

SHOPPING CENTER

KIATO- KORINTHIA



L.C. DEVELOPMENT S.A.

Κιάτο - Κορινθίας

Kiato ([Greek](#): Κιάτο) is a town in the northern part of [Corinthia](#) in the [Peloponnese, Greece](#). It is the seat of the municipality of [Sikyona](#). Kiato is situated on the [Gulf of Corinth](#), near the mouth of the river [Asopos](#). It has a lot of [tourist](#) activity mainly in the summer. The ancient city [Sicyon](#) was located 4 km southwest of present Kiato. Kiato is 4 km northwest of [Velo](#), 13 km southeast of [Xylokastro](#) and 18 km northwest of [Corinth](#). The [Greek National Road 8A](#) ([Patras](#) - [Corinth](#) - [Athens](#)) passes southwest of the town. It has a station on the railway from Patras to Corinth, and it is the western terminus of a [Proastiakos](#) (suburban railway) line to [Athens](#).



PLOT POSITION





ΘΕΣΗ
ΟΙΚΟΠΕΔΟΥ

br κίτρο 2

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67 μ

Ημερομηνία εικόνων: 8/27/2009 2003

38°00'17.90" B 22°45'39.98" E ανύψ 4 μ

Eye alt 308 μ



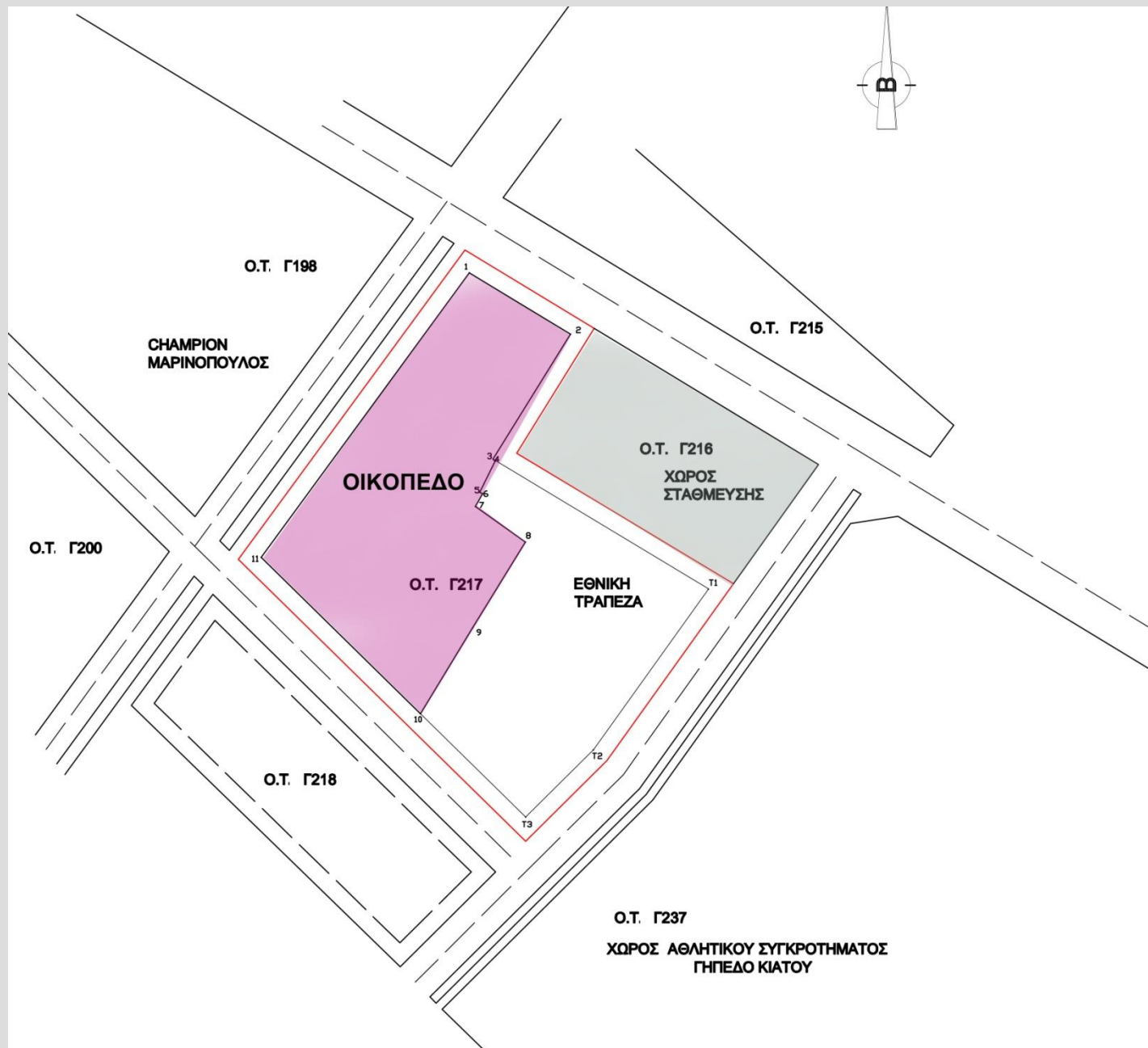
br'Κίατο 2

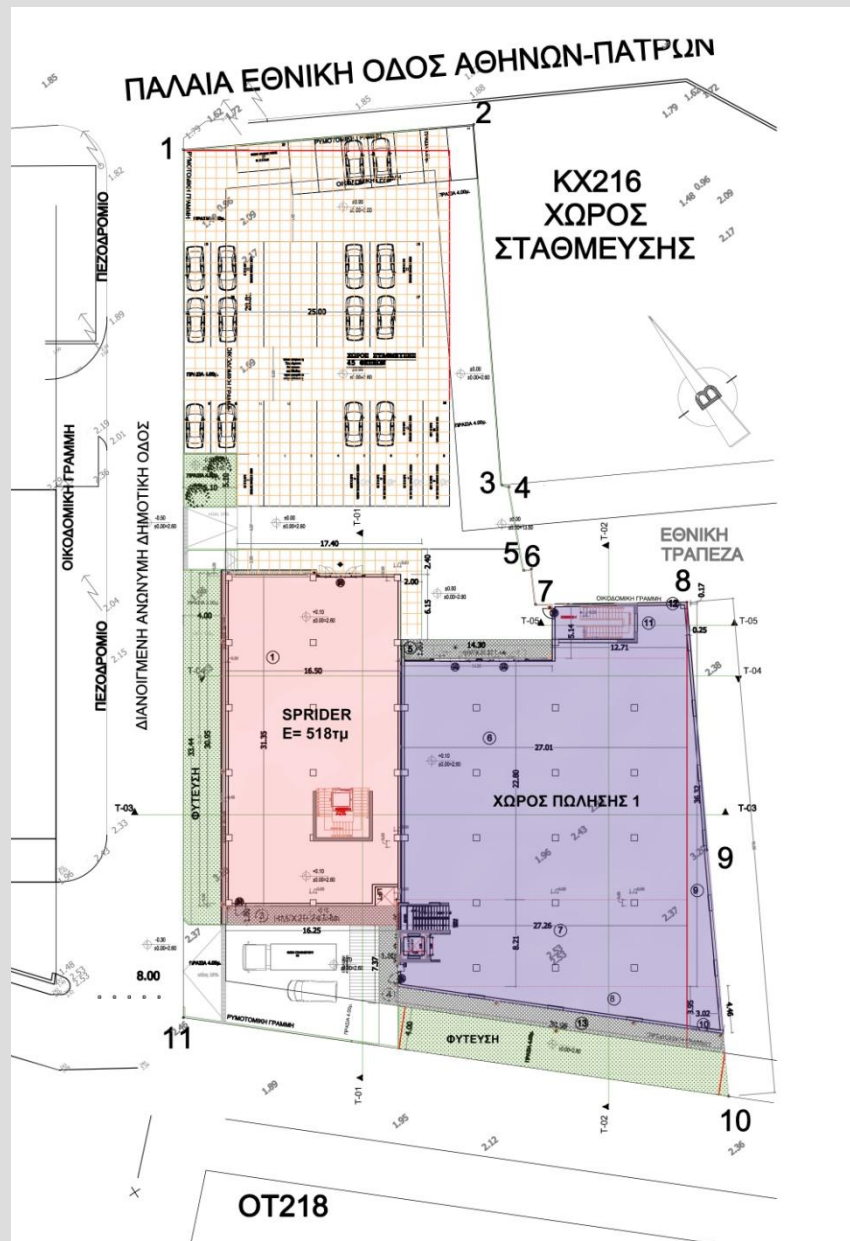
ΧΩΡΟΣ
ΣΤΑΘΜΕΥΣΗΣ

ΟΙΚΟΠΕΔΟ

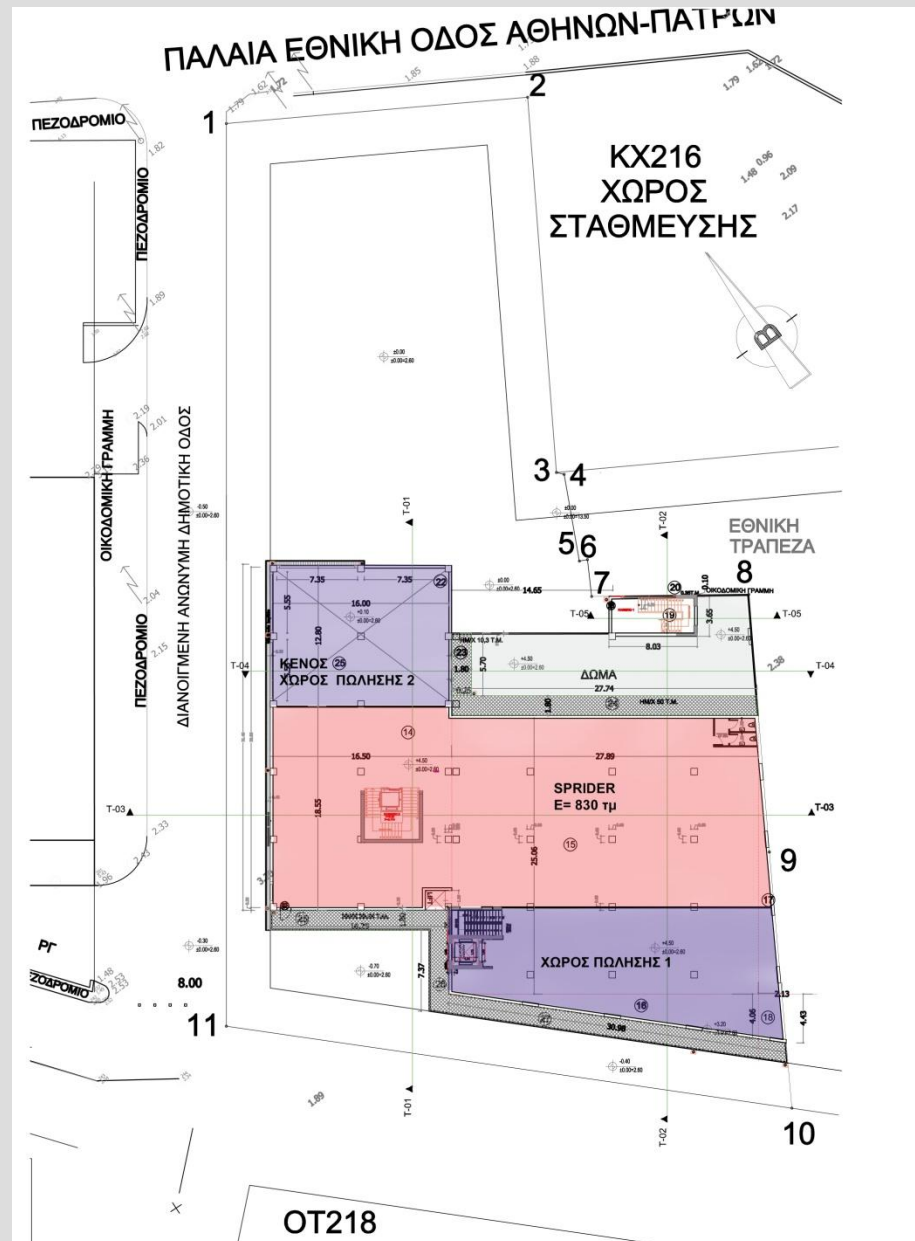
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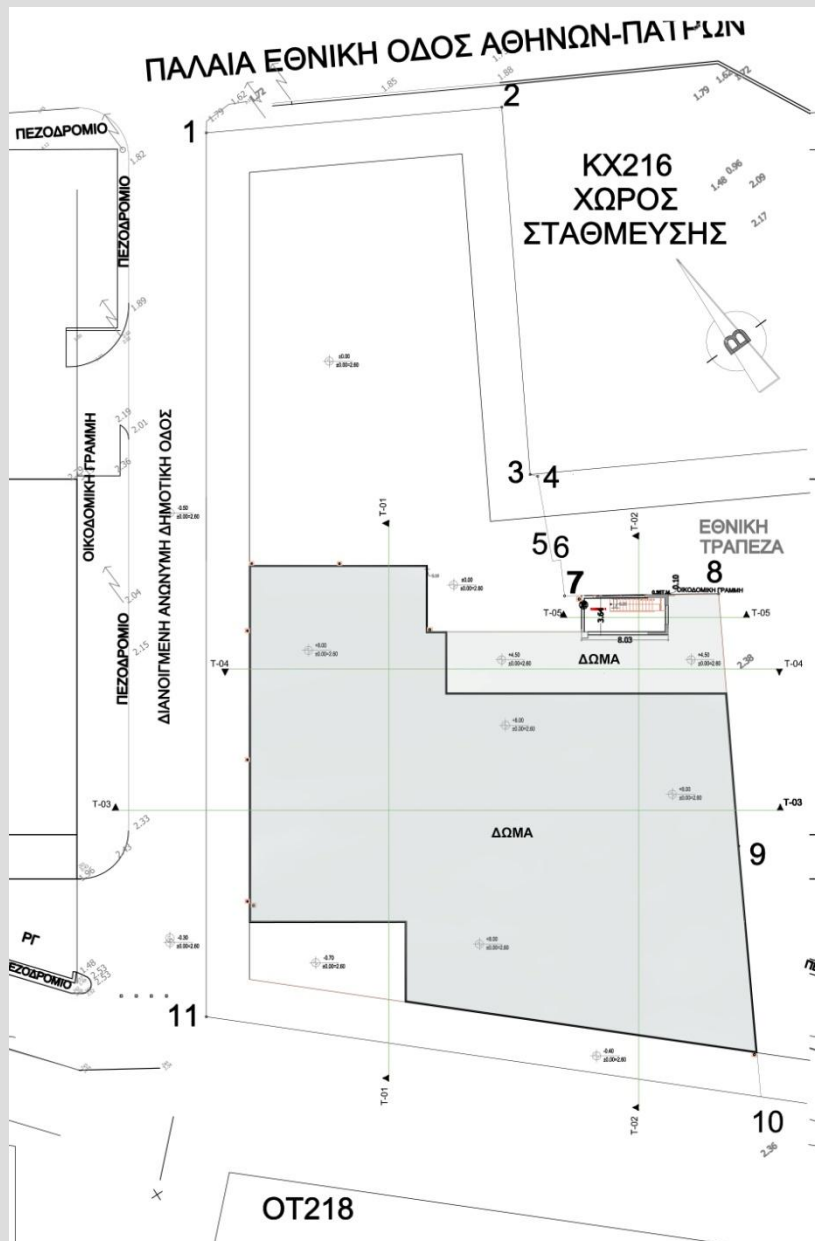




BASEMENT



A' ΠΙΑΝΟ



KIATO CORINTH: The plot is located on the OLD National road
Construction block 217
Urban Zone 3

PLOT : 3.414,63 SQM

BUILDING

COEFFICIENTS Building Factor (coefficient) 0,8
Building cover 60%
Minimum surface 400 sqm
Maximum height 8 m + (attic 1,5 m)
Parking plots. 50-80 sqm. χώρου / per store

BUILDING GROUND FLOOR	1.557 SQM.
<u>FIRST FLOOR</u>	<u>1.157 SQM</u>
Total	2.714 SQM.
Semi Hypethrial:	224 sqm

On the roofs, semihypethrial spaces in shelters and open spaces on a total of 1380 sqm the construction of photovoltaics is provided with a production capacity 140 kW

TENANTS:	1. SPRIDER	1.600 SQM
	2. <u>SUPER MARKET</u>	<u>1.360 SQM</u>
total		2.960 SQM

LEASE /PER MONTH: xx EURO/PERSQM
COST OF LAND: xxxxxxxxxxxx €
ONSTRUCTION COST: xxx EURO/m2
PHOTOVOLTAICS COST 140 Kw xxxxxxxxxxxx €

INFRACTURE COST : UNDERTAKEN BY TENANTS

FINANCIAL DATA:

COST OF INVESTMENT	ACQUISITION OF LAND	xxxxxxxxx €
	<u>CONSTRUCTION COST</u>	<u>xxxxxxxxx €</u>
	TOTAL	xxxxxxxxx €

Unit Photovoltaics 140 kW	xxxxxxxxx €
<u>Total cost of investment</u>	<u>xxxxxxxxx €</u>

Expected Revenue

α. Income from leases (2.960 sqmXxxx €/msqm X12 months)= xxxxxxxx €

β. Income from Public Electricity xxxxxx €

Total yearly revenue xxxxxx €

Value Based on Income received

yield 7% xxxxxxxxx €

yield 7.5% xxxxxxxxx €

yield 8% xxxxxxxxx €

In a case of sale the project is estimated at xxxx και xxxx mil. Euro.



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1A Thiseos Av. & Delvinou St, Nea Erythraia, GR - 14671
Tel: +30 210 8000 808, e-mail: info@gikaikataskevi.gr