



THE ELLINIKON

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SEPTEMBER 2023

# The Ellinikon

A T H E N S - G R E E C E

- 1938 — Hellinikon Athens Airport opens for International and Domestic flights.
- 1941 - 1944 — The airport was used as a German airbase during the Nazi invasion of Greece.
- 1953 - 1993 — Hellinikon Athens Airport is renamed Athens International Airport and the United States Air Force starts using the site as a military base until the end of the Cold War.
- 1969 — Opening of The International East Terminal building designed by Finnish Star Architect, Eero Saarinen.
- 1995 — The Athens International Airport undergoes a major expansion with a new airfield addition.
- 2001 — The Athens International Airport closes and is transferred to Spata, while the Athens radar centre remains at the airfield in the Hellinikon.
- 2001 — LAMDA DEVELOPMENT, as member of the Latsis Group, is listed on the main market of the Athens Exchange.
- 2002-2004 — The Marina is being developed to host the Olympic Sailing Centre.
- 2005 - 2008 — Inauguration of the three largest shopping centres in Greece: Mediterranean Cosmos (Thessaloniki), The Mall Athens and Golden Hall (Athens).
- 2007 — Inauguration of Flisvos Marina, Greece's first world class marina.
- 2013 — Acquisition of the International Broadcasting Center (IBC) for 90 years.



the heritage

- 2014 — Contract signing for the Hellinikon.
- 2014 — Share Capital Increase of €150 million.
- 2016 — Ratification of the Hellinikon contracts by the Greek Parliament.
- 2018 — Approval of the Hellinikon Integrated Development Plan via issuance of a Presidential Decree.
- 2019 — Approval of the Hellinikon Urban plan studies via issuance of four Joint Ministerial Decisions.
- 2019 — Share Capital Increase of €650 million.
- 2020 — Bond issuance of €320 million.
- 2020 — Strategic Alliance with TEMES S.A.
- 2021 — Strategic Alliance with Fourlis Group.
- 2021 — Acquisition of 100% of Hellinikon S.A. shares.
- 2022 — Strategic Alliance with Brook Lane Capital.
- 2022 — Strategic Alliance with Orilina Properties REIC.
- 2022 — Strategic Alliance with PRODEA Investments and Costeas-Geitonas School.
- 2022 — Green Bond Issuance of €230 million.
- 2022 — Signing of the Land Agreement for the concession of land for the Integrated Resort Casino (IRC).
- 2022 — Acquisition of Värde Partners minority stake (31.7%) in Lamda Malls.
- 2022 — Acquisition of McArthurGlen Designer Outlet Athens.

**€8 Billion**  
Total Investment

**620 Hectares**  
Land Plot Size

**2.7 Million sqm**  
Total Buildable Area\*

**3.5 km**  
Frontage to the Sea

**85,000**  
New Jobs Upon Full Operation

**2.4%**  
Estimated GDP Contribution at Completion

**1 Million**  
Estimated Additional Tourist Arrivals

the legacy

\* Excluding public properties



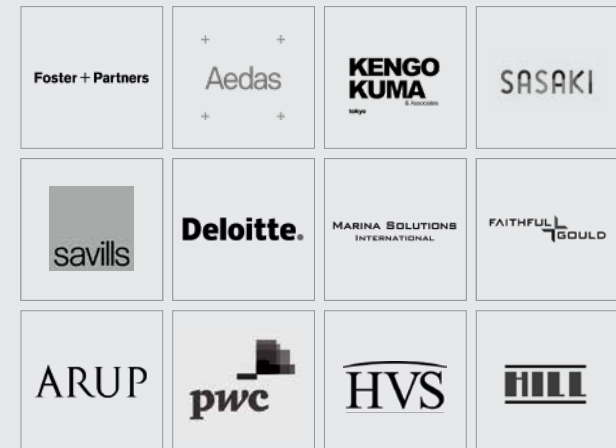
## OUR PARTNERS

(INDICATIVE LIST)



## GLOBAL CONSULTANTS

(INDICATIVE LIST)



international expertise



# The location



international connectivity

ATHENS - GREECE



----- MAIN ROAD NETWORK

attica region



athens riviera



## Stavros Niarchos Foundation Cultural Center

The SNFCC is a multicultural Center open to the public to enjoy a variety of cultural, educational, athletic, environmental and recreational activities and events.

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## Marina Alimos

The Marina Alimos concession and redevelopment will help to revamp the waterfront along the Athens Riviera.

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## Faliro Cove

The regeneration of Faliro Cove is going to connect the city of Athens with the sea.

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## Piraeus Port

The Port of Piraeus is the largest passenger port in Europe and one of the largest in the world.



athens riviera

## Glyfada Golf Course

The golf course of Glyfada is a famous championship course of international standards and at the same time a wonderful spot for sport, recreation and culture with exceptional views.

## Glyfada

Glyfada is the largest southern suburb of the Athens Riviera. The seaside neighborhood is known for its beaches, its boutiques, numerous cafés and restaurants and vibrant nightlife.

## Marina Flisvos

Flisvos Marina has added a touch of maritime glamour and luxury to the rich-in-nautical history area.

## Astir Vouliagmenis

Vouliagmeni hosts fabulous resort-style hotels, one of which is the new Four Seasons Astir Palace, a variety of blue-flag beaches, fine-dining restaurants, designer boutiques, cocktail bars, clubs & a marina.



athens riviera

## Nightlife

From the finest people, vibrant nightclubs and one of the best bar scenes, Athens city will lead you to the sunrise. The animated capital is considered to be one of the most entertaining destinations of the world, filled with never ending celebrations.

## Dining

With creative flair, the Mediterranean cuisine constantly refreshes its rich tradition, creating a culture of sublime flavours.

## Beach Life

Athens Riviera, a coastal seaside decorated with a wide range of glamorous and charming beaches, fabulous resorts, marinas and beach clubs. The Mediterranean, by its warm climate all year long is a sea full of imagination.

## Museums

Athens is the place to be for museum lovers, with some of most important exhibits of Greek civilization. A generous mix of ancient treasures and modern delights for the eyes of the public.



# athens lifestyle



# The Ellinikon masterplan



Foster + Partners

# The Ellinikon

The Ellinikon is a world-leading mixed-use development on a prime seafront location, reinstating the standards of the Mediterranean coastal urban living.

These principles have been applied to create a masterplan that reflects a global vision, while keeping the characteristics and ambiance of the Athenian Riviera and Greek environment and lifestyle.

The Ellinikon is envisaged to become a paradigm of integrated and sustainable living through its "15-minute city" principles offering a truly 360-degree experience to its residents, tenants, guests and employees.

The complete regeneration of the former airport site into an all-rounded destination composed of several clusters, each one with distinct character, combining residences, shopping, working, leisure, entertainment and cultural activities, revolving around a 2,000,000 sq.m. park; the largest coastal park in Europe at the heart of The Ellinikon.



**RESIDENCES**  
9,000 UNITS



**SHOPPING CENTRES**  
1 MALL & 1 LUXURY DESTINATION



**MARINA**  
310 BERTHS (INCL. SUPERYACHTS)



**MODERN OFFICE SPACES**  
OVER 25,000 WORKING FORCE



**THE ELLINIKON PARK**  
2,000,000 SQ.M.



**SPORTS FACILITIES & ACADEMIES**  
IN COOPERATION WITH TOP GREEK ATHLETES



**HOSPITALITY**  
3 HOTELS (APPROX. 650 ROOMS)



**PUBLIC BEACH**  
1 KM LONG



**EDUCATION**  
PRIVATE SCHOOL & HIGHER EDUCATION



**CULTURAL VENUES**

an exemplar 15-minute city



walking distances

# Smart Ellinikon

The Ellinikon will be a state-of-the-art smart district that pioneers the future of home, work, and entertainment; utilizing technology to deliver sustainability and serve the people of tomorrow.

A Smart District from the ground up, both people-focused and future-proofed, robust, resilient and highly-networked, welcoming innovations as they become available.

Integrating the most advanced “smart city” technologies, including Internet of Things, data analytics, ultra-high speed fiber optics network and full 5G, aims to provide a digitally assisted everyday life to its residents and employees, and a memorable experience to its visitors. Technologies that are user centric — pursuing wellbeing, safety and privacy — and provide digital readiness for the future economy.



smart city





### SEAMLESS SMART INFRASTRUCTURE

Sensors, solar panels, underground networks and more, quietly work behind the scenes to improve your daily experience – uninterrupted. The building blocks include a bespoke IoT platform, advanced IoT networks and powerful apps for visitors and residents to access all Ellinikon smart services.



### CUTTING EDGE DIGITAL CONNECTIVITY – WIRED & WIRELESS

Widespread 5G, public WiFi and ultra high-speed fibre-optic internet across The Ellinikon makes it possible to always stay connected and enjoy a uniquely fast experience – creating a strong digital network for everyone throughout the city



### SMART MOBILITY

The Ellinikon's interconnected infrastructure makes commutes both easier and shorter. Smart mobility sharing schemes for bikes, e-bikes and scooters offer all visitors and residents a green and pleasant means of enjoying all aspects of Ellinikon.



### SMART WATER MANAGEMENT

Utilising all the latest technologies for efficient water management and optimised irrigation, the consumption of water in Ellinikon will reach the absolute minimum required. Additionally, The Ellinikon's first-of-its-kind, smart irrigation system will reuse sewage water - cleaned to the higher standards - to irrigate the Park and all plants and green areas across the district.



### SMART BUILDINGS

Both residential and commercial buildings throughout the will host smart systems and solutions that will guarantee optimized energy and water consumption optimization combined with the highest levels of comfort and practicality



### NO WASTE WASTED

Within The Ellinikon, all waste is separated at source. The organic part is transformed into compost that will cover all the fertilization needs of the park, turning useless waste into nourishment for the area's plant life. Smart waste management will optimize collection routes reducing local emissions and traffic and ensuring high hygiene at all times.



### SMART ENERGY

The Ellinikon's most advanced underground power grid prioritizes the use of integrated renewable energy and reduces the overall environmental footprint. Smart lighting technologies ensure the most efficient and adaptive use of light, prioritizing safety and minimizing light pollution.

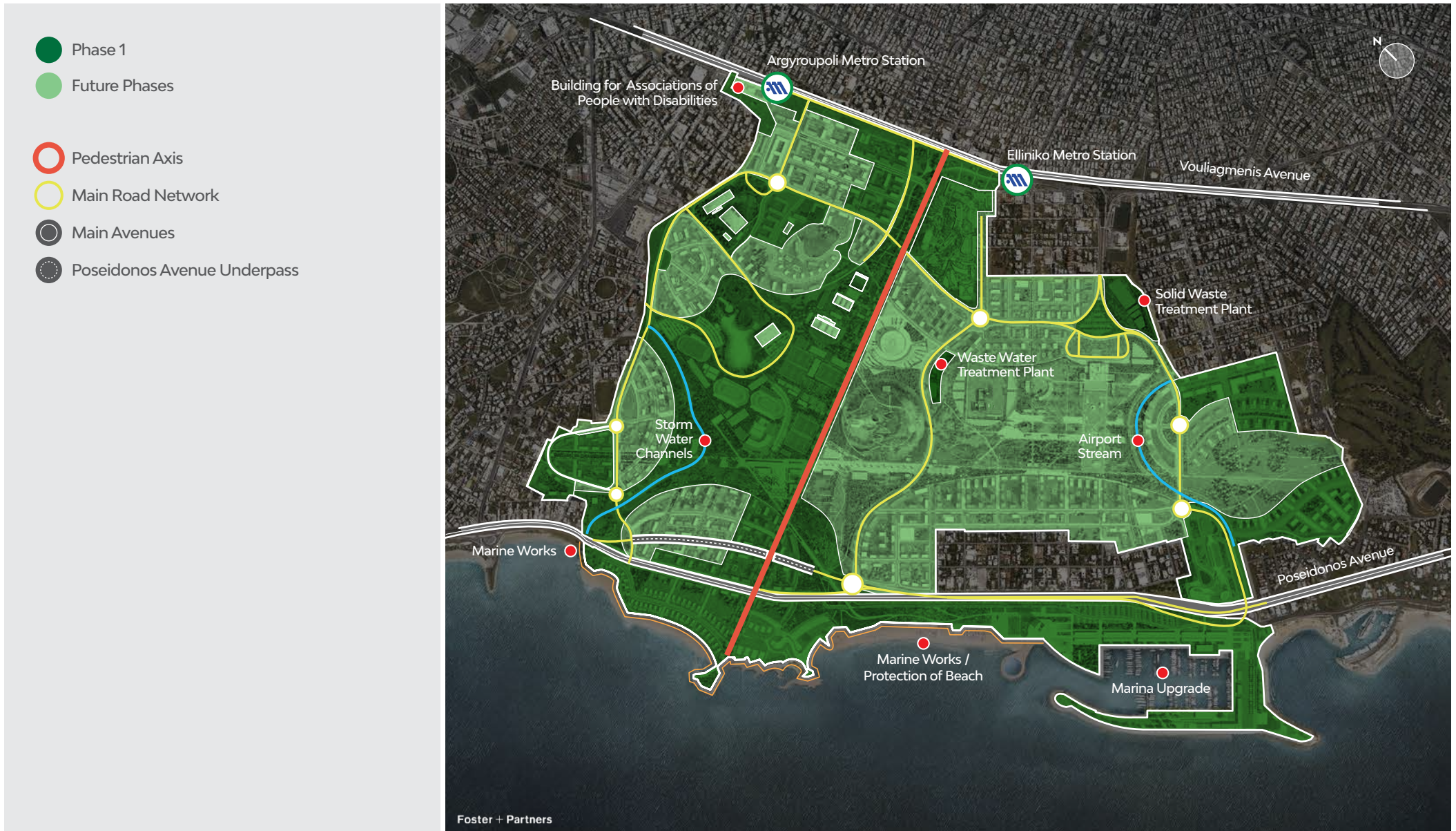
# smart city

- Residential
- Hospitality
- Commercial - Retail
- Commercial - Offices
- Education / R&D / Alternative Residential
- Listed Buildings
- Culture
- Main Open Spaces and Public Buildings
- Sports
- Park

1. Building for Associations of People with Disabilities
2. The Ellinikon Business District
3. Vouliagmenis Office Tower
4. The Commercial Hub | Mixed-use Tower (Offices, Hotel & BR)
5. The Commercial Hub | Mall & Offices
6. The Commercial Hub | Retail Park
7. Education, R&D, Alternative Residential
8. Residential by The Park
9. Residences/Apartments at Little Athens
10. Little Athens - Offices
11. The Ellinikon Park
12. Sports Complex
13. The Ellinikon Experience Centre
14. Integrated Resort Casino
15. Mixed-use Tower by the Promenade
16. The Cove Villas (1st Row)
17. The Cove Villas (2nd Row)
18. The Cove Residences
19. Mandarin Oriental Hotel & Branded Residences
20. Main Pedestrian Bridge
21. The Beach and Coastal Park
22. Riviera Tower
23. Marina Club & Residences
24. Riviera Galleria
25. Marina Hotel & Branded Residences
26. Marina
27. Destination Beach Club
28. Glyfada Beach
29. Posidonos Avenue
30. Vouliagmenis Avenue



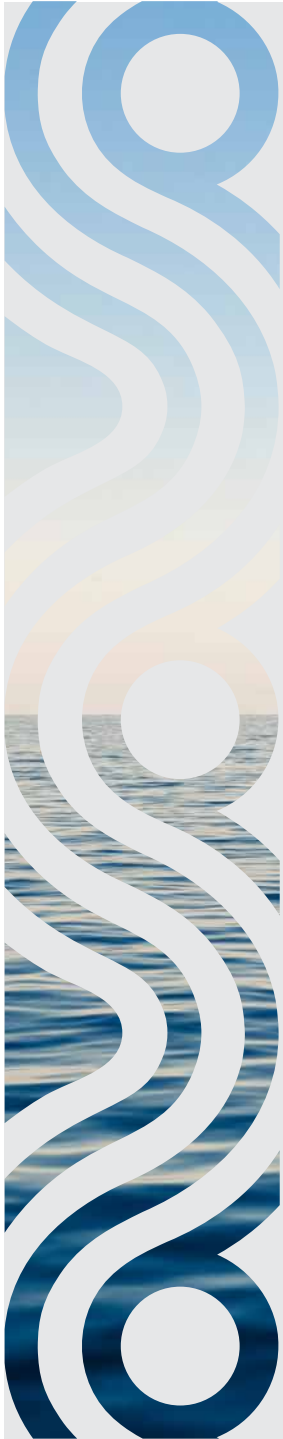
# the masterplan



phase one - buildings & infrastructure



phase one (2021 - 2026)



# Phase One projects' spotlight

# The Ellinikon Riviera

The mark of the new era of the Athenian Riviera, envisioned to become a global sustainable waterfront destination enjoyed by local and international visitors.



It stretches along 3.5 km and will include a variety of developments from luxury residential, exclusive hospitality to a high-end Marina and signature retail, blended with a lush amount of landscaped open areas.

1 km long continuous urban beach with a wide range of activities catering to different needs and users, open to all.

Iconic promenade and seaside steps that build connection to the water.

A place to feel the sand as the waves come in and out, while you watch the sunset across the Saronic Gulf and the Islands.

Play areas, strolling gardens, areas for relaxation, exercise and social interaction.

Vibrant and cosmopolitan Beach Clubs that represent the quintessence of coastalfront social hotspots.

Direct connection with The Ellinikon Park via the iconic main pedestrian bridge, which offers a magnificent panoramic viewpoint over the beach and the sea.

Lively grand plazas and areas for cultural expression and celebration.

Seaside programming watersports, events and F&B outlets.

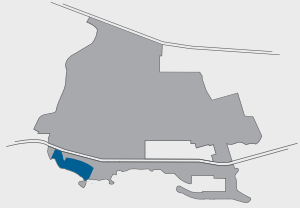
Pedestrian friendly connections from city to water through green linear parks, bicycle network and public transport.





# The Cove Villas

Imagine living in a prime beachfront Villa meters away from crystal clear waters with all the conveniences, infrastructure and services available in a city centre right on your doorstep. Always with one foot on land and the other in the sea.



Limited number of prime coastalfront villas (up to 28 plots)

Bespoke design with a selection of world-renowned architects

Sea views & direct beach access

Convenience and security of modern life

Landscaped private gardens

Pool lounge & spa areas

Exceptional arrival entrances

Secure fencing & 24h security

Design guidelines to ensure familiarity in the villa neighbourhood (designed & supervised by Foster & Partners)

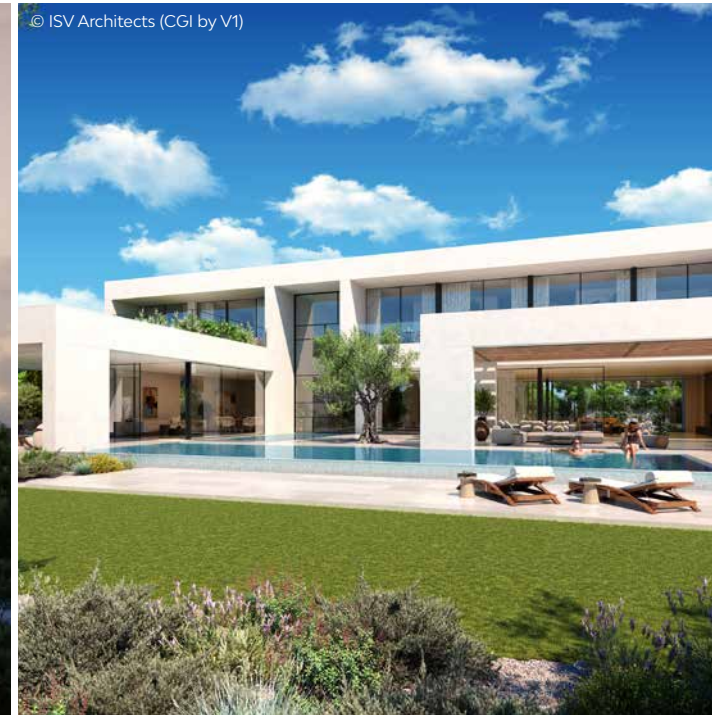
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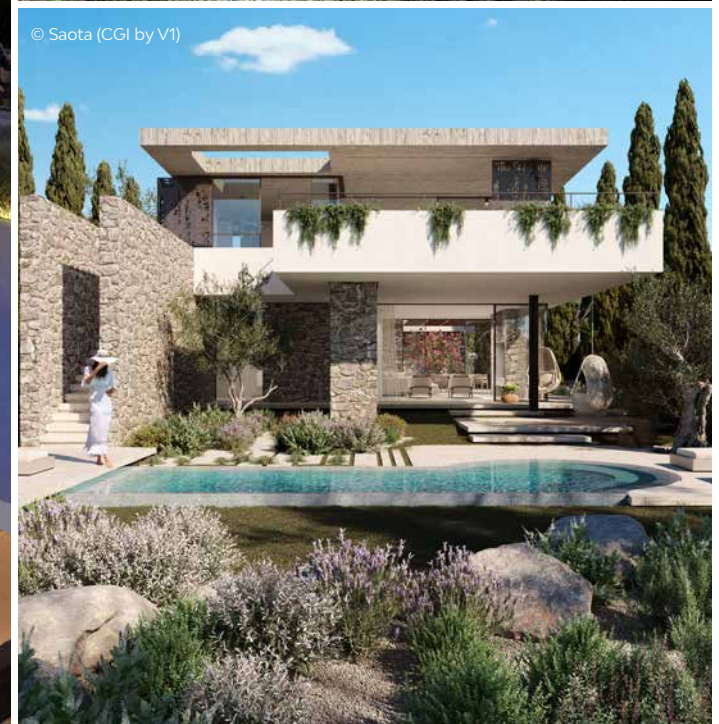




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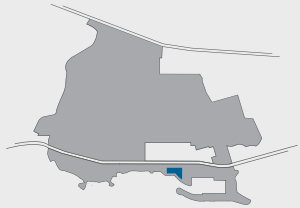
© ISV Architects (CGI by V1)



© Saota (CGI by V1)

# Riviera Tower

Reinvention of modern Athenian living with the first luxury residential tower right by the water, capturing a connection between the sea, park, mountains and sky, whilst enriching an individual's experience.



A 200 m luxury residential tower (approx. 49 Floors); the first of its kind in Greece.

A collection of 1 to 5-bedroom residences and a limited selection of penthouses.

Spectacular Aegean sea, coastal and mountain views.

Generous balconies and terraces in all residences.

Highest quality specifications and engineering technology.

A gated complex of pool, sauna, spa, gym and other indoor and outdoor amenities.

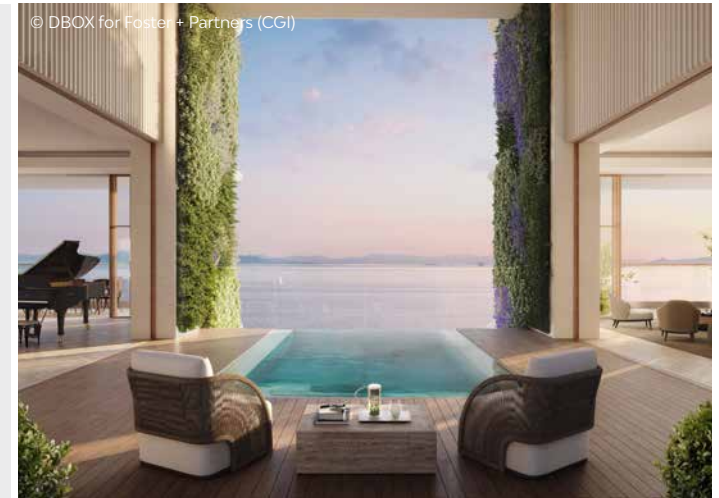
State-of-the-art "residents-only" amenities, serviced by a dedicated professional onsite property management and concierge team.

A tower immersed in nature with suspended gardens and sustainable design.

Easy access to the beach and luxury marina facilities.

(Mall, hotel, marina, yacht club, beach club)

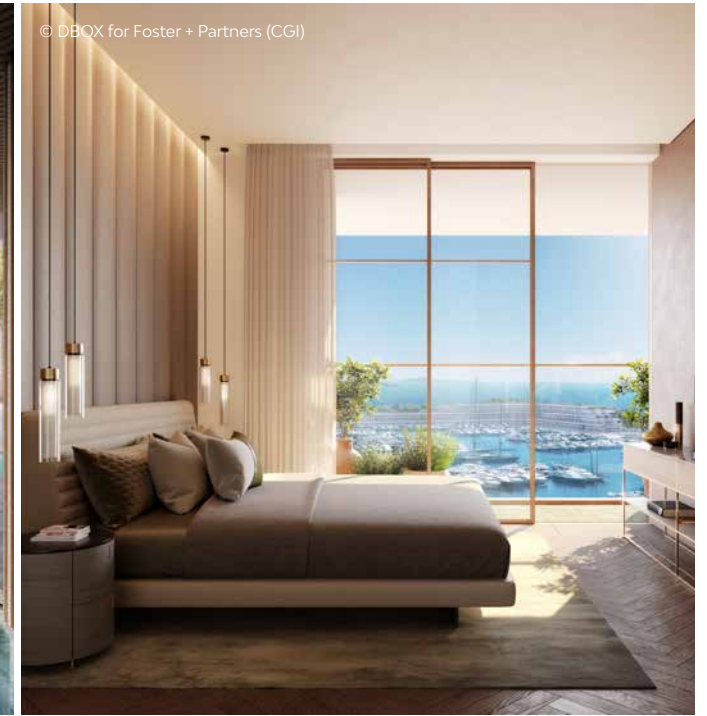
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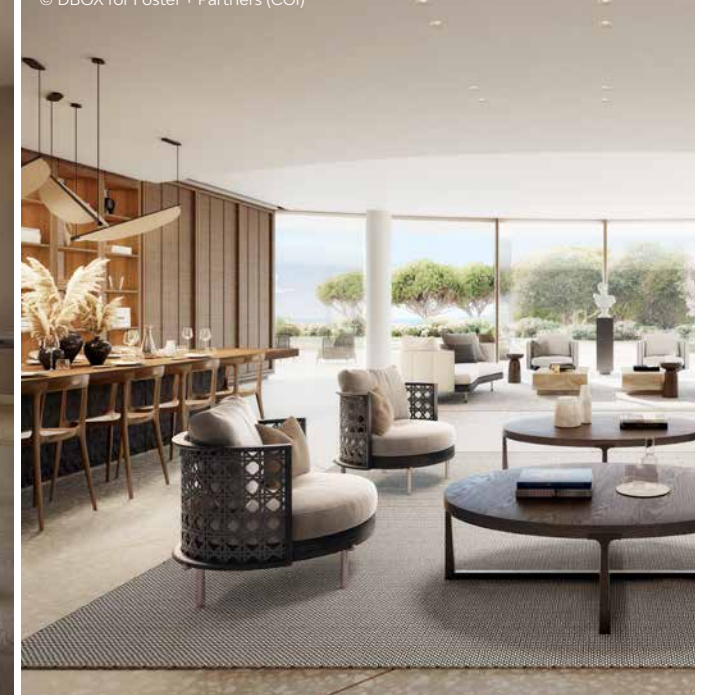
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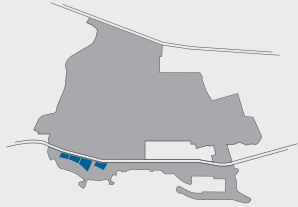


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# The Cove Residences

The Cove Residences is a luxury residential development comprising approx. 115 apartments and duplexes in a range of sizes and configurations designed by two Greek prominent architects ISV and Bobotis+Bobotis.



Premium location on The Ellinikon coastal front.

Sea, green and mountain view.

Less than a minute walk to the beach.

High security.

Secure underground car parking, guest and bicycle parking.

Landscaped gardens and courtyards.

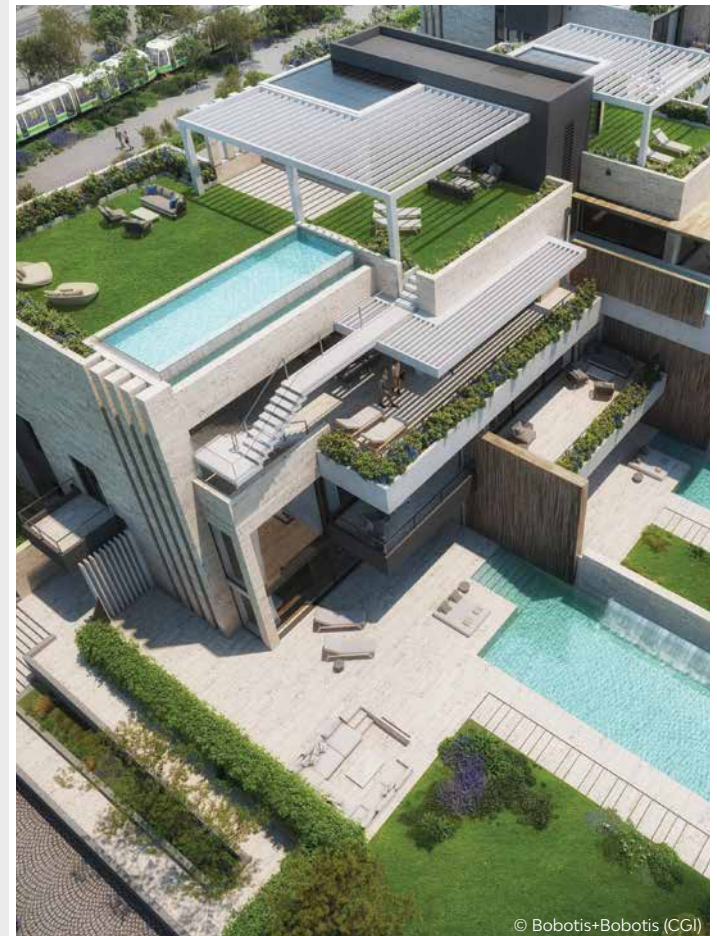
Expansive rooftop terraces with panoramic views for entertainment.

Private swimming pools for the ground floor units and penthouses.

Dedicated storage rooms for each unit.

Generous indoor and outdoor areas.

High-end finishes.





© ISV (CGI)



© ISV (CGI)



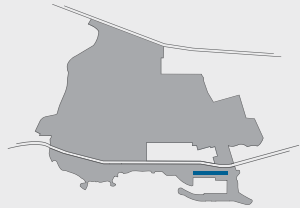
© Bobotis+Bobotis (CGI)



© Bobotis+Bobotis (CGI)

# Riviera Galleria

An upscale destination with a luxurious feel, ideal for shopping, socializing and leisure.



19,000 sq.m. of retail, F&B and leisure spaces.

A collection of high-end retail and aspirational offering.

Exquisite services tailored to exceed expectations of local visitors, international tourists and yacht owners.

A plethora of dining options looking at a breath-taking waterfront (signature restaurants, healthy and novelty concepts, global flavors).

Generous open areas for events, pop-ups and memorable guest experiences.

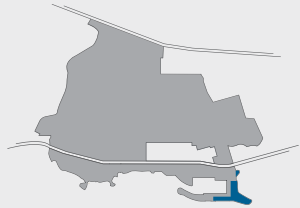
Riviera Galleria will be the first premium retail development in the Attica region and particularly a state-of-the-art, lifestyle destination of unique and sophisticated architecture.





# Marina Hotel & Branded Residences

A luxury, experience-focused, lifestyle hotel with distinctive and bold design features.



Maximum GFA allowed is 38,570 sq.m.  
23,142 sq.m. for the Hotel and 15,428 sq.m. for the Branded Residences

The Marina Hotel will consist of circa 200 rooms offering aspirational and lifestyle amenities

Branded residences with spectacular Open Sea and Marina views

Cosmopolitan feel and vibrant lifestyle

Targeted guest profile with a taste for unique, trendy interiors and a variety of facilities with a millennial "spend on experience" attitude

Vibrant location, with direct access to the Marina and the Riviera Galleria

Potential synergies with other uses, such as the Marina Cluster and the Integrated Resort Casino

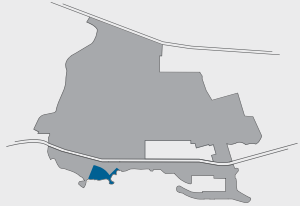






# Mandarin Oriental Hotel

A landmark coastal front complex with an exclusive Luxury Resort and Branded Residences, offering immersive authentic experience all year-round.



Maximum GFA allowed is 24,593 sq.m.

14,756 sq.m. for the Hotel and 9,837 sq.m. for the residential component

The Beach Hotel will consist of circa 160 rooms providing world-class amenities

Branded residences with unparalleled and unique beachfront location along the Athenian Riviera

Targeted guest profile to wealthy travelers looking for seclusion and tranquil luxury

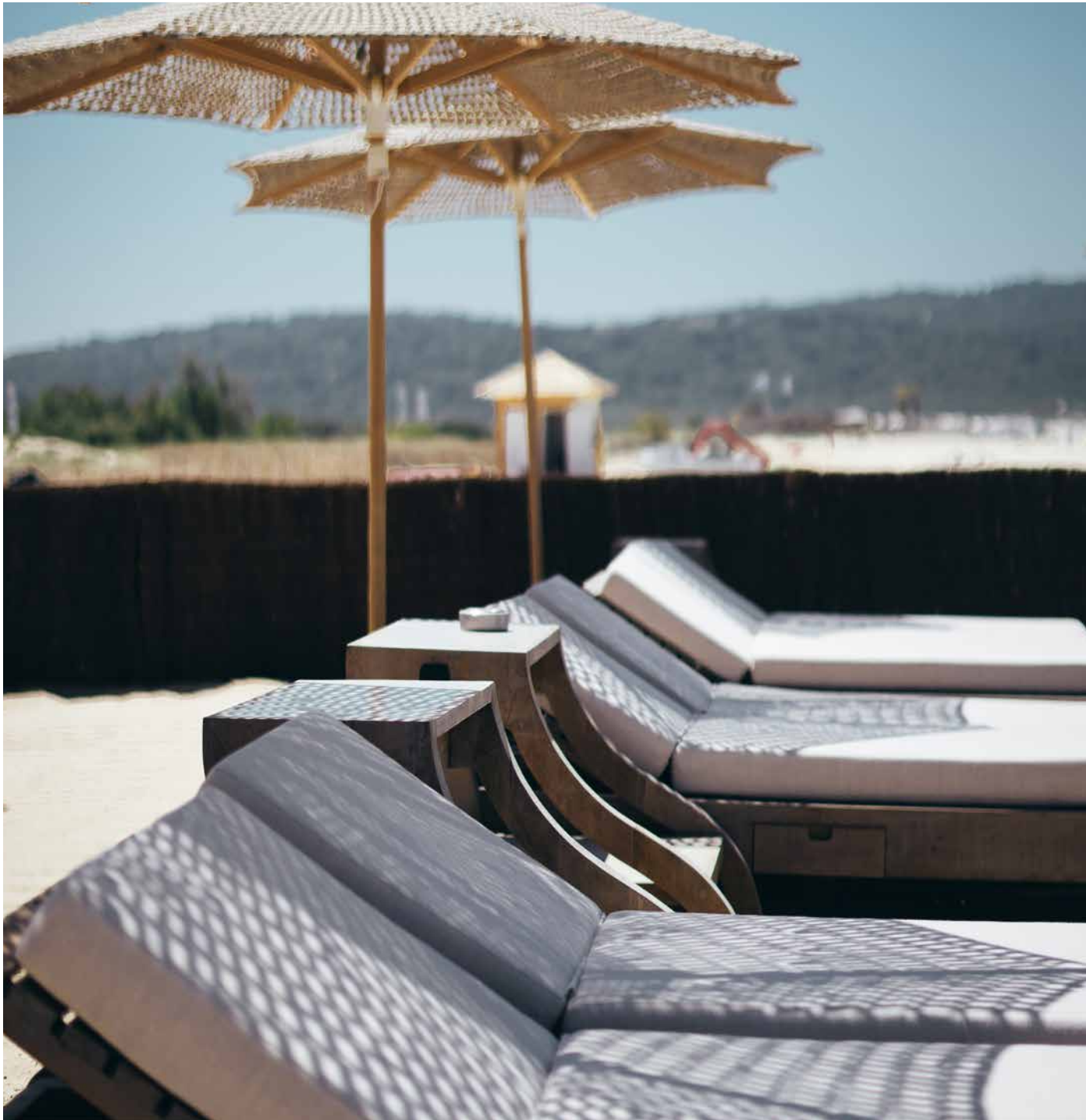
Prime location with unobstructed sea views and direct beach access

High exclusivity and privacy

Excellent connectivity and accessibility

Potential synergies with other uses, such as the seafront Cove Villas and Residences and the vibrant Marina Cluster





# The Ellinikon Park\*

The 2 million sq.m. Ellinikon Park lies in the heart of The Ellinikon and is foreseen to become the largest green area in Athens and one of the largest coastal parks in the world.



An oasis open and accessible to all.

A new attraction for visitors and a paradigm of integrated and sustainable living.

One of the world's greatest parks.

Sports, entertainment and cultural activities, exhibition centres, infotainment, leisure pursuits and relaxation areas.

Thriving landscape.

Areas for socializing, playing and community happenings.

Exploring and contacting with nature.

Opportunities for environmental education.



\* Part of the overall Park area to be developed in Phase One



© Sasaki Associates Inc. (CGI)

© Sasaki Associates Inc. (CGI)



# The Ellinikon Experience Park

Covering 75,000 sq.m., The Ellinikon Experience Park is the first part of The Ellinikon Park and the overall development, signifying the initial green shoots of a much greater transformation.



Surrounding the three Aviation Hangars, listed buildings by the Ministry of Culture.

Inclusive and accessible by all, intending to promote the connection amongst visitors.

Main design principles are sustainability and celebration of the site's aviation heritage.

Featuring plazas, playground, outdoor fitness area, interactive fountain and supporting facilities.

Approximately 900 new native trees and 80,000 plants.

Biodiversity promotion and habitat restoration.

Incorporation of signage, educational and interactive elements that promote awareness on pressing sustainability and climate change matters.

Introduction of the visitors to real-world examples of best construction practices.

Photo credits: Dimitris Spyrou



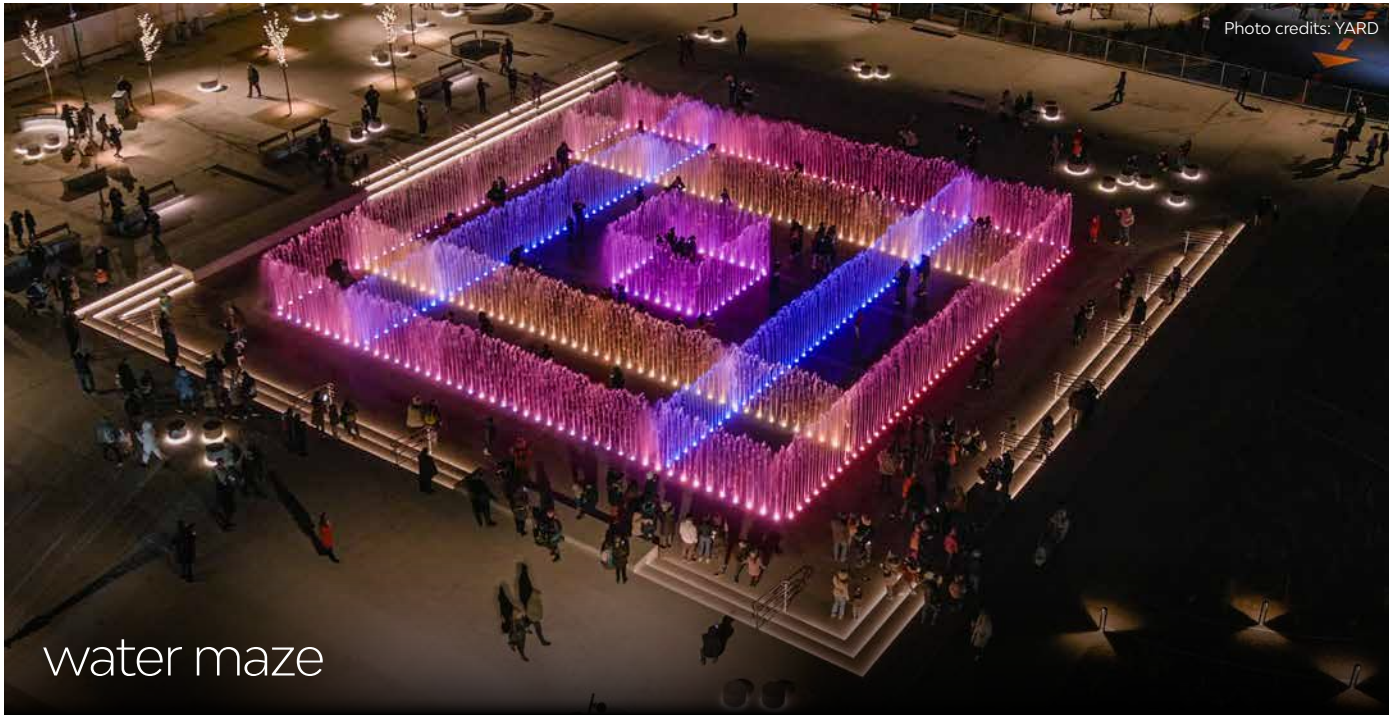


Photo credits: YARD

water maze

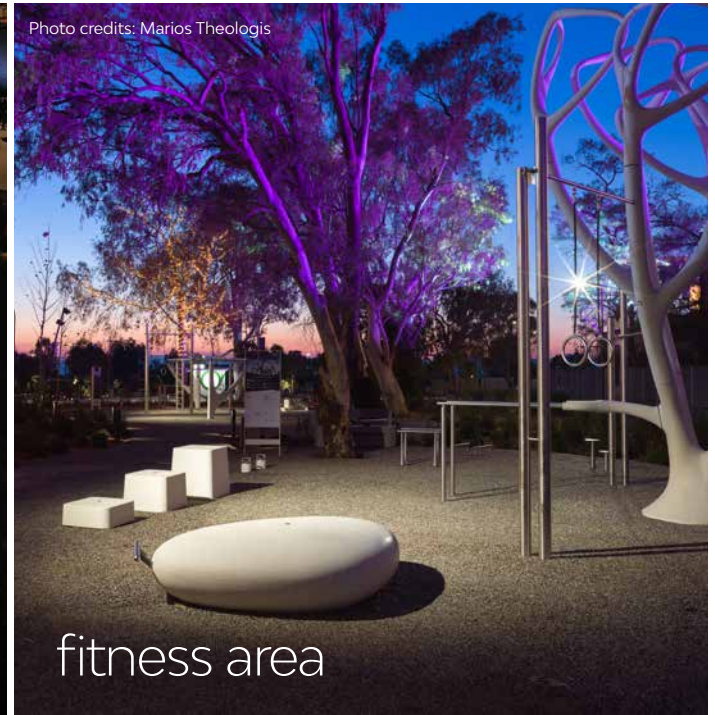


Photo credits: Marios Theologis

fitness area



Photo credits: BNDB

forest playground

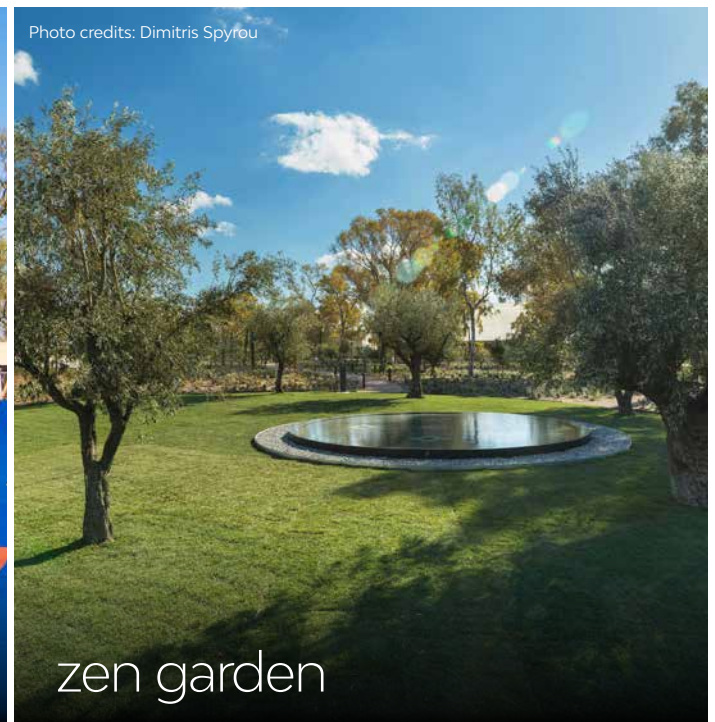


Photo credits: Dimitris Spyrou

zen garden

# The Ellinikon Experience Centre

The Experience Centre takes you on a journey of innovation, sustainability and ambition. Over five thematic areas, you'll learn more about the key goals and features of The Ellinikon through exciting installations that trigger all the senses.



The Experience Centre is located within the Aviation Hangar C (listed building) and it is the first venue within The Ellinikon that opened to visitors in Q2 of 2022.

It breathes life into the vision of a state-of-the-art visitor Centre, which will become the global paradigm, focusing on differentiated experiences and tech-enabled innovation and will inspire visitors to understand the beauty and richness The Ellinikon has to offer.

The Experience Centre should be the symbol of a “new Greece” and visitors shall feel empowered to WONDER, PLAY and DISCOVER this new Ellinikon lifestyle.



Photo credits: George Fakaros

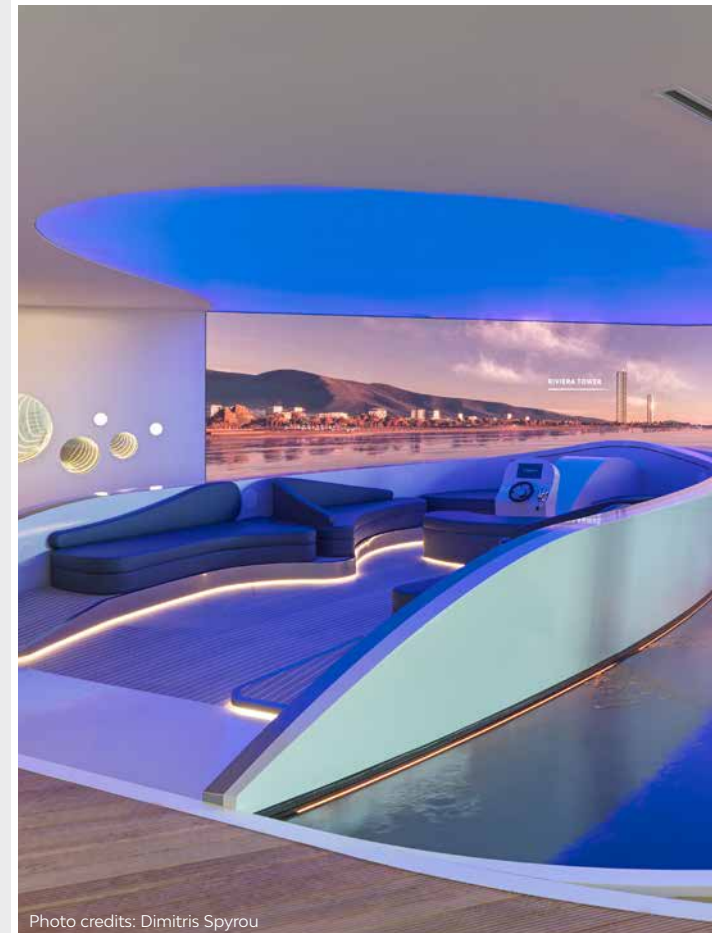


Photo credits: Dimitris Spyrou



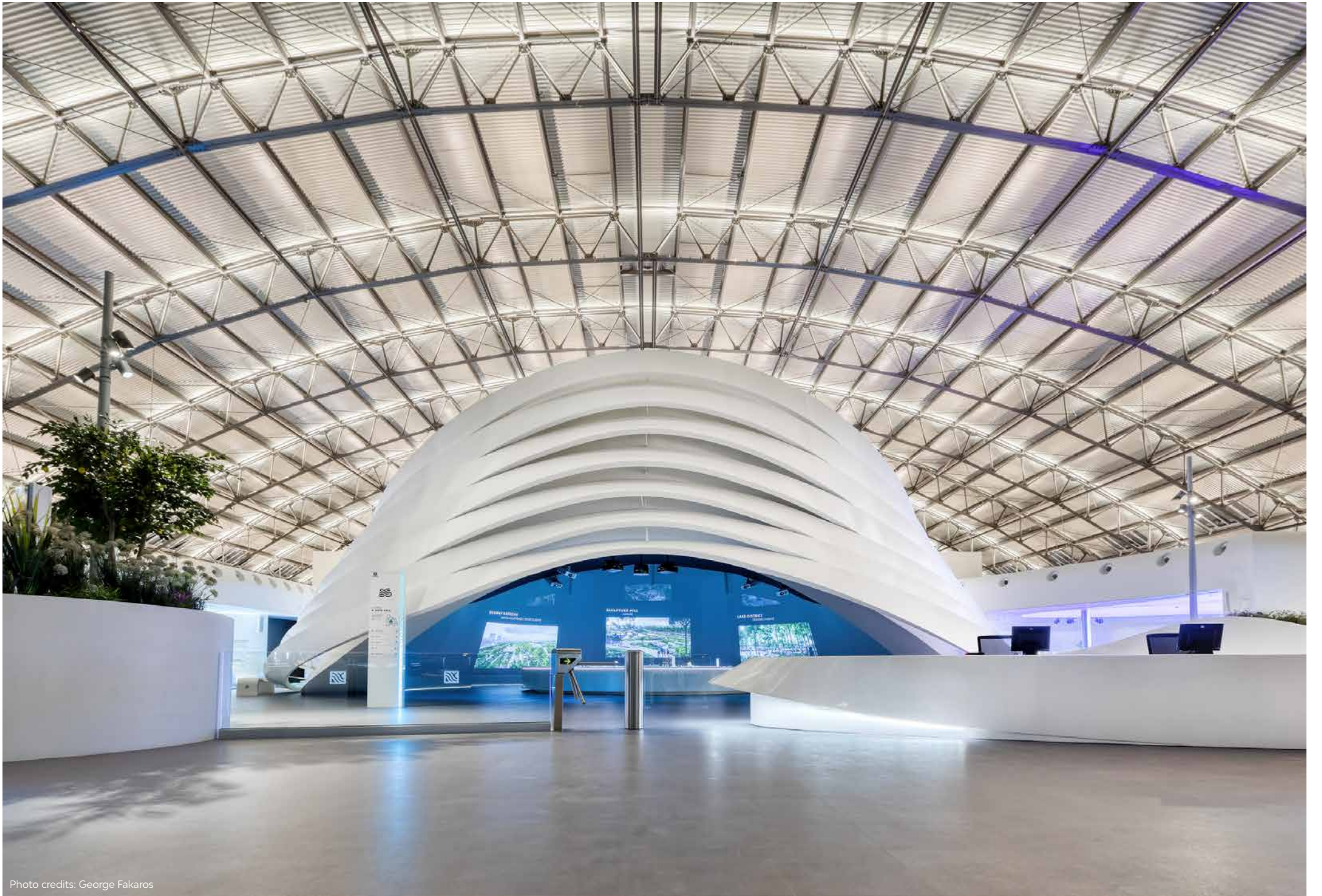
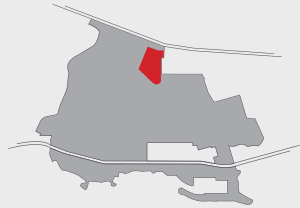


Photo credits: George Fakaros

# The Commercial Hub

A multifaceted commercial, leisure, and business destination that introduces a new lifestyle philosophy.



The largest retail, entertainment and business complex in Greece, and one of the biggest in Southern Europe (spanning over 185,000 sq.m.)

An iconic development, creating a new way of life in the city, where shopping, entertainment, wellness, and work, all happen in one place

A hybrid complex designed as an indoor-outdoor multi-functional scheme transforming each visit to a unique experience

Easily accessible, only a few meters away from the Elliniko metro station

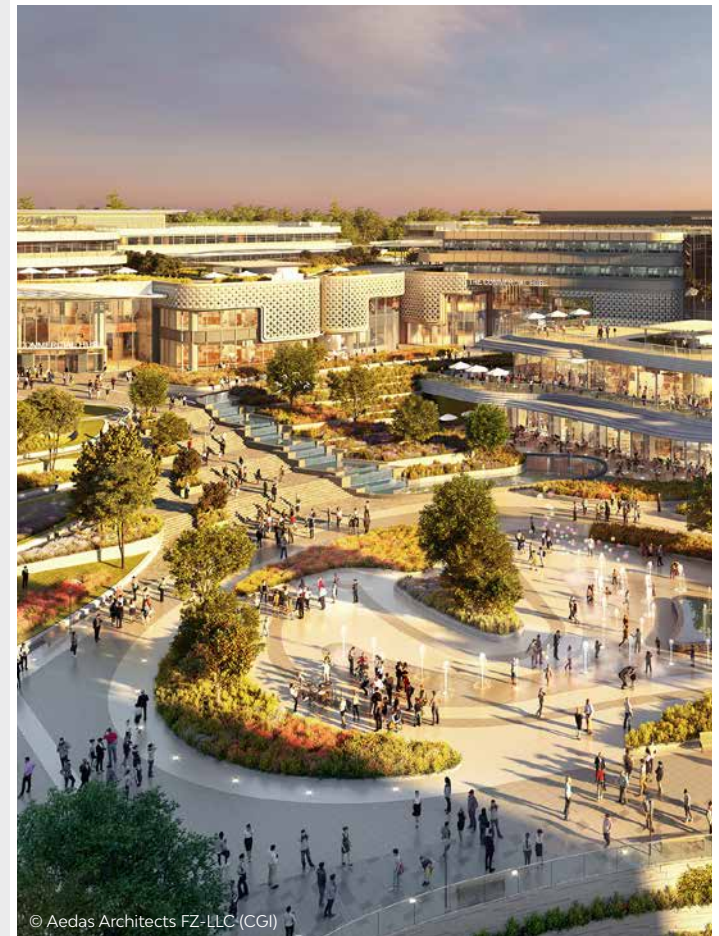
Four poles are organically interconnected within the complex, creating an integrated ecosystem: the mall, the offices, the retail park and the mixed-use tower

The largest Mall in Greece (90,000 sq.m.) with an efficient mix of uses

A “shopping centre of the future” based on a hybrid model

Office spaces with excellent visibility, high level of connectivity and the highest sustainability standards

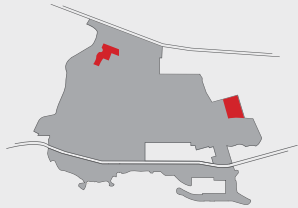
An innovative retail park with high-end design (30,000 sq.m.)





# Education cluster

A successful hub in one location with Schools, Higher Education and R&D.



## PRIMARY & SECONDARY EDUCATION

A well acknowledged Integrated Education Operator to be established in The Ellinikon to be fully operational in September '26.

The facilities will be able to service both Local/International clientele (Hybrid school)

Grades: pre-k to 12

Students: approximately 1,500-2,000

Building Capacities: 15,000 - 20,000 GFA

## HIGHER EDUCATION

Potential of providing higher education programs to approximately 5,000 students per year (Greeks and overseas)

Synergies with the sports & culture facilities within The Ellinikon Park

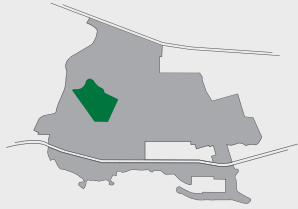
Freehold interest in the land





# Sports Complex

A "state-of-the-art" multi-sports venue in the heart of The Ellinikon Park



World-class sports facilities to host sporting competitions along with sports events

Located in the western side of The Ellinikon Park

Part of The Ellinikon Park with numerous activities and venues

Combination of leisure with wellness, exercise and fitness

Variety of Sports for both public and private use

An all-star operators' team

Use by athletes, the public and visitors

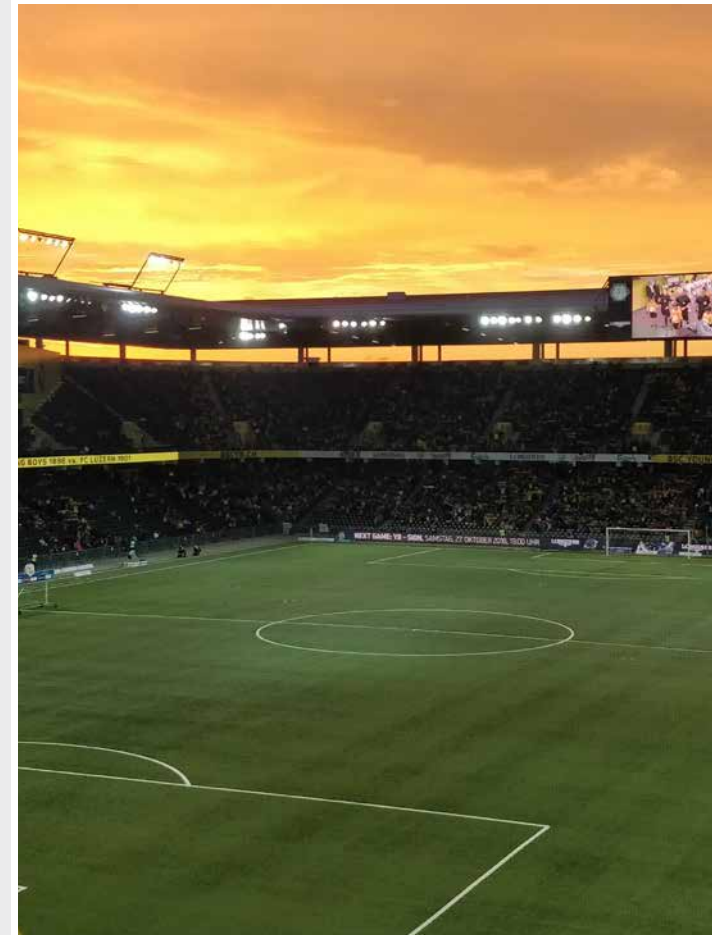
Easy access through Alimou Avenue (via Aeroporias Str.) and the main pedestrian axis

Innovative and modern design

High security and safety standards to all users

## INDICATIVE NUMBER OF VENUES

- More than 120 Dorms and Suites
- 20 Tennis Courts
- 8 Closed Basketball Courts
- 6 Football Pitches
- 6 Multiuse Training Halls
- 6 Padel Courts
- 4 Beach Volley terrains
- 3 Olympic-size Swimming Pools
- 2 Track & Field Venues - 1 outdoor & 1 indoor
- 1 Rehabilitation Clinic, Artistic Gymnastics, Weightlifting
- 3 Open-air Basketball Courts







[theellinikon.com.gr](http://theellinikon.com.gr)

