

# Kaiafas Thermal Springs & Kaiafas Lake



January 2022



**Call for Expression of Interest**  
for the development of the property  
"Kaiafas Thermal Springs and Kaiafas Lake"



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

HPPC is preparing an international tender for the long-term development, wholly or partly, of the property.

In this context, HPPC **invites interested parties to submit their 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**. Attracting investments for the **benefit** of the local economy and creating of **new job opportunities**. ”

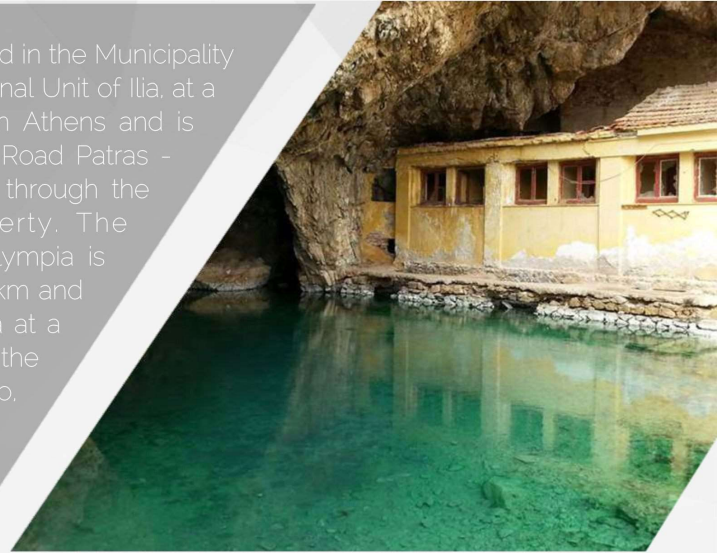
HPPC manages this property of 5,210,342 sq.m. which includes:

- a) Lake Kaiafas.
- b) thermal springs: of Anigris Nymphs and Geranium or Atlantis Nymphs, which have been officially certified (Government Gazette 1043 /B/ 2016 and Government Gazette 3323 /B/ 2019).
- c) thermal treatment facilities, with a central reception room, a canteen, 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 a Reception building, Hotel Geranio, Hotel Olympia, Hotel Arini, three elongated single-storey buildings (hostels), the church of Agia Aikaterini, warehouses, and water sports activities facilities (water skiing). As far as the Hotels are concerned, only Olympia Hotel operates (category 2 \*, with 18 rooms - 34 beds), while the rest do not operate.
- 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 buildings and installations within the property, relevant Certificates and licenses have been issued.

## Location

The property is located in the Municipality of Zacharo in the Regional Unit of Iliia, 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 located the port of Katakolo, which holds an important place in the arrivals of cruise ships in Greece.



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

### The islet of Agia Aikaterini includes the following hotel facilities:

- 'Hotel Olympia' 2 \*, with a capacity of 18 rooms - 34 beds (the only one currently in operation).
- 'Hotel Geranio', with a capacity of 46 rooms - 77 beds.
- 'Arini Hotel', with a capacity of 37 rooms - 101 beds.
- 'Palea Laika-Xenon A"', with a capacity of 20 rooms - 56 beds.
- '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 "2022g / 29.01.2019" Approval of Environmental Terms (ΑΔΑ: 75ΘΣΟΡ1Φ-ΞΗ6).

## Legal Framework

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

### Forest Regime - Characterization Acts:

- According to the posted forest map of the area in the property various forms of forest characterizations are recorded.
- 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: No. 3088 / 29.11.02 and 363 / 25.02.03, No. 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 of Ilia (Government Gazette 562 / D / 2007) for the Declaration of reforestable areas.

### 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 / Β / 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/Ε8/11907/790/06.03.03 "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, 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.



### Submission of the envelope:

Interested parties should submit their proposals in a sealed envelope at the Company's premises establishment (7 Vouliis st. GR - 105 62 Athens, Registry Office, 2nd floor) no later than the **14th of April, 2022 from 09:00 to 16:00 hours, Greece time.**

For further information, interested parties may contact HPPC on +30 210-3339660 or [largeproperties@etasa.gr](mailto:largeproperties@etasa.gr)

