

Kaiafas thermal springs & Kaiafas Lake



January 2022

Call for Expression of Interest
for the development, in part or whole,
of the property «**Kaiafas thermal springs
and Kaiafas Lake**»



Hellenic Public Properties S.A. (HPPC) is responsible for the administration and management of the greater area of Lake Kaiafas, more specifically of the Lake Kaiafas, its coastal frontal zone and the Kaiafas Springs Therapeutic Unit (Hydrotherapy).

ETAD will be announcing an international tender for the long-term utilization/exploitation, in whole or in part, of the property in question.

In this context, HPPC **invites interested parties for the submission of proposals** for the development and upgrading of the property, taking into account the existing legal framework and the current state of the property.

Property Description

“ High level “green” sustainable development of the property with emphasis on thermal springs and the unique ecosystem and investments for the benefit of the local economy and creation of new job opportunities.”

HPPC directly manages, as a separate business unit, a tourism facility in Lake Kaiafas of **5,210,342 sq.m.** which includes:

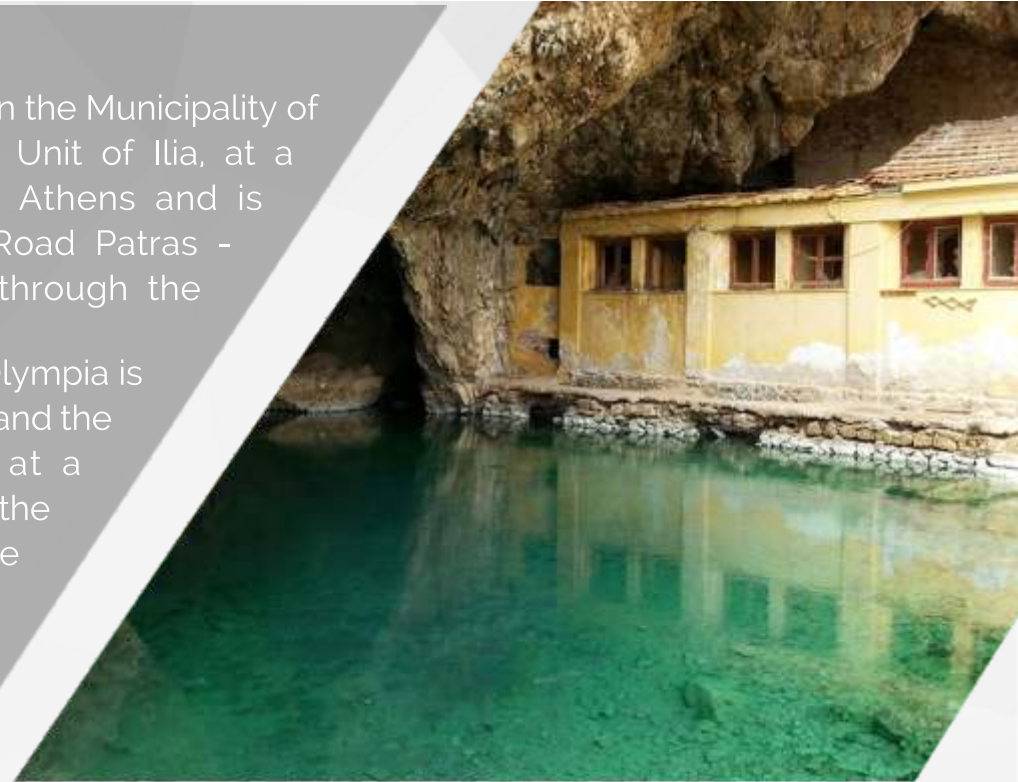
- a) Lake Kaiafas,
- b) thermal springs: of Anigris Nymphs and Geranium or Atlantis Nymphs, which have been recognized (Government Gazette 1043 / B / 2016 and Government Gazette 3323 / B / 2019),
- c) thermal treatment facilities, with a central reception room, a canteen, an infirmary, locker rooms, borehole for the supply of thermal water, hydrotherapy pool that is fed directly from the spring, etc.,
- d) the islet of Agia Aikaterini where there are located a Reception building, Hotel Geranio, Hotel Olympia, Hotel Arini, three elongated single-storey buildings (hostels), the church of Ag. Aikaterinis, warehouses, other ancillary facilities and water sports activities facilities (water skiing). As far as the Hotels are concerned, only Olympia Hotel is operational (category 2 *, with 18 rooms - 34 beds).
- e) land area around the lake and on both sides of the railway line, between the E55 road and the bay of Kyparissia, which includes a coastal forest zone and sand dunes.

It is noted that for installations that fall within the boundaries of ownership, relevant Certificates of EOT have been issued. In addition, with the settlement process based on Law 4178/13, constructions / facilities have been legalized.

Location

The property is located in the Municipality of Zacharo in the Regional Unit of Ilia, at a distance of 270 km from Athens and is accessed by the National Road Patras - Kyparissia (E55), which runs through the western part of the property.

The archeological site of Ancient Olympia is located at a distance of about 25 km and the International Airport of Kalamata at a distance of 85 km. Finally, 44 km from the property is the port of Katakolo, which is one of the main ports for cruiseships.



Kaiafas Thermal Springs are famous baths since ancient times, located in an area of unparalleled natural beauty that is in continuation of the forest of Strofilia reaching up to the sea.

The coastal zone of the property consists of a sandy beach with sand dunes. The property is characterized as a Natura 2000 site (project code GR2330005 (Dunes and Coastal Forest of Zacharo, Lake Kaiafas, Strofilia Kakovatos) and is located in immediate vicinity with the area of the Natura network with code GR2330008 - Sea area)

The systematic operation of the modern baths began in 1907, when the railway line was built, which is now currently inactive. The line is parallel to the E55 road that connects Pyrgos with Kyparissia.

Hotel facilities

On the island of Agia Aikaterini the following hotel facilities are situated:

- The "Hotel Olympia" 2 *, with a capacity of 18 rooms - 34 beds (the only operational).
- The "Hotel Geranio", with a capacity of 46 rooms - 77 beds.
- The "Arini Hotel", with a capacity of 37 rooms - 101 beds.
- The hotel "Palea Laika-Xenon A'", with a capacity of 20 rooms - 56 beds.
- The hotel "Nea Laika-Xenon B'", with a capacity of 19 rooms - 50 beds.
- Total capacity: 140 rooms / 318 beds.

For the maintenance and renovation of the existing hotel units and infrastructure networks of the property, an approval has already been issued "20229 / 29.01.2019" Approval of Environmental Terms (ΑΔΑ: 75ΘΣΟΡ1Φ-ΞΗ6).

Legal Framework

The protection zones, the uses, and the building permits restrictions are defined in a Presidential decree "Characterization of the Kyparissia gulf and its wider area as a "Nature Protection Area", definition of protection zones, determination of uses, conditions and construction restrictions" Government Gazette 391 / D / 03.10.2018.

Forest Regime - Characterization Acts:

- According to the posted forest map of the area in the Regional Unit of Ilia in the property "I.P. Kaiafas "various forms of forest character are recorded (AA, AD, DA, D, ATHEX, XX).
- In addition, forest and non-forest parts of the property have been characterized according to the following characterization acts / declarations of the Forest Service and the Region: The Nos. 3088 / 29.11.02 and 363 / 25.02.03, the Nos. 3/03/26.03 .03 Decision of the Forest Disputes Committee of the Prefecture of Ilia and the No. 38057/899 / 30.03.15. HPPC has taken steps to properly display them on the posted forest map.
- Also, there is the Decision No. 3649 / 19.10.07 of the General Secretary of the Region (Government Gazette 562 / D / 2007) Of Ilia ".«Declaration of reforestable 210.000 acr, in various positions of the municipality of Dimos Skilloundos, Zacharo, Figaleias, Andritsainas and Alofeiras of Ilias prefecture.

Archaeological status

- Min. Decision of 02.01.81 (Government Gazette 112 / B / 24.02.81) "On the proclamation of the Kaiafa area of the Prefecture of Ilia as an archaeological site and a landscape of special natural beauty".
- ΥΠΠΟ / ΑΡΧ / ΑΙ / Φ43 / 44661/2352 (Government Gazette 899 / B / 1991) "Completion of the declaration of the area of Kaiafa, Prefecture of Ilia as an archaeological site".
- ΥΠΠΟ / ΓΔΑ / ΑΡΧ / Φ07 / 72127/4723 / 13.12.02 of the Department of Prehistoric and Classical Antiquities Department of Archaeological Sites "Approval or non-location of a hydrotherapy center and modernization - expansion of hotel units owned by EOT in Kaiafa".
- ΥΠΠΟ / ΓΔΑ / ΑΡΧ / Α1/Ξ8/11907/790/06.03.03 "On the approval of the location of a hydrotherapy center and the modernization - expansion of hotel units owned by EOT in Kaiafas, Ilia Prefecture.
- ΥΠΠΕ / ΔΙΑΠ / Γ / 1010-1028 / 28818 / 13.05.05 "Declaration as a listed site of the Kaiafas Railway Station".



Purpose of this call



The goal of HPPC is the further substantial utilization of the property through the development of activities that will upgrade it and make it a pole of exemplary green and sustainable tourism development, of an international scope, taking into account the unique, delicate and protected ecosystem of the region.

With this invitation, HPPC is addressing any interested party who wishes to submit a non-binding proposal for the development of either the whole or part of the property. The utilization proposal should take into account the permitted uses, but also the existing legal framework. HPPC will utilize the proposals that will be submitted within the aforementioned framework, in order at a later time to examine the preferred type of development / utilization of the property.

Participation envelope

Interested parties are invited to submit:

- Brief presentation of the interested party with contact details (address, telephone and e-mail address).
- data on the experience of the interested party in the implementation, management and operation of similar projects.
- Non-binding proposals, at the level of initial design (conceptual design), depending on their interest, either for the whole or part of the property taking, into account the existing legal framework of permitted land uses and building restrictions.
- Uses for different sections of the property.
- Implementation schedule and probable distinct development phases.
- Desired lease term.
- The estimated amount of the investment.
- Data on the viability of the investment plan.



Interested parties should submit their proposals in a sealed envelope at the Company's premises establishment (7 Voulis st. GR - 105 62 Athens, Registry Office, 2nd floor) no later than the **20th of May 2022 from 09:00 to 16:00 hours, Greece time.**

For further information, interested parties may contact HPPC by phone on +30 210-3339660 or by e-mail to largeproperties@etasa.gr