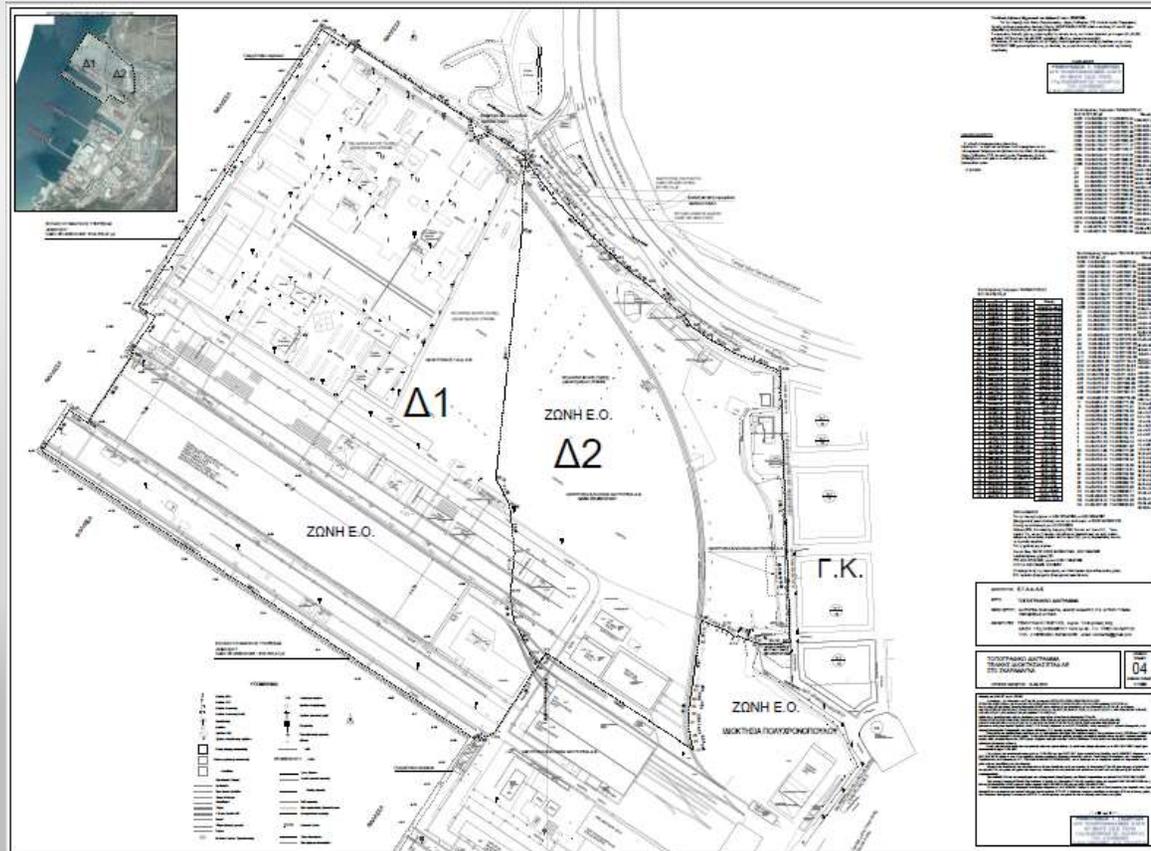
1. *Industrial facilities*
2. *Manufacturing facilities*
3. *Professional laboratories*
4. *Buildings, storage spaces/ parking facilities*
5. *Gas stations*
6. *Facilities of miscellaneous uses*
7. *Security staff's residence*
8. *Free common areas*
9. *Offices*
10. *Restaurants/ refreshment shops*
11. *Public gathering places*
12. *Social welfare centers*
13. *Sports facilities*
14. *Exhibition centers*
15. *Public transport facilities*

The above mentioned uses 9 to 13 are considered permissible only under the condition that they constitute part of Industrial and/or Manufacturing Facilities and the main purpose relates to meeting needs of the employees of these Industrial and/or Manufacturing Facilities.



Summary of the Tender Process

Final Site Plan





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Thank you!