



SIKA AT WORK

THE ELLINIKON MEGA-PROJECT

INNOVATIVE CONSTRUCTION SOLUTIONS SHAPING
EUROPE'S LARGEST URBAN REGENERATION PROJECT.

BUILDING TRUST



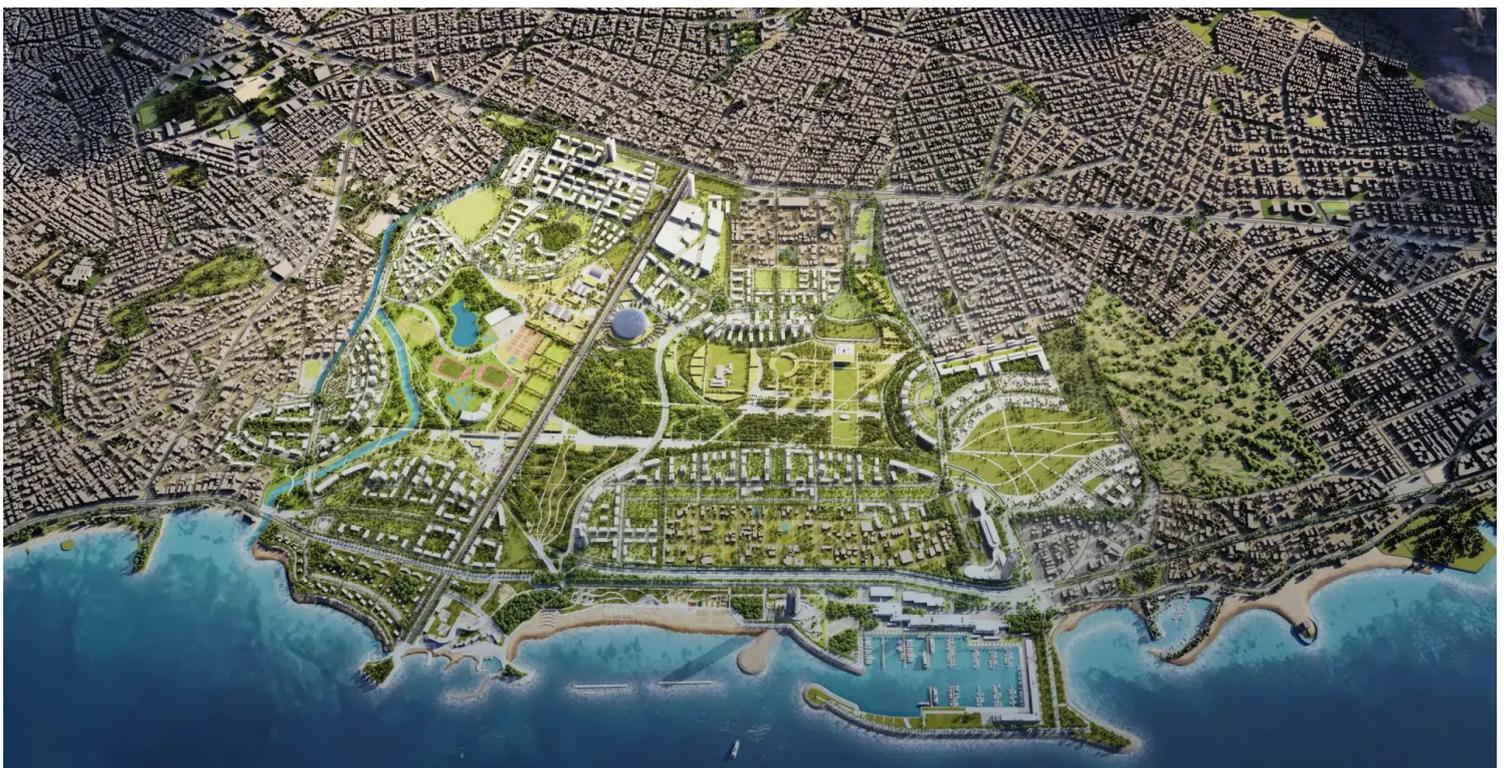
THE ELLINIKON: A LANDMARK TRANSFORMATION FOR ATHENS

The redevelopment of The Ellinikon marks a defining moment for the urban evolution of Athens and one of the most ambitious regeneration projects currently underway in Europe. Rising on the historic grounds of the former Ellinikon International Airport, the development represents a unique opportunity to transform a vast coastal site into a vibrant new urban destination that will reshape the Athenian Riviera for generations to come.

Covering a total area of approximately 6.2 million square meters, The Ellinikon is envisioned as a comprehensive mixed-use development that combines residential neighbourhoods, commercial districts, tourism infrastructure, cultural venues and extensive public spaces. The scale and diversity of the project aim to create a new urban ecosystem where living, working, recreation and culture coexist within a carefully designed environment.

At the heart of the development lies a metropolitan park spanning more than two million square meters—one of the largest coastal parks in Europe. This landmark green space will serve as a central point of connection between the city and the sea, redefining the relationship between Athens and its coastline while offering residents and visitors an exceptional urban landscape.

The project is being developed by Lamda Development in partnership with private investors, representing a total investment exceeding €8.5 billion. With construction and development activities planned over a long-term horizon from 2020 to 2037, The Ellinikon is set to become a new international reference point for large-scale urban regeneration and sustainable city planning in the Mediterranean region.



Beyond its architectural and urban planning significance, the development is expected to play a major role in the economic growth of Greece. The project is projected to contribute approximately 2.4% to the national GDP, while generating more than 85,000 jobs throughout the construction and operational phases. Over a 25-year period, it is also expected to generate tax revenues exceeding €14 billion, reinforcing its importance as a long-term economic driver for the country.

Equally important is the project's commitment to sustainability, innovation and environmental responsibility. With extensive green spaces, modern infrastructure and the integration of smart city technologies, The Ellinikon aims to establish new standards for resilient urban development and environmentally conscious construction.

More than a large-scale construction initiative, The Ellinikon represents a transformative national project and a powerful symbol of Greece's future-oriented vision. As the development progresses, it is expected to reshape the southern coastline of Athens into a dynamic international destination for living, tourism, business and culture—redefining the identity of the Athenian Riviera and positioning the Greek capital among the leading metropolitan centers of the Mediterranean.

The Ellinikon at a Glance

Project Overview

Owner / Lead Investor
 Lamda Development & private investors

Total Construction Investment
 €8.5 Billion

Development Period
 2020 – 2037

Location

Ellinikon, Attica Region, Greece
 Site of the former Ellinikon International Airport

Project Scale

Total Site Area	6.2 million m ²
Total Buildable Area	2.8 million m ²
Metropolitan Park	2.0 million m ²
Open Green Space	0.6 million m ²
Total Concrete Volume	> 2.5 million m ³

Economic Impact

Contribution to GDP	+2.4% to the Greek economy
Employment	85,000+ jobs during construction & operation
Tax Revenues	> €14 billion over 25 years



ENGINEERING PERFORMANCE AT AN UNPRECEDENTED SCALE

The scale and complexity of The Ellinikon demand advanced construction technologies capable of meeting the highest standards of performance, durability and sustainability. With millions of square meters under development and more than 2.5 million cubic meters of concrete expected to be used across the project, the successful delivery of such an ambitious undertaking requires the combined expertise of leading developers, engineers, contractors and materials specialists.

Within this context, Sika Hellas plays a key role by providing high-performance construction solutions and technical support across multiple applications of the development. Leveraging the global know-how of the Sika Group and its strong local presence in Greece, the company contributes technologies designed to enhance construction efficiency, structural durability and long-term asset protection.

From advanced concrete admixtures and waterproofing systems to flooring technologies and specialized construction solutions, Sika materials support a wide range of structural and infrastructure applications within the project. These solutions are specifically engineered to address the demanding conditions of large-scale urban developments and the particular environmental challenges associated with coastal construction.

Through close collaboration with project's stakeholders, such as the owner, project managers, designing firms, contractors and sub-contractors, Sika Hellas provides both innovative products and technical expertise, supporting the delivery of one of Europe's most significant urban regeneration projects.



Infrastructure Projects

The Poseidonos Avenue Underpass represents one of the most strategically important infrastructure components within The Ellinikon. Designed by the joint venture Domi & Kanon and constructed by AVAX, the project has an estimated construction budget of €250–300 million and is currently under construction.

The development encompasses several critical sub-projects, including:

- Posidonos Avenue tunnel
- Mall underpass
- Posidonos Avenue flyover
- TRAM line
- Potable water, irrigation, and sewage networks

With a total sales potential of approximately €3.8 million for Sika Hellas, €3.007 million has already been delivered, demonstrating the company's pivotal role in supporting complex civil works.

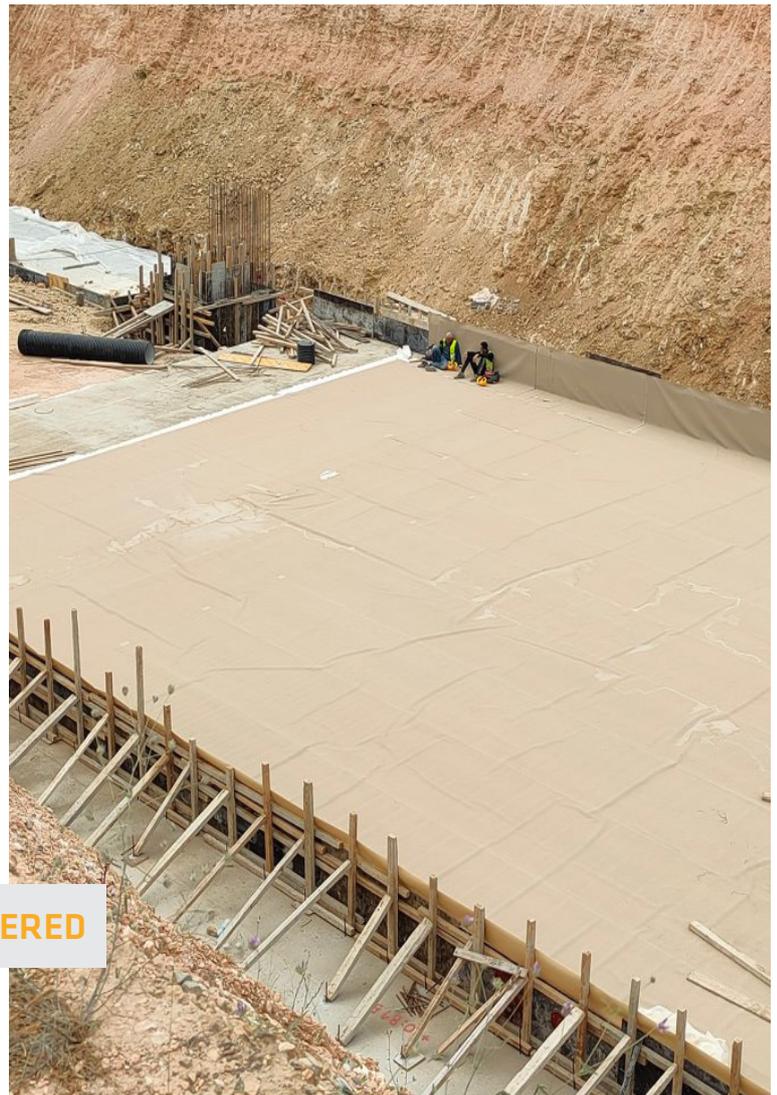
SIKA SOLUTIONS APPLIED

Sika Hellas provides advanced technologies that ensure structural durability, waterproofing, and long-term asset protection across all infrastructure components:

- Sikaplan® WP Dual Membrane System with compartments and additional products for underground waterproofing
- Concrete Admixtures (HRWR) C35/45 XA2 for high-performance concrete
- SikaFibers for fire protection
- SikaProof® A+ for Mall Underpass waterproofing
- Sikagard® WallCoat T for exposed walls along Posidonos Avenue and the Mall Underpass
- Sika® Antisol® E for effective curing

Specific Sika specifications include SikaProof® A+ and Sikacrete®-213 F for the Mall Underpass, and Sikagard® WallCoat T applied on both Posidonos Avenue and the Mall Underpass.

Through these solutions, Sika Hellas delivers innovative materials that meet the highest standards of performance, durability, and safety, ensuring that this critical infrastructure integrates seamlessly into the overall Ellinikon development.



INFRASTRUCTURE EXCELLENCE DELIVERED

SIKA SOLUTIONS APPLIED AND EXPECTED

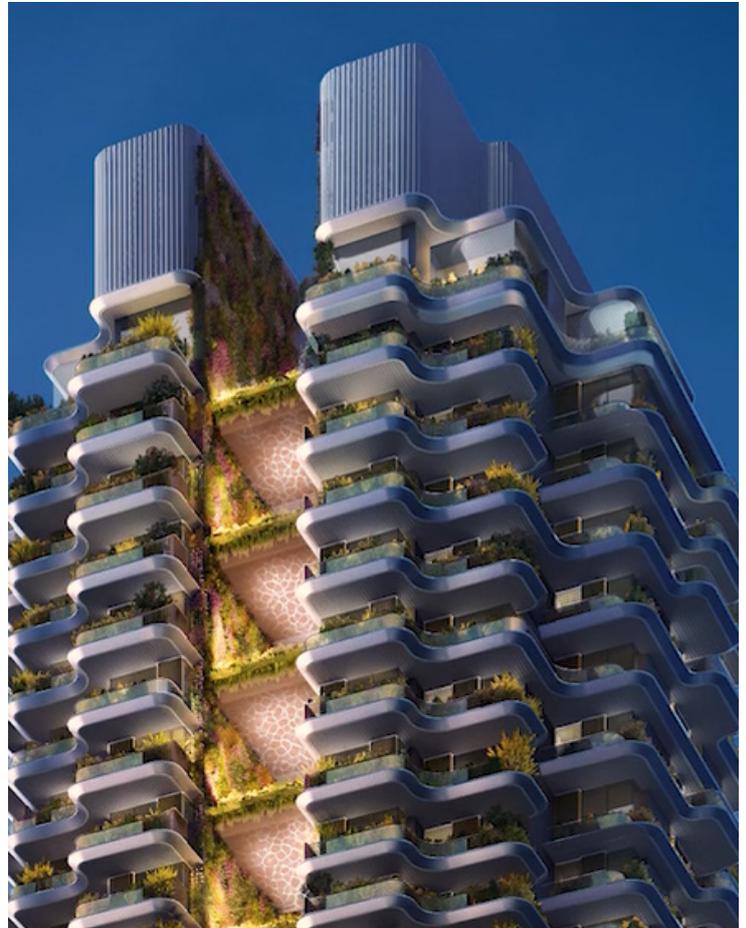
Already Delivered:

- Concrete Admixtures for high-performance concrete
- Sika® Separol® for temporary protection and surface preparation
- SikaFume® HR E for high-strength concrete
- Concrete repair systems: Sika MonoTop®-4012, Sika® CarboDur®, Sika® FerroGard®-903 Plus, Sikagard®-706 Thixo, SikaGrout®-340 HP, Sika MonoTop®-634 HP
- Waterproofing: Sikalastic®-1K HP
- Flooring solutions: SikaLevel®, Sika® Unitherm® Concrete W
- Balconies: Sika® Icosit® KC 340/45,
- Pools: Sikalastic®-8800

Expected to Win (Detailed Design Phase):

- Sikaplan® TB – high-performance waterproofing membrane
- Sikalastic® Liquid Applied Membranes – flexible waterproofing system
- Fire protection solutions
- Industrial parking flooring systems

These solutions are tailored to ensure structural integrity, long-term durability, and high-quality finishes, supporting the delivery of a residential tower that sets a new benchmark for luxury living along the Athenian Riviera.



The Cove: Exclusive Coastal Residences

Within The Ellinikon, The Cove represents a collection of luxury villas and residential clusters designed to offer privacy, high-end living, and modern comfort along the Athenian Riviera. Spanning over 55,000 m² of total built area, the project combines distinctive architectural styles from multiple international and local designers, including K-Studio & Manios, Tombazis & Kanon, ISV & Ergosystem, Oppenheim (Deda) & Equidas, and Saota & Equidas - for the villas, and ISV, Ergosystem & Bobotis, Bobotis & NAMA- for the residences.

Construction is underway for the first villas and residential clusters, with each sub-project requiring tailored solutions for waterproofing, flooring, and concrete performance to meet the high standards of luxury and durability expected in this prestigious development. By providing specialized products and technical support, Sika Hellas ensures that both villas and residences achieve structural integrity, resilience, and long-term performance.

The Cove Villas

Budget: ~€75 M
Scope: 27 villas (>25,000 m²)
Designers: K-Studio & Manios, Tombazis & Kanon, ISV & Ergosystem, Oppenheim (Deda) & Equidas, Saota & Equidas
Total sales potential (Sika): ~€1.5 M
Total sales to-date (Sika): €0.200 M

Sika Solutions Applied:

Waterproofing with SikaProof® & Sikaplan® for the first villas where the basements have been poured with concrete
Concrete admixtures

Planned / Specification:
Basement waterproofing in all villas
Roof waterproofing in 4/5 designers' teams
Flooring in 3/5 designers' teams

The Cove Residences

Budget: ~€100 M
Scope: 2 groups, 115 units (>30,000 m²)
Designers: ISV & Ergosystem, Bobotis & NAMA
Contractors: Aktor, Ethnokat
Status: Both under construction
Total sales potential (Sika): ~€2.5 M
Total sales to-date (Sika): €0.130 M

Sika Solutions Applied:

Basement waterproofing with SikaProof® A+
Concrete admixtures
All planned waterproofing, roofing, and industrial flooring systems



Park Rise: Supporting the Structural Foundations of a New Urban District

Within the broader development of The Ellinikon, Park Rise represents one of the early building projects that contribute to shaping the emerging urban landscape of the new metropolitan district.

The project has recently completed its first construction phase, which focused primarily on the structural concrete works. This stage involved the construction of the building's core structural elements, laying the foundation for the next phases of development. Ensuring the quality, durability, and long-term performance of the concrete structures is critical at this stage, as these elements form the backbone of the entire development.

Through its advanced construction solutions, Sika Hellas has supported the project by providing materials designed to enhance concrete performance, protect newly placed surfaces, and enable effective structural repair where required. These solutions help ensure that the structural phase of the project meets the demanding standards associated with large-scale developments such as The Ellinikon.

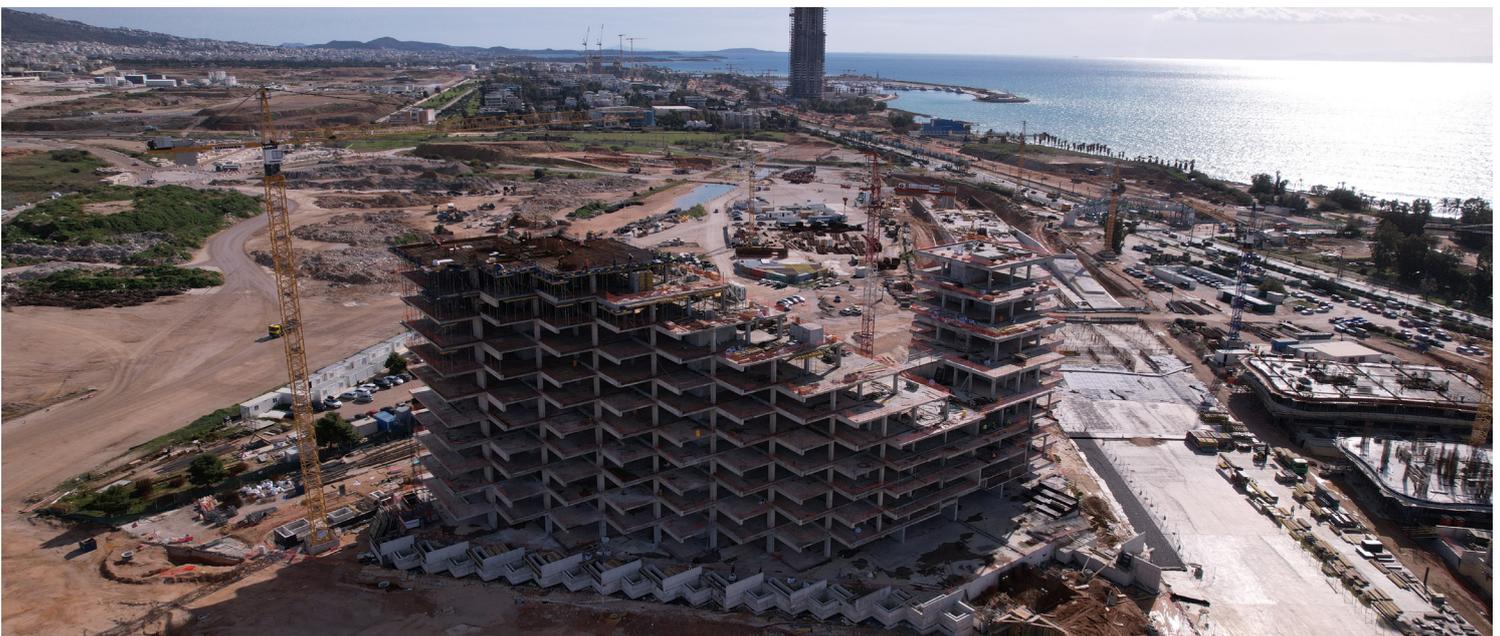
Sika Solutions Applied

Concrete Protection: Sika® Antisol®-3 E- curing compound used to protect fresh concrete and support optimal hydration during the early stages of construction.

Repair Mortars: Sika MonoTop®-634 HP – high-performance repair mortar used for localized structural repairs.

Epoxy Repair Systems: Sikadur®-31+ – epoxy adhesive used for structural bonding and repair applications.

These solutions contribute to the durability and integrity of the structural elements, supporting the successful completion of the initial construction phase.



The Ellinikon Sports Park: Building Infrastructure for Active Living

The Sports Park forms an essential part of the recreational vision of The Ellinikon, creating a dynamic environment dedicated to sports, outdoor activities, and community engagement. Designed to accommodate a wide range of athletic facilities and open recreational spaces, the park contributes to the broader goal of transforming the southern coastline of Athens into a vibrant destination for residents and visitors alike.

Developing sports infrastructure of this scale requires construction solutions that guarantee durability, safety, and long-term performance under demanding conditions. Waterproofing systems, protective coatings, roofing technologies, and specialized construction materials play a critical role in ensuring that the facilities can withstand continuous use while maintaining high standards of quality.

Through its advanced product portfolio and technical expertise, Sika Hellas supports the construction of the Sports Park by providing solutions that protect structures from moisture, enhance structural durability, and ensure reliable performance across a wide range of building elements.

Sika Solutions Applied

Waterproofing: Sikalastic®-1K HP, Sika® Igoflex®-171 GR
Roofing Systems: Sikaplan® TB, SikaShield® P35 PE RT RO 4 kg/m², Sikalastic®-859
Repair Solutions: SikaRep®-400 Extra
Grouting: SikaGrout®-212 Classic

Expected Applications

Flooring Systems: Approximately 12,000 m² of Sikafloor® MultiDur ES-10 flooring systems planned for sports and activity areas



Commercial Developments: Shaping the Business and Leisure Landscape

The Ellinikon development is not only a residential and infrastructure marvel—it also represents a transformative hub for commerce, hospitality, and leisure along the Athenian Riviera. Sika Hellas plays a critical role in delivering high-performance construction solutions across a wide variety of commercial and mixed-use projects, ensuring durability, aesthetics, and long-term performance at every stage.

Key commercial sub-projects include:

Ellinikon Mall – A major retail and lifestyle destination

Retail Park – Flexible commercial spaces for diverse tenants

Mixed-Use Tower – Offices, retail, and leisure combined

Integrated Resort Complex (IRC) – Luxury hospitality and entertainment

Riviera Galleria – Premium shopping and dining

Mandarin Oriental Hotel Athens – Flagship international hospitality

Marina Hotel & Branded Residences – Integrated waterfront living and hospitality

Marina Club – Leisure, dining, and private club facilities

Each of these developments requires tailored solutions in waterproofing, concrete technologies, flooring, and protective coatings. By providing advanced materials and technical expertise, Sika Hellas supports the realization of these projects at the highest standards, contributing to the overall success and prestige of The Ellinikon.



Ellinikon Mall: A Landmark Retail and Lifestyle Destination

The Ellinikon Mall, part of the larger The Ellinikon, is set to become a flagship commercial hub along the Athenian Riviera. With a total construction budget exceeding €500 million, the project brings together world-class design and engineering expertise, combining the international vision of AEDAS (Hong Kong) with local architectural input from A&M, and civil engineering led by Idom (Spain) and Liontos locally.

Currently in the detailed design phase under a new Early Contractor Involvement (ECI) contract with TERNA SA, the Ellinikon Mall will offer a sophisticated retail and lifestyle environment, integrating shopping, dining, and leisure in a single destination.

With a total sales potential of approximately €5.0 million for Sika Hellas, the project represents one of the largest opportunities for high-performance construction solutions within the Ellinikon development. Even at this early stage, Sika is actively contributing to the design and specification process to ensure that all waterproofing, flooring, and protective systems meet the highest standards of durability and quality.

SIKA SOLUTIONS SPECIFIED

Basement Waterproofing: SikaProof® Systems (under revision during detailed design)
Podium Waterproofing & Roofing: Sarnafil® / Sikalastic® PUA
Car Park Flooring: Sikafloor® MultiDur EB-19

These solutions are selected to provide long-term protection, high durability, and minimal maintenance across the complex, supporting the delivery of a world-class retail and lifestyle environment.





THE COMMERCIAL HUB

Riviera Galleria: Architectural Elegance Meets Premium Retail

The Riviera Galleria is one of the most distinctive commercial developments within The Ellinikon, designed to become a premier destination for luxury retail and leisure along the Athenian Riviera.

With a construction budget of approximately €200 million, the project is led architecturally by the internationally renowned Kengo Kuma & Associates, in collaboration with local architect Betaplan, while civil engineering is provided by Liontos. Construction is currently underway by METKA, bringing the project from concept to reality.

The Riviera Galleria is designed to combine refined architecture with a high-end commercial environment, creating a landmark destination that integrates seamlessly with the waterfront and the broader Ellinikon development.

For Sika Hellas, the project represents a significant opportunity, with total sales potential estimated at around €2.5 million. To date, approximately €0.320 million in solutions have already been delivered, highlighting the company's growing contribution to this flagship commercial development.

SIKA SOLUTIONS APPLIED

Waterproofing

Basement waterproofing with SikaProof® A+, successfully replacing the originally specified HDPE membrane system

Concrete Technologies

Concrete admixtures for approximately 35,000 m³ of concrete

Industrial flooring systems for car parking and back-of-house areas

Decorative flooring solutions including cementitious terrazzo finishes

These systems ensure high durability, structural protection and long-term performance across the commercial complex while supporting the architectural vision of the project.



Integrated Resort Complex: Engineering Performance for a Landmark Destination

The Integrated Resort Complex (IRC) is one of the flagship developments within The Ellinikon, designed to become a major entertainment and hospitality destination along the Athenian Riviera.

The project will host a world-class resort and casino complex, combining hospitality, leisure, and entertainment facilities within a landmark architectural environment. As part of this large-scale development, construction demands materials and systems capable of delivering exceptional performance in terms of safety, durability, and long-term structural protection.

Through its advanced construction solutions, Sika Hellas contributes to key aspects of the project, providing technologies that enhance fire protection, waterproofing, structural repair, and flooring performance. These systems support the reliability and longevity of the facilities while meeting the demanding technical specifications required for complex hospitality and entertainment infrastructure.

SIKA SOLUTIONS APPLIED

Fire Protection: Sikacryl®-621 Fire

Waterproofing: Sikalastic®-1K HP

Grouting: SikaGrout® HT80

Repair Systems: Sika MonoTop®-3400 Abraroc

Flooring Systems: Sikafloor®-3 QuartzTop GR

These solutions contribute to the structural protection and operational durability of the complex, ensuring high-performance construction standards across the development.



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For Internal Use Only



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