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Machas & Partners  
Law Firm

# the ELLINIKON

When it comes to investments in  
Athens Riviera, our aim is to seal  
your best deal

A large, red, serif letter 'E' is positioned on the left side of the page. It is set against a background of horizontal grey stripes. The 'E' has a subtle shadow effect, and its right side is partially obscured by the wavy, grey, wavy lines that flow across the bottom of the page.

## Follow Machas & Partners on a step-by-step comprehensive Guide to buying Real Estate at The Ellinikon.

Find out how our team of expert lawyers and specialized partners can help you and the services we offer to make your future investments easier and secure, as of today.



## From Vision to Reality



The vision for The Ellinikon is to create an urban development model that will combine the natural beauty of the area with buildings with state-of-the-art and cutting edge architectural design and to upgrade the coastal front with free access for all. The project will include residential buildings, hotel units, shopping centers, family-friendly entertainment venues, museums, cultural venues, health and wellness centers, sports and leisure facilities and a modern business park that will be a hub for education and R&D.

**The Ellinikon project has already attracted significant interest from Greek and international buyers seeking to invest in high-value seaside properties.**

It is the largest urban regeneration project in Europe, designed to add significant new investments and uses in the fields of tourism, culture, entrepreneurship, innovation, and the environment.

**2,000,000sqm**

The Ellinikon Park

**3.5km**

Premium coastline & beaches

**9,000**

Residential units

**3**

Retail destinations

**300+**

Berths

**4**

Hotels & Resorts

## Why we know The Ellinikon better

Machas & Partners represented the Hellenic Republic Asset Development Fund (HRADF) on one of the most ambitious transactions ever in Greece. Our law firm served as the external legal advisor to the Greek state for the completion of the transaction with LAMDA Development S.A., undertaking the drafting of all critical legal documents in the largest urban development project in the history of modern Greece. Our team managed the transfer of the land on which The Ellinikon is being developed on behalf of the Greek state, therefore we have an in depth and thorough knowledge of the title deeds, as well as the laws that establish the rights to the land plot. We are therefore able to assist you as a potential investor by turning a complex and time-consuming process into a pleasant journey.

## One-Stop-Shop services for your investment

Such an ambitious and unprecedented project in Greece requires prompt and appropriate solutions at every stage of the sale and purchase, ie. legal, technical/ construction, insurance, in order to secure your investment. **Machas & Partners delivers a comprehensive and personalized approach to every client's investment, in collaboration with experienced technical advisors.** We undertake on behalf of our clients the coordination of all the necessary and often complex processes that such a large investment entails. For this reason, we have entered into a high value-added synergy with leading professionals in their field. In collaboration with highly reputable insurance consultants of the international market we offer a comprehensive service package that guarantees your investment is in good hands.

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### **We are a law firm with extensive expertise in Real Estate transactions.**

Our experienced teams have provided advisory services on some of the most significant real estate acquisitions, sales, joint ventures, financings and restructuring projects for foreign and Greek investors in Athens and throughout the country.

We handle all aspects of residential and commercial real estate transactions, always providing high-end legal support. Our experienced lawyers in the fields of real estate, corporate law, bank financing and investment, provide coordinated and comprehensive assistance to our clients in the most challenging matters.

With nearly 15 years of experience and a remarkable transactional track record, at Machas & Partners we are known for our promptness, immediacy, the trusting relationships we build with our partners and clients, as well as our attention to detail.

## Legal Support



Machas & Partners offers a complete and inclusive legal service package throughout the entire transaction, from the due diligence of the property to the signing of the purchase agreement and the loan disbursement.

### Property Legal Due Diligence & Asset Transfer Advisory

We provide comprehensive legal due diligence on property title deeds, delivering an accurate and time- and cost-efficient report to support informed investment decisions, along with full assistance in negotiating and finalizing the transfer agreement to ensure secure and favorable outcomes for the buyer.

### Entity Formation & Investment Structuring

Our Corporate team advises on the optimal acquisition structure, including the establishment of efficient domestic or cross-border holding structures for the upstream flow of revenues and potential future divestment, while securing and supporting investment financing through leading financial institutions, including loan preparation, negotiation of terms, review of agreements, and comprehensive legal support.

### Funding

Our team is working with major financial institutions, having already contacted specific agencies that have studied, with our guidance and support, the file of the investment. These banks are willing and prepared to finance buyers based on their needs.

To finance your investment, our team commits to:

- Assist with the preparation of the loan application file.
- Negotiate the specific terms of the loan based on each buyer's objectives.
- Review and comment the loan agreements.
- Provide legal support for the security to the creditor.
- Support each loan disbursement.



## Technical & Legal Documentation Compliance Review



We collaborate with specialized advisors who review the property's technical file and project requirements, while we oversee the project's execution to ensure compliance with the transaction documents on a legal basis.

### Pre-Construction Monitoring

Our firm provides legal support for the technical and regulatory oversight of real estate development projects, ensuring full compliance with contractual and statutory requirements through the comprehensive review of technical documentation, including specifications, permits, approvals, and buyer requirements.

### Monitoring during construction

We undertake the legal monitoring of project timelines, construction progress, and contractual compliance throughout the development process.

### Receipt of property

Our team inspects the property at handover, oversees the signing of the delivery and acceptance protocol in line with the sale and purchase agreement, and reviews the project completion and handover documentation package.

## Risk Mitigation & Insurance Legal Services



We provide legal support throughout the investment process, coordinating with leading insurance consultants and international insurers to structure and review tailored insurance solutions, alongside assistance in financing, technical, and transactional matters.



**Are you thinking of investing at the Ellinikon?**

*For more information, contact us at: [realestate@machas-partners.com](mailto:realestate@machas-partners.com)*

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**Machas & Partners Law Firm**

8, Koumpari str.

Kolonaki, 106 74

Athens, Greece

T +30 210 7211100

E [info@machas-partners.com](mailto:info@machas-partners.com)

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