To any interested purchaser

**GENERAL INFORMATION**

This land-property is a valuable one 3 kilometers away from Petalidi – Messinia and used to operate as a CAMPING named ZERVAS BEACH in the period 1977-1992 and 1997-1999.

It is placed in the area “Anaskelo” or “Gonia” and it is regional part of the Municipality of Petalidi - Messinia. The total extent of the property is 21.480 m2 and it has been owned by two separate contracts. The first owning contract refers to the Eastern – Southern part that has a face of 40, 00 meters to the sea and a total extent of 17.000 m2 .

The second owning contract refers to the Western – Northern part that has a face to an agricultural road that leads shortly to the main provincial road Rizomylos - Petalidi .

The entrance of the CAMPING is approximately 21, 00 m and the total extent of the second part of the land-property is 4.480 m2.

These separate parts, possessed by the same person, used to constitute as a single extent the CAMPING ZERVAS BEACH. There is a hypsometric difference ranging to 7-8 m, smoothly altered from Western to Eastern. In the Eastern part there are old installments of the CAMPING.

The ground there is completely level and it has been shaped in the past for the needs of the CAMPING with a special type of soil. (tragana).

**INFRASTRUCTURES**

The existing buildings have been constructed in 1977, some of them are permanent made of concrete and some others are light preconstructed made of timber products, having roofs of tiles.

There are totally 362,29 m2 of old building constructions and analytically :

A restaurant ( permanent construction made of concrete), sinks of cooking (timber construction), mini market (timber construction ) , room for first aids (permanent construction), two different buildings used as bathrooms for men and women (permanent construction), washing-laundry place (permanent construction), W.C. - basins (permanent construction), tank of water (permanent construction), substation of electricity (permanent construction), a house for the stuff - reception (permanent construction). There is still in allocation a new system of fire extinguishing and security (manufactured in 1998) with a double oil and jockey engine and a network of 17 scattered fire extinguishing nests all over the camping , two fire stations with tools – two stations of gathering , a deep drilling that supplies the tank with water , three phase current , network of lighting in two lines for the whole CAMPING, a play ground made of concrete for basket and volley, a dance floor in front of the restaurant and a small playground for children . There is also a network for low tendency current of 45 volts for the catering of the caravans. The camping has very rich vegetation including pine-trees, palms, fig trees, olive-trees, etc. There is a surrounding fence planted with resisting plants that extent to both of the long sides of the camping. In front of the camping there is a beautiful sandy beach. The depth of the sea-water is normal and ranges from 25 cm at the sea-side to 4 meters 60 meters away from the sea-side. Apart from the existing drilling for water, there are also additional supplies of water, transferred with pipes from the Municipality of Petalidi. There is installed telephone network into the camping, however, nowadays, that the enterprise isn’t in operation, the telephone network is not in order too.

The Electricity and the drinkable water (transferred from the Municipality) continue functioning regularly.

**PROSPECTS FOR THIS INVESTMENT**

The enterprise has operated under authorization since 1999 . Nowadays the camping is closed.

If the camping operates again , it will be required renovation for the existing installations and additional improvements . In the land property there is a possibility of adding and constructing other type of buildings with a special authorization of the National Organization of Tourism.

It is also available for a similar manufacture like a complex of rooms ( bungalows , hotel etc ) and finally it is available for the constructing of rented independent residences.

It is also available for various other enterprising activities like children's camps, sliding water-falls, ecological village with houses made of timber , etc.

**FINAL SALE’S PRICE OF LAND PROPERTY:** **1.000.000 €**

**APPRAISAL MARKET VALUE ( IN JANUARY OF 2010 ) : 1.350.000**

**BENEFIT BETWEEN APPRAISAL VALUE AND FINAL SALE’S PRICE : 350.000 €**

Thanks for your interest

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