



Territorial area and four residential units in the area of Troizinia, in the Prefecture of Piraeus.

Information Memorandum

Overview-Location



The property is located within the area of Troizinia, more specifically it is situated on the 20th kilometer of Galata – Ermioni road. Its location site provides quick and easy access to the site both by land and by sea. The region, with the help of marine taxi, offers quick access to the island of Hydra.

Some famous businessmen, have purchased large land parcels in the surrounding area. However, the development of the region is very slow. The tourist infrastructure is underdeveloped and the landscape is mainly rural with large areas of cultivated olives and other fruit trees. The building is particularly sparse. Porto Hydra, one of the best-known resorts of Peloponnese is in very close proximity to the property.

The beaches are suitable for swimming and several of them have blue flag. With regard to the economy of the region most inhabitants are engaged in agriculture.



Port of Hydra

PROPERTY'S DESCRIPTION



The property is a territorial area of 1.332.842,04 sqm according to the technical services of the instructor. Part of the property comes into contact with the coast line (73.104 square meters), while the main part of the area is on the side of the mountain. The provincial road Galata-Hermione divides the property into two parts

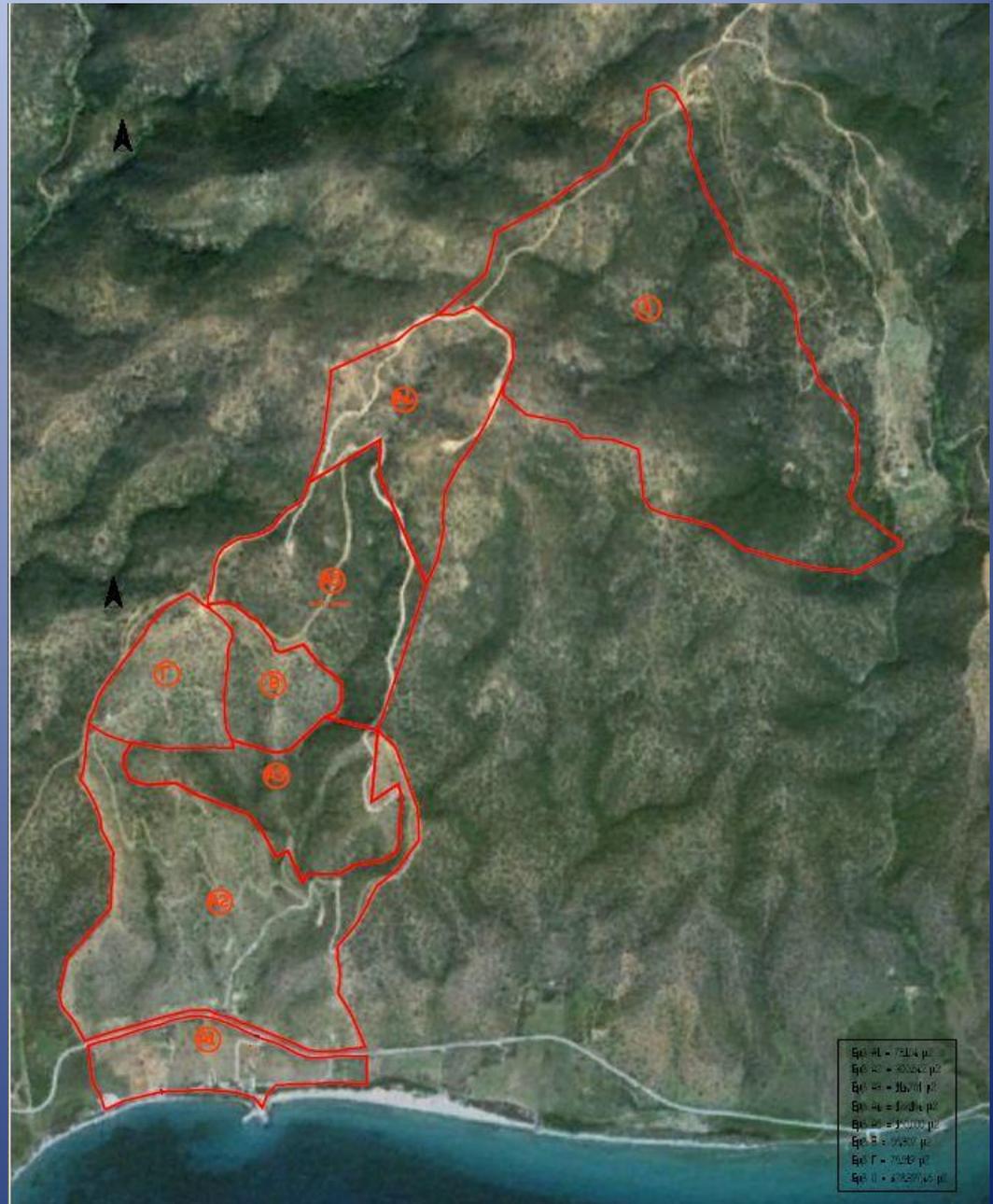


Land Analysis

PROPERTY'S SECTIONS	SURFACE (SQ.M)
Beach Section	73.104,00
Mediterranean Section	415.403,00
Chortolibadiko	122.154,00
Forest	160.000,00
Farm (P&G Mellos)	55.307,00
Farm(Melloi)	75.519,00
Farm Magalia	431.355,04
TOTAL	1.332.842,04

Description of the external area of the property

The beach section of the property has an uncovered area, carefully formatted with neat vegetation, flowers and trees and corridors. The remaining part of the territorial area does not have a particular format. It has however internal roads and fencing.



Building Analysis



Within the territorial area there are four houses which are as follows:

House I: 260.43 sq.m main area, 86.16 sq.m. auxiliary spaces

House II: 84.56 sq.m main area, 43.31 sq.m. auxiliary spaces

House III: 81.25 sq.m main area, 191.75 sq.m. auxiliary spaces

House IV: 153.00 sq.m main area, 15.75 sq.m. auxiliary spaces

All the areas of the dwellings are luxuriously formatted, while special emphasis has been given to the quality of the construction materials and the decoration. The buildings fit harmoniously into the natural environment, where scattered olives, and other trees dominate. The houses lie on the beach and in the Mediterranean section.

Photos









