



CENTER

PLATANIA SHOPPING CENTER | CRETE



KYRIAKIDIS

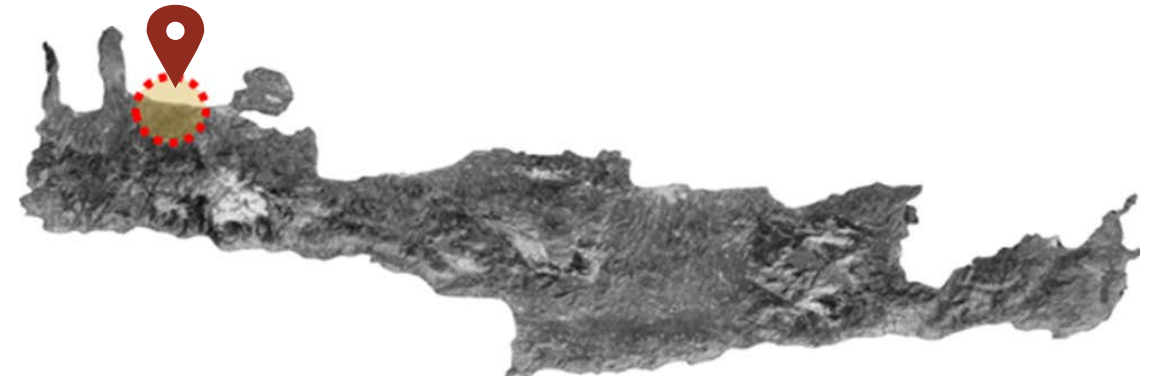
PRESENTATION





CITY CENTER

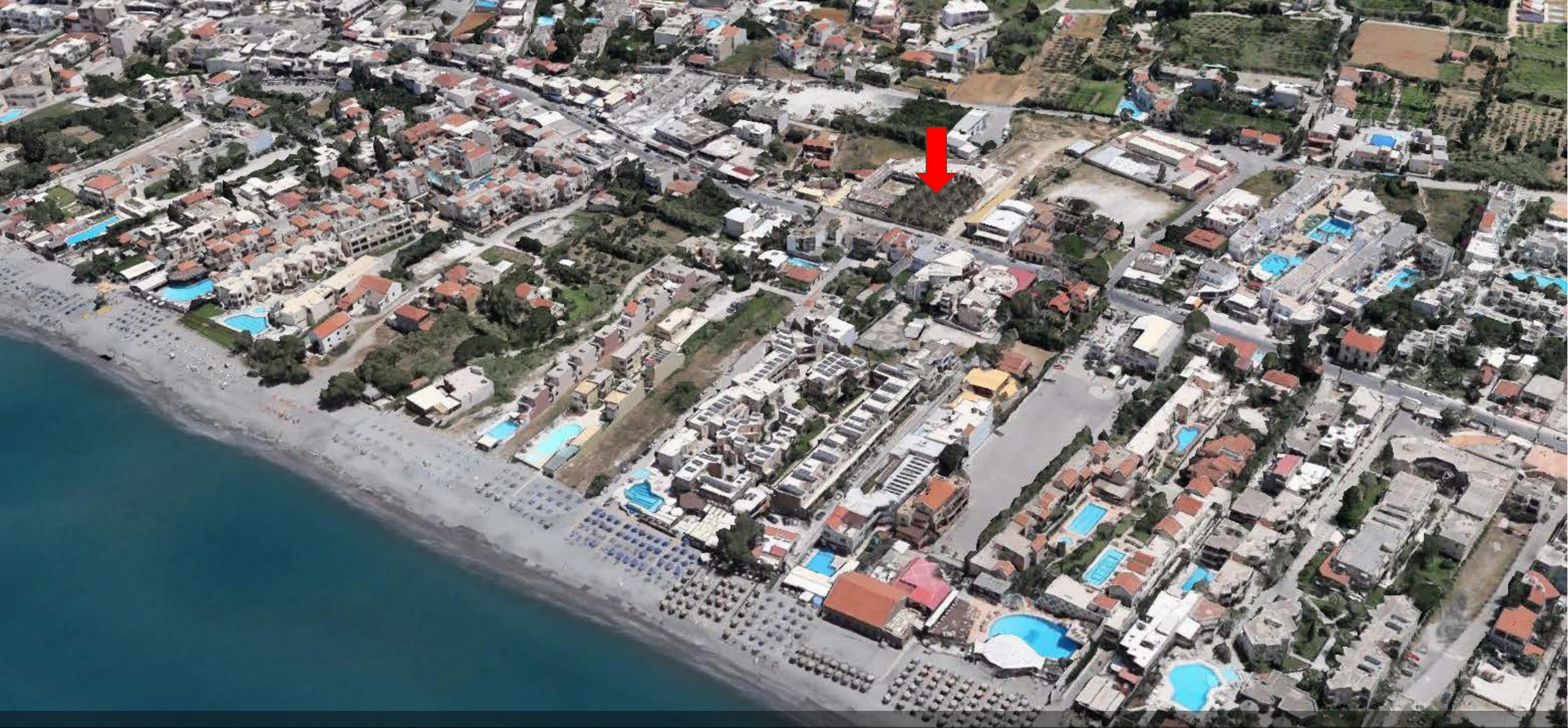
GRECCE | WEST CRETE | CHANIA CITY | PLATANIA VILLAGE





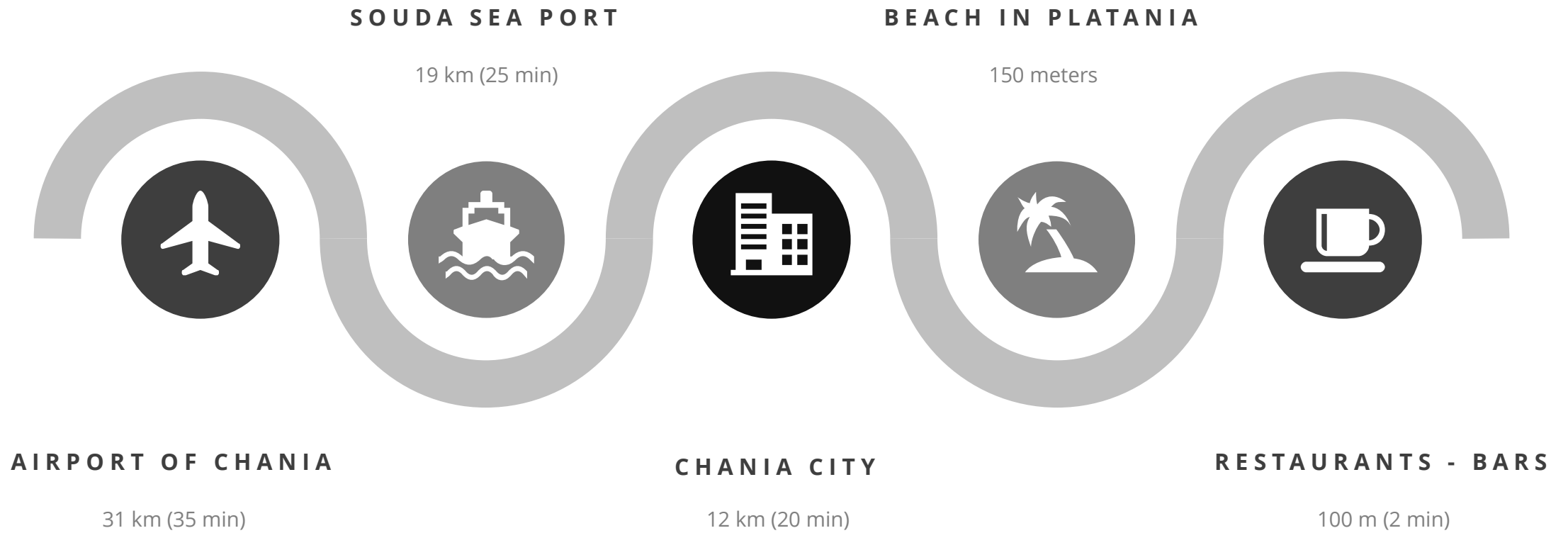
6.406,71 m²





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DISTANCES





TECHNICAL REPORT

LOCATION: in the urban planning area of Platanias, Chania

According to the provided data the building plan No. 987/2006 from December 2009 was revised on January 4, 2010 for a new buildings and renewed on October 15, 2010 for undefined period.

The boundaries of the water canal were determined in accordance with FEK 632D / 28-12-2008, and according to the study of the location of the canal on the eastern border of the plot.

The property is located in Platanias village and in its urban planning area (FEK 472 10/22/2007) or residential area (A).

The total size of the plot is 6.406.71 sq.m., which is represented by the following actual indicators:

Existing ground floor (without building factor): 687.29 sq.m.

Existing building area: 1.248.10 sq.m. (ground floor: 314.94 sq.m.)

Existing area of buildings: 1.479.38 sq.m.

Existing semi-open space: 4.50 sq.m.

Existing volume of premises: 4.698.99 sq.m.





Allowable indicators for a plot of 6.406.71 sq.m. according to PU FEK 289 4-11-11 (tourist and exclusively commercial buildings) the following:

Maximum building area	2.280,00 m2
Maximum building area	3.844.03 m2
Max. area of open plan premises + Balconies [building * 0.40 (max)]	912.00 m2
Max. area of open plan premises [building * 0.20 (max)]	456.00 m2
Max. Balcony area [building * 0.20 (max)]	456.00 m2
Allowable volume of premises [V <5.5 * building]	12.540.00 m3
Maximum height of buildings	7.50 m2
Compulsory plantation area in open areas	1.708.46 m3

Data on uncovered construction areas:

Uncovered building area	800.62 m2
Uncovered building area	2.595.93 m2
Uncovered area of open plan premises	451.50 m2
Uncovered volume of premises	7.481.01 m3



In order to carry out segmentation of the plot, it is necessary to move the existing water canal to the northern border of the plot, namely along a public road 6 meters wide (in agreement with the Municipality of Platanias).

Upon completion of the transfer of the water canal and in accordance with the current legislation, the entire plot will be segmented into 2 parts. PART 1 (northern) with an area of $\pm 3.755.00 \text{ m}^2$ with existing buildings and structures and PART 2 (southern) with an area of $\pm 1.707.72 \text{ m}^2$.

New allowable values for PART 1 (north) area $\pm 3.755,00 \text{ m}^2$:

Acceptable building area	1.726,50 m ²
Acceptable building area	2.253,00 m ²
Permissible area of semi-open premises	345,30 m ²

Actual indicators for PART 1 (northern):

Existing area of buildings	1.479,38 m ²
Existing building area	1.248,10 m ²
Existing area of semi-open premises	4,50 m ²

New indicators for uncovered areas for PART 1 (northern) with an area of $\pm 3.755,00 \text{ m}^2$:

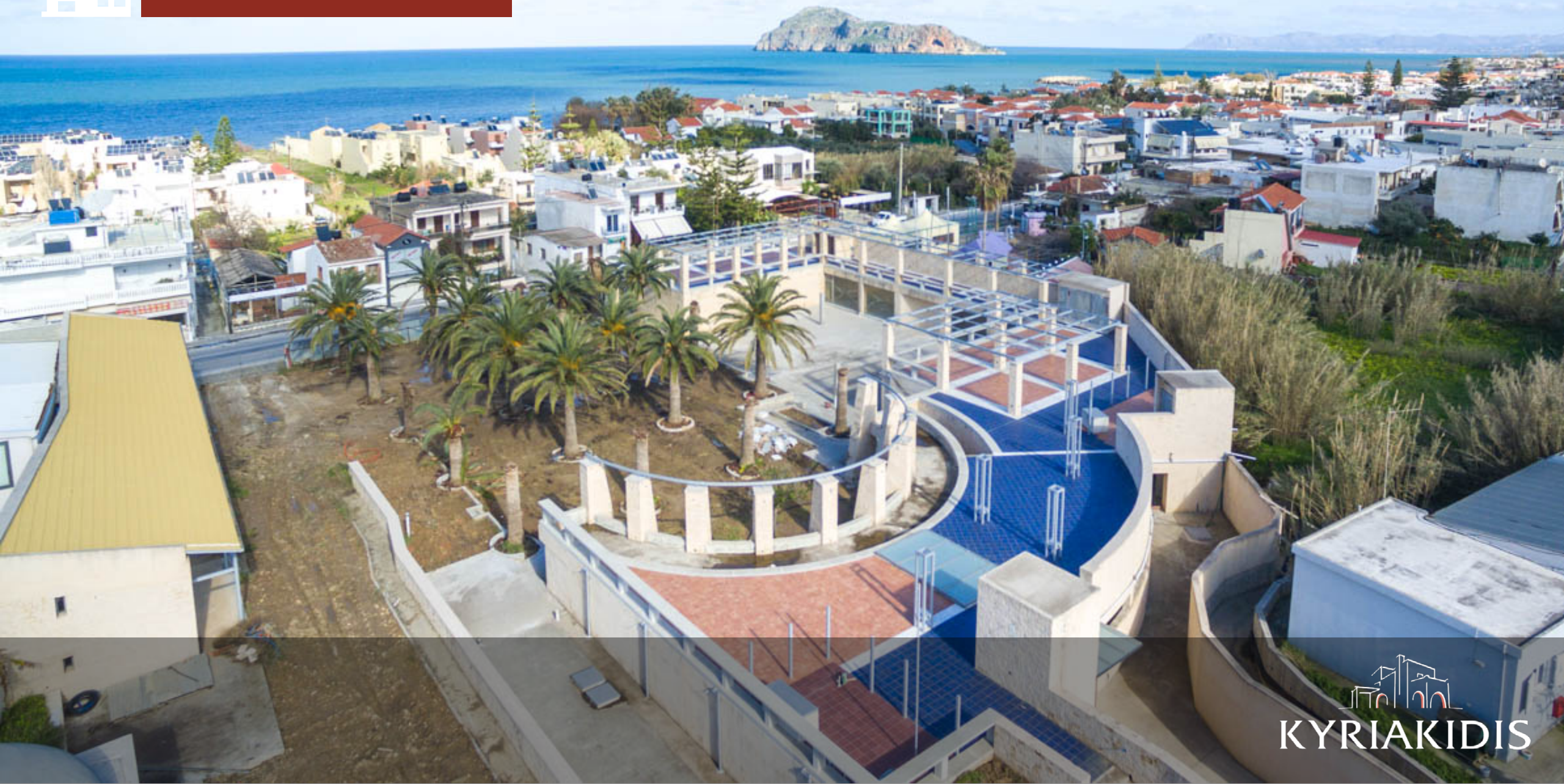
Remaining area of buildings	247,12 m ²
Remaining building area	1.004,90 m ²
Remaining area of semi-open premises	340,80 m ²

New indicators for uncovered areas for PART 2 (southern) with an area of $\pm 1.707,72 \text{ m}^2$:

Remaining area of buildings	953,86 m ²
Remaining building area	1.024,63 m ²
Remaining area of semi-open premises	190,77 m ²



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