

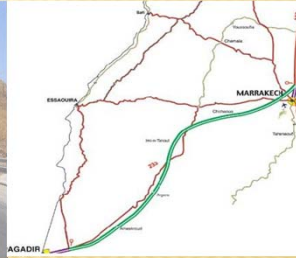
# VALUATION AND THE MANAGEMENT OF REAL ESTATE HIGHWAYS AFFECTION



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# TRANSEUROPEAN ROAD NETWORK



## HELLENIC ROAD NETWORK



HORIZONTAL AXES

VERTICAL AXES

## HORIZONTAL AXES

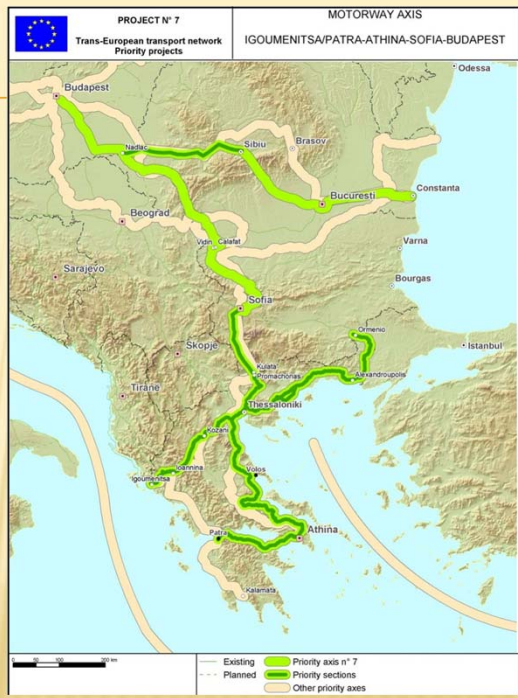
- ❖ Egnatia Odos Motorway. (Igoumenitsa, Ioannina, Kozani, Thessaloniki, Kavala, Alexandroupolis, Kipoi / Ormenio)
- ❖ Regional Ring of Athens (Attiki Odos, in part, belongs to Pathe) Eleusis-Airport El Venizelos - Laurion
- ❖ Eleftheroupoli, Serres, Lefkonas
- ❖ Central Greece Axis (E65): Panagia, Trikala, Karditsa, Lamia, Skarfia
- ❖ Karditsa, Nikaia Interchange (Pathe)
- ❖ Velestino (Pathe), Volos
- ❖ Lamia, Karpenisi, Agrinio
- ❖ Thermopules, Amfissa, Itea, Naupaktos, Antirrio
- ❖ Purgos, Olumpia, Tripoli
- ❖ Kasteli, Chania, Rethimno, Iraklio, Agios Nikolaos, Sitia (VOAK)
- ❖ Iraklio, Agioi Deka, Ierapetra, Pachia Ammos (NOAK)

## VERTICAL AXES

- ❖ **PATHE Motorway** (Patras (Bypass), Rio, Corinth, Athens, Lamia, Larissa, Katerini, Klidi, Thessaloniki, Evzoni)
- ❖ **Ionia Odos** (Ioannina, Arta, Amfilochia, Agrinio, Antirion, Rio, Patras)
- ❖ **Patras, Purgos, Tsakona**
  - ❖ Division of Amfilochia to Actium, Preveza
  - ❖ Kakavia, Ioannina
  - ❖ Vertical axes of Egnatia : Ardanio, Ormenio, Kastoria, Krystallopigi, Thessaloniki, Promachonas
  - ❖ Corinth, Tripoli, Megalopolis, Tsakona
  - ❖ Lefktro (Megalopolis), Sparta, Gythio
  - ❖ Eleusis, Thebes, Yliki
  - ❖ Thessaloniki, Moudania

## VERTICAL AXES - HORIZONTAL AXES

PRIORITY AXIS  
N° 7



## PLANNING OF NEW MOTORWAYS

### CHANGES IN HUMAN HABITS CONCERNING :

- ✓ *Land Use*
- ✓ *Employment*
- ✓ *Land Market*
- ✓ *Traveling*
- ✓ *Urban Planning*

## HELLENIC EXAMPLE

*Motorways in operation*

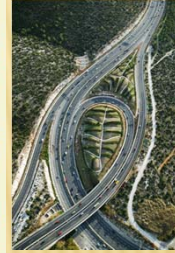
### **A success story**

- ❖ **inter-regional and trans-European connection**
- ❖ **Areas' development  
(direct and indirect influence)**
- ❖ **functional networks**



**land use – land values**

## ATTIKI ODOS



augmentation in land market 1000%

## ATTIKI ODOS

Connection of "forgotten" areas in Attica

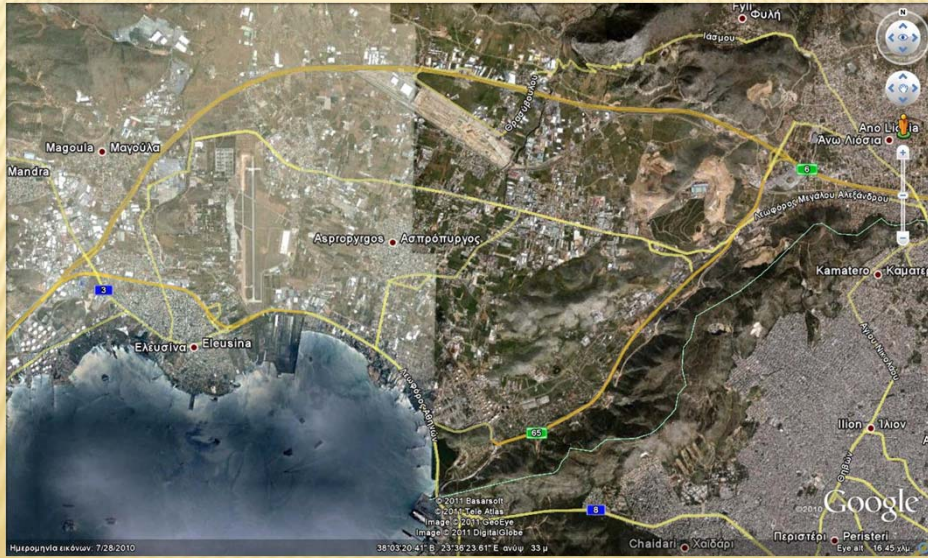
↓  
USES

residential - commercial

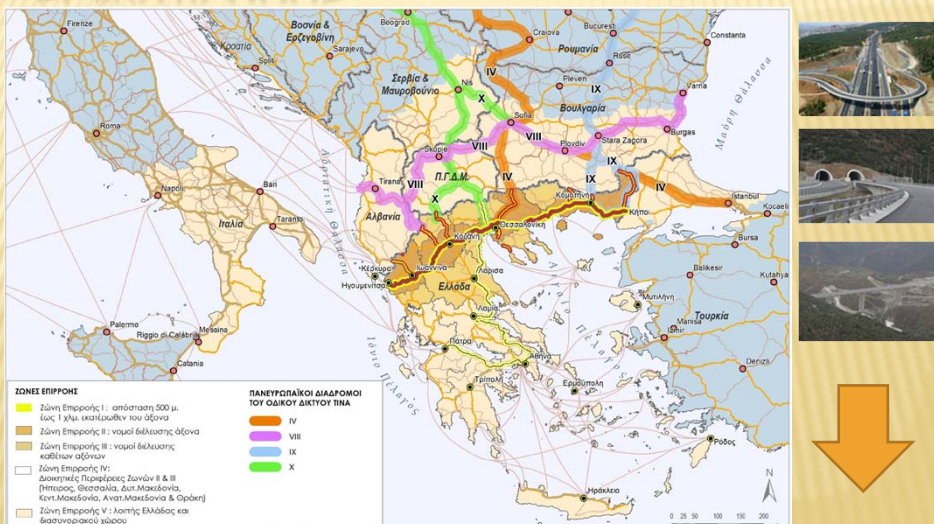
↓  
new urban areas

↓  
storage areas  
offices

# ΑΤΤΙΚΗ ΟΔΟΣ

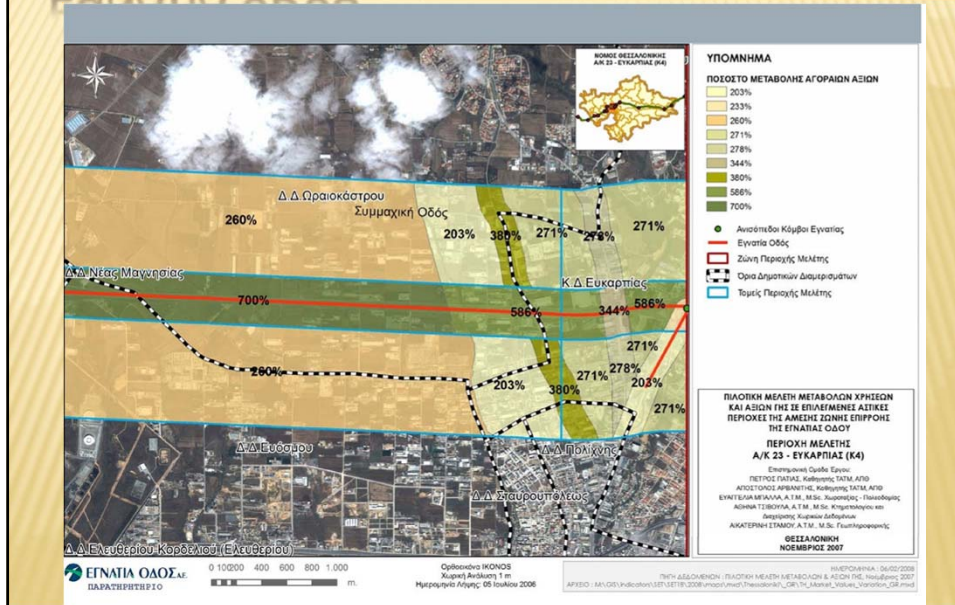


# EGNATIA ODOS

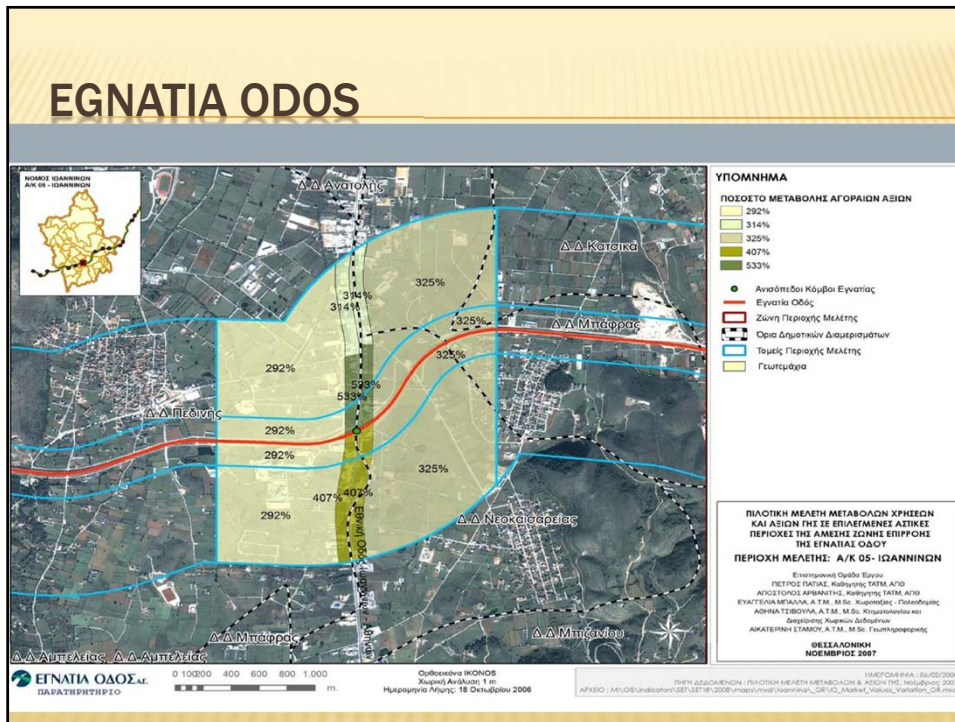


augmentation in land market 600%

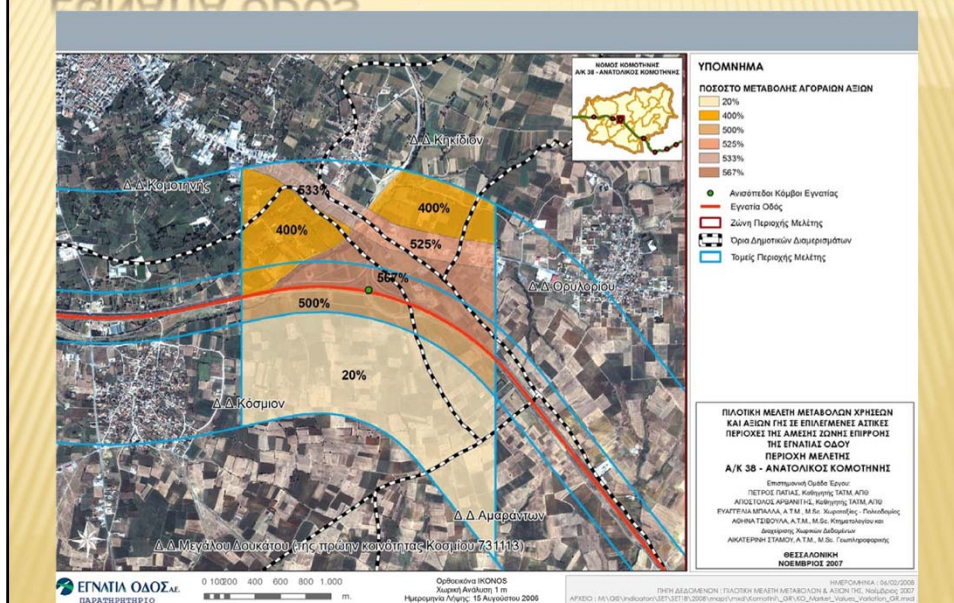
# EGNATIA ODOS



# EGNATIA ODOS



# EGNATIA ODOS



# HELLENIC EXAMPLE

What to expect in  
 Motorways under construction ?

- ❖ Ionia Odos  
**(connects the poorest Hellenic area)**
- ❖ E65  
**(connects the mainland)**



# IONIA ODOS



Length 196km

# IONIA ODOS

➔ Connection

Ipeiros, Ionian Sea Islands and West Coast

➤ with Attica and Southern Greece through Rio – Antirio Bridge



➤ with Italy through new port of Igoumenitsa



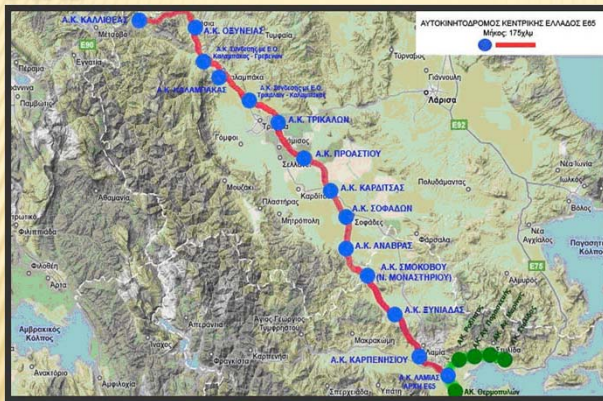
## IONIA ODOS

Chance for development

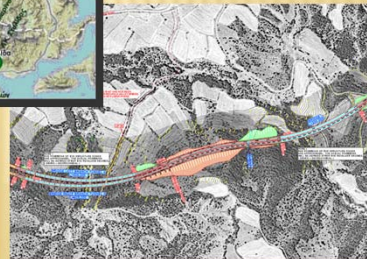


- *tourism*
- *commerce*
- *accessibility*

## E65



length 180 km



**E65**

**E65 joins  
PATHE motorway with Egnatia Odos,  
crossing Thessaly**



**E65**

Chance for developement



- *tourism (agro-tourism)*
  - *commerce*
  - *agriculture*
  - *accessibility*

## **EXPECTATIONS**

- ✓ **Investments in tourism**  
(building of contemporary complex hotels, boutique hotels, amusement areas etc)
- ✓ **Highlighting**  
of archaeological and historical sites
- ✓ **Enhancing of trade markets via**  
better, safer and faster transportations

## **CONCLUSIONS**

- ✓ **Chance in development of Real Estate in Greece**
- ✓ **Greece needs investments**



**Transeuropean Road Network  
(Hellenic part)  
creates the proper environment**

**Thanks for your attention**

**Cristina Pelekanou  
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Supervisors Engineers  
IONIA ODOS section**