

Commercial Park

WEST ATTICA

Eleusina is a town and municipality in West Attica, Greece. It is situated about 20 km northwest from the centre of Athens. It is located in the Thriasian Plain, at the northernmost end of the Saronic Gulf. It is the seat of administration of West Attica regional unit. Today Eleusina is a major industrial center, with the largest oil refinery in Greece, and population of 25.863 inhabitants.

The city has become a suburb of Athens, to which it is linked by the freeway the Athens metropolitan freeway (Attica Road), and Athens metro (transit). A toll post named after the community is on the westbound lanes of GR-8A. North of Eleusis are Mandra and Magoula, while Aspropyrgos is to the northeast. The town lies at the northern apex of the Gulf of Eleusina.

Eleusina is nowadays a major industrial area, and the place where the majority of crude oil in Greece is imported and refined. The largest refinery is located on the west side of town. Athens' nearest military airport is a few kilometers east of Eleusina.

Several bus lines from the city of Athens ends up in the beach of Eleusis, sub serving the transportation between the two cities (A16 from Iera Odos, B16 and E16 from Athinon Av.). There are as well bus lines from Piraeus (845 from Thivon Av. and 871 from Sxistou Av.) and Aharnes (878 from Nato Av. - to Aspropyrgos and 879 from Nato Av. to Thriasio). Local bus lines to Mandra and Magoula starts there too.

Project Description

PROJECT: Commercial Park for big boxes

CITY: Elefsina

COMPANY: PERIELEFSIS S.A.

LOCATION: Eleusina, on the intersection of Athens ring road with the National Highway Lamia – Eleusis – Corinth and Attica Road.

PLOT OF LAND: 1 building block, 117 acres total, in the northern area of Eleusina in the extension of the town plan.

AREA: Plot in an area of 117.289,52 sq.m. for the construction of:
- 71.000 sq.m. of big boxes
- parking area of 2500 cars

EXPECTED TENANTS:

1. IKEA	30.000 sq.m. (20.000 sq.m. ground floor and 10.000 sq.m. 1 st floor)
2. LEROY MERLIN	10.000 sq.m. (5.000 sq.m. ground floor and 5.000 sq.m. 1st floor)
3. CARREFOUR	10.000 sq.m.
4. DIXON'S	5.000 sq.m.
5. INTERSPORT	2.000 sq.m.
<u>TOTAL</u>	57.000 sq.m.

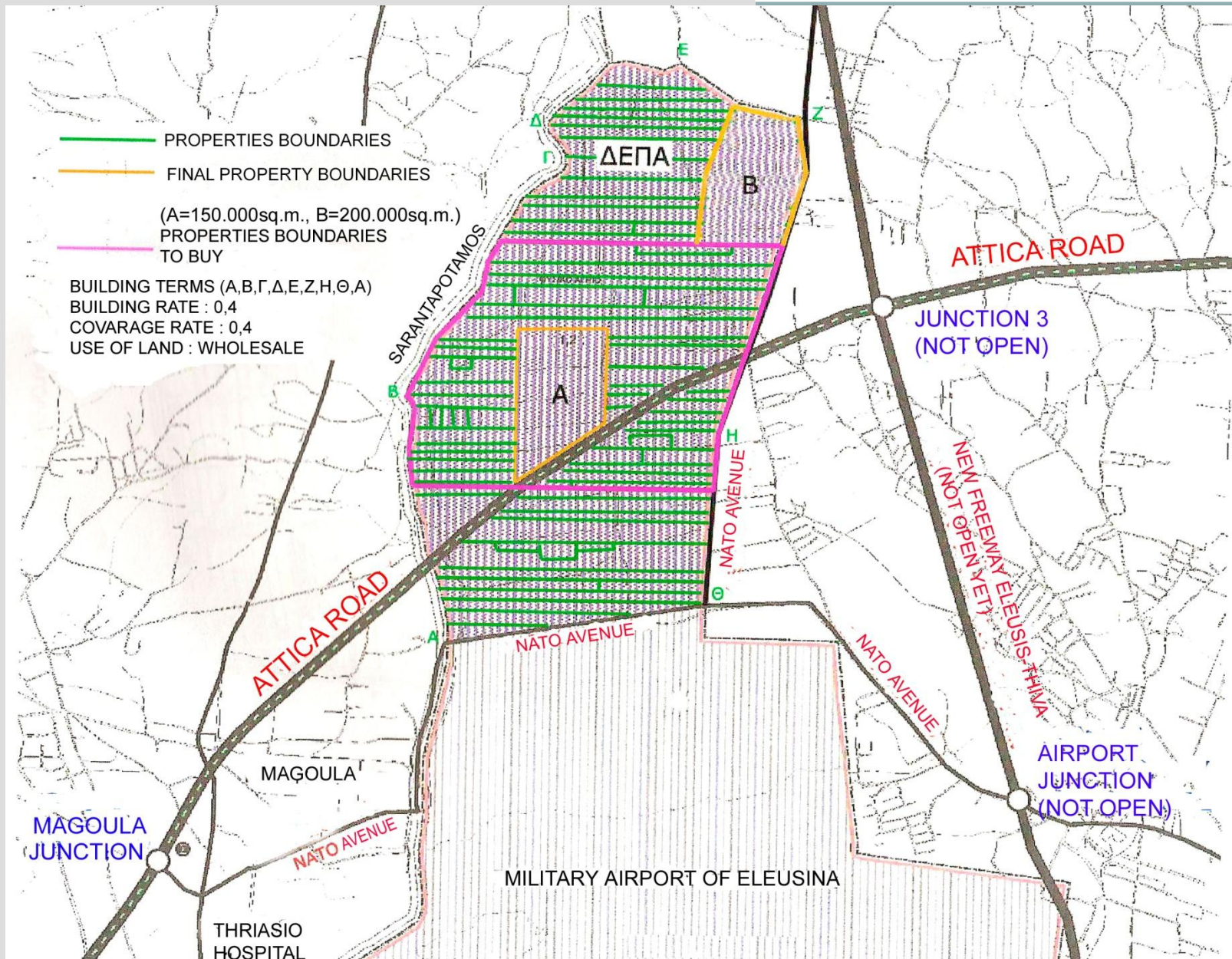
Plot Position - Google View



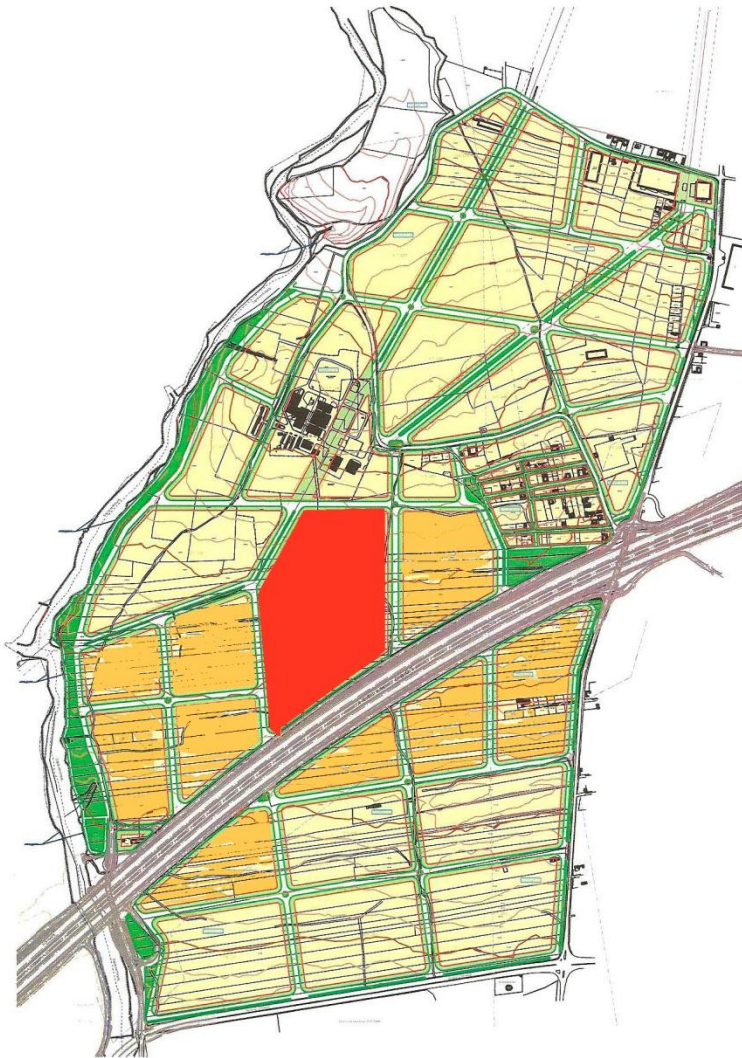
GENERAL URBAN PLAN OF THE AREA



PROPERTY BOUNDARIES



Selected Building Block



USE OF LAND-COMMERCIAL CENTER

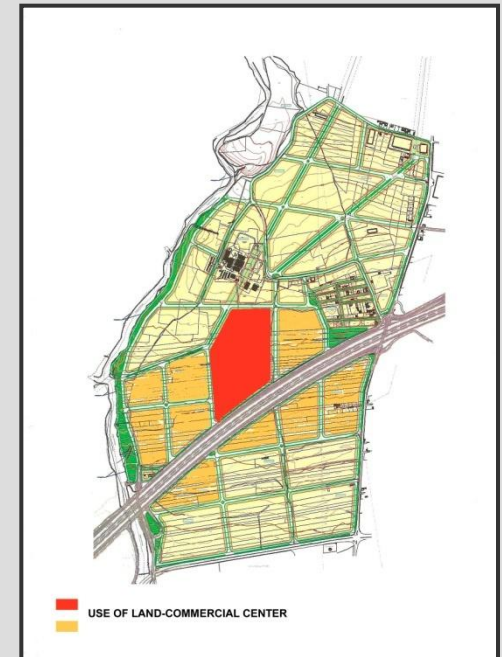
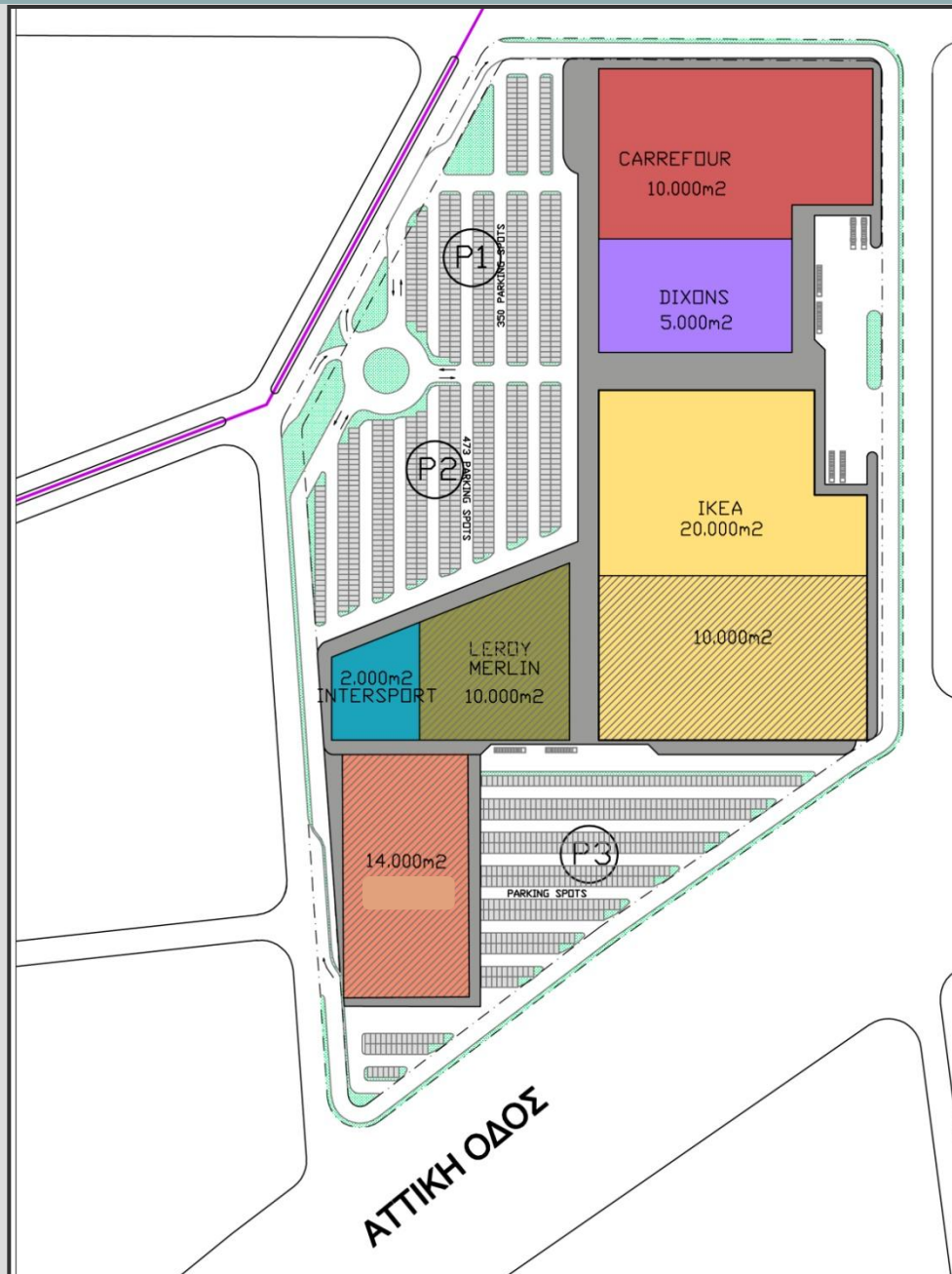
**SELECTED BUILDING BLOCK
FOR THE PROJECT**

Area of 117.289,52 sq.m.

Table of Tenants

ELEUSINA PROJECT -					
PLOT					
TENANT	Sq.M. OF STORES	GROUND FLOOR	1ST FLOOR	PARKING POSITIONS	
IKEA	30.000	20.000	10.000	1.200	
LEROY MERLIN	10.000	5.000	5.000	400	
DIXON'S	5.000	5.000	0	200	
INTERSPORT	2.000	2.000	0	80	
CARREFOUR	10.000	7.000	3.000	400	
TOTAL	57.000			2.280	

Ground floor proposition



URBAN PLAN OF ELEFSINA CITY

COMMERCIAL PARK
PRELIMINARY



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