

PLASIS REAL ESTATE + DEVELOPMENT



neptune

Anti-PAROS NEPTUNE Luxurious Resort & Villas

June 2024

neptune
Luxurious Resorts & Villas

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the Vision

UNIQUE LOCATION

Positioned in a privileged location of the Cyclades, on an island with a special Greek local character. In an area surrounded by the sea - with unlimited visibility to the Aegean Sea - and with a high-level designed connectivity network (helipads, Yachts marina).

HOLLYWOOD STARS & CELEBRITIES summer favorite LOCATION

For many Greeks and foreign visitors Antiparos is one of the best-kept secrets of the Cyclades, a hidden gem that attracts thousands of loyal travelers every summer and it is only half an hour by boat from its 'parent' island Paros.

STATE-OF-THE-ART ARCHITECTURE

High quality design of buildings (residences and tourist hotel facilities) which are in harmony with the natural landscape, creating a landmark in the area that will be a wider attraction offering a unique lifestyle.

UNIQUE SYNERGIES

The variety of uses (incaved houses, hotel unit, shopping center, leisure and sports areas, planned seaside area, boat marina) contributes to the creation of a new and vibrant center on the island, in an extremely privileged location with spectacular views.

SMART DESIGN

Sustainability standards and innovation in design.

the

location

the Location

It's probably no surprise to learn that 'Anti' means 'opposite' in Greek and is where the English word comes from. Antiparos is an island in the Cyclades group of islands in the middle of the Aegean Sea and is only 1 nautical mile west of, or opposite, the island of Paros. Antiparos – which was formerly called ancient OIiaros – is one of the inhabited Cyclades and extends near the southwest coast of Paros and east of Sifnos, at a distance of 13 nautical miles from it. Antiparos is surrounded by a group of uninhabited small islands, such as Despotiko, Strongylo, Diplo and Kavouras.

The geographical shape of Antiparos is elongated, irregular and ends at two edges, Cape 'Vorino' in the North and Cape 'Petalida' in the South. Its length between these two ends is twelve and a half kilometers and its maximum width is 5.5 kilometers. Its area is about 45 square kilometers in size, the length of its coastline is 57 kilometers and has a population of around 1200 people. There is one main town called Antiparos Town.

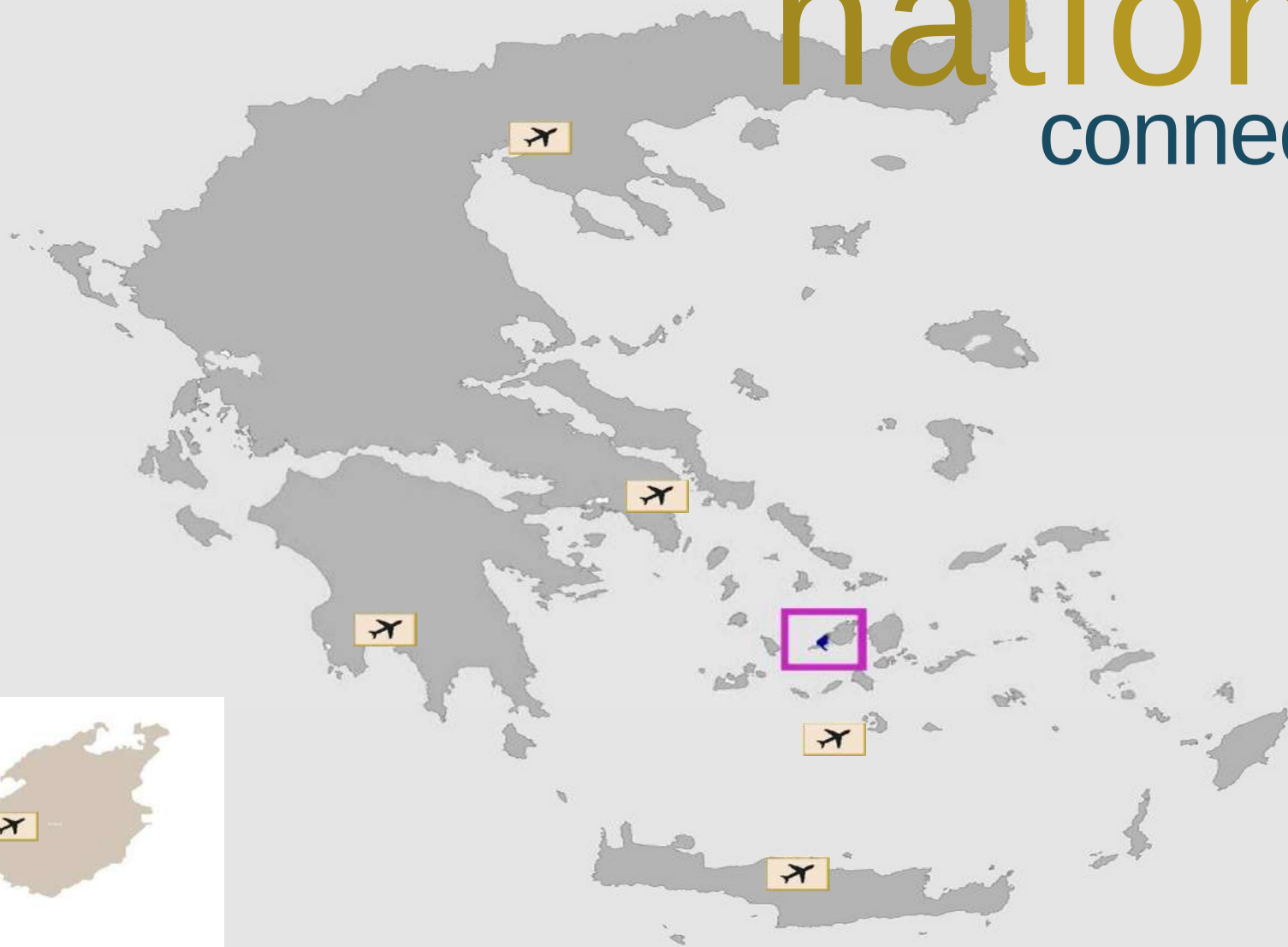
In terms of physical geography, the island is divided into two parts. The most tame and hospitable northern part and the rocky and wild central and southern. Almost in the middle of the northern part is built the town of Antiparos. In the southern part of the island the terrain is hilly. A lowland area named 'Kampos' separates the northern part from the rest of the island. Antiparos mainly cultivates cereals, vineyards and fruit trees, such as fig, lemon and orange trees.

Antiparos has a Mediterranean climate plentiful with sunshine, mild temperatures and a limited amount of rainfall. Weather in Antiparos has all the right ingredients for a perfect vacation destination. It includes small olive groves and vineyards.

One of its main attractions on the island are its famous Cave , as it is one of the largest in Europe. You need to take 411 steps to get to the heart of the cave and gaze at the incredible stalactites and stalagmites mutilated by visitors in the past.

Antiparos is paradise that few people know and contains enchanting mountain routes, crystal clear seas and incredible beaches.

national connectivity



air connectivity

TRANSPORTATION FROM AIRPORTS TO PAROS AIRPORT

- 1.ATHENS INTERNATIONAL AIRPORT 'ELETHERIOS VENIZELOS' — PAROS AIRPORT
- 2.HERAKLION INTERNATIONAL AIRPORT 'NIKOS KAZANTAKIS' — PAROS
- 3.THESSALONIKI INTERNATIONAL AIRPORT 'MAKEDONIA' — PAROS
- 4.MYKONOS ISLAND INTERNATIONAL AIRPORT 'MANTO MAVROGENOUS' — PAROS
- 5.MILOS ISLAND NATIONAL AIRPORT - PAROS

↑
ATHENS



air connectivity

TRANSPORTATION FROM AIRPORTS & HELIPORTS TO PAROS

- 1.ATHENS INTERNATIONAL AIRPORT 'ELETHERIOS VENIZELOS' — PAROS/ NAXOS AIRPORT - IRAKLEIA HELIPORT
- 2.HERAKLION INTERNATIONAL AIRPORT 'NIKOS KAZANTAKIS' — PAROS/ NAXOS AIRPORT — IRAKLEIA HELIPORT
- 3.THESSALONIKI INTERNATIONAL AIRPORT 'MAKEDONIA' — PAROS/ NAXOS AIRPORT — IRAKLEIA HELIPORT
- 4.MYKONOS ISLAND INTERNATIONAL AIRPORT 'MANTO MAVROGENOUS' — PAROS/ NAXOS AIRPORT — IRAKLEIA HELIPORT
- 5.MILOS ISLAND NATIONAL AIRPORT - PAROS/ NAXOS AIRPORT — IRAKLEIA HELIPORT



marine connectivity

PROPERTY ACCESS // DISTANCE- TIME BY BOAT TO ANTIPAROS

PIRAEUS - PAROS : 166KM - 4H 30MIN

RAFINA - PAROS : 144KM - 4H

LAVRIO - PAROS : 118KM - 7H

PAROS — ANTIPAROS : 7KM — 7MIN

PAROS - NAXOS : 45MIN

PAROS - AMORGOS : 3.5H

PAROS - IRAKLEIA : 1.5H

PAROS - KOUFONISIA : 50MIN



the Myth of antiParos

Antiparos, nestled in the southern Aegean Sea, forms part of the Cyclades archipelago. It lies southwest of Paros, connected by a narrow channel. Originally known as Oliaros, Antiparos has ancient roots dating back to the Neolithic era (around 4000 B.C.). Archaeological evidence points to early human habitation, with remains discovered on the nearby island of Saliangos. These findings suggest that Antiparos and Paros were once physically connected. Phoenicians from Sidon likely settled here during the Neolithic Age, followed by Minoan Cretans in the 2nd Millennium B.C.

In the 13th Century A.D., Antiparos fell under Venetian rule. It was during this period that the island acquired its present name, Antiparos. The Venetians constructed the Kastro (fortress) to safeguard Antiparos from pirate attacks.

The island's name has intriguing mythological origins. Antiparos was one of the fifty sons of Aegyptos, and his tragic fate involved being murdered by his wife, Gritomethea (one of the fifty Danaides). During this time, Antiparos faced frequent pirate raids from places like Algeria, Crete, and Kefalonia.

In 1537, Antiparos, along with the rest of the Cyclades, came under Ottoman rule. Later, between 1770 and 1774, the island experienced a brief period of Russian domination.

Antiparos played an active role in the Greek War of Independence in 1821. After years of struggle, it was finally incorporated into the modern Greek state in 1832. During World War II, Antiparos served as a secret base for the Allies.

Today, Antiparos continues to enchant visitors with its pristine beaches, charming villages, and historical sites. Its layered past, from ancient civilizations to more recent struggles, adds to its allure.





The project is developed on a coastal area of Antiparos island, at Almira- Soros- Petalida, located south side of the island, next to the bay 'Peramataki'. Its coastline includes beaches, where in one sea bay a beach recreation area will be designed. The hilly land morphology includes many hillsides of various slopes where they contribute to the development of many different activities. It is covered by low-growing Mediterranean vegetation and small trees. The morphology of the land enables the construction to be done in various time phases, if desired. The design will take into account the morphology of the terrain, the identity of the area and the endless blue of the sea. Proximity to heliport, main roads of the island, settlements, tourist areas make the area suitable for immediate development by defining the housing and leisure tourism zones — via Strategic Investment (ESXASE). A paradise that few people know and contains enchanting mountain routes, crystal clear seas and incredible beaches.

the
Land
&
Sea



the Site

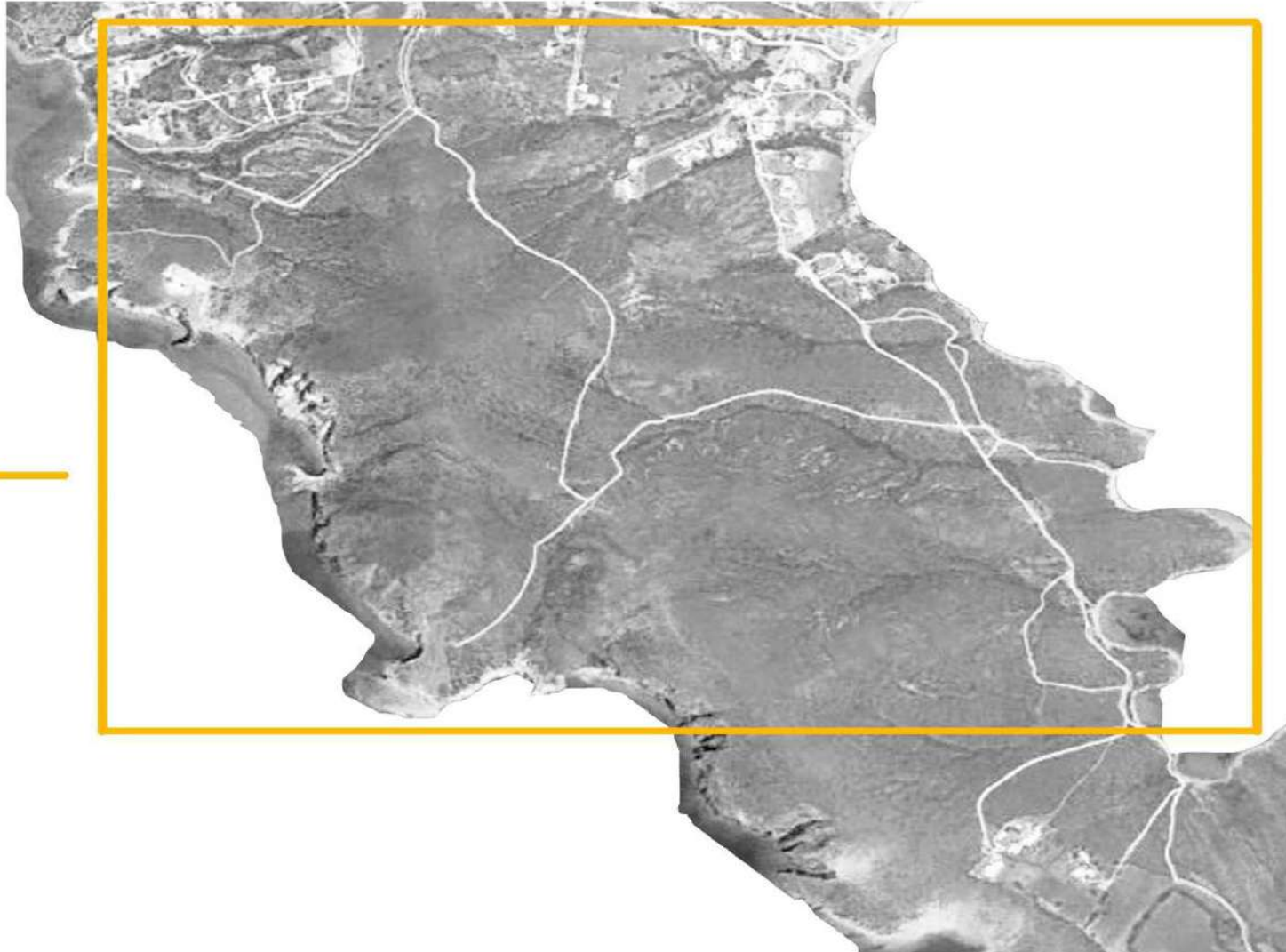
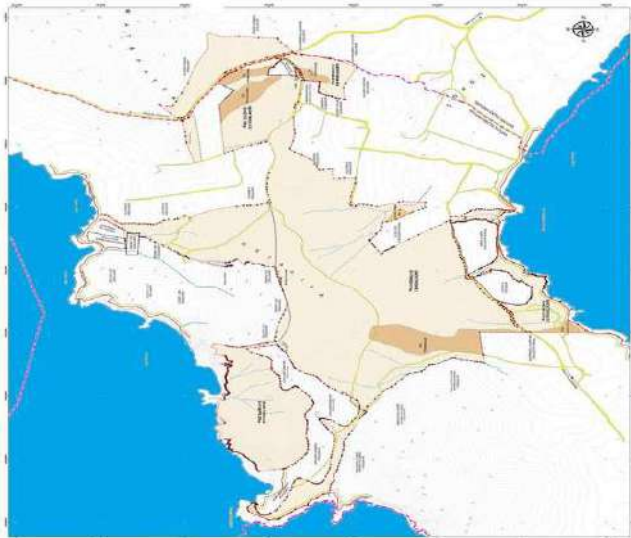
1.144.016,20 SQM
PROPERTY AREA

55.105,99 SQM
PROPOSAL
BUILDING AREA

9 MONTHS
SUNSHINE

Property Area

E1	771.123,20
E2	138.478,00
E3	57.683,00
E4	56.526,00
E5	82.333,00
E6	28.546,00
E7	9.327,00
TOTAL	1.144.016,20



the Strategy of the Concept Design

The present masterplan proposes a development plan to create a built environment for both residential and tourism purposes. At the same time, it incorporates cultural elements, commercial activities and specific infrastructure projects, for the benefit of the wider area, with special attention to the local hyperlocal identity. Characteristic of the urban planning is that the plots are formed to ensure the proper use of the land in order to balance between buildable and non-buildable areas, creating urban units with a specific character and identity while providing a variety of upgraded elements of the built space.

The proposal, in parallel with residential and tourist uses, is complemented by a wide range of tertiary functions and services based on the broad development of public and common areas. They range from retail to education, culture, hospitality, wellness and health, sports and leisure. They compose a network of diverse human activities and experiences that become a point of reference and attraction for the wider region.

The basic idea that accompanies the design of the project is the environmental treatment of the design. An environmental education centre is planned near the arable land, which will attract many visitors. The inclusion in the design of the arable land aims to contribute to the possibility of organic supply to the inhabitants of the project.

The area in which the project is planned has its gardens/ arable area (organic olives, fruit trees, vegetables etc), which contribute to the region having its own autonomy through its own productive products.

The basic idea that accompanies the design of the project is the environmental treatment of the design.

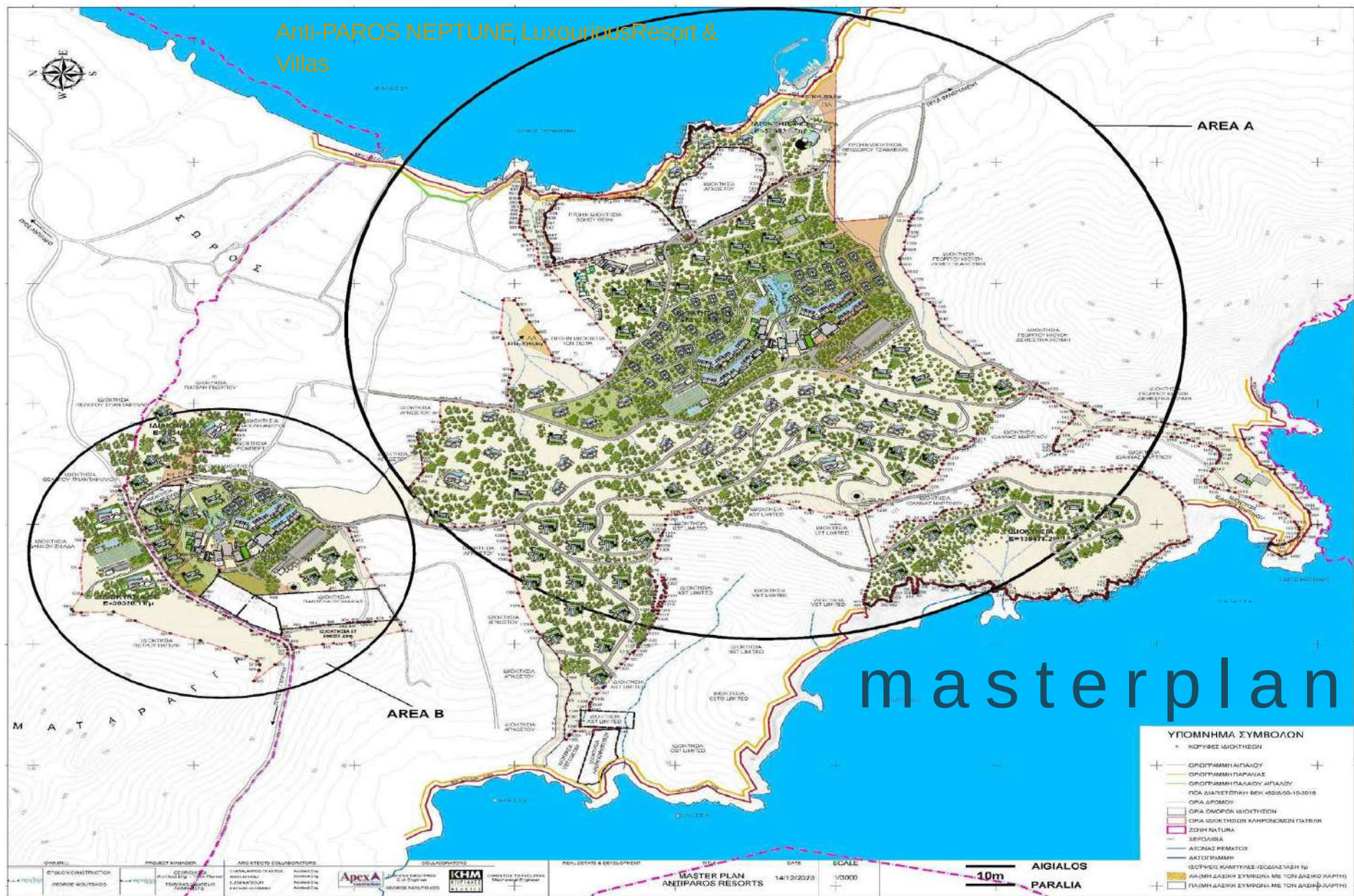
Sit Analysis

PROGRAM – AREA ANALYSIS

	AREA	BUILDING RATIO		GROSS BUILDING AREA(buildable)
PROPERTY AREA A (E1+E2+E3)				
NON-PROTECTED WOODLAND ZONE	46.001,62 m2	0.05		2.300,08 m2
PROTECTED WOODLAND ZONE	879.384,63 m2	0.05		43.969,23 m2
TOTAL				46.269,31 m2
PROPERTY AREA B (E4+E5+E6+E7) NON-PROTECTED				
WOODLAND ZONE	27.248,2 m2	0.05		1.362,41 m2
PROTECTED WOODLAND ZONE	149.485,42 m2	0.05		7.474,27 m2
TOTAL				8.836,68 m2

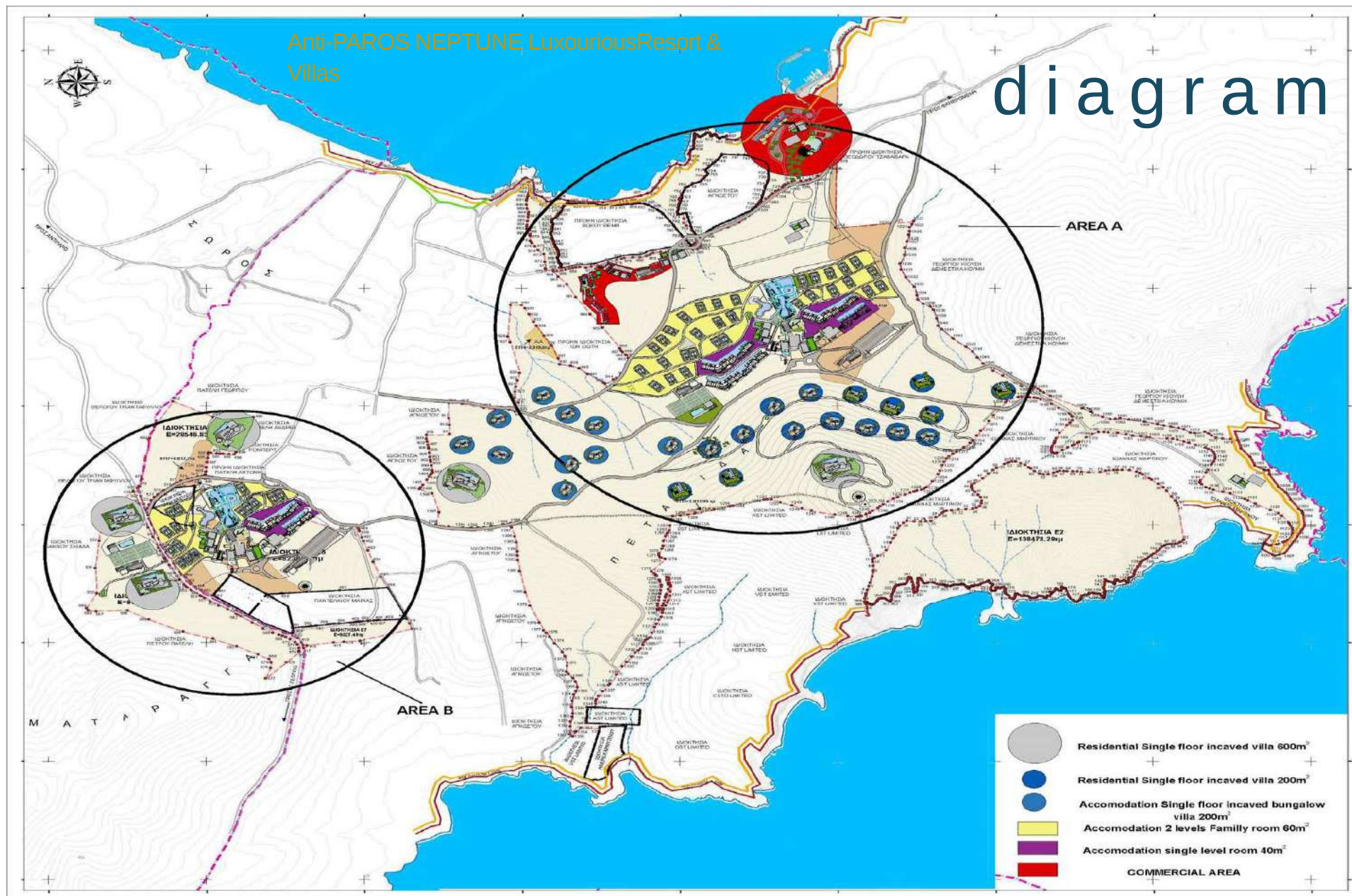
ACCOMODATION		16.531,80 m2
RESIDENTIAL AREA		38.574,19 m2
TOTAL		55.105,99 m2

Anti-PAROS NEPTUNE Luxurious Resort & Villas



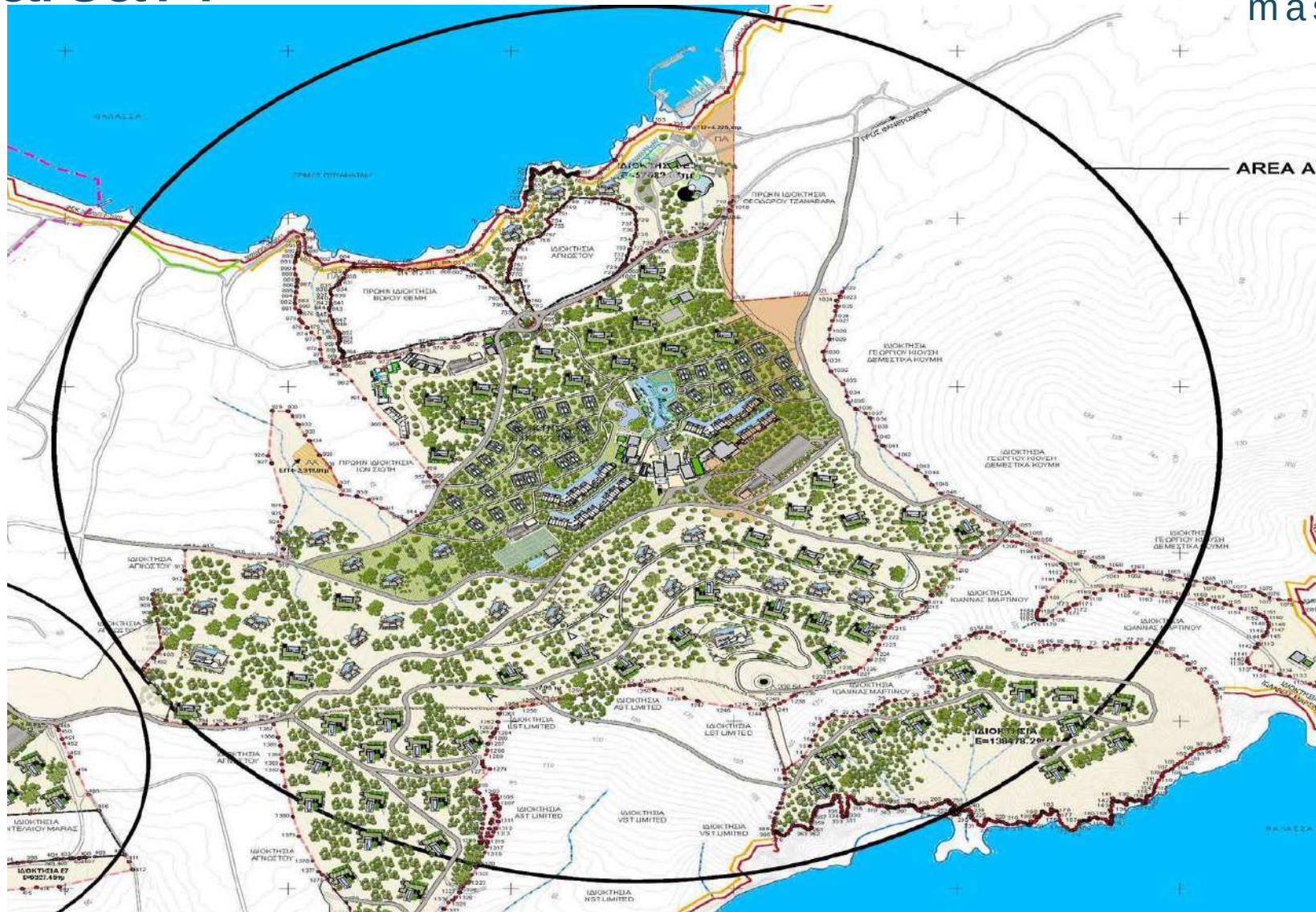
Anti-PAROS NEPTUNE LuxouriousResort & Villas

diagram

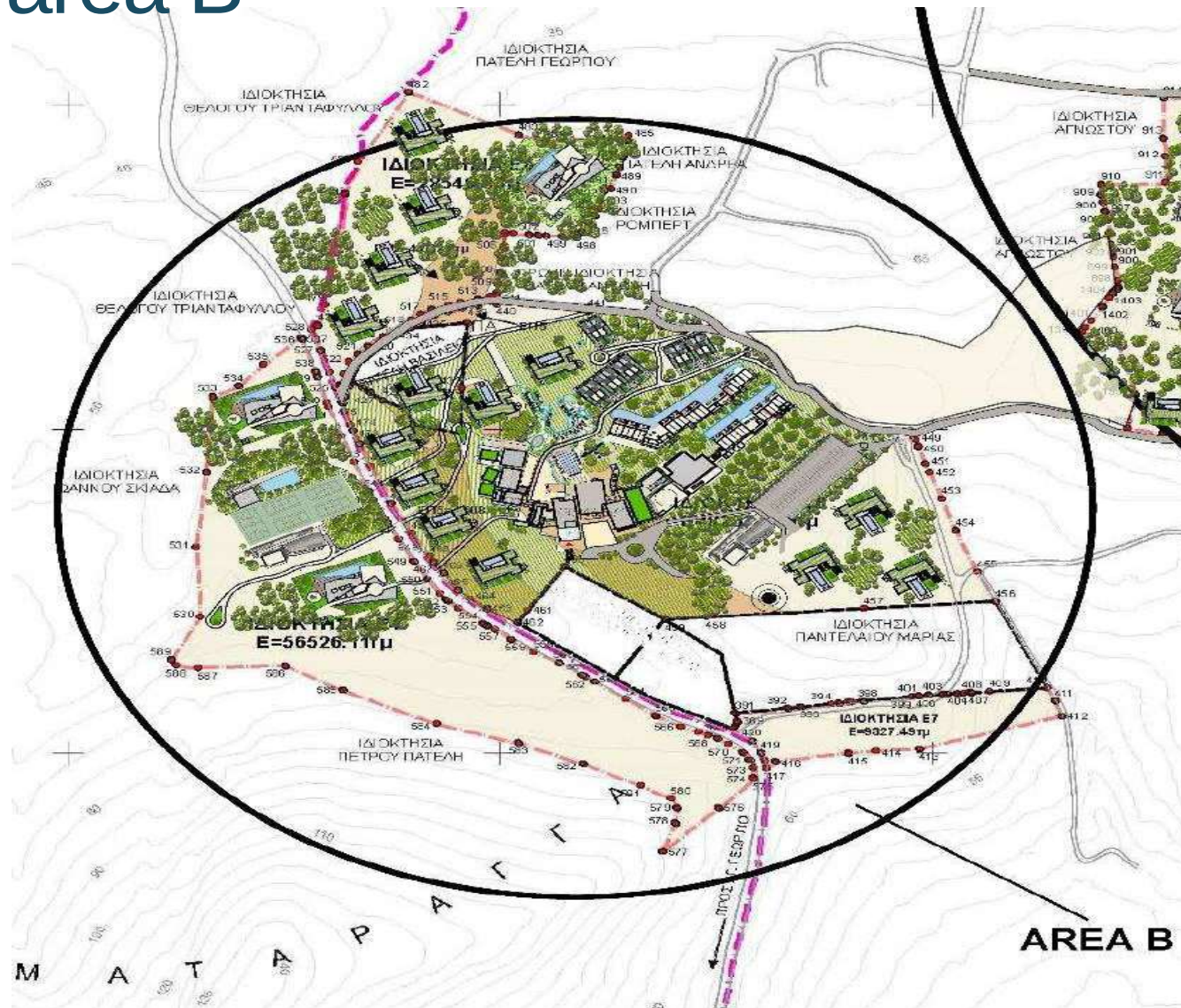


area A

masterplan



area B



master
plan

Program Analysis

COMPLEX A PROGRAM – AREA ANALYSIS

	QUANTITY	GROSS FLOOR AREA (permissible)	AREA EXCLUDED FROM NOK	GROSS BUILDING AREA (buildable)	CAPACITY
RESIDENTIAL AREA					
Incaved Villa with private pool-700 m2	2	350 m2 X 2=700 m2	350 m2 X 2 = 700 m2 (incaved)	700 m2 X 2 =1400 m2	
Incaved Villa with private pool-450 m2	26	225 m2 X 26 =5850 m2	225 m2 X 26 =5850 m2 (incaved)	450 m2 X 26 =11700 m2	
Incaved Villa with private pool-350 m2	35	175 m2 X 35 =6125 m2	175 m2 X 35 =6125 m2 (incaved)	350 m2 X 35 =12250 m2	
Incaved Villa with private pool-250 m2	22	125 m2 X 22 =2750 m2	125 m2 X 22 =2750 m2 (incaved)	250 m2 X 22 = 5500 m2	
RESIDENTIAL SUB-TOTAL	85	15425 m2	15425 m2	30850 m2	
ACCOMODATION					
Common buildings with reception and restaurant 900m2 & spa 500m2, conference/ environmental training center 600m2 auxiliary spaces 1.553m2		900 m2 (reception and restaurant)	2.653 m2 (underground)	3553 m2	
Incaved Villa- bungalow with private swimming pool-200 m2	10	100 m2 X 10 = 1000 m2	100 m2 X 10 = 1000 m2 (incaved)	2000 m2	80
Incaved Room -80 m2	70	40 m2 X 70 =2800 m2	40 m2 X 70 =2800 m2	80 m2 X 70 =5600 m2	280
Two level family room with interior stairwell and private pool- 60 m2	57	35 m2 X 57 =1995 m2	25 m2 X 57 = 1425 m2 (mezzanine)	60 m2 X 57 =3420 m2	114
ACCOMODATION SUB-TOTAL		6695 m2	7878m2	14573 m2	474
TOTAL		22120m2	23303m2	45423m2	

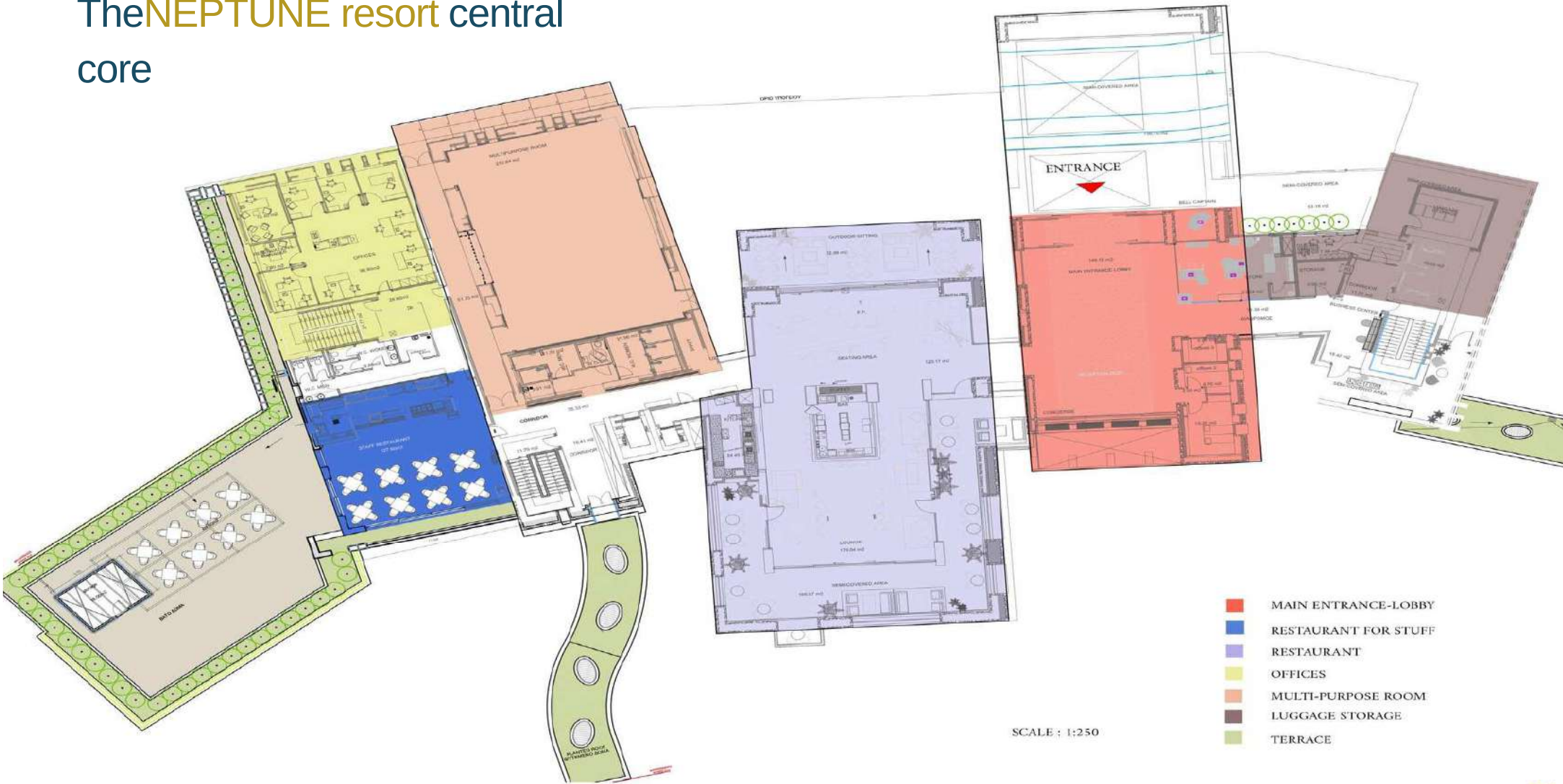
Program Analysis

COMPLEX B

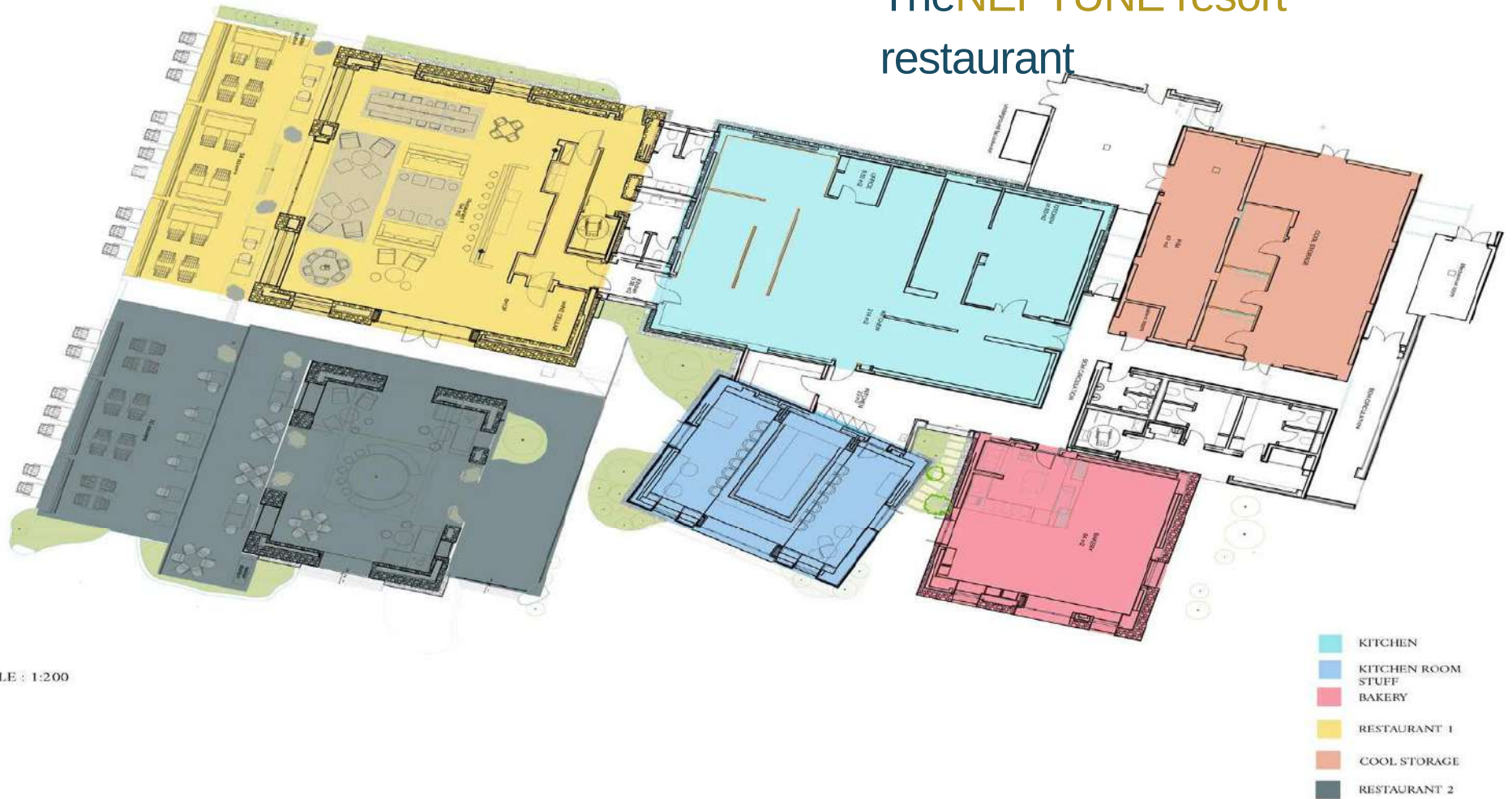
PROGRAM – AREA ANALYSIS

	QUANTITY	GROSS FLOOR AREA (permissible)	AREA EXCLUDED FROM NOK	GROSS BUILDING AREA (buildable)	CAPACITY
RESIDENTIAL AREA					
Incaved Villa with private pool-700 m2	3	350 m2 X 3= 1050 m2	350 m2 X 3= 1050 m2 (incaved)	700 m2 X 3 =2100 m2	
Incaved Villa with private pool-450 m2	5	225 m2 X 5= 1125 m2	225 m2 X 5= 1125 m2 (incaved)	450 m2 X 5 = 2250 m2	
Incaved Villa with private pool-350 m2	9	175 m2 X 9= 1575 m2	175 m2 X 9= 1575 m2 (incaved)	350 m2 X 9 = 3150 m2	
RESIDENTIAL SUB-TOTAL	17	3750 m2	3750 m2	7500 m2	
ACCOMODATION					
Common buildings with reception and restaurant 450m2 & spa 350m2, conference/ environmental training center 500m2 auxiliary spaces 658m2		450 m2 (reception and restaurant)	1508 m2 (underground)	1958 m2	
ACCOMODATION SUB-TOTAL		450 m2	1508 m2	1958 m2	
TOTAL		4200 m2	5258 m2	9458 m2	

The NEPTUNE resort central core



The NEPTUNE resort restaurant

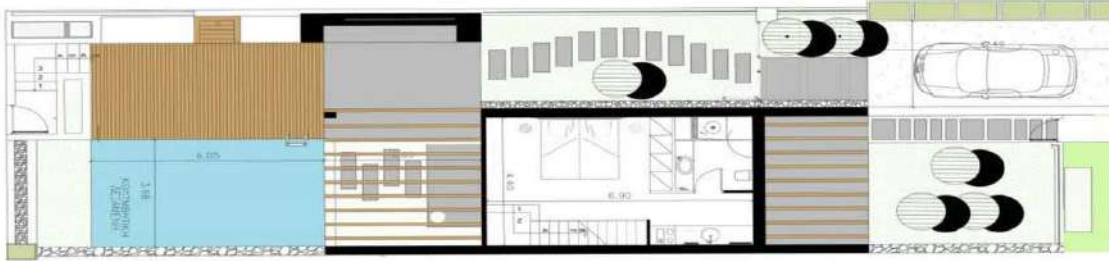


SCALE : 1:200

The NEPTUNE resort –marina commercial

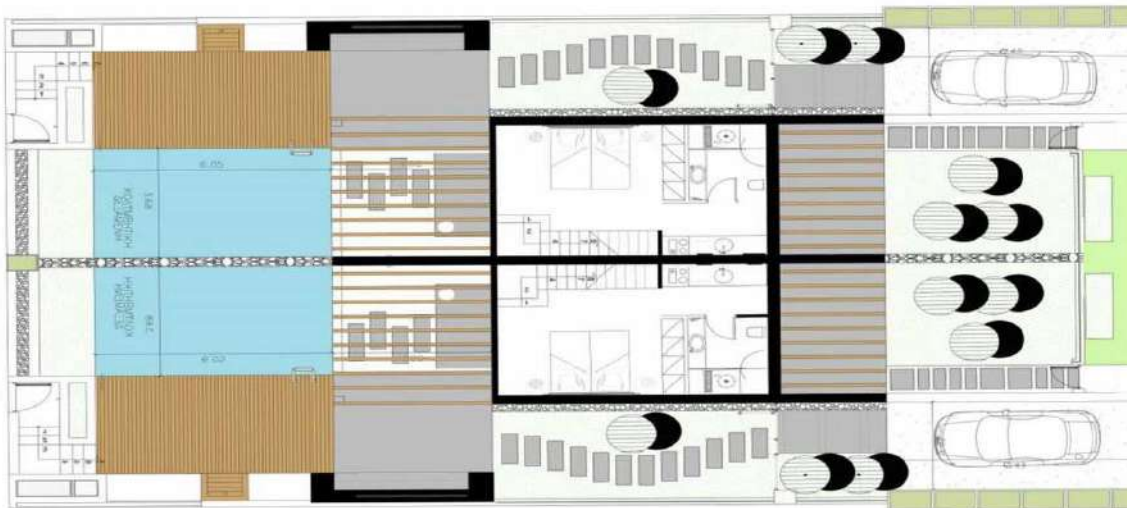


The NEPTUNE resort FAMILY ROOMS



Family ROOM 36M2

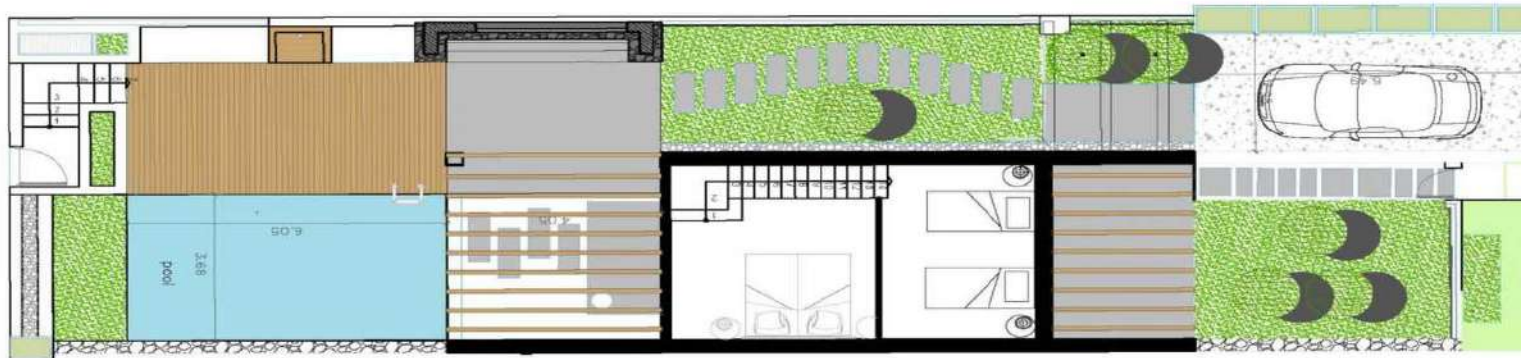
FLOORPLAN WITH 14M2 LOFT(NO COUNTABLE)



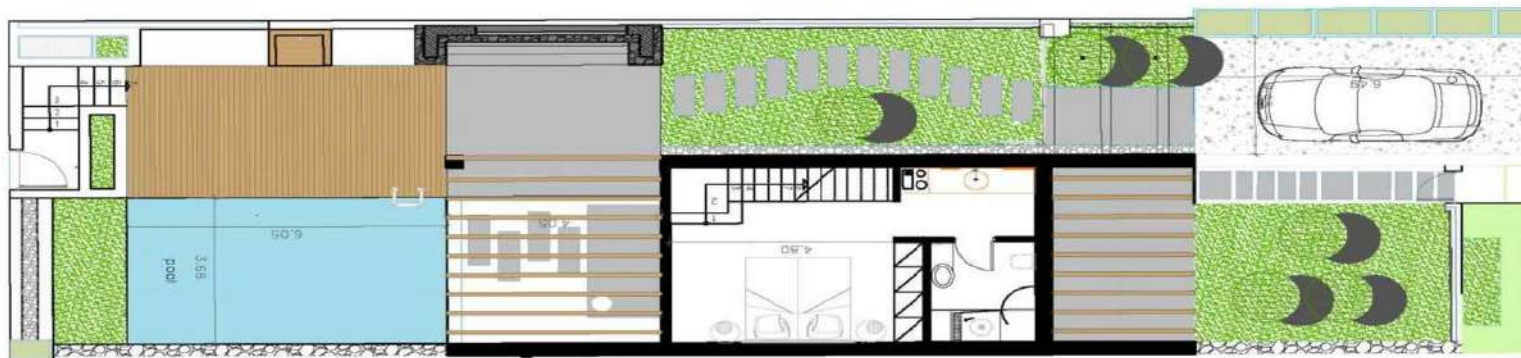
Family ROOM COMPLEX 72M2

FLOORPLAN WITH 28M2 LOFT(NO COUNTABLE)

The NEPTUNE resort FAMILY ROOMS

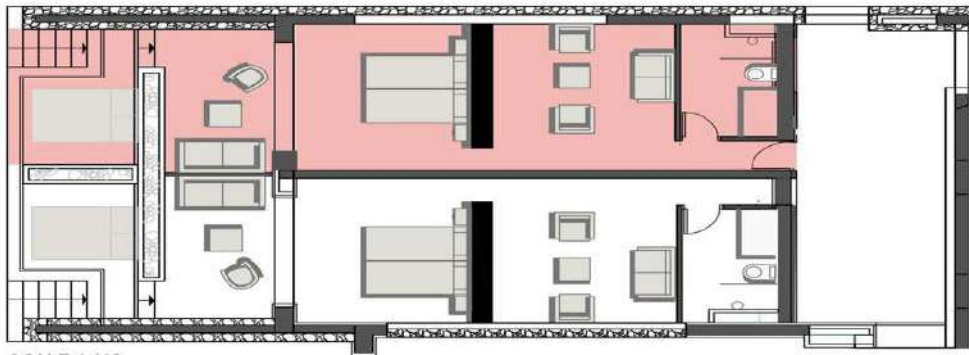


FLOOR PLAN
36m2



LOFT PLAN
14m2

The NEPTUNE resort ROOMS



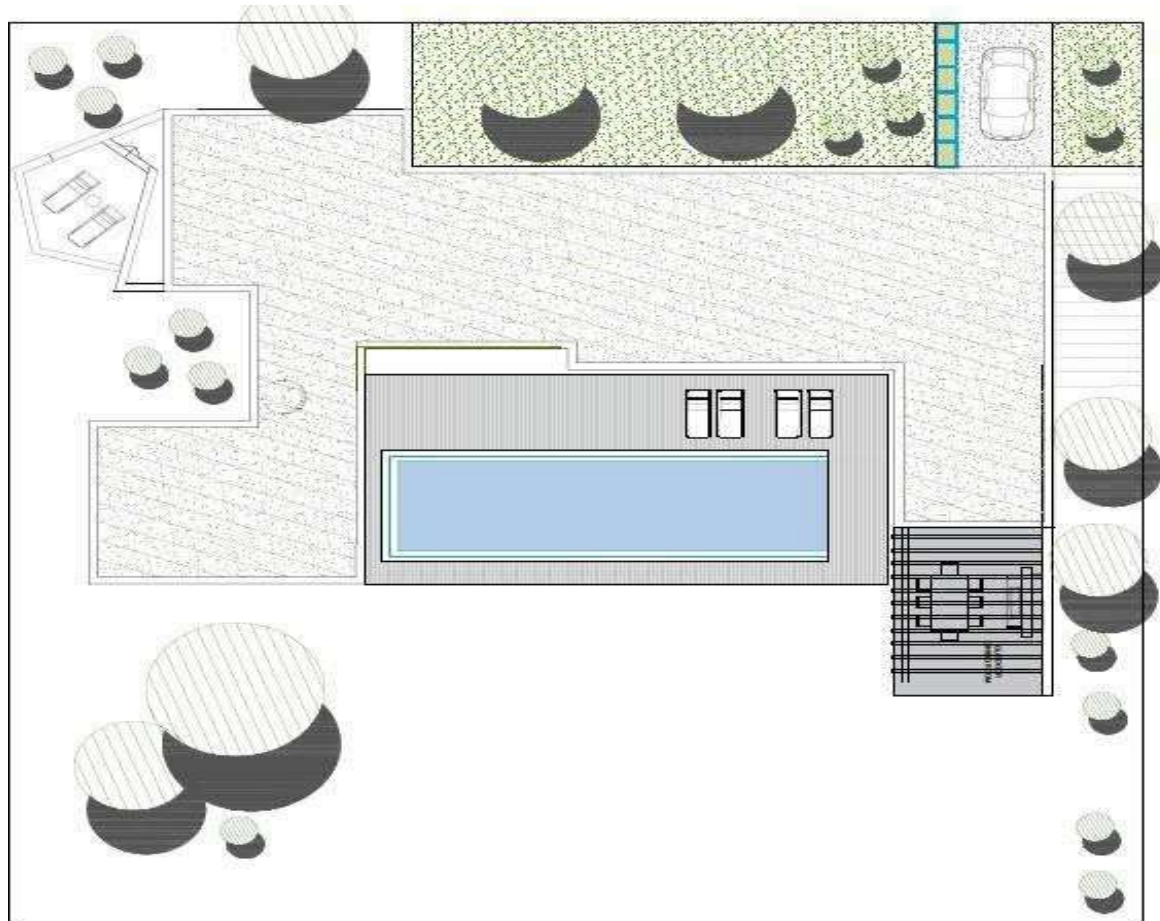
UNIT 1
1 BEDROOM 34M2
FLOOR PLAN

UNIT 2
1 BEDROOM 68M2
FLOOR PLAN



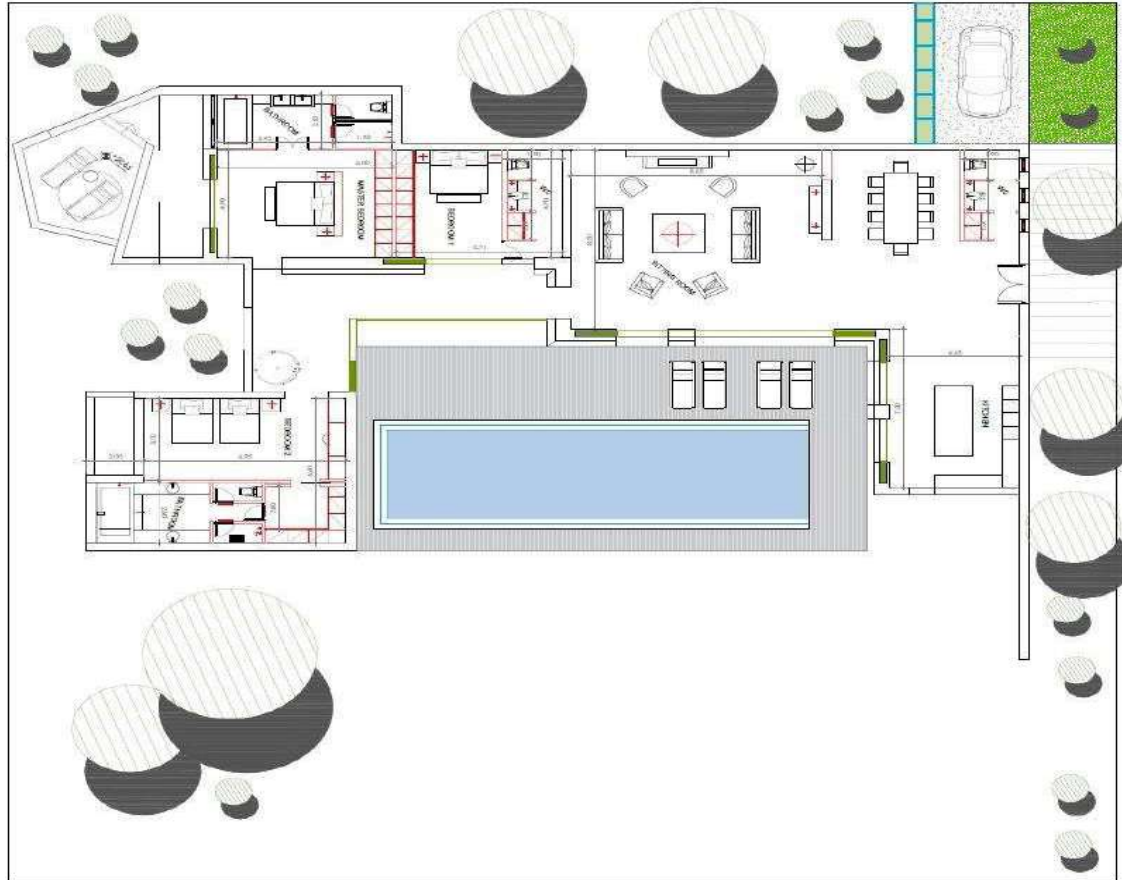


TYPE A_VILLA 200m2
3 BEDROOMS



TYPE B_VILLA 200m2

3 BEDROOMS



TYPE B_VILLA 200m2
3 BEDROOMS



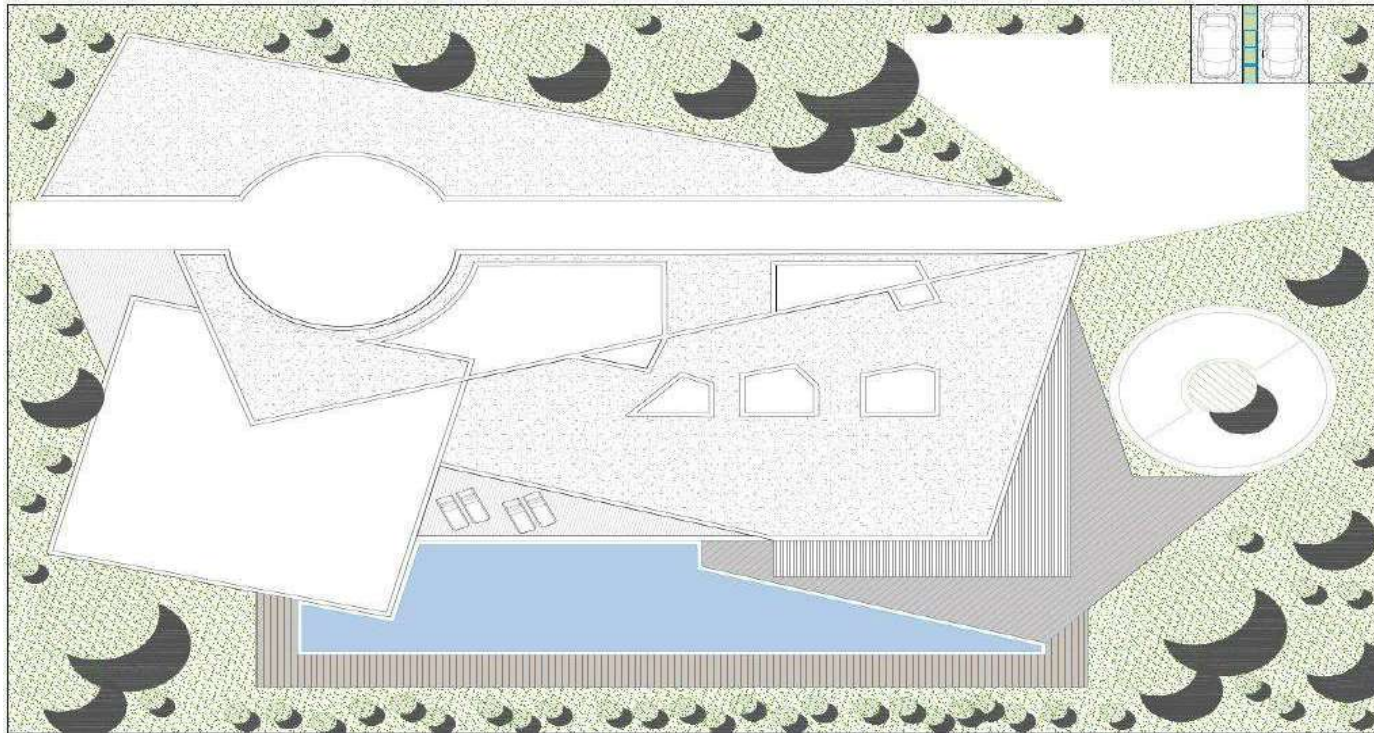
TYPE C_VILLA 200m2
3 BEDROOMS



TYPE D_VILLA

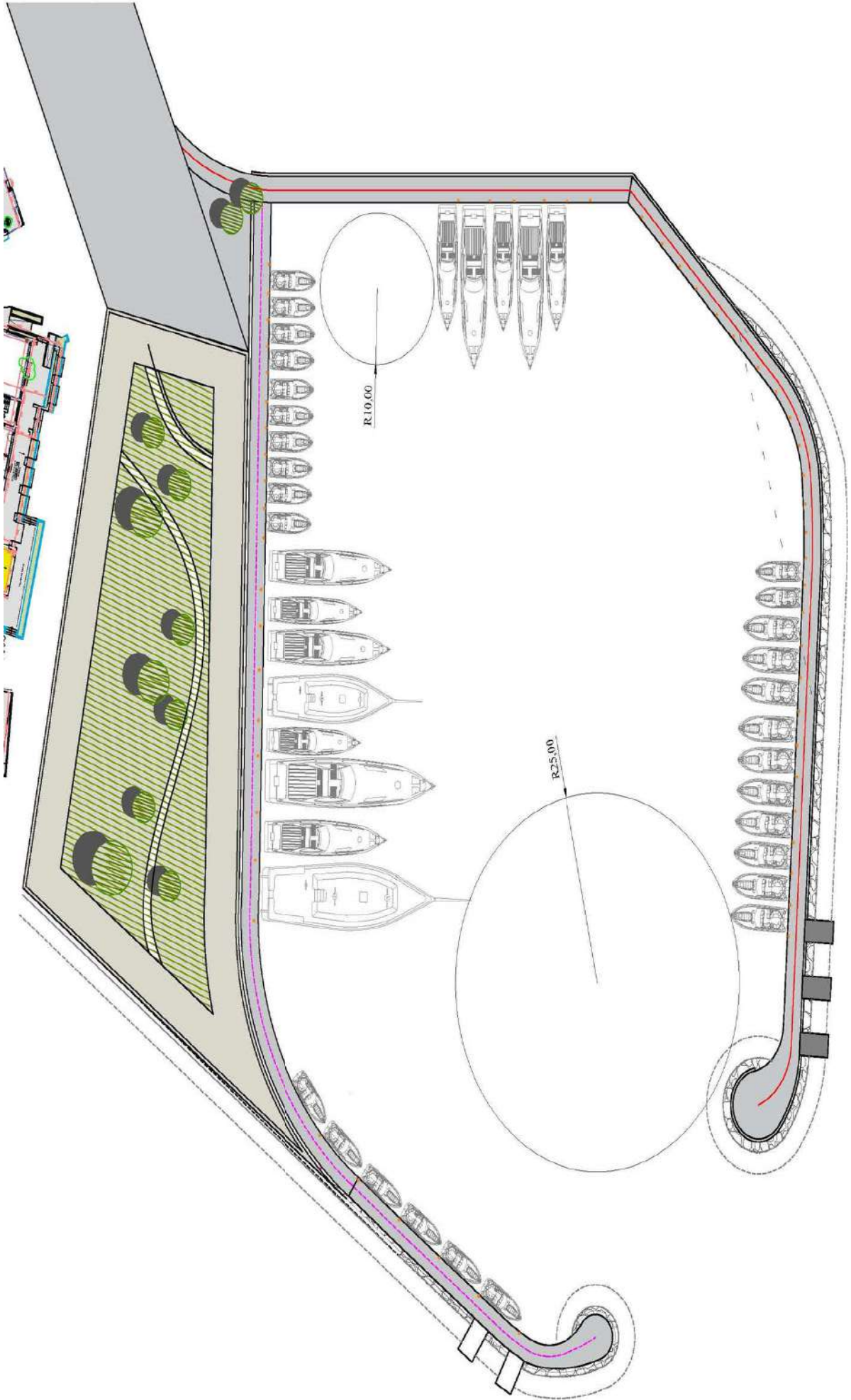
4 BEDROOM VILLA 400m2

GROUND FLOOR PLAN



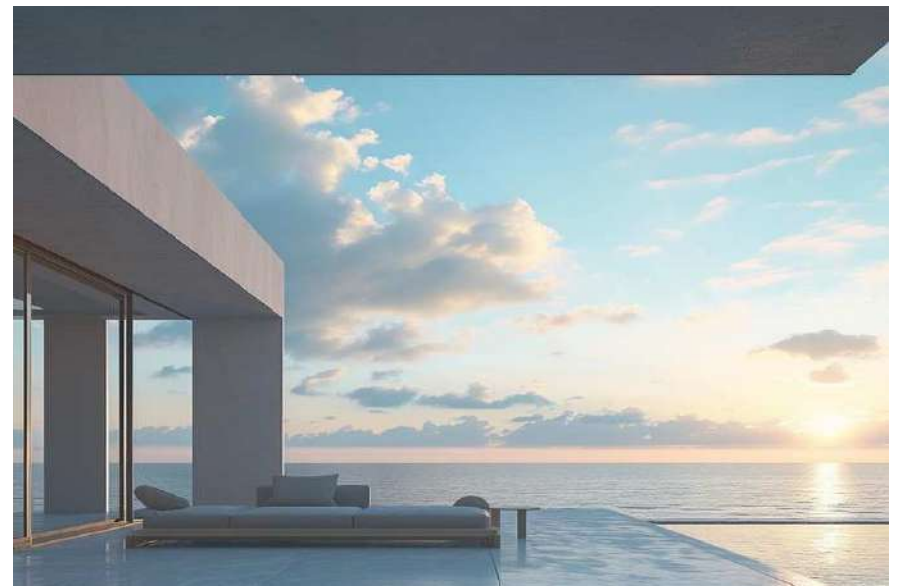
TYPE E_VILLA 600m2

4 BEDROOMS





Architektur



Design





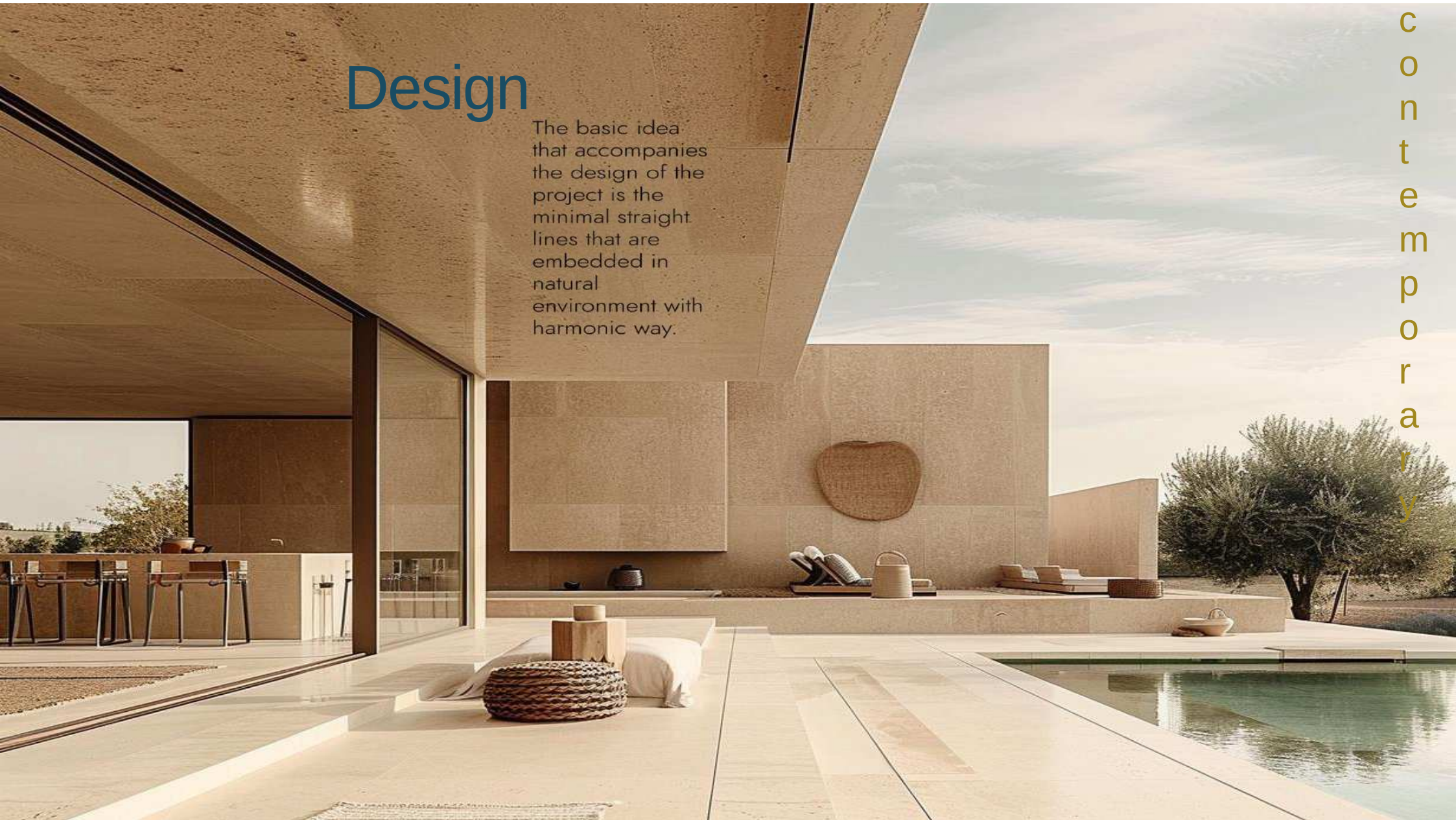
Sustainable Architecture



Design

The basic idea that accompanies the design of the project is the minimal straight lines that are embedded in natural environment with harmonic way.

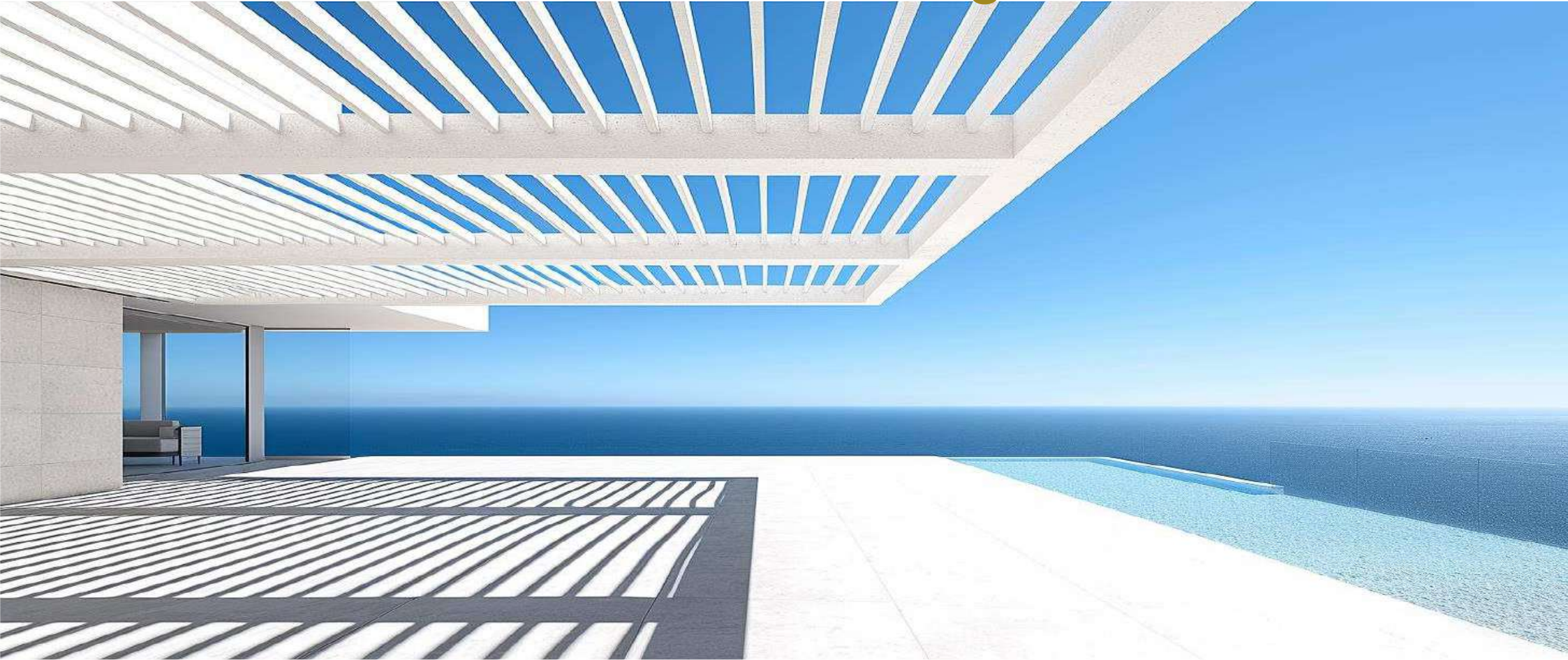
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timeless
minimal
villa



mesmerizing



view



LUXURIOUS

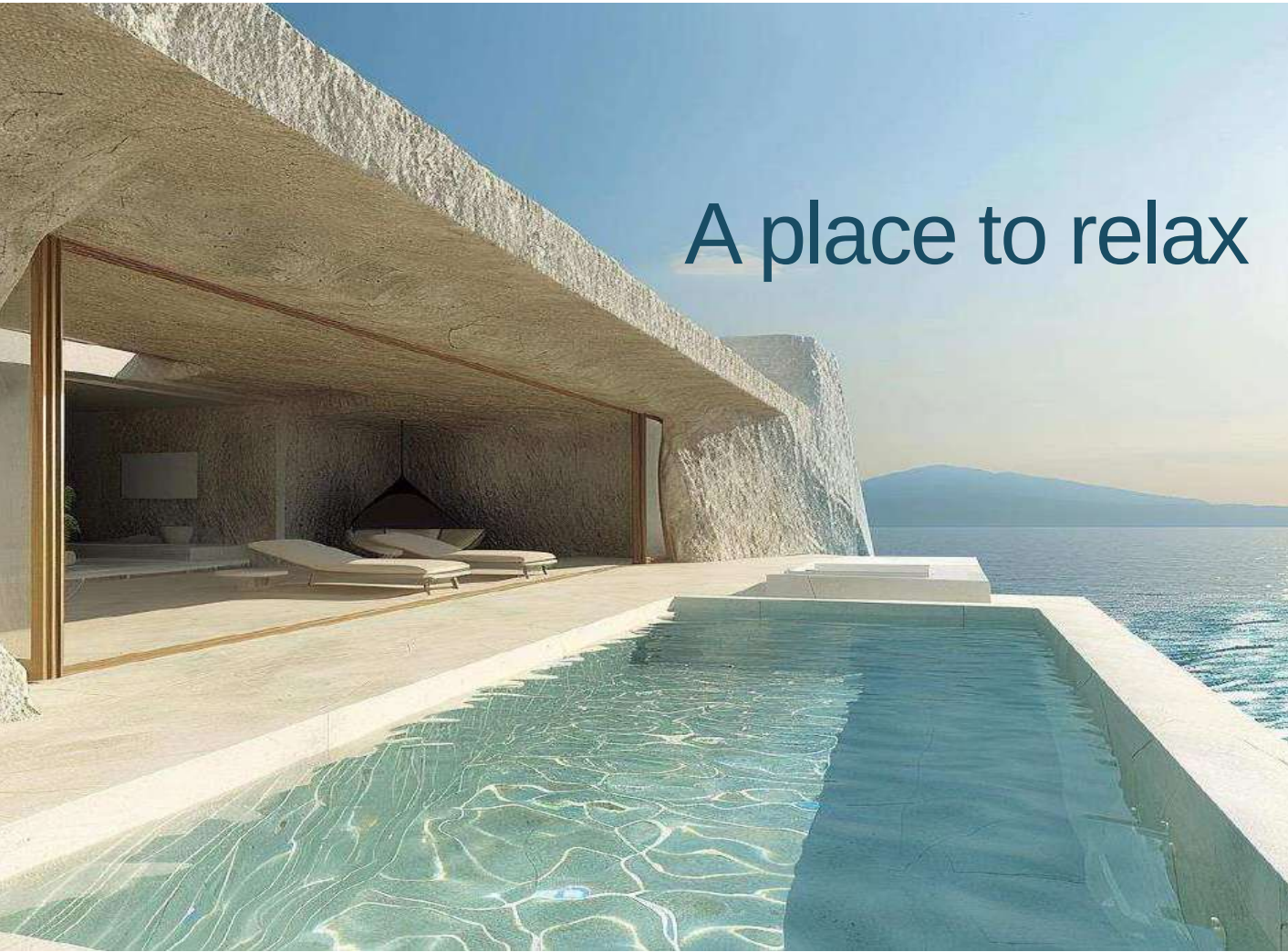


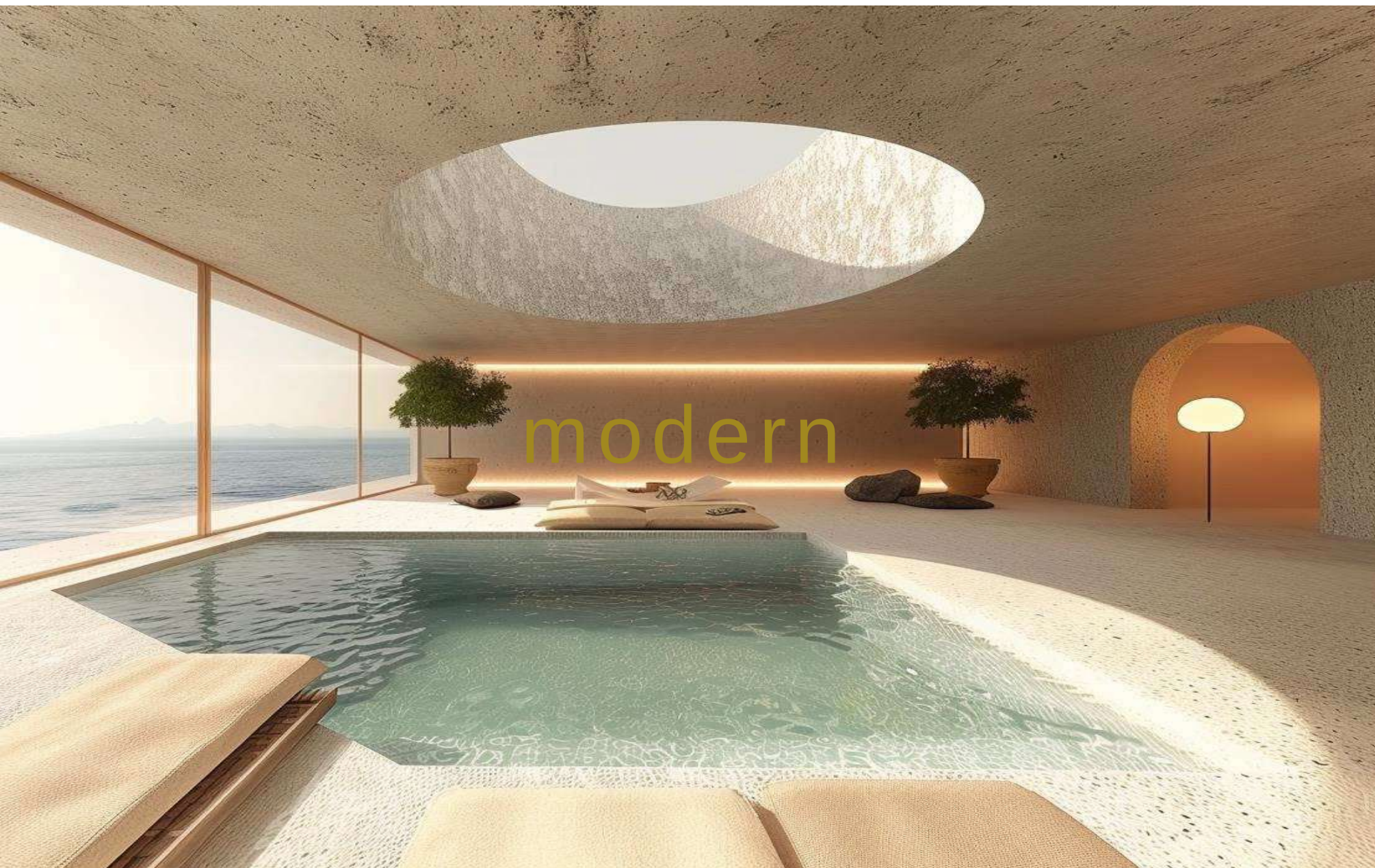
PRESTIGIOUS

villas

A place to relax

meditation



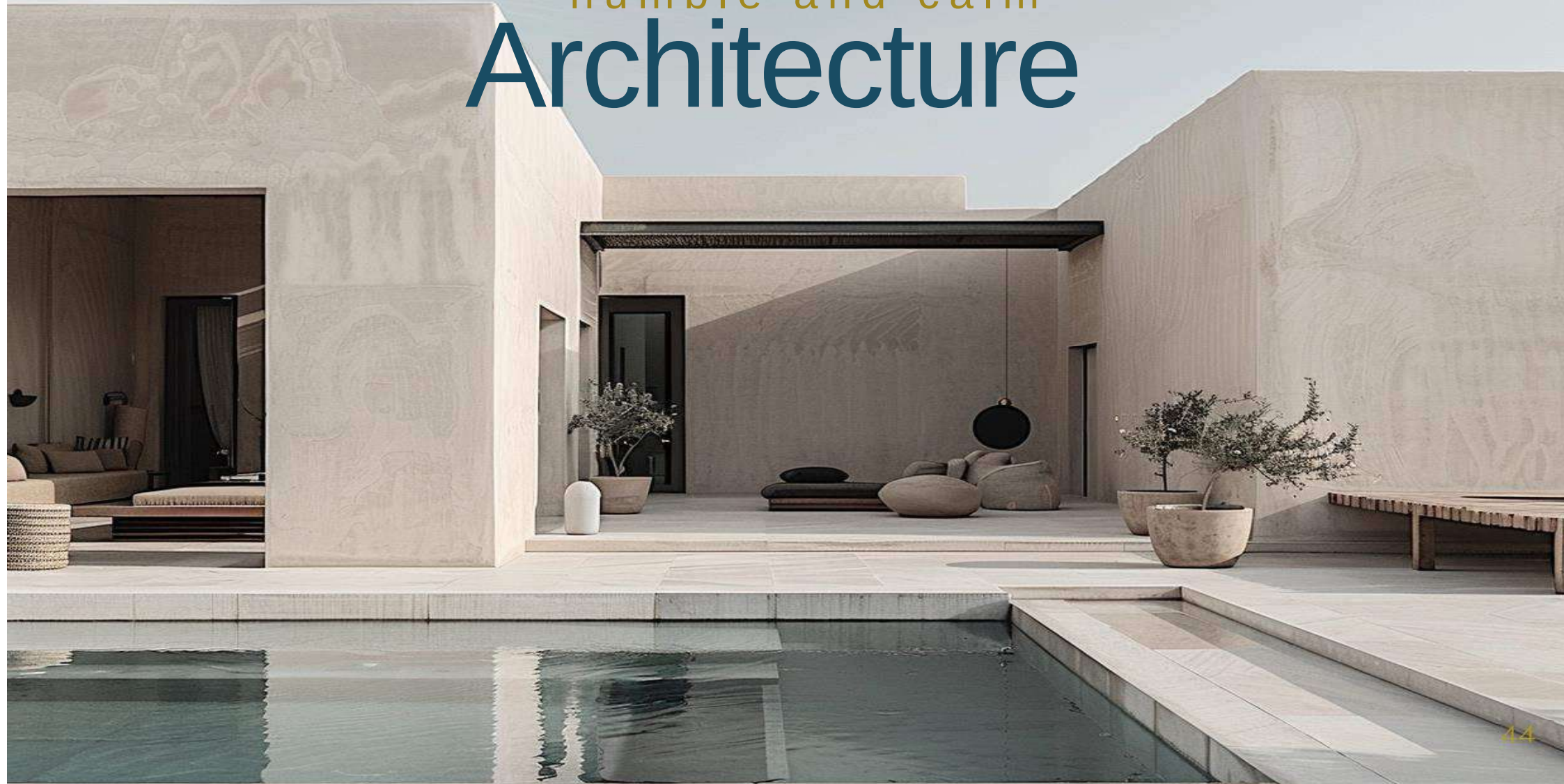


modern

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minimal timeless villa
humble and calm

Architecture



Luxury

SUBTLE



LUXURIOUS



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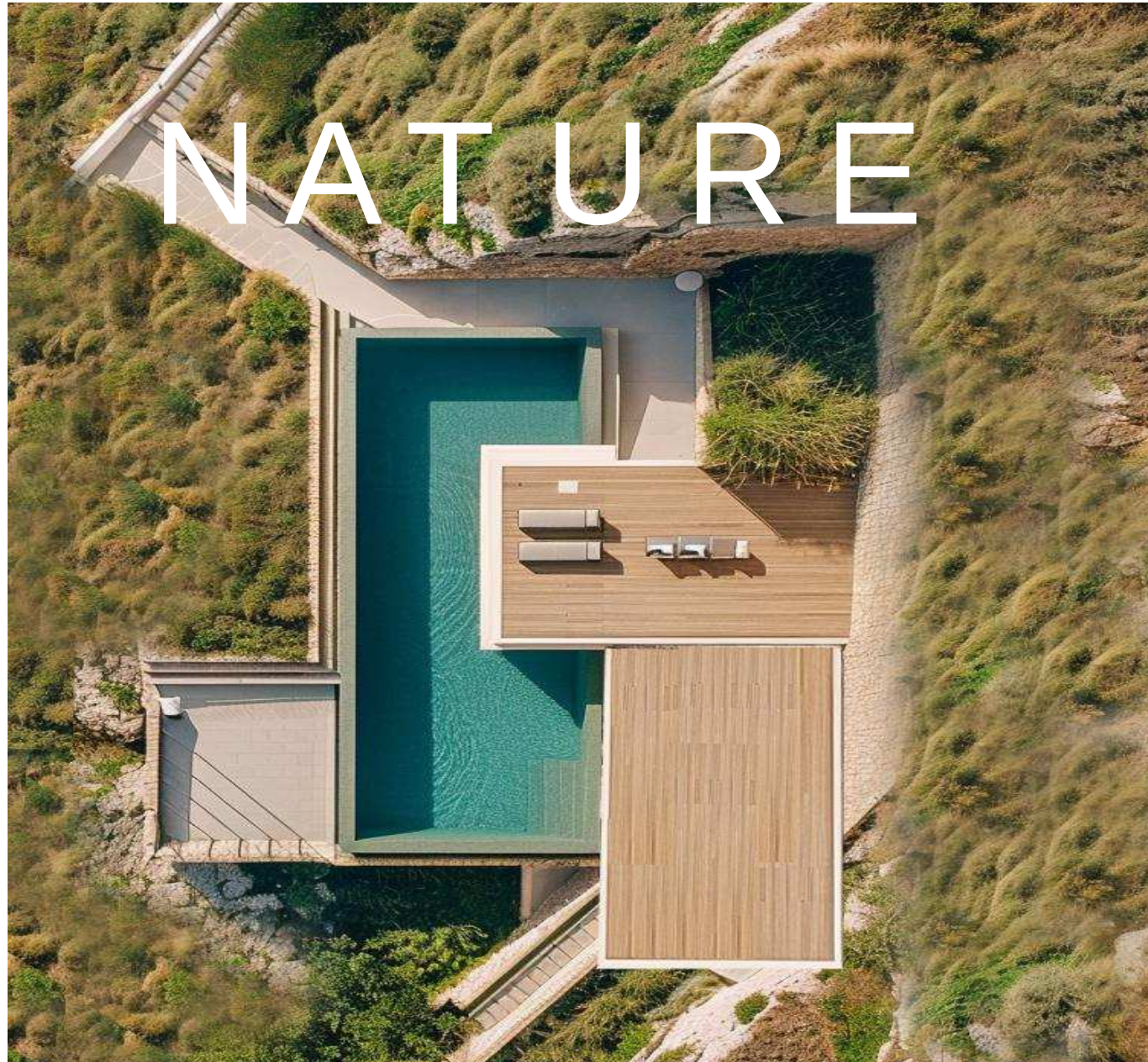
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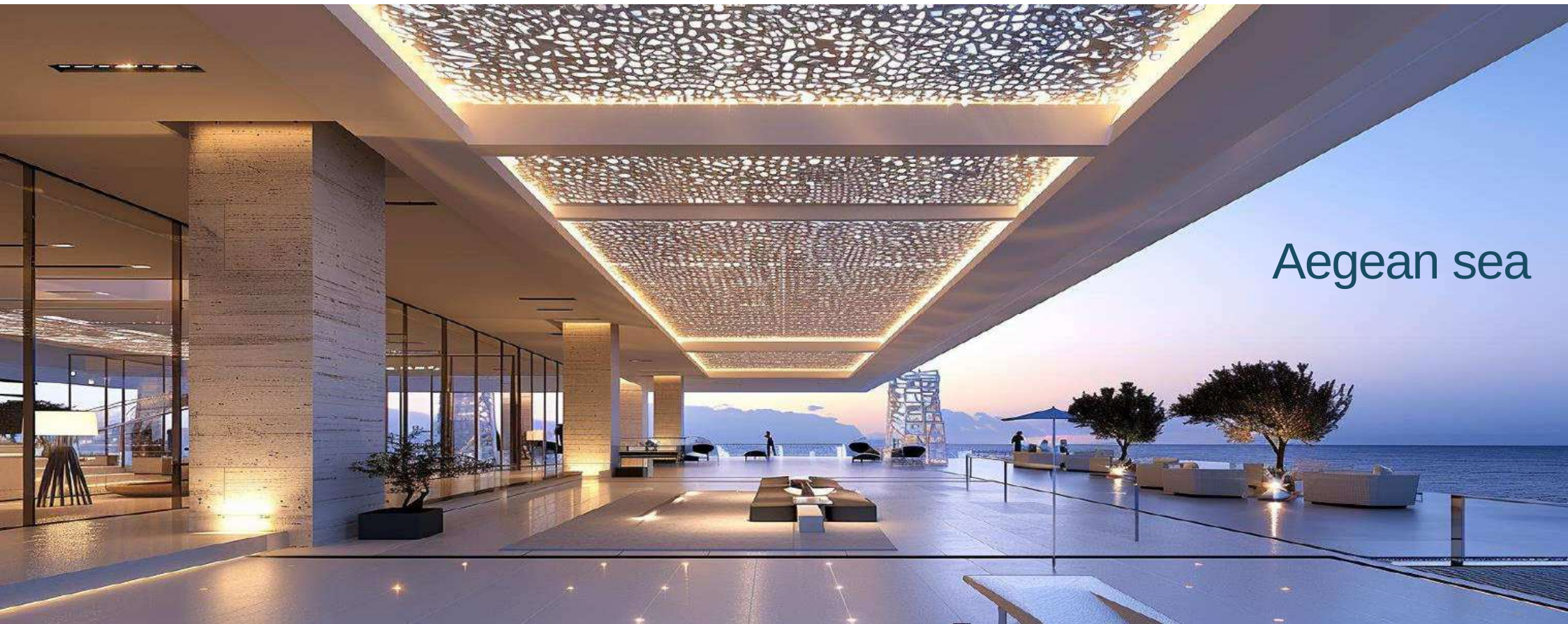
A

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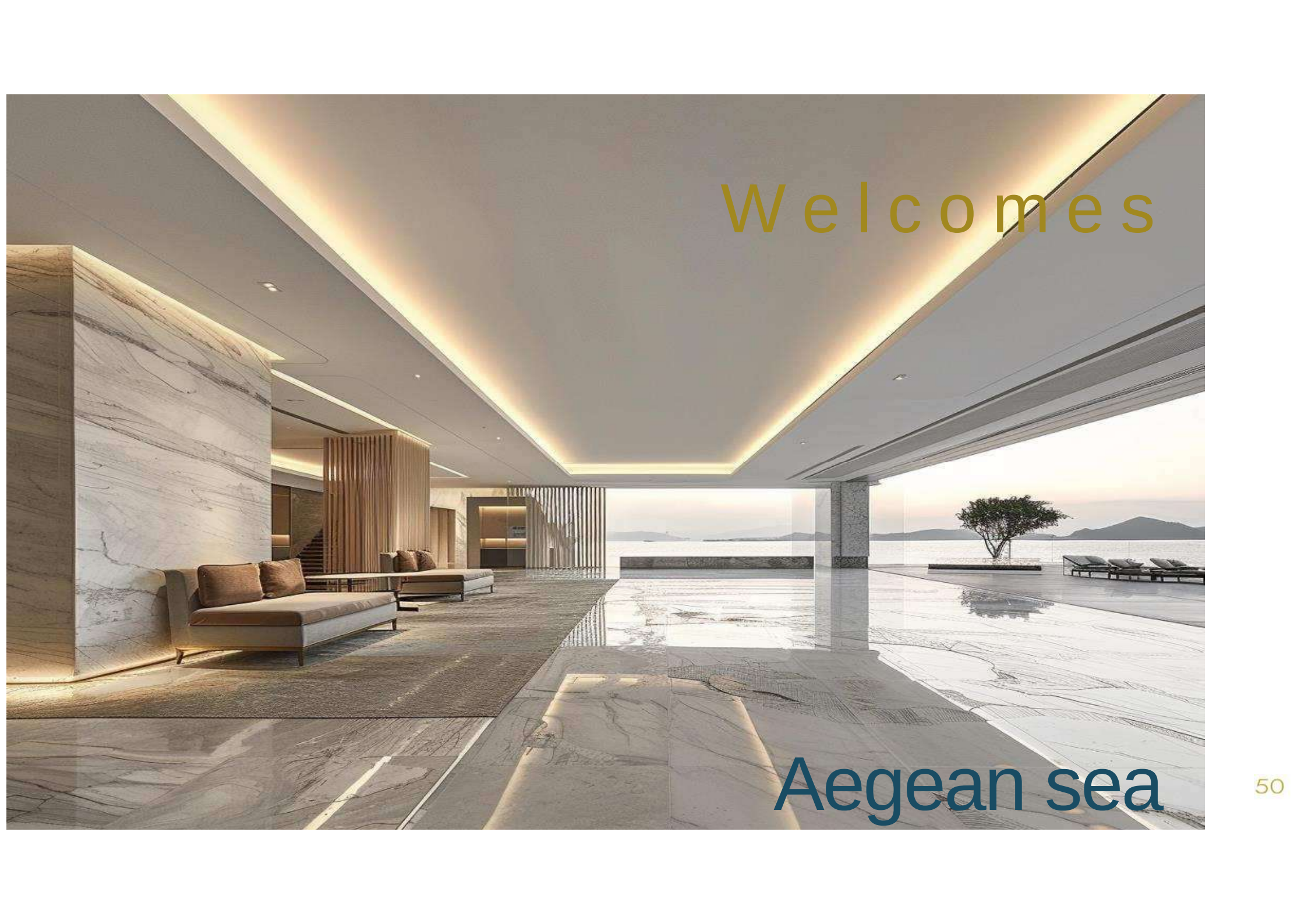
Luxurious architecture that respects the environment embraces natural elements, efficient design, and responsible practices, creating a harmonious blend of comfort, aesthetics, and ecological consciousness.





Aegean sea

Welcomes



Welcomes

Aegean sea



Heaven

tastes



anti-ParosNeptuneLuxuriousResorts & Villas

anti-Paros
neptune
Luxurious Resorts
& Villas



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neptune

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& Villas



anti-Paros **neptune** Luxurious Resorts & Villas
bathrooms

luxurious

design



anti-Paros **neptune** Luxurious Resorts & Villas
bathrooms

meditation

rela



anti-Paros **neptune** Luxurious Resorts & Villas
bathrooms

Development Proposal And Project Licensing

through Law 4864/2021 [Fast Track]

TRACK LAW 4864/2021 offers strategic investments of significant economic size and value for the Greek economy, a series of advantages that ensure the successful licensing of an investment in a specific time frame and horizon.

In addition, the beneficial provisions direct the possibility of justified deviations from the existing legal framework.

In summary, the advantages of utilizing law 4864/2021 are the following:

The law provides the possibility of creating a Special Spatial Development Plan for Strategic Investments (ΕΣΧΑΣΕ which creates a single spatial decree which includes specific terms and conditions.

1. Approval of the development plan by an Interministerial Committee and additional issuance of a Presidential Decree for the whole of the ΕΣΧΑΣΕ, in order to ensure, as far as possible, the legal appeal against the investment

2. Acceleration of licensing procedures with the obligation to issue licenses and opinions of services within 45 days (with the exception of environmental licensing which strictly follows the timetables of existing legislation).

3. Possibility of change of land use and generally justified deviations from the existing spatial and urban planning legislation.

4. Possibility of justified expropriation of areas necessary for the investment with shortened procedures in a percentage of up to 3% of the development field.

5. Possibility, under certain conditions, to provide tax and other incentives for the investment.

Stages Of Implementation

Submitting a request (from the investor) and payment of an evaluation fee to ENTERPRISE GREECE.

Opinion on the project by the Coordinating Committee of Co-Secretaries (SESE) -about 15 days after the positive opinion of ENTERPRISE GREECE.

Payment of management fee to ENTERPRISE GREECE in order for the project to be admitted to Δ Ε Σ Ε .

Conduct of D.E.S.E. and issuance of a Government Gazette of a decision of affiliation by an Interministerial Committee for Strategic Investments. (approximately 1 month after the positive opinion of S.E.S.E.)

Preparation of a study of location and urban planning (it has been prepared by the investor in parallel with the previous procedures).

Possibility of justified expropriation of areas necessary for the investment with shortened procedures in a percentage of up to 3% of the development field

Opinion of KSDAP (Central Board of Directors -members General Secretaries of Ministries involved). About 1 month.

Legal elaboration and Suggestion for P.D. by an investor and the General Secretariat for Strategic Investments of the Ministry of Foreign Affairs. About 15 days

Preparation of a final plan of P.D. Ε.Σ.Χ.Α.Σ.Ε.

Promotion of Presidential decree design. to the Council of State (S.T.E.), 5th section, for approval. About 1-2 months.

Final Proposal P.D. from ΥΠΕΚΑ. . and ΥΠΑΝ . to the President of the Hellenic Republic.

Signature of P.D.

Preparation of Location and Urban Planning Study (by the investor -may have been prepared in parallel with previous procedures).

Joint Ministerial Decision, Location -Urban Development. (about 1 month).

Joint Ministerial Decision (JMC) Aigialos

Preparation of Strategic Environment Assessment and licensing of tourist infrastructure (approval of architectural plans by eot etc.) (approximately 3 months αδειοδότηση τουριστικών υποδομών

Licensing of external infrastructure LOST e.g. roads, networks etc. (in parallel with previous actions. It can be performed at a nearlier stage).

Issuance of Urban Planning Permits by the General Secretariat for Strategic Investments of the Ministry of the Interior. (about 1 month).

After the implementation of the project, the operating licenses of the individual infrastructures are issued.

Cost Analysis

	1. PROJECT: NEPTUNE / COMPLEX A / RESORT BUILDINGS BUA: 11.600m2	COST (EURO)
A1	EXCAVATIONS, EARTH WORKS (CUT & FILL)	1.218.000,00 €
A2	REINFORCED CONCRETE WORKS	5.359.200,00 €
	REINFORCED CONCRETE	
	REBARS	
	JOINTS	
	FUNDATION WATERPROOFING - INSULATION	
A3	METAL WORKS	730.800,00 €
	STEEL STRUCTURE	
A4	TIMBER STRUCTURE - GLUE LAMINATED	487.200,00 €
	TIMBER STRUCTURES - GLUE LAMINATED	
	OTHER TIMBER WORKS & EQUIPMENT	
A5	MASONRY - DRY WALLS	730.800,00 €
A6	DOORS & WINDOWS	730.800,00 €
	TIMBER DOORS & WINDOWS	
	GLASSWORKS (GLASS PANELS - DOORS ETC)	
A7	EXTERNAL WALL CLADDING-FACADES	1.461.600,00 €
	EXTERNAL WALL PLASTERS	
	STONE CLADDING FACADES	
	EXTERNAL PAINTS	
	GLASSWORKS	
	ROOF CLADDING (TILES ETC)	
A8	INTERNAL WALL CLADDING - PLASTERS	730.800,00 €
	INTERNAL WALL PLASTERS	
	CERAMIC TILES	
	MARBLES	
	ACOUSTIC CLADDING	
	PAINTINGS	
	MIRRORS	
A9	FALCE CEILINGS	487.200,00 €

A10	FLOORS - SCIRTING	1.461.600,00 €
A11	THERMAL INSULATION - WATERPROOFING	365.400,00 €
A12	JOINTS	60.900,00 €
A13	INDOOR COUNTERS - SHELVES ETC	365.400,00 €
A14	EXTERNAL BENCHES ETC	60.900,00 €
A15	SANITARY EQUIPMENT	609.000,00 €
A16	KITCHEN - LAUNDRY EQUIPMENT	365.400,00 €
A19	LANDSCAPE PLANTING - GREEN ROOFS	0,00 €
A20	ROAD NETWORK - GUTTERS	0,00 €
A21	SIGNAGE	6.090,00 €
A22	FENCES	0,00 €
A23	ARCHITECTURAL LIGHTING	730.800,00 €
	BUILDING ARCHITECTURAL LIGHTING	
B	HYDRAULIC INFRASTRUCTURE	0,00 €
	SEWAGE NETWORK - MANHOLES	
	STORMWATER NETWORK - MANHOLES	
	SEWAGE PUMP STATIONS	
	POTABLE WATER NETWORK	
	GREYWATER NETWORK	
	IRRIGATION NETWORK (PRIMARY)	
	WATER TANKS - WATER TREATMENT EQUIPMENT - WATER PUMP STATIONS - IRRIGATION PUMP STATIONS	
C	MEP INSTALLATIONS	
C1	BUILDING POTABLE WATER - GREYWATER INSTALLATION	243.600,00 €
	PIPES	
	EQUIPMENT	
C2	BUILDING IRRIGATION	24.360,00 €
	SECONDARY NETWORK	
	END NETWORK	
C3	BUILDING SEWAGE NETWORK	219.240,00 €
	PIPES - FITTINGS	
	EQUIPMENT	
C4	BUILDING RAIN WATER NETWORK	121.800,00 €

	PIPES - FITTINGS		
C5	HVAC		1.705.200,00 €
	PIPES - FITTINGS		
	AIR DUCTS - DIFFUSERS - SOUND ATTENUATORS		
	HVAC EQUIPMENT		
C6	FIRE SUPPRESSION		121.800,00 €
	FIRE SUPPRESSION		
	FIELD NETWORKS		
	BUILDINGS NETWORKS		
	ΕΞΟΠΛΙΣΜΟΣ ΕQUIPMENT		
	OTHER FIRE SUPPRESSION MEANS		
C7	FIRE DETECTION		121.800,00 €
	BACKBONE CABLING		
	INDOOR CABLES		
	EQUIPMENT		
C8	SWIMMING POOLS - WATER FUTURES		487.200,00 €
C9	ELEVATORS/ ESCALATORS		121.800,00 €
C10	ELECTRICAL - MV POWER DISTRIBUTION		121.800,00 €
C11	ELECTRICAL - MV/LV POWER SUBSTATIONS		487.200,00 €
C12	LIGHTNING PROTECTION- EARTHING		60.900,00 €
C13	POWER DISTRIBUTION 400V - ELECTRICAL PANELS - RECEPTACLES ETC		1.096.200,00 €
C14	ELV		974.400,00 €
	CABLE TRAYS		
	BACKBONE NETWORKS		
	VOICE DATA CABLING NETWORKS - EQUIPMENT		
	DOOR PHONES - VIDEO		
	R/TV - SAT - VoD		
	CLOCKS		
	INTRUSION DETECTION		
	ACCESS CONTROL		
	CCTV		
	PUBLIC ADDRESS		
	AUDIO - VIDEO SYSTEMS		
	IN ROOM ENTERTAINMENT - PAY TV		
C15	LPG		121.800,00 €
	SUM		21.990.990,00 €
	CONTRACTOR FEE 18%		3.958.378,20 €
	GENERAL SUM (CONTRACTORS FEE INCLUDED)		25.949.368,20 €
	VAT 24%		6.227.848,37 €
	GENERAL SUM (DESIGN & CONSTRUCTION SUPPORT FEES NOT INCLUDED)		32.177.216,57 €

	2. PROJECT: NEPTUNE / COMPLEX B / HOTEL BUILDING BUA: 2.800m2	COST (EURO)
A1	EXCAVATIONS, EARTH WORKS (CUT & FILL)	294.000,00 €
A2	REINFORCED CONCRETE WORKS	1.293.600,00 €
	REINFORCED CONCRETE	
	REBARS	
	JOINTS	
	FUNDATION WATERPROOFING - INSULATION	
A3	METAL WORKS	176.400,00 €
	STEEL STRUCTURE	
A4	TIMBER STRUCTURE - GLUE LAMINATED	117.600,00 €
	TIMBER STRUCTURES - GLUE LAMINATED	
	OTHER TIMBER WORKS & EQUIPMENT	
A5	MASONRY - DRY WALLS	176.400,00 €
A6	DOORS & WINDOWS	176.400,00 €
	TIMBER DOORS & WINDOWS	
	GLASSWORKS (GLASS PANELS - DOORS ETC)	
A7	EXTERNAL WALL CLADDING-FACADES	352.800,00 €
	EXTERNAL WALL PLASTERS	
	STONE CLADDING FACADES	
	EXTERNAL PAINTS	
	GLASSWORKS	
	ROOF CLADDING (TILES ETC)	
A8	INTERNAL WALL CLADDING - PLASTERS	176.400,00 €
	INTERNAL WALL PLASTERS	
	CERAMIC TILES	
	MARBLES	
	ACOUSTIC CLADDING	
	PAINTINGS	
	MIRRORS	

A9	FALCE CEILINGS	117.600,00 €
A10	FLOORS - SCIRTING	352.800,00 €
A11	THERMAL INSULATION - WATERPROOFING	88.200,00 €
A12	JOINTS	14.700,00 €
A13	INDOOR COUNTERS - SHELVES ETC	88.200,00 €
A14	EXTERNAL BENCHES ETC	14.700,00 €
A15	SANITARY EQUIPMENT	147.000,00 €
A16	KITCHEN - LAUNDRY EQUIPMENT	88.200,00 €
A19	LANDSCAPE PLANTING - GREEN ROOFS	0,00 €
A20	ROAD NETWORK - GUTTERS	0,00 €
A21	SIGNAGE	1.470,00 €
A22	FENCES	0,00 €
A23	ARCHITECTURAL LIGHTING	176.400,00 €
	BUILDING ARCHITECTURAL LIGHTING	
B	HYDRAULIC INFRASTRUCTURE	0,00 €
	SEWAGE NETWORK - MANHOLES	
	STORMWATER NETWORK - MANHOLES	
	SEWAGE PUMP STATIONS	
	POTABLE WATER NETWORK	
	GREYWATER NETWORK	
	IRRIGATION NETWORK (PRIMARY)	
	WATER TANKS - WATER TREATMENT EQUIPMENT - WATER PUMP STATIONS - IRRIGATION EQUIPMENT - IRRIGATION PUMP STATIONS	
C	MEP INSTALLATIONS	
C1	BUILDING POTABLE WATER - GREYWATER INSTALLATION	58.800,00 €
	PIPES	
	EQUIPMENT	
C2	BUILDING IRRIGATION	5.880,00 €
	SECONDARY NETWORK	
	END NETWORK	
C3	BUILDING SEWAGE NETWORK	52.920,00 €
	PIPES - FITTINGS	
	EQUIPMENT	
C4	BUILDING RAIN WATER NETWORK	29.400,00 €

	PIPES - FITTINGS		
C5	HVAC		411.600,00 €
	PIPES - FITTINGS		
	AIR DUCTS - DIFFUSERS - SOUND ATTENUATORS		
	HVAC EQUIPMENT		
C6	FIRE SUPPRESSION		29.400,00 €
	FIRE SUPPRESSION		
	FIELD NETWORKS		
	BUILDINGS NETWORKS		
	ΕΞΟΠΛΙΣΜΟΣ ΕQUIPMENT		
	OTHER FIRE SUPPRESSION MEANS		
C7	FIRE DETECTION		29.400,00 €
	BACKBONE CABLING		
	INDOOR CABLES		
	EQUIPMENT		
C8	SWIMMING POOLS - WATER FUTURES		117.600,00 €
C9	ELEVATORS/ ESCALATORS		29.400,00 €
C10	ELECTRICAL - MV POWER DISTRIBUTION		29.400,00 €
C11	ELECTRICAL - MV/LV POWER SUBSTATIONS		117.600,00 €
C12	LIGHTNING PROTECTION- EARTHING		14.700,00 €
C13	POWER DISTRIBUTION 400V - ELECTRICAL PANELS - RECEPTACLES ETC		264.600,00 €
C14	ELV		235.200,00 €
	CABLE TRAYS		
	BACKBONE NETWORKS		
	VOICE DATA CABLING NETWORKS - EQUIPMENT		
	DOOR PHONES - VIDEO		
	R/TV - SAT - VoD		
	CLOCKS		
	INTRUSION DETECTION		
	ACCESS CONTROL		
	CCTV		
	PUBLIC ADDRESS		
	AUDIO - VIDEO SYSTEMS		
	IN ROOM ENTERTAINMENT - PAY TV		
C15	LPG		29.400,00 €
	SUM		5.308.170,00 €
	CONTRACTOR FEE 18%		955.470,60 €
	GENERAL SUM (CONTRACTORS FEE INCLUDED)		6.263.640,60 €
	VAT 24%		1.503.273,74 €
	GENERAL SUM (DESIGN & CONSTRUCTION SUPPORT FEES NOT INCLUDED)		7.766.914,34 €

	3. PROJECT: NEPTUNE / COMMERCIAL - RETAIL BUILDINGS COMPLEX BUA: 1.000m2	COST (EURO)
A1	EXCAVATIONS, EARTH WORKS (CUT & FILL)	77.500,00 €
A2	REINFORCED CONCRETE WORKS	341.000,00 €
	REINFORCED CONCRETE	
	REBARS	
	JOINTS	
	FUNDATION WATERPROOFING - INSULATION	
A3	METAL WORKS (3%)	46.500,00 €
	STEEL STRUCTURE	
A4	TIMBER STRUCTURE - GLUE LAMINATED	31.000,00 €
	TIMBER STRUCTURES - GLUE LAMINATED	
	OTHER TIMBER WORKS & EQUIPMENT	
A5	MASONRY - DRY WALLS	46.500,00 €
A6	DOORS & WINDOWS	46.500,00 €
	TIMBER DOORS & WINDOWS	
	GLASSWORKS (GLASS PANELS - DOORS ETC)	
A7	EXTERNAL WALL CLADDING-FACADES	93.000,00 €
	EXTERNAL WALL PLASTERS	
	STONE CLADDING FACADES	
	EXTERNAL PAINTS	
	GLASSWORKS	
	ROOF CLADDING (TILES ETC)	
A8	INTERNAL WALL CLADDING - PLASTERS (3%)	46.500,00 €
	INTERNAL WALL PLASTERS	
	CERAMIC TILES	
	MARBLES	
	ACOUSTIC CLADDING	
	PAINTINGS	
	MIRRORS	

A9	FALCE CEILINGS	31.000,00 €
A10	FLOORS - SCIRTING	93.000,00 €
A11	THERMAL INSULATION - WATERPROOFING	23.250,00 €
A12	JOINTS	3.875,00 €
A13	INDOOR COUNTERS - SHELVES ETC	23.250,00 €
A14	EXTERNAL BENCHES ETC	0,00 €
A15	SANITARY EQUIPMENT	38.750,00 €
A16	KITCHEN - LAUNDRY EQUIPMENT	0,00 €
A18	WATER FEATURES	0,00 €
A19	LANDSCAPE PLANTING - GREEN ROOFS	0,00 €
A20	ROAD NETWORK - GUTTERS	0,00 €
A21	SIGNAGE	387,50 €
A22	FENCES	0,00 €
A23	ARCHITECTURAL LIGHTING	15.500,00 €
	BUILDING ARCHITECTURAL LIGHTING	
	OUTDOOR ARCHITECTURAL LIGHTING	
B	HYDRAULIC INFRASTRUCTURE	0,00 €
	SEWAGE NETWORK - MANHOLES	
	STORMWATER NETWORK - MANHOLES	
	SEWAGE PUMP STATIONS	
	POTABLE WATER NETWORK	
	GREYWATER NETWORK	
	IRRIGATION NETWORK (PRIMARY)	
	WATER TANKS - WATER TREATMENT EQUIPMENT - WATER PUMP STATIONS - IRRIGATION EQUIPMENT - IRRIGATION PUMP STATIONS	
C	MEP INSTALLATIONS	
C1	BUILDING POTABLE WATER - GREYWATER INSTALLATION	15.500,00 €
	PIPES	
	EQUIPMENT	
C2	BUILDING IRRIGATION	1.550,00 €
	SECONDARY NETWORK	
	END NETWORK	
C3	BUILDING SEWAGE NETWORK	13.950,00 €
	PIPES - FITTINGS	

	EQUIPMENT	
C4	BUILDING RAIN WATER NETWORK	7.750,00 €
	PIPES - FITTINGS	
C5	HVAC	31.000,00 €
	PIPES - FITTINGS	
	AIR DUCTS - DIFFUSERS - SOUND ATTENUATORS	
	HVAC EQUIPMENT	
C6	FIRE SUPPRESSION	7.750,00 €
	FIRE SUPPRESSION	
	FIELD NETWORKS	
	BUILDINGS NETWORKS	
	ΕΞΟΠΛΙΣΜΟΣ ΕQUIPMENT	
	OTHER FIRE SUPPRESSION MEANS	
C7	FIRE DETECTION	23.250,00 €
	BACKBONE CABLING	
	INDOOR CABLES	
	EQUIPMENT	
C8	SWIMMING POOLS - WATER FUTURES	0,00 €
C9	ELEVATORS/ ESCALATORS	23.250,00 €
C10	ELECTRICAL - MV POWER DISTRIBUTION	7.750,00 €
C11	ELECTRICAL - MV/LV POWER SUBSTATIONS	31.000,00 €
C12	LIGHTNING PROTECTION- EARTHING	3.875,00 €
C13	POWER DISTRIBUTION 400V - ELECTRICAL PANELS - RECEPTACLES ETC	69.750,00 €
C14	ELV (4%)	62.000,00 €
	CABLE TRAYS	
	BACKBONE NETWORKS	
	VOICE DATA CABLING NETWORKS - EQUIPMENT	
	R/TV - SAT - VoD	
	INTRUSION DETECTION	
	ACCESS CONTROL	
	CCTV	
	PUBLIC ADDRESS	
	AUDIO - VIDEO SYSTEMS	
C15	LPG (0.5%)	7.750,00 €
	SUM	1.263.637,50 €
	CONTRACTOR FEE 18%	227.454,75 €
	GENERAL SUM (CONTRACTORS FEE INCLUDED)	1.491.092,25 €
	VAT 24%	357.862,14 €

	GENERAL SUM (DESIGN & CONSTRUCTION SUPPORT FEES NOT INCLUDED)		1.848.954,39 €
	4. PROJECT: NEPTUNE / COMPLEX A - 2 VILLAS 700m2 + 16 VILLAS 200m2 BUA: 4.600m2		COST (EURO)
A1	EXCAVATIONS, EARTH WORKS (CUT & FILL)		46.000,00 €
A2	REINFORCED CONCRETE WORKS		2.024.000,00 €
	REINFORCED CONCRETE		
	REBARS		
	JOINTS		
A3	METAL WORKS (3%)		276.000,00 €
A4	STEEL STRUCTURE		
	TIMBER STRUCTURE - GLUE LAMINATED (2%)		184.000,00 €
	TIMBER STRUCTURES - GLUE LAMINATED		
	OTHER TIMBER WORKS & EQUIPMENT		
A5	MASONRY - DRY WALLS (3%)		276.000,00 €
A6	DOORS & WINDOWS (3%)		276.000,00 €
	TIMBER DOORS & WINDOWS		
	GLASSWORKS (GLASS PANELS - DOORS ETC)		
A7	EXTERNAL WALL CLADDING-FACADES (6%)		552.000,00 €
	EXTERNAL WALL PLASTERS		
	STONE CLADDING FACADES		
	EXTERNAL PAINTS		
	GLASSWORKS		
	ROOF CLADDING (TILES ETC)		
A8	INTERNAL WALL CLADDING - PLASTERS (3%)		276.000,00 €
	INTERNAL WALL PLASTERS		
	CERAMIC TILES		
	MARBLES		
	ACOUSTIC CLADDING		
	PAINTINGS		

	MIRRORS		
A9	FALCE CEILINGS (2%)		184.000,00 €
A10	FLOORS - SCIRTING (6%)		552.000,00 €
A11	THERMAL INSULATION - WATERPROOFING (1.5%)		138.000,00 €
A12	JOINTS (0.25%)		23.000,00 €
A13	INDOOR COUNTERS - SHELVES ETC (1.5%)		138.000,00 €
A14	EXTERNAL BENCHES ETC (0.25%)		230.000,00 €
A15	SANITARY EQUIPMENT (2.5%)		230.000,00 €
A16	KITCHEN - LAUNDRY EQUIPMENT (1.5%)		138.000,00 €
A19	LANDSCAPE PLANTING - GREEN ROOFS (2%)		0,00 €
A20	ROAD NETWORK - GUTTERS (2%)		0,00 €
A21	SIGNAGE 0.025%		2.300,00 €
A22	FENCES 0.075%		0,00 €
A23	ARCHITECTURAL LIGHTING (4%)		368.000,00 €
	BUILDING ARCHITECTURAL LIGHTING		
	OUTDOOR ARCHITECTURAL LIGHTING		
B	HYDRAULIC INFRASTRUCTURE (2%)		184.000,00 €
	SEWAGE NETWORK - MANHOLES		
	STORMWATER NETWORK - MANHOLES		
	SEWAGE PUMP STATIONS		
	POTABLE WATER NETWORK		
	GREYWATER NETWORK		
	IRRIGATION NETWORK (PRIMARY)		
	WATER TANKS - WATER TREATMENT EQUIPMENT - WATER PUMP STATIONS - IRRIGATION EQUIPMENT - IRRIGATION PUMP STATIONS		
C	MEP INSTALLATIONS (26.5%)		
C1	BUILDING POTABLE WATER - GREYWATER INSTALLATION 1%		92.000,00 €
	PIPES		
	EQUIPMENT		
C2	BUILDING IRRIGATION (0.1%)		9.200,00 €
	SECONDARY NETWORK		
	END NETWORK		
C3	BUILDING SEWAGE NETWORK (0.9%)		82.800,00 €

	PIPES - FITTINGS		
	EQUIPMENT		
C4	BUILDING RAIN WATER NETWORK (0.5%)		46.000,00 €
	PIPES - FITTINGS		
C5	HVAC (7%)		644.000,00 €
	PIPES - FITTINGS		
	AIR DUCTS - DIFFUSERS - SOUND ATTENUATORS		
	HVAC EQUIPMENT		
C6	FIRE SUPPRESSION (0.5%)		46.000,00 €
	FIRE SUPPRESSION		
	FIELD NETWORKS		
	BUILDINGS NETWORKS		
	ΕΞΟΠΛΙΣΜΟΣ EQUIPMENT		
	OTHER FIRE SUPPRESSION MEANS		
C7	FIRE DETECTION (0.5%)		46.000,00 €
	BACKBONE CABLING		
	INDOOR CABLES		
	EQUIPMENT		
C8	SWIMMING POOLS - WATER FUTURES (2%)		184.000,00 €
C9	ELEVATORS/ ESCALATORS (2%)		184.000,00 €
C10	ELECTRICAL - MV POWER DISTRIBUTION (0.2%)		0,00 €
C11	ELECTRICAL - MV/LV POWER SUBSTATIONS(1%)		0,00 €
C12	LIGHTNING PROTECTION- EARTHING (0.25%)		23.000,00 €
C13	POWER DISTRIBUTION 400V - ELECTRICAL PANELS - RECEPTACLES ETC (4.5%)		414.000,00 €
C14	ELV (4%)		368.000,00 €
	CABLE TRAYS		
	BACKBONE NETWORKS		
	VOICE DATA CABLING NETWORKS - EQUIPMENT		
	DOOR PHONES - VIDEO		
	R/TV - SAT - VoD		
	CLOCKS		
	INTRUSION DETECTION		
	ACCESS CONTROL		
	CCTV		
	PUBLIC ADDRESS		
	AUDIO - VIDEO SYSTEMS		
	BMS		
C15	LPG (0.5%)		46.000,00 €

	ACOUSTIC CLADDING		
	PAINTINGS		
	MIRRORS		
A9	FALCE CEILINGS (2%)		84.000,00 €
A10	FLOORS - SCIRTING (6%)		252.000,00 €
A11	THERMAL INSULATION - WATERPROOFING (1.5%)		63.000,00 €
A12	JOINTS (0.25%)		10.500,00 €
A13	INDOOR COUNTERS - SHELVES ETC (1.5%)		63.000,00 €
A14	EXTERNAL BENCHES ETC (0.25%)		105.000,00 €
A15	SANITARY EQUIPMENT (2.5%)		105.000,00 €
A16	KITCHEN - LAUNDRY EQUIPMENT (1.5%)		63.000,00 €
A19	LANDSCAPE PLANTING - GREEN ROOFS (2%)		0,00 €
A20	ROAD NETWORK - GUTTERS (2%)		0,00 €
A21	SIGNAGE 0.025%		1.050,00 €
A22	FENCES 0.075%		0,00 €
A23	ARCHITECTURAL LIGHTING (4%)		168.000,00 €
	BUILDING ARCHITECTURAL LIGHTING		
	OUTDOOR ARCHITECTURAL LIGHTING		
B	HYDRAULIC INFRASTRUCTURE (2%)		84.000,00 €
	SEWAGE NETWORK - MANHOLES		
	STORMWATER NETWORK - MANHOLES		
	SEWAGE PUMP STATIONS		
	POTABLE WATER NETWORK		
	GREYWATER NETWORK		
	IRRIGATION NETWORK (PRIMARY)		
	WATER TANKS - WATER TREATMENT EQUIPMENT - WATER PUMP STATIONS - IRRIGATION EQUIPMENT - IRRIGATION PUMP STATIONS		
C	MEP INSTALLATIONS (26.5%)		
C1	BUILDING POTABLE WATER - GREYWATER INSTALLATION 1%		42.000,00 €
	PIPES		
	EQUIPMENT		
C2	BUILDING IRRIGATION (0.1%)		4.200,00 €

	SECONDARY NETWORK		
	END NETWORK		
C3	BUILDING SEWAGE NETWORK (0.9%)		37.800,00 €
	PIPES - FITTINGS		
	EQUIPMENT		
C4	BUILDING RAIN WATER NETWORK (0.5%)		21.000,00 €
	PIPES - FITTINGS		
C5	HVAC (7%)		294.000,00 €
	PIPES - FITTINGS		
	AIR DUCTS - DIFFUSERS - SOUND ATTENUATORS		
	HVAC EQUIPMENT		
C6	FIRE SUPPRESSION (0.5%)		21.000,00 €
	FIRE SUPPRESSION		
	FIELD NETWORKS		
	BUILDINGS NETWORKS		
	ΕΞΟΠΛΙΣΜΟΣ ΕQUIPMENT		
	OTHER FIRE SUPPRESSION MEANS		
C7	FIRE DETECTION (0.5%)		21.000,00 €
	BACKBONE CABLING		
	INDOOR CABLES		
	EQUIPMENT		
C8	SWIMMING POOLS - WATER FUTURES (2%)		84.000,00 €
C9	ELEVATORS/ ESCALATORS (2%)		84.000,00 €
C10	ELECTRICAL - MV POWER DISTRIBUTION (0.2%)		0.00 €
C11	ELECTRICAL - MV/LV POWER SUBSTATIONS(1%)		0.00 €
C12	LIGHTNING PROTECTION - EARTHING (0.25%)		10.500,00 €
C13	POWER DISTRIBUTION 400V - ELECTRICAL PANELS - RECEPTACLES ETC (4.5%)		189.000,00 €
C14	ELV (4%)		168.000,00 €
	CABLE TRAYS		
	BACKBONE NETWORKS		
	VOICE DATA CABLING NETWORKS - EQUIPMENT		
	DOOR PHONES - VIDEO		
	RTV - SAT - VoD		
	CLOCKS		
	INTRUSION DETECTION		
	ACCESS CONTROL		
	CCTV		
	PUBLIC ADDRESS		

	SECONDARY NETWORK		
	END NETWORK		
C3	BUILDING SEWAGE NETWORK (0.9%)		37.800,00 €
	PIPES - FITTINGS		
	EQUIPMENT		
C4	BUILDING RAIN WATER NETWORK (0.5%)		21.000,00 €
	PIPES - FITTINGS		
C5	HVAC (7%)		294.000,00 €
	PIPES - FITTINGS		
	AIR DUCTS - DIFFUSERS - SOUND ATTENUATORS		
	HVAC EQUIPMENT		
C6	FIRE SUPPRESSION (0.5%)		21.000,00 €
	FIRE SUPPRESSION		
	FIELD NETWORKS		
	BUILDINGS NETWORKS		
	ΕΞΟΠΛΙΣΜΟΣ ΕQUIPMENT		
	OTHER FIRE SUPPRESSION MEANS		
C7	FIRE DETECTION (0.5%)		21.000,00 €
	BACKBONE CABLING		
	INDOOR CABLES		
	EQUIPMENT		
C8	SWIMMING POOLS - WATER FUTURES (2%)		84.000,00 €
C9	ELEVATORS/ ESCALATORS (2%)		84.000,00 €
C10	ELECTRICAL - MV POWER DISTRIBUTION (0.2%)		0.00 €
C11	ELECTRICAL - MV/LV POWER SUBSTATIONS(1%)		0.00 €
C12	LIGHTNING PROTECTION - EARTHING (0.25%)		10.500,00 €
C13	POWER DISTRIBUTION 400V - ELECTRICAL PANELS - RECEPTACLES ETC (4.5%)		189.000,00 €
C14	ELV (4%)		168.000,00 €
	CABLE TRAYS		
	BACKBONE NETWORKS		
	VOICE DATA CABLING NETWORKS - EQUIPMENT		
	DOOR PHONES - VIDEO		
	RTV - SAT - VoD		
	CLOCKS		
	INTRUSION DETECTION		
	ACCESS CONTROL		
	CCTV		
	PUBLIC ADDRESS		

	CERAMIC TILES		
	MARBLES		
	ACOUSTIC CLADDING		
	PAINTINGS		
	MIRRORS		
A9	FALCE CEILINGS		0,00 €
A10	FLOORS - SCIRTING		0,00 €
A11	THERMAL INSULATION - WATERPROOFING		0,00 €
A12	JOINTS (0.25%)		0,00 €
A13	INDOOR COUNTERS - SHELVES ETC		0,00 €
A14	EXTERNAL BENCHES ETC		0,00 €
A15	SANITARY EQUIPMENT		0,00 €
A16	KITCHENS (3%)		0,00 €
A18	SWIMMING POOLS - WATER FEATURES		0,00 €
A21	SIGNAGE		581,25 €
A23	LIGHTING		23.250,00 €
	BUILDING LIGHTING		
C	MEP INSTALLATIONS		
C1	BUILDING POTABLE WATER		23.250,00 €
	PIPES		
	EQUIPMENT		
C2	BUILDING IRRIGATION		0,00 €
	SECONDARY NETWORK		
	END NETWORK		
C3	BUILDING SEWAGE NETWORK		34.875,00 €
	PIPES - FITTINGS		
	EQUIPMENT		
C4	BUILDING RAIN WATER NETWORK		0,00 €
	PIPES - FITTINGS		
C5	VENTILATION		81.375,00 €
	AIR DUCTS - DIFFUSERS		

	VENTILATION EQUIPMENT		
C6	FIRE SUPPRESSION		34.875,00 €
	FIRE SUPPRESSION		
	FIELD NETWORKS		
	BUILDINGS NETWORKS		
	ΕΞΟΠΛΙΣΜΟΣ ΕQUIPMENT		
	OTHER FIRE SUPPRESSION MEANS		
C7	FIRE DETECTION		11.625,00 €
	BACKBONE CABLING		
	INDOOR CABLES		
	EQUIPMENT		
C9	ELEVATORS/ ESCALATORS		0,00 €
C10	ELECTRICAL - MV POWER DISTRIBUTION		0,00 €
C11	ELECTRICAL - MV/LV POWER SUBSTATIONS		23.250,00 €
C12	LIGHTNING PROTECTION- EARTHING		11.625,00 €
C13	POWER DISTRIBUTION 400V - ELECTRICAL PANELS - RECEPTACLES ETC		23.250,00 €
C14	ELV		11.625,00 €
	CABLE TRAYS		
	BACKBONE NETWORKS		
	VOICE DATA CABLING NETWORKS - EQUIPMENT		
	BMS		
	ACCESS CONTROL		
	CCTV		
	PUBLIC ADDRESS		
	SUM		879.431,25 €
	CONTRACTOR FEE 18%		158.297,63 €
	GENERAL SUM (CONTRACTORS FEE INCLUDED)		1.037.728,88 €
	VAT 24%		249.054,93 €
	GENERAL SUM (DESIGN & CONSTRUCTION SUPPORT FEES NOT INCLUDED)		1.286.783,81 €

	7. PROJECT: NEPTUNE / LANDSCAPE (OUTDOOR AREAS - ROADS - PAVEMENTS -GREENS ETC) - PROJECT DESIGN COST		COST (EURO)
A1	EXCAVATIONS, EARTH WORKS (CUT & FILL)		113.150,00 €
A2	REINFORCED CONCRETE WORKS		1.697.250,00 €
	REINFORCED CONCRETE		
	REBARS		
	JOINTS		
A3	METAL WORKS		56.575,00 €

A4	STEEL STRUCTURE		56.575,00 €
	TIMBER STRUCTURE		
	TIMBER STRUCTURES - GLUE LAMINATED		
	OTHER TIMBER WORKS & EQUIPMENT		
A14	EXTERNAL BENCHES ETC		113.150,00 €
A18	SWIMMING POOLS -WATER FEATURES		792.050,00 €
A19	LANDSCAPE PLANTING		339.450,00 €
A20	ROAD NETWORK - GUTTERS		678.900,00 €
A21	SIGNAGE		28.287,50 €
A22	FENCES		226.300,00 €
A23	ARCHITECTURAL LIGHTING		339.450,00 €
	OUTDOOR ARCHITECTURAL LIGHTING		
B	HYDRAULIC INFRASTRUCTURE		2.263.000,00 €
	SEWAGE NETWORK - MANHOLES		
	STORMWATER NETWORK - MANHOLES		
	SEWAGE PUMP STATIONS		
	POTABLE WATER NETWORK		
	IRRIGATION NETWORK (PRIMARY)		
	WATER TANKS - WATER TREATMENT EQUIPMENT - IRRIGATION EQUIPMENT - IRRIGATION PUMP STATION		
C	MEP INSTALLATIONS		
C6	FIRE SUPPRESSION PIPES		113.150,00 €
C7	FIRE DETECTION		33.945,00 €
	BACKBONE CABLING		
C10	ELECTRICAL - MV POWER DISTRIBUTION		282.875,00 €
C11	ELECTRICAL - MV/LV POWER SUBSTATIONS		113.150,00 €
C12	LIGHTNING PROTECTION- EARTHING		113.150,00 €
C13	POWER DISTRIBUTION 400V - ELECTRICAL PANELS		282.875,00 €
C14	ELV		169.725,00 €
	BACKBONE NETWORKS		
C15	LPG		33.945,00 €
	SUM		7.846.952,50 €
	CONTRACTOR FEE 15%		1.177.042,88 €
	GENERAL SUM (CONTRACTORS FEE INCLUDED)		9.023.995,38 €
	VAT 24%		2.165.758,89 €
	GENERAL SUM (DESIGN & CONSTRUCTION SUPPORT FEES NOT INCLUDED)		11.189.754,27 €

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