

**YOUR STRATEGIC
REAL ESTATE
DEVELOPER**

TEN

BRINKE.

Project Sunrise

"The Ellinikon"

DATE: Apr. 2024 **.6617**

29th Str, The Ellinikon PROJECT SUNRISE

RESIDENTIAL



Date: Apr. 2024

Project number: 6617

TEN BRINKE.



THE ELLINIKON





The Ellinikon Project – Europe’s Largest Urban Regeneration Project

LAMDA Development S.A. (“LAMDA” or the “Company”), one of the leading institutional real estate players in Greece, is transforming the former Athens International Airport site and the relevant coastal front into an exemplar mixed-use development of international caliber, comprising residential, commercial, recreational, social and cultural components (“The Ellinikon Project”)

29th Str,
The Ellinikon
PROJECT SUNRISE

PLOT SIZE

- World-leading mixed-use development on **the most prime urban seafront location in Greece**, reinstating the standards of the Mediterranean coastal urban living
- One of **the largest urban regeneration projects in Europe** with a total land area **3 times the size of Monaco** and **4 times the size of Hyde Park**
- Poised to attract **significant new investments** in tourism, culture, business and innovative commercial activities in the near term
- Positioned by the Greek Government as **the “flagship” driver of the new era for the country**



6.2m sqm
Total Land Area

2.7m sqm
GFA

2m sqm
Ellinikon Park Area

3.5km
Coastline





THE ELLINIKON

A Unique Master Plan

29th Str, The Ellinikon PROJECT SUNRISE

GENERAL INFO

- The Ellinikon Park
- Sports Park
- Listed buildings
- Residential
- Commercial - Retail
- Commercial - Offices
- Education – R&D
- Healthcare
- Culture
- Hospitality
- Public Open Spaces



A new project
by **TEN BRINKE.**



29th Str,
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PROJECT SUNRISE

15 MINUTE CITY

A "15-minute City" at a Prime Location

An exemplar "15-minute City" within a city, where people can walk or cycle to work, shops, schools, cultural & sports venues, the park and the beach

Close proximity to the Ellinikon Park, which is expected to be Europe's largest coastal park upon completion

Enjoying the Mediterranean climate, at **20min distance from the Acropolis** and close proximity to all the **main transport gateways**



An exemplar 15-minute city

29th Str,
The Ellinikon
PROJECT SUNRISE

AN EXEMPLAR
15 MINUTE CITY



RESIDENCES
8,000 UNITS



SHOPPING CENTRES
1 MALL & 1 LUXURY DESTINATION



MARINA
310 BERTHS (INCL. SUPERYACHTS)



MODERN OFFICE SPACES
OVER 25,000 WORKING FORCE



THE ELLINIKON PARK
200 HA



SPORTS FACILITIES & ACADEMIES
IN COOPERATION WITH TOP GREEK ATHLETES



INTEGRATED RESORT CASINO



PUBLIC BEACH
1KM LONG



HEALTH & MEDICAL FACILITIES



EDUCATION
PRIVATE SCHOOL & HIGHER EDUCATION



HOSPITALITY
3 HOTELS
(APPROX. 620 ROOMS)



CULTURAL VENUES



© Foster + Partners (CGI)

A new project

by

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PROJECT SUNRISE

PROJECT TIMELINE



Surrounding Projects & Amenities

Project	Description	Envisaged Timing of Delivery	Location
Ellinikon Metropolitan Park	<ul style="list-style-type: none"> The Ellinikon Metropolitan Park will cover a 2,000,000 sqm area and comprise venues for sports, entertainment, cultural activities and relaxation areas for visitors and residents, interconnected through a lush 50km network of pedestrian pathways and bicycle lanes Includes the refurbishment and operation of the emblematic Saarinen building (former airport terminal) The landscaping of the Ellinikon Metropolitan Park has been designed by Sasaki Associates (global leader in creating authentic and inspiring landscapes) Ellinikon Metropolitan Park approaches Project Sunrise plots from the west 	<p>Construction works for the side of the park close to the sports facilities have already commenced.</p> <p>Construction works for the part of the park that extends south of the pedestrian axis (highlighted) will commence in Phase 2 (2027), progressing from north to south, and extend into Phase 3.</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="background-color: #f8766d; padding: 5px; border: 1px solid black;">Phase 1</div> <div style="background-color: #76b82a; padding: 5px; border: 1px solid black;">Phase 2 Onwards</div> </div>	
Sports Complex & Experience Park	<ul style="list-style-type: none"> Sports Complex: <ul style="list-style-type: none"> Multi-sports venue in close proximity to the Ellinikon Metropolitan Park High-grade sports facilities for hosting sports competitions and events Including 20 tennis courts, 8 closed basketball courts and 6 football pitches Experience Park <ul style="list-style-type: none"> State of the art interactive multisensory exhibition center Areas for outdoor activities & playground Commenced operations in 2021 	<p>Partial launch: 2025 Full offering: By 2027</p>	

Project Sunrise

Surrounding Projects & Amenities

Project	Description	Envisaged Timing of Delivery	Location
Commercial Hub	<p>Largest retail, entertainment and business complex in Greece (185,000 sqm total area). Including:</p> <ul style="list-style-type: none"> ▪ The largest hybrid experiential mall designed by Aedas with A 90,000 GLA sqm ▪ A 30,000 GLA sqm high-end retail park, to be developed by Fournalis Group ▪ Mixed-Use Tower: Hotel and branded residences (JV with Brook Lane Capital) ▪ Offices of high sustainability standards 	2027	
Education Cluster	<p>A. Northern plot: Pre-K to Grade 12 provision for c.1,500 - 2,000 students with modern campus, catering to affluent families</p> <ul style="list-style-type: none"> - Status: MoU with Prodea & Costeas-Geitonas School was signed in June 2022 <p>B. Southern plot: Higher education complex for c.5,000 students per year</p> <ul style="list-style-type: none"> - Status: At advanced stage of negotiations with high-profile private school operator 	2028	

Project Sunrise

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PROJECT TIMELINE



Surrounding Projects & Amenities

Project	Description	Envisaged Timing of Delivery	Location																					
Other A-U3 plots (outside of Project Sunrise perimeter)	<ul style="list-style-type: none"> The table below includes key information about other A-U3 plots situated in close proximity to Project Sunrise plots – these plots are designated for residential use (γενική κατοικία): <table border="1"> <thead> <tr> <th></th> <th>Max GFA ('000 sqm)</th> <th>Max Height</th> </tr> </thead> <tbody> <tr> <td>A-U3.1</td> <td>44.1</td> <td>50m</td> </tr> <tr> <td>A-U3.3</td> <td>24.8</td> <td>50m</td> </tr> <tr> <td>A-U3.4</td> <td>55.1</td> <td>50m</td> </tr> <tr> <td>A-U3.5</td> <td>25.5</td> <td>50m</td> </tr> <tr> <td>A-U3.6</td> <td>5.8</td> <td>17m</td> </tr> <tr> <td>A-U3.7</td> <td>7.4</td> <td>17m</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Project Sunrise low-rise perimeter is adjacent to the A-U3 plots with 17m height limit and there is ample distance between Project Sunrise low-rise plots and the future 50m developments 		Max GFA ('000 sqm)	Max Height	A-U3.1	44.1	50m	A-U3.3	24.8	50m	A-U3.4	55.1	50m	A-U3.5	25.5	50m	A-U3.6	5.8	17m	A-U3.7	7.4	17m	<p>The other A-U3 plots are envisaged to be gradually developed over future phases of The Ellinikon Project, from 2027 onwards.</p> <p>Most residential developments that approach Project Sunrise perimeter from the north and the west will be developed during Phase 3, starting from 2032</p>	
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Healthcare Cluster	<p>Healthcare park of up to 6,000 sqm GFA (A-U3.8 plot), including:</p> <ul style="list-style-type: none"> A polyclinic A diagnostic center A 24/7 outpatient care center An anti-aging clinic / wellness center An ophthalmology center 	<p>2027 (envisaged opening for the diagnostic center and the 24/7 outpatient care center)</p>																						

Project Sunrise



Surrounding Projects & Amenities

Project	Description	Envisaged Timing of Delivery	Location
<p>Waste Treatment Facility</p>	<p>The Ellinikon Environmental Impact Study (as approved by the Greek Government) provides that Plot H7 of the Ellinikon Metropolitan Park will host a waste treatment facility.</p> <p>Key characteristics of the envisaged Waste Treatment Facility:</p> <ul style="list-style-type: none"> ▪ State-of-art closed facility, equipped with sophisticated odor and dust suppressing equipment, in line with European regulations and best practices ▪ Compliance with The Ellinikon's high aesthetics standards ▪ Surrounded by dense planting throughout the perimeter of Plot H7, in order to blend in with the neighboring developments and the overall design of The Ellinikon project 	<p>By 2028</p>	

 Project Sunrise

Assets' Location within The Ellinikon

Total GFA

51.3k sqm



Plot details (GFA sqm)

A.U3-12	7,837
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Urban Block Area 9.797sq.m.,
GFA 7.837sq.m.,
Building Coefficient 0,8,
Max Coverage 40%,
Max Height 14+I2

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PROJECT SUNRISE

ASSETS' LOCATION
WITHIN
THE ELLINIKON

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