

## The Land Plots

Total land size is 261,865.83 sq.m.:

- plot A = 212,891.52 sq.m. & plot B = 48,974.31 sq.m.

Plot A is seafront and situated next to the coast (seafront & seaview). Both to the east and to the south, it is adjacent to municipal roads. The south-north road leads to the area of "Palouki", whereas the west-east road connects the coast area with "Douneka" village and serves as the main access to the site. Both roads are paved and in good condition. To the west, over a length of 300 m. the plot adjoins a sandy beach with dunes and vegetation. The topography is smooth and the elevation ranges from approximately 2.00 m. to 10.50 m.

In addition to the electricity and public water supply, Plot A has an advantage of having its own water drilling of sufficient capacity.

Plot B is situated across plot A, to the east. Both to the west and to the south, plot B is also adjacent to the municipal roads. At east and north, the plot is adjacent to agricultural properties. The topography is also smooth and the elevation ranges from approximately 10.50 m. to 14.00 m.



## Land Use & Building Regulations

The property is included in the Residential Control Zone plan According to this plan, the permitted uses and building regulations are as follows:

Plot A:

- Land use: Tourism, residential, restaurants, sport centers, commercial, public buildings, beach bars & playgrounds, greenhouses, agricultural warehouses, etc.
- Building regulations (Out of Town Plan)

Plot B:

- Land use: Residential
- Building regulations (Out of Town Plan)

## Grants

The Resort Project (Plot A) qualifies for government grants. In fact, this geographical region has the highest subsidy rates ranging c. 30%-35% of the approved construction budget.



## Permitting

The Project will be developed under the provisions of Greek legislation. Permitting is at intermediate stage.

The Preliminary Environmental Impact Assessment (PEIA) study approval for a resort development in Plot A has already been approved by the Ministry of Environment, Energy and Climate Change (YPEKA). This PEIA study refers to a mixed-type 5\* Hotel & Spa resort and supporting infrastructure works (wastewater treatment plant and water drillings) of a total buildable area of 37,270 sq.m. and a capacity of 1,100 beds in accordance to the specifications of the Greek National Tourism Organisation (GNTO).

Plot B allows for additional residential real estate, either as combined with the Resort or independently as private residential development (freehold). Its land partition ('katatmisi') into 7 plots is already in progress. Each plot will have a land area of c. 6-8,000 sq.m. and a buildable area of 200 sq.m. per plot that can be sold as freehold property.



## The Development Options

The Project will offer a 5\* hotel and spa resort with comparable facilities, swimming pools, restaurants, bars, beach club, fitness/wellness areas, tennis courts, and other public amenities, and a number of residential units arranged in neighborhoods with swimming pools and sizes and forms ranging from condo apartments to maisonettes and seaside villas to be sold as long term leasehold or freehold property (see Options below), and that could be included in the hotel's rental program when their owners are not using them. More specifically:



### Development Option I

5\* hotel resort with residential to be sold as long term leasehold property

Hotel:	17,831 sq.m.
Leasehold residential:	19,439 sq.m.
Freehold real estate:	-
Total Buildable:	<u>37,270 sq.m.</u>

### Development Option II

Mixed-use 5\* hotel resort with residential to be sold as long term leasehold property as well as freehold real estate

Hotel:	11,011 sq.m.
Leasehold residential:	8,538 sq.m.
Freehold real estate:	8,380 sq.m.
Total buildable:	<u>27,929 sq.m.</u>

## The Resort Area Programs

Development Option I					
5* hotel resort with residential to be sold as long term leasehold property					
Hotel	avg size (sqm/unit)	quantity (units)	built area (sqm)	beds/unit	total beds
<b>Accommodation</b>					
2-bed hotel room	35	66	2,310	2	132
3-bed hotel room	40	34	1,360	3	102
3-bed suite	50	24	1,200	3	72
3-bed grand suite	70	8	560	3	24
<b>average/total</b>	<b>41</b>	<b>132</b>	<b>5,430</b>		
circulation + net/gross		178	916		
<b>Hotel Accommodation - total (gross)</b>			<b>6,346</b>		
<b>Public spaces</b>					
Front-of-House			5,200		
Spa & wellness cluster			2,000		
Multi-use & conference center			2,000		
Back-of-House			1,985		
<b>Hotel Public spaces - total (gross)</b>			<b>11,485</b>		
<b>Hotel - total (sqm)</b>			<b>17,831</b>		<b>330</b>
<b>Leasehold Residential</b>					
3-bed studio flat	82	117	9,594	3	351
5-bed exclusive apartment	105	53	5,565	5	265
5-bed maisonette	120	10	1,200	5	50
7-bed maisonette	150	10	1,500	7	70
5-bed seafont villa	140	4	640	5	20
7-bed seafont villa	220	2	440	7	14
<b>average/total</b>	<b>97</b>	<b>196</b>	<b>18,939</b>		
Sewage treatment			500		
<b>Leasehold Residential - total (sqm)</b>			<b>19,439</b>		<b>770</b>
<b>Hotel &amp; Leasehold Residential - total (sqm)</b>			<b>37,270</b>		<b>1,100</b>
<b>Freehold Real Estate</b>					
<b>Freehold Real Estate - total (sqm)</b>			<b>-</b>		<b>-</b>
<b>Grand total (sqm)</b>			<b>37,270</b>		<b>1,100</b>

Development Option II					
Mixed-use 5* hotel resort with residential to be sold as long term leasehold property as well as freehold real estate					
Hotel	avg size (sqm/unit)	quantity (units)	built area (sqm)	beds/unit	total beds
<b>Accommodation</b>					
2-bed hotel room	35	36	1,260	2	72
3-bed hotel room	40	13	520	3	39
3-bed suite	50	8	400	3	24
3-bed grand suite	74	8	592	5	40
<b>average/total</b>	<b>43</b>	<b>65</b>	<b>2,772</b>		
circulation + net/gross		178	968		
<b>Hotel Accommodation - total (gross)</b>			<b>3,740</b>		
<b>Public spaces</b>					
Front-of-House			4,275		
Spa & wellness cluster			2,000		
Multi-use & conference center			-		
Back-of-House			1,494		
<b>Hotel Public spaces - total (gross)</b>			<b>7,771</b>		
<b>Hotel - total (sqm)</b>			<b>11,011</b>		<b>175</b>
<b>Leasehold Residential</b>					
3-bed (garden apartment)	70	80	5,600	3	240
5-bed (seaside apartment)	86	33	2,838	5	165
<b>average/total</b>	<b>75</b>	<b>113</b>	<b>8,438</b>		
Sewage treatment			100		
<b>Leasehold Residential - total (sqm)</b>			<b>8,538</b>		<b>405</b>
<b>Hotel &amp; Leasehold Residential - total (sqm)</b>			<b>19,549</b>		<b>580</b>
<b>Freehold Real Estate</b>					
2-bedroom maisonette	100	46	4,600	5	230
2-bedroom maisonette sup.	120	10	1,200	5	50
3-bedroom maisonette	150	10	1,500	7	70
2-bedroom seaside villa	140	4	640	5	20
3-bedroom seaside villa	220	2	440	7	14
<b>average/total</b>	<b>116</b>	<b>72</b>	<b>8,380</b>		
<b>Freehold Real Estate - total (sqm)</b>			<b>8,380</b>		<b>364</b>
<b>Grand total (sqm)</b>			<b>27,929</b>		<b>944</b>

## The Resort Masterplan (for Development Option II)



1. Hotel Entrance
2. Villas Entrance
3. Hotel Common Facilities
4. Spa & Wellness
5. Tennis Club
6. Dunes Beach Club & Restaurant
7. Hotel Guest Rooms & Suites
8. Seaside Apartments  
(Leasehold 86 m<sup>2</sup>)
9. Garden Apartments  
(Leasehold 70 m<sup>2</sup>)
10. Seaside Villas\* 160 - 220 m<sup>2</sup>
11. Maisonettes\* 100 - 150 m<sup>2</sup>

\*with private pool

**Additional freehold residential development (Plot B)**

Land: 7 plots

Land area: 6-8,000 sq.m./plot

Buildable: 200 sq.m./plot

