

# Invitation to submit an Expression of Interest for the Development, partly or wholly, of Zone III of the Faliro Olympic Pole<sup>1</sup>

Athens, 12<sup>th</sup> April 2021

**Hellenic Public Properties Company (HPPC)** is inviting interested parties to submit an Expression of Interest for the development of **Zone III of the Faliro Olympic Pole**.

HPPC, having full ownership of the Faliro Olympic Pole, intends to launch an international tender for the development of Zone III, through a long-term lease for the exclusive use, management and development.



Zone III consists of an area of **262,107sq.m.**, which includes **a)** the TAE KWON DO Indoor Hall, **b)** the Esplanade, **c)** the Glass building, **d)** the Water Square, and **e)** outdoor parking spaces.

## Description of Zone III Facilities & Existing Urban Framework

**TAE KWON DO Indoor Hall**, also known as Faliro Indoor Hall, has a main interior space of **11,600sq.m.** and a capacity of **8,000 seats**, of which 3,800 are permanent. It is a property of exceptional architecture with a distinctive elliptical roof and surrounding wooden surfaces. A landmark of the "Athens 2004" Olympic Games, as well as an established cultural

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<sup>1</sup> **Disclaimer:** The present document constitutes an unofficial translation in English of the Greek text of the EOI dated 14.04.2021, and HPPC does not provide any representation or warranty that this translation is true and accurate. In case of any discrepancies between the original Greek version of the EOI and the present unofficial translation, the version of the EOI in Greek shall prevail.

venue that, it has hosted numerous artistic performances of demanding technical and aesthetical requirements.

The property also includes the Water Square, the Esplanade and the Glass Building.

**The Water Square (or Plateia Nerou)**, is a popular open-air concert venue, literally a breath away from the sea, where some of the biggest names of the international music scene have performed. It is the area located between the TAE KWON DO Hall and the Beach Volleyball court, and offers unlimited views, extending from the Peace & Friendship Stadium to Glyfada. Along the Water Square there are four refreshments canteens of lightweight construction.

**The Esplanade** is a bridge connecting the urban landscape with the beach and marks the exit towards the sea. Within the Esplanade, many cultural exhibitions and events have taken place.

The **Glass Building** is a linear, two-floor building, with a total area of 2,528.50sq.m. and vertical glass surfaces on its two elongated sides. Its main characteristic is its terrace, which overlooks the entire Bay of Faliro.

Finally, the property includes **outdoor parking spaces** for more than 1,000 vehicles.

Zone III is located at the focal point of the coastline of Attica, which will play a vital role in the newly redeveloped Athenian Riviera.

### **Existing Building features according to the Building Permit**

Buildings:	14,297.64sq.m.
Coverage:	14,510.74sq.m.
Semi-outdoor areas:	1,175.75sq.m.
Basement:	4,596.94sq.m.

### **Allowed Building Areas**

Buildings:	33,783.40sq.m.
Coverage:	17,750.60sq.m.

*Further temporary structures of 5,000sq.m. are also allowed*

**The permitted uses, terms and restrictions of construction**, as well as the more specific terms, restrictions and conditions for the implementation of the integrated regeneration program of the Faliro Olympic Pole, including Zone III, are defined in the relevant Presidential Decree (Government Gazette 443/06.12.2013).

According to the above Presidential Decree (PD), Zone III of the Faliro Olympic Pole is defined as a **Cultural and Conference Zone**, in which the following land uses and activities are permitted:

- Conference rooms with accompanying and supporting functions and exhibition spaces
- Theme parks
- Recreational areas
- Semi-outdoor event venues
- Outdoor cinema
- Large outdoor events / events / mega events
- Spaces of interactive constructions, artistic constructions
- Landmarks
- Commercial shops
- Public service offices
- Public dining / Refreshment spots
- Outdoor and underground parking
- Supporting facilities

### **Purpose of this Invitation**

HPPC aims to develop this area as a metropolitan network of culture/leisure/entrepreneurship while simultaneously combining the public urban space with a new zone for culture and entertainment that will provide a number of activities of high standards and aesthetics.

The development of Zone III, being part of the overall regeneration of the Athens coastal front, aspires to assist in the creation of a single unified route from the city center to the Vouliagmeni peninsula. To this end, priority is given to the development of refined, innovative and environmentally friendly facilities.

HPPC's objective is also to ensure the smooth and full operation of Zone III on a long-term basis within the uses, activities and building conditions provided by the PD (Government Gazette 443/2013) and maximize the company's revenues within the above framework.

### **Open invitation - supporting documents**

In preparation of the tender documents, aiming to comply with the objectives set as well as with the Company's statute, the proposal of interested parties for the development of Zone III should include the following supporting documents:

- ✓ Conceptual design, either for part or for the whole of Zone III, taking into consideration the existing institutional and legal framework of permitted land uses and building conditions
- ✓ Uses that will be developed in accordance with the respective building-coverage sizes
- ✓ Implementation schedule and breakdown of development phases
- ✓ Desired duration of the concession
- ✓ Investment plan with feasibility study
- ✓ Team experience in the implementation, management and operation of the proposed project

In case an interested party proposes uses other than those explicitly mentioned above, it remains at the discretion of HPPC to evaluate whether this proposal is, in principle, institutionally feasible and within which time frame.

### **Submission of Proposals**

The proposals should be submitted in a closed folder at the Company's Head Offices (Voulis 7, Athens, at the Protocol office) by **Thursday 17<sup>th</sup> June 2021 from 09.00 to 16.00.**

For more information, interested parties can contact +30-2103339660 or [largeproperties@etasa.gr](mailto:largeproperties@etasa.gr)