

**VIAROM** Société **A**nonyme

COMMERCIAL REAL ESTATE HOLDING COMPANY

## **BRIEF DESCRIPTION OF VIAROM'S ATTICA-ATHENS REAL ESTATE**

**ADDRESS : 17 TRIANEMI STREET, PALLINI 15351, ATTICA-ATHENS**

**CEO VIAROM S.A., Alexander Georgantas, +306945595982**

- **The property is positioned in a peaceful green area within Pallini's city limits. City Block OT1145 is entirely owned by VIAROM S.A.**
- **The property is located 10 minutes from ATHENS INTERNATIONAL AIRPORT and 15 minutes from the busy Port of Rafina. It is 15 to 20 minutes from Athens's Major State/Private Hospitals: IATRIKO, YGEIA, GENIMATAS, IASO, LAIKO, ATTIKI IATRIKI et al. It also 5 minutes away by car from other key locations such as the MESOGEIOS hemodialysis center and the ATHENS FACTORY OUTLET.**  
**The property is also close by car to various sea swimming locations. Within walking distance from the property, there are to 2 Bus Stops with connection to Pallini's Railway Station. By end of this decade, there will be a new railway station completed about 1000 meters away from the property. About 2.5km from VIAROM's location there a new \$1b development of MICROSOFT DATA CENTER.**
- **The estate consists of two land parcels in one whole city block size 6214 m<sup>2</sup>, with one office building divided in 5 floors 700-750 m<sup>2</sup> each (current total 3750 m<sup>2</sup>, incl. service spaces).**

- The building was constructed 1976-77. According to the Greek Health Ministry the building and property location are ideal for several medical uses. The building Quality Construction, Antiseismic Strength, Architecture, 2 elevators and 2 marble staircases, large garden, 50-100 parking spaces and quite neighborhood, all contribute to the added value of the property.
- Currently the building has a High Quality Office Space, 3 conference rooms, Central Air-conditioning, High Speed Internet, Server Room, Electric Generator, Biological Wastewater Treatment, State of the Art Security Cameras and Alarm and many other extras.
- New Zoning: Residential, Assisted Leaving, Special Needs Clinic, Physiotherapy, Hydrotherapy, Rehabilitation, Other Medical uses.
- New 2020 license. Development of Wellness Centre (retirement, physiotherapy, hydrotherapy). Total 4000 m<sup>2</sup>, with beds 97.
- The new architectural plans can be redesigned to increase the number of rooms and beds of the Wellness Centre.
- The new license includes an in-doors swimming poo, I specially designed for persons with disabilities. The large garden and parking areas, have been redesigned to fit 50 cars & 3 closed spaces and a circular walkway.
- The property has Very Low Real Estate Taxes. Moreover, while vacant the building has Low Maintenance Costs & Low Local Taxes.

# **BUSINESS PROPOSALS AND OPPORTUNITIES**

**VIAROM S.A. IS DEBT FREE WITH ITS OWN FUNDS SEEKING RISK DIVERSIFICATION THROUGH BANK OR OTHER FINANCING**

- **Property upgrade co-investment with institutional foreign investors/entities, interested in bringing to Greece senior citizens for tourism or assisted leaving. A long term business operation agreement or alternatively a rental contract should be signed, with options to extend or buyout the operation. The agreement, if necessary, should be assignable to banks for financing the project.**
- **Alternative property uses/zoning : residential potential for 17 apartments complex, Special Needs & Rehabilitation Clinic, General Clinic, Dermatology & Plastic Surgery Clinic, Children Clinic, Children Nursery, Pharmacy wholesale & Cosmetics production and logistics. For all mentioned uses initial building plan approvals are needed and can be obtained at variable costs. Alternative licensing may involve higher investment costs, doctors' license approvals and/or partnerships. Buyers' guarantees are necessary.**
- **The property can be rebuild and rented by VIAROM S.A. with financing based on a long term lease contract. The reconstruction must be inspected step-by-step by the lessee, lessor and lender. An insurance company may be used to secure payments.**
- **Currently the property can be rented as offices (as is). Renovation costs may be negotiated to be partly paid by VIAROM S.A..**
- **The property or company including existing or potential licenses, can be SOLD or RENTED. Buying VIAROM S.A. in Greece is tax efficient for both parties. The property is in a rare tax zone which has no pre-fixed real estate values from the Greek tax authorities.**