

# Athenarum Portus Business Park

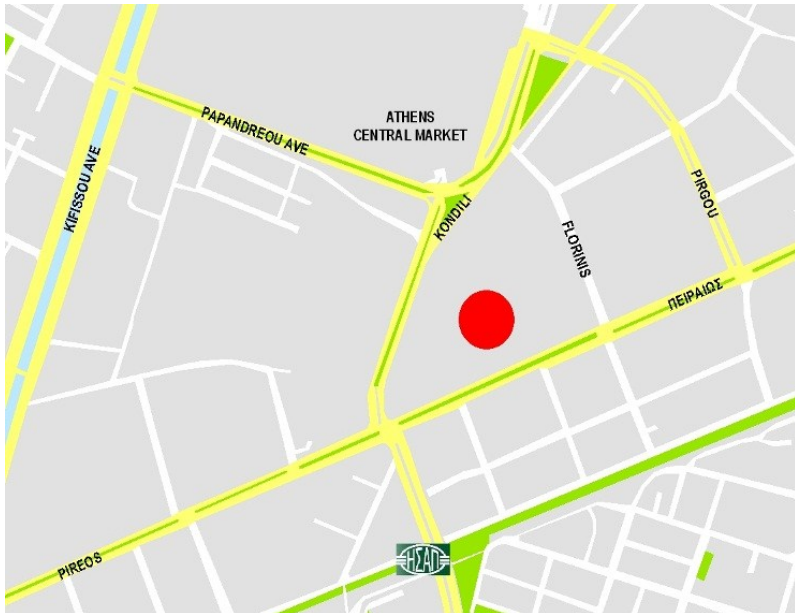


The development of a business park based on the principles of bioclimatic design, providing high quality services for the operation of offices and various complementary uses (eg, local shops, hotel, kindergarten, car wash, restaurants, catering & events, ATM), is actually becoming a reality.

All this will now be gathered in Athenarum Portus Business Park, no more than 15 minutes (drive or train ride) from downtown Athens.

Today, economic and commercial activity are mainly driven by cost reduction considerations. And now it is possible to combine low acquisition and operating costs with no reduction in building quality.

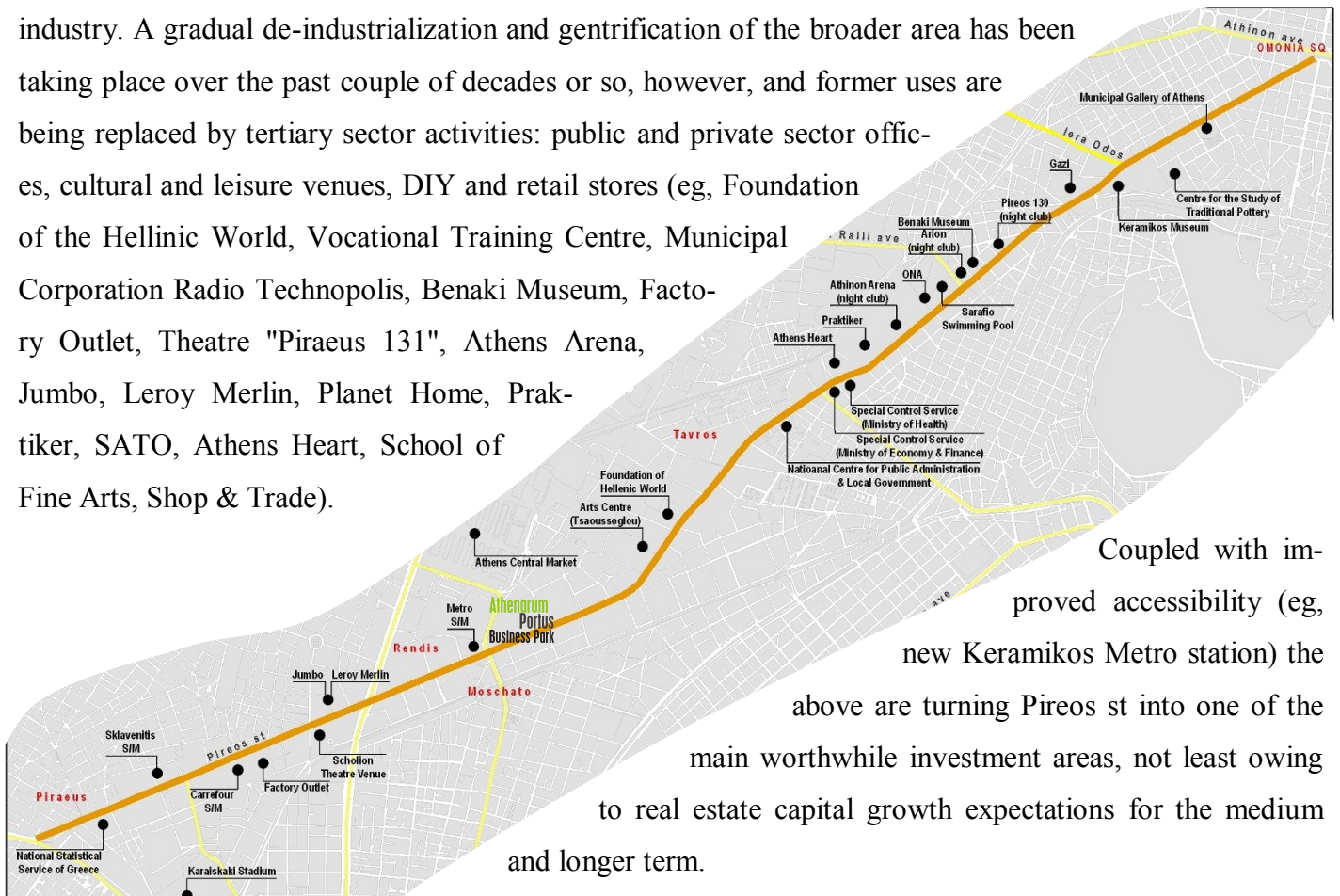
The development of Athenarum Portus Business Park provides an innovative work environment - and value-for-money in ways more than one .



The new complex - currently under completion - belongs to the Municipality of Moschato, faces Pireos st (main entrance) and benefits from a second entrance via Florinis & Kondili st.

It is just 4.5 kilometres from downtown Athens, less than 450 m from Moschato Metro station and 50 metres from the nearest bus stop on Pireos. Access to the complex is also easy via the Motorway and Kifissos ave at 700 m.

Pireos st is the main axis linking the Greek capital with the port of Piraeus. It was designed in 1834 by Bavarian engineers and was until recently home to the heart of Greek manufacturing and artisan industry. A gradual de-industrialization and gentrification of the broader area has been taking place over the past couple of decades or so, however, and former uses are being replaced by tertiary sector activities: public and private sector offices, cultural and leisure venues, DIY and retail stores (eg, Foundation of the Hellenic World, Vocational Training Centre, Municipal Corporation Radio Technopolis, Benaki Museum, Factory Outlet, Theatre "Piraeus 131", Athens Arena, Jumbo, Leroy Merlin, Planet Home, Praktiker, SATO, Athens Heart, School of Fine Arts, Shop & Trade).



Coupled with improved accessibility (eg, new Keramikos Metro station) the above are turning Pireos st into one of the main worthwhile investment areas, not least owing to real estate capital growth expectations for the medium and longer term.



The complex consists of seven independent buildings which are served by two underground and electronically controlled ramps. Buildings K1, K2, K3a with a height of 3 - 4.50 m are ideal for shopping and dining and neighborhood type services. Buildings K4 - K7 provide high standard office space. In the basement there is the possibility of up to 1,500 sq m of storage space and 430 parking spaces.

The project includes the refurbishment and fit-out of the three listed buildings as well as the addition of four five-storey buildings with two basements and loft. To this effect, No. 267D/7-4-97 Gov. Gazette has identified the three listed buildings – KI, K2, K3a).

Overall and in line with the relevant permits, works are already under way:

- a. renovation of the three listed buildings
- b. construction of three new independent office buildings
- c. addition and expansion of building K3b: a new five-storey office wing.

### Building K1

Basement :	137.50 sq m
Ground :	596.42 sq m
1 <sup>st</sup> floor :	395.42 sq m
<b>Total :</b>	<b>991.84 sq m</b>

### Building K2

Ground :	486.67 sq m
1 <sup>st</sup> floor :	248.00 sq m
2 <sup>nd</sup> floor :	185.74 sq m
<b>Total :</b>	<b>920,41 sq m</b>

### Building K3a

Ground :	423.84 sq m
1 <sup>st</sup> floor :	443.61 sq m
<b>Total :</b>	<b>989.65 sq m</b>



### Building K3b

Ground :	423.84 sq m
1 <sup>st</sup> floor :	423.84 sq m
2 <sup>nd</sup> floor :	366.30 sq m
3 <sup>rd</sup> floor :	366.30 sq m
4 <sup>th</sup> floor :	366.30 sq m
<b>Total :</b>	<b>1,946.58 sq m</b>

### Building K4

Ground :	664.65 sq m
1 <sup>st</sup> floor :	946.89 sq m
2 <sup>nd</sup> floor :	946.89 sq m
3 <sup>rd</sup> floor :	946.89 sq m
4 <sup>th</sup> floor :	946.89 sq m
<b>Total :</b>	<b>4,452.21 sq m</b>

### Building K5

Ground :	664.65 sq m
1 <sup>st</sup> floor :	946.89 sq m
2 <sup>nd</sup> floor :	946.89 sq m
3 <sup>rd</sup> floor :	946.89 sq m
4 <sup>th</sup> floor :	946.89 sq m
<b>Total :</b>	<b>4,452.21 sq m</b>

### Building K6

Ground :	453.32 sq m
1 <sup>st</sup> floor :	578.70 sq m
2 <sup>nd</sup> floor :	680.63 sq m
3 <sup>rd</sup> floor :	680.63 sq m
4 <sup>th</sup> floor :	578.70 sq m
<b>Total :</b>	<b>2,971.98 sq m</b>

### Building K7

Ground :	153.00 sq m
Mezzanine:	82.00 sq m
1 <sup>st</sup> floor :	693.00 sq m
2 <sup>nd</sup> floor :	693.00 sq m
3 <sup>rd</sup> floor :	693.00 sq m
4 <sup>th</sup> floor :	285.52 sq m
<b>Total :</b>	<b>1,213.52 sq m</b>

### Basements

1 <sup>st</sup> basement:	7,471.42 sq m
2 <sup>nd</sup> basement:	7,108.40 sq m
<b>Total :</b>	<b>14,579.46 sq m</b>



Listed buildings K1, K2, K3a, with frontage on Pireos st are currently being restored, keeping the original facades intact; building K7 is being structurally reinforced and fully renovated with works including:

- The main structure of the building is of reinforced concrete and is repaired, where necessary, with gunite and plaster
- Brick walls with drywall system and standardized systems for partitioning
- The stone walls are repaired and assembled
- Thermal break aluminum glazing
- Double-secure glazing
- Suspended ceilings of mineral fiber 60 cm x 60 cm or plasterboard

Metal buildings K3b, K4, K5 are being constructed from scratch, according to the building permit:

- The main structure is entirely metallic, ie, columns, beams, trusses, windproof links etc.
- The buildings are covered with panels of ecological industrial paint and Knauf. aqua panel plasterboard
- The roof of the buildings and intermediate levels are made of composite plates.
- The floors are covered with linoleum
- Thermal break aluminum glazing
- Low emissivity glass
- Suspended ceilings of Mineral fiber 60 cm x 60 cm or plasterboard
- Data Cabling cat 6
- Emergency exit
- 6 WCs per level

- 2 UTP sockets cat 6, 1 UPS socket, 1 power socket per working station
- Structured cabling in offices
- VRV System (independent per level and per office )
- Fire extinguishing nests
- Water tank and pump station
- Portable fire extinguishers
- Central loudspeaker installation
- Access control
- Energy efficient lighting (450 lux / per working seat)
- Power generator
- Medium Voltage Substation

## Surrounding area

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- Construction of ring road for easy access of products and fire truck in case of fire .
- Planting Mediterranean species resistant to the climate
- Water fountains and ponds along with the surrounding vegetation will create a stunning picture
- Walks in the gardens, built with stone and wood
- During the night modern lighting systems will achieve very pleasant and colourful surroundings.

- Aluminum window frames with thermal break
- Windows with Low E glazing
- Elevators, energy class A
- Automatic external shading
- 2 Photovoltaic parks on rooftops
- Light bulbs with electronic transformer and high efficiency reflector
- BEMS – Building Energy Management System
- Rain collection for garden watering
- VRV air conditioning system energy class A
- Recycling bins

## Facilities

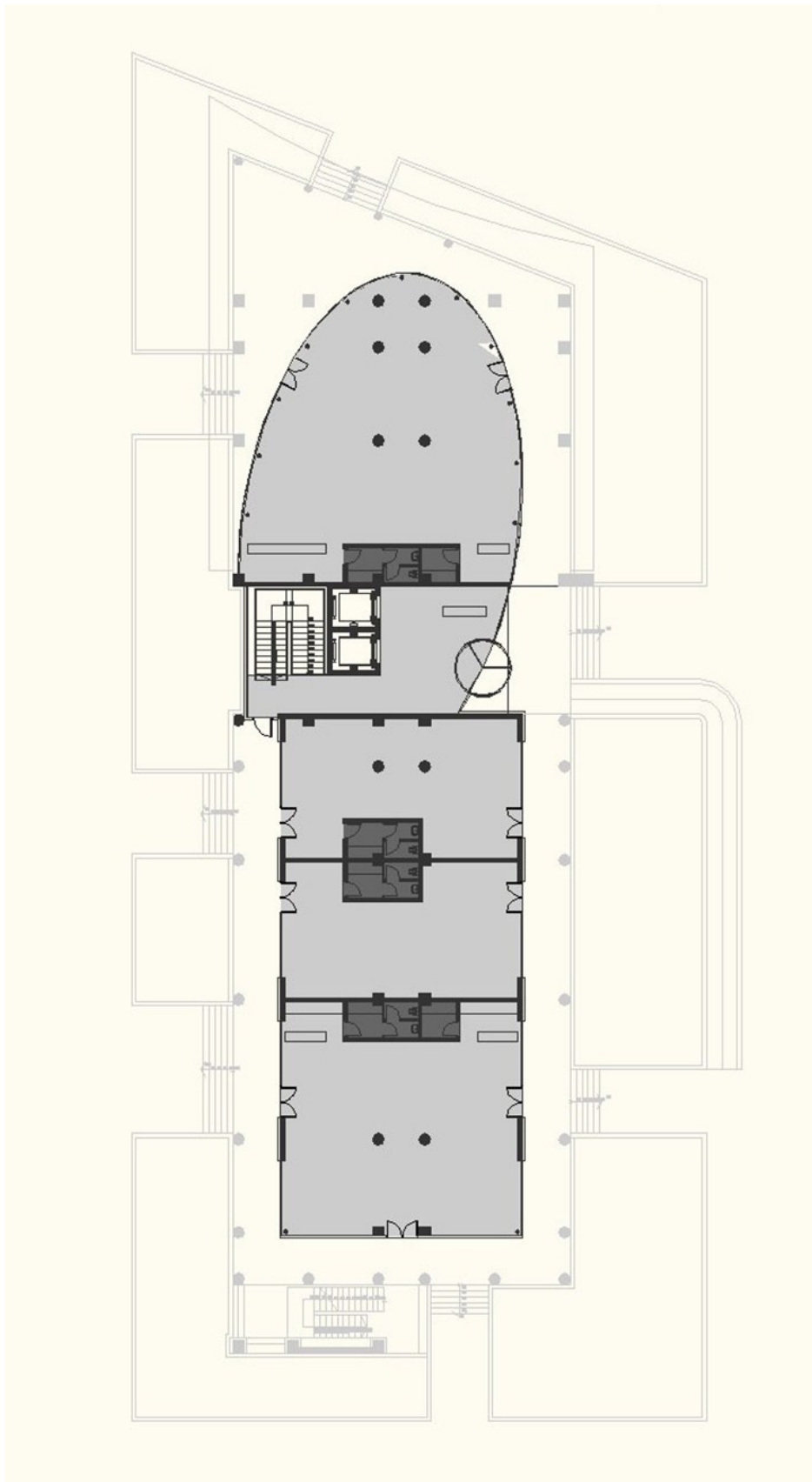
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Management of the Business Park will offer a range of high quality services:

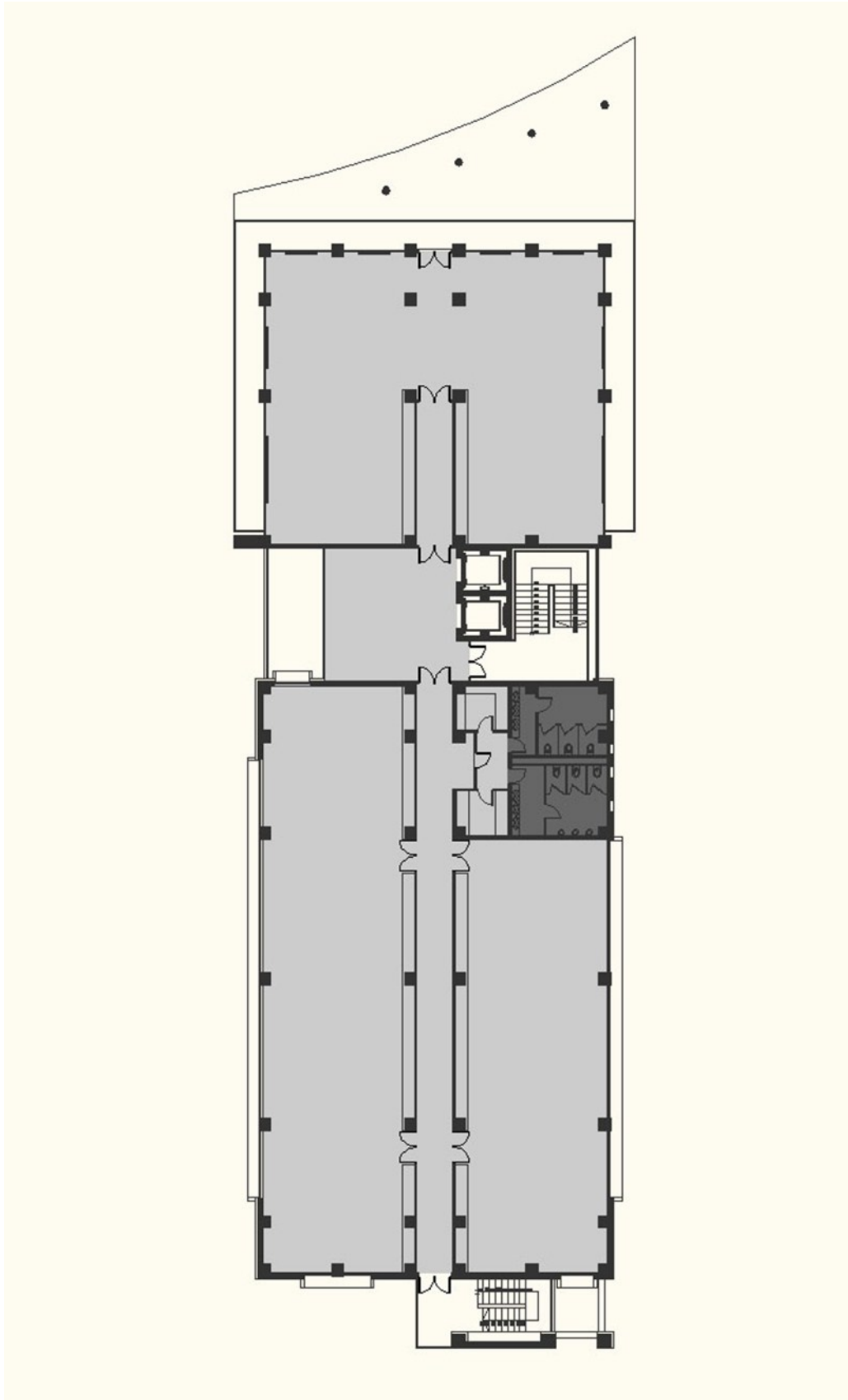
- 24 / 7 security
- 24 / 7 call centre (18 123)
- 24 / 7 technical support (electrical and plumbing work, obstructions etc)
- Immediate medical assistance
- CCTV
- Cleaning of communal areas and recycling
- Garden maintenance
- Catering
- Vending machines
- Pest control

Additionally the business park will feature:

- Kiosk, retail shops
- Free parking for visitors
- Hotel (up to 30 rooms)
- Bars & restaurants
- Delicatessen
- Car wash
- Kindergarten
- Banks — ATM
- Conference - exhibition area







# Athenarum Portus Business Park

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