



FINDERS

Tailor Made Investments



Price	9,500,000 €
Price of a key-ready project	13,000,000 €
Built Area - Gross	2,275
Built Area - Net	2,105
Price per Sqm - Net	4,513 €
Price per sqm (key-ready)	6,176 €
Number of units after reconstruction (optional)	60
Construction year	1964

HIGHLIGHTS

The building is located in the heart of Greece's capital, Athens, near Syntagma Square, on Ermou Street, known as the oldest and most popular commercial street in the city.

The deal includes the 2nd to 6th floors of a 6-story building. The property has an exclusive right to use the roof of the building.

The building has a full view of Acropolis & Lycabettus Hill, which are the two most important centers of Greek tourism.

The building can be converted into 55-60 luxurious apartments with a beautiful roof-garden.



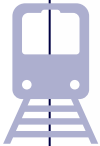
Floor	Gross sqm	Net sqm
Gallery floor	19	19
2 nd floor	449	415
3 rd floor	449	415
4 th floor	449	415
5 th floor	449	415
6 th floor	449	415
Structure on the roof	11	11
Total	2,275	2,105

ABOUT THE AREA

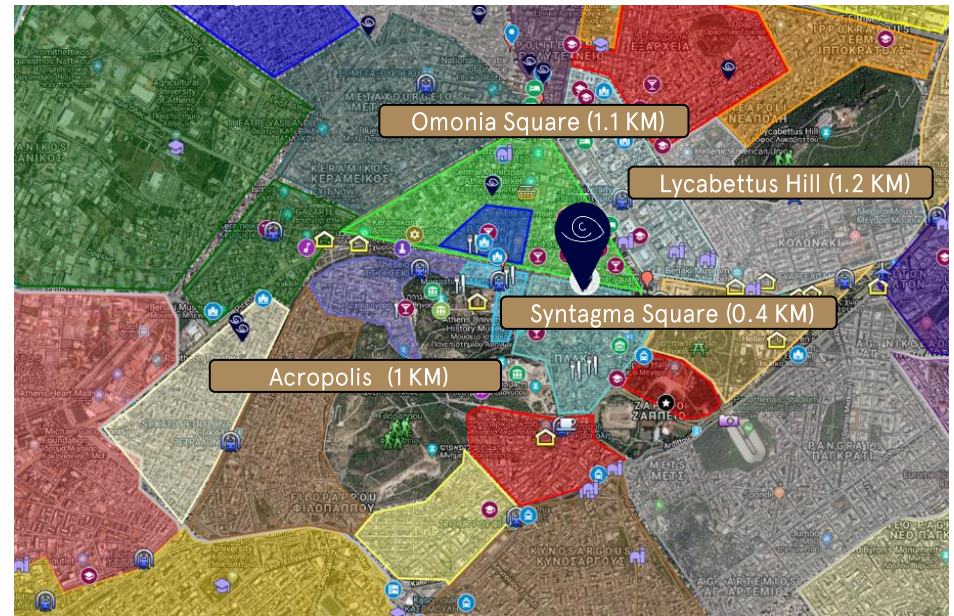


The area is the central entertainment district of Athens and it includes a lot of restaurants, shops of the best leading brands, government offices, recreation centers and everything a large and central city may offer.

The property is located on a pedestrian street, closed for transportation, however Syntagma Square is only 400m from the property and the square is connected by many means of transportation.



Distance from Syntagma Sq. & Metro st. in km	0.4
Distance from Monastiraki in km	0.5
Distance from central market in km	0.7
Distance from Acropolis in km	1
Distance from Acropolis Museum in km	1
Distance from Lycabettus Hill in km	1.2
Distance from Omonia Sq. in km	1.1
Distance from the airport in km	33



MAP & STREET VIEW



In the 1830s, the historical triangle was designed as the center of the city of Athens, and today most of the city's major attractions are concentrated in this area. The historical triangle covers a large and lively area of modern Athens and includes three focal points in the three main districts of the city - Syntagma Square, Monastiraki Square and Omonia Square.

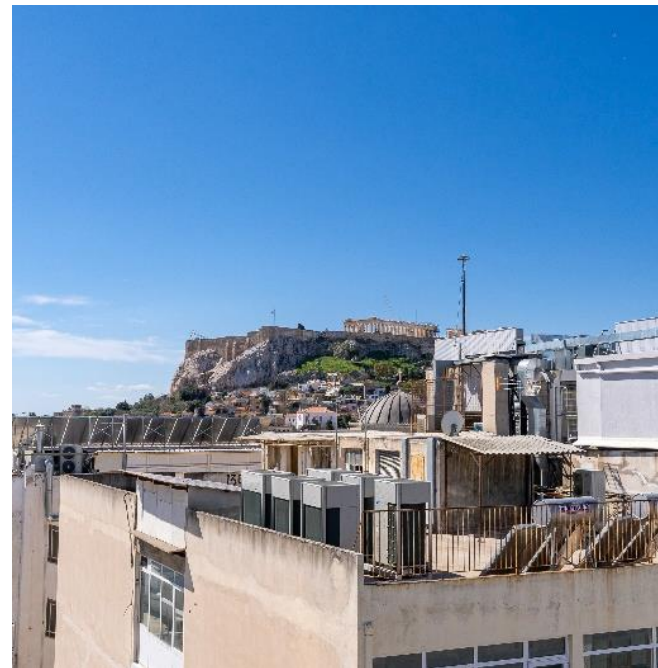
Syntagma Square is the largest and most central square in Athens. Its name means the "Constitution" - after the Greek constitution of 1844. Many of the tiny streets that start from the square lead to the high areas and the slopes of the city. The main attraction in the square is the former royal palace of King Otto. The king and his wife Queen Amalia lived in the neoclassical building until the riots and rebellion of 1843, which led to the establishment of a democratic constitution. The building was renovated and reopened and today the Hellenic Parliament is housed in the magnificent building.

Omonia Square is the oldest square in Athens. The square is bustling with all-day life, and the square is a popular entertainment destination for Athenians on Saturday nights. The area of Omonia Square is undergoing a development boom in recent years and the square is returning to its glorious days.

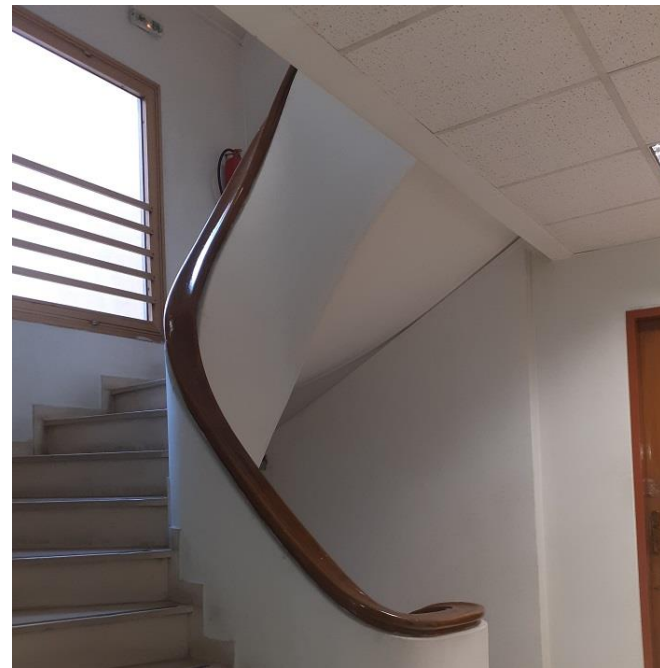
In **Monastiraki Square** you can find masses of people, many shops and antique shops where you can buy souvenirs, clothes and postcards from Athens. The square has many cafés, taverns and restaurants. Athens' famous flea market is a popular attraction for both tourists and journalists.

Within the historical triangle you can also find the **Ermou** pedestrian mall, the main pedestrian shopping street of the city of Athens. In the pedestrian mall are shops and branches of many international chains as well as local designers.



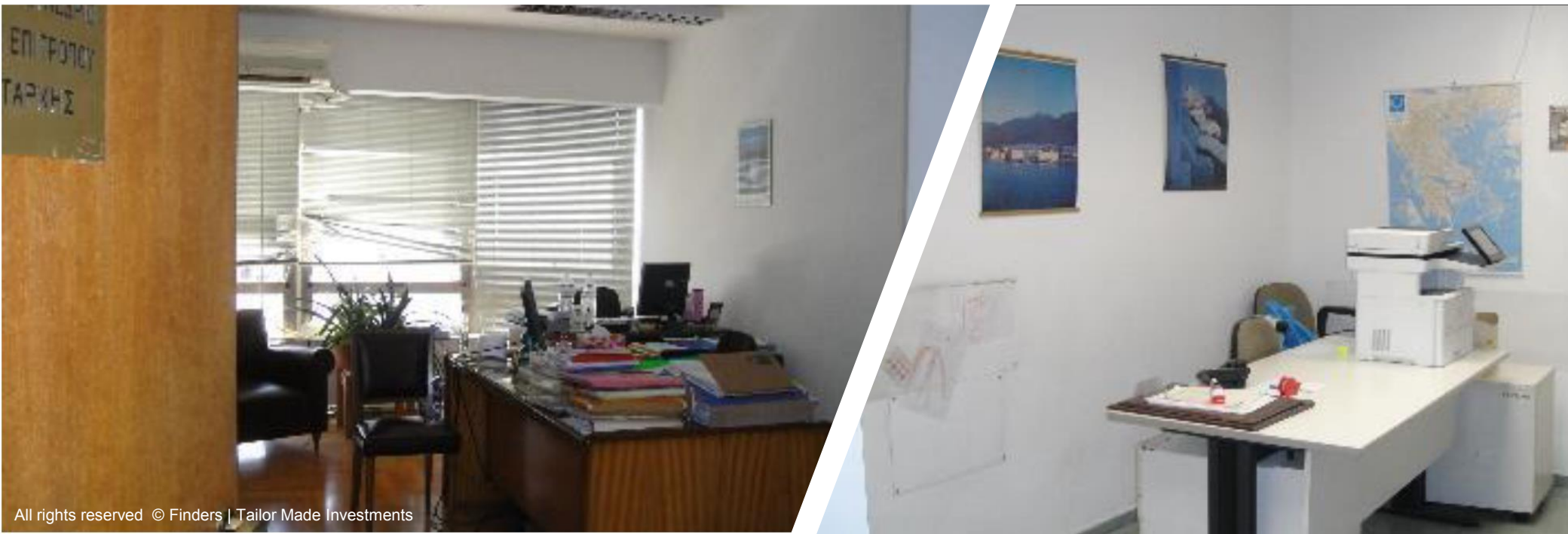








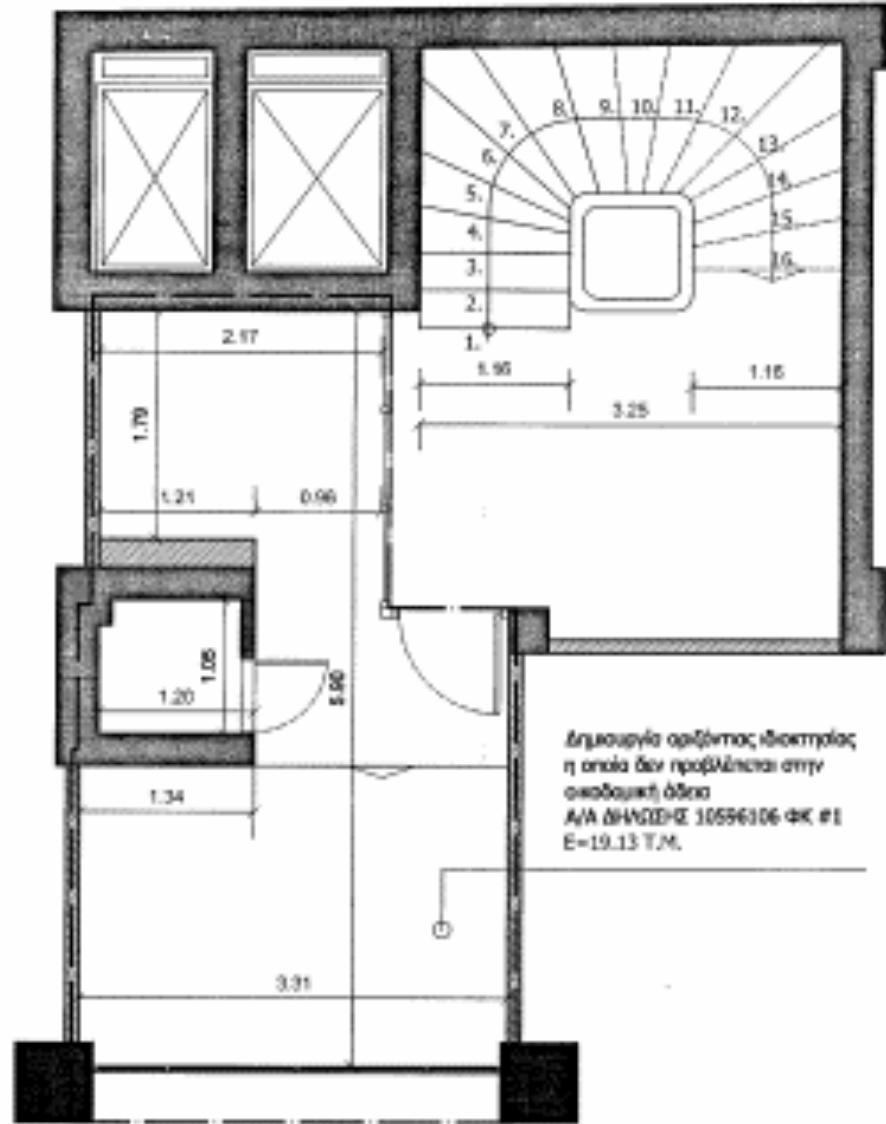






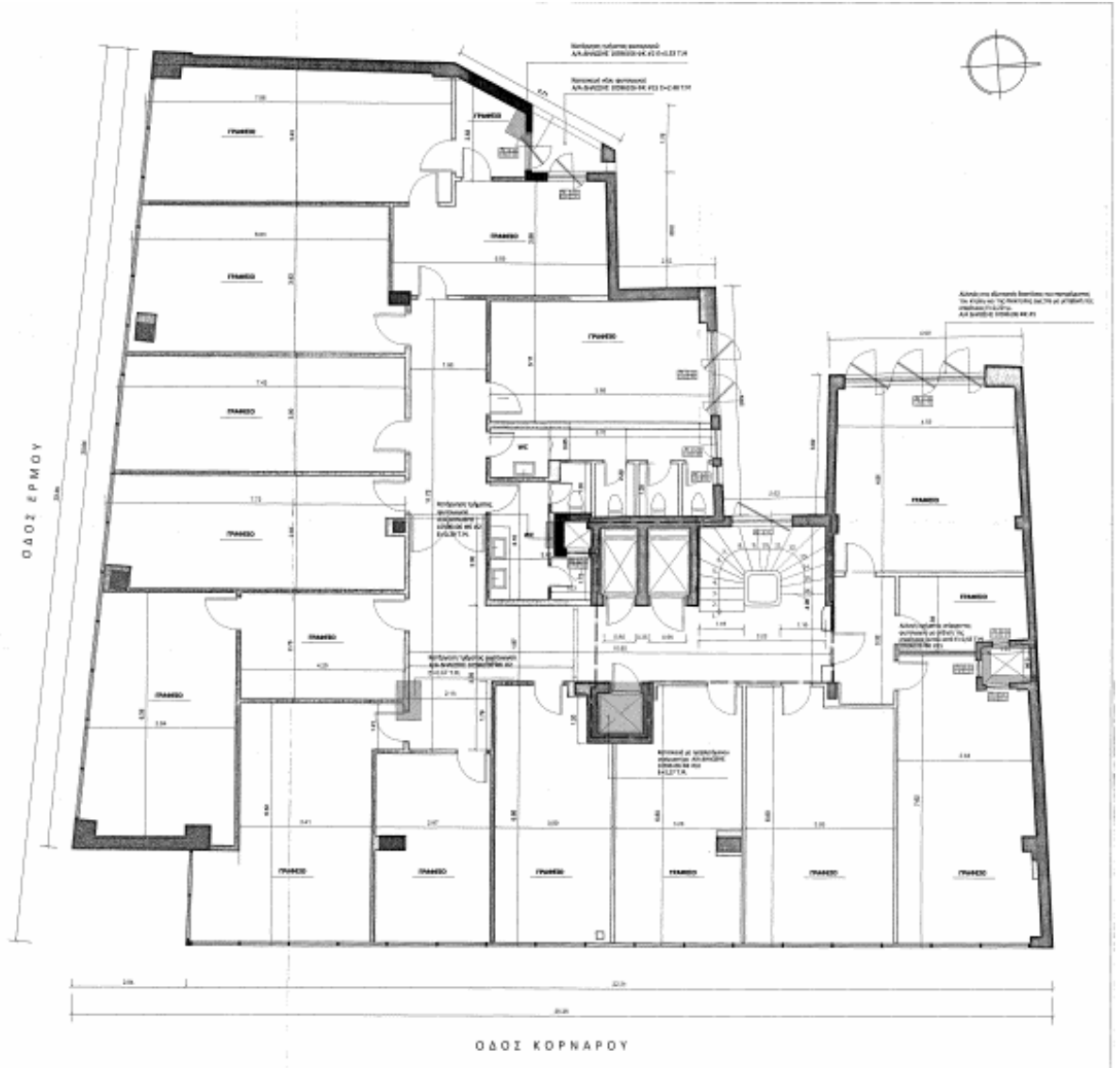
BLUEPRINTS

Gallery Floor



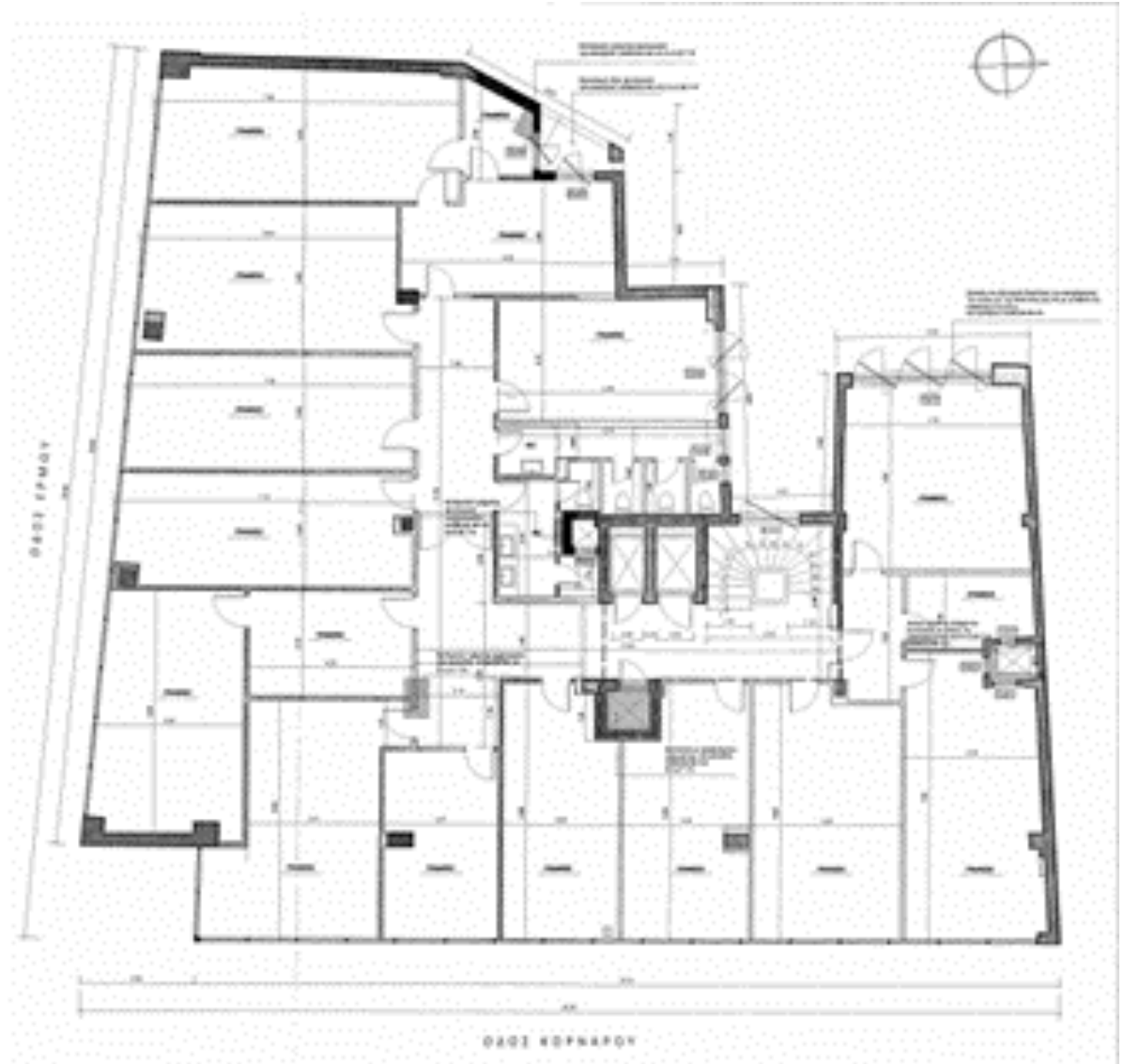
BLUEPRINTS

2nd Floor



BLUEPRINTS

3rd Floor



BLUEPRINTS

4th Floor



BLUEPRINTS

5th Floor



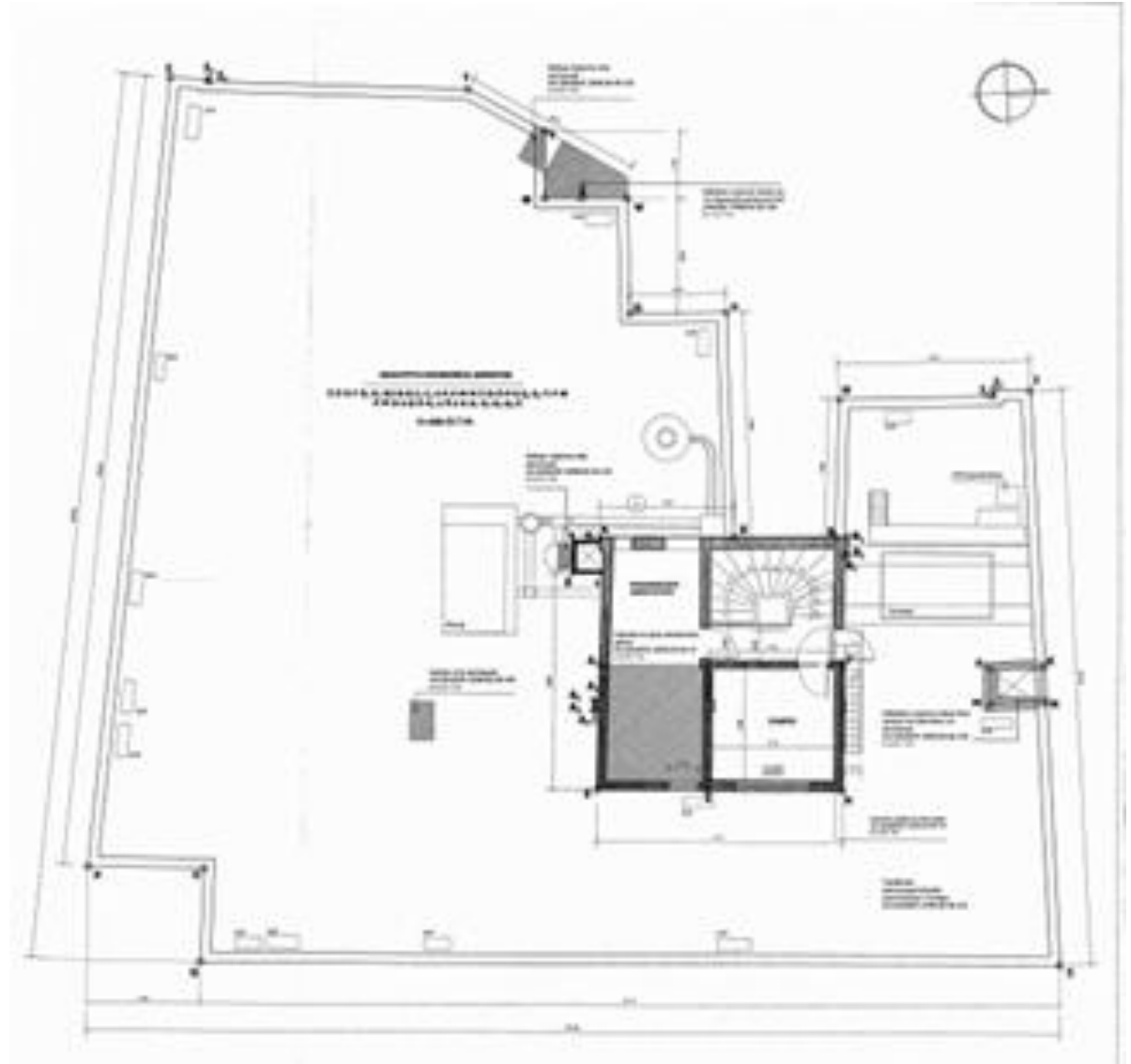
BLUEPRINTS

6th Floor



BLUEPRINTS

7th Floor (Roof)





ERMOU STREET – THE MAIN SHOPPING STREET OF ATHENS

From Sintagma Square to Monastiraki Square, Ermou Street is the main shopping street in Athens. The street faces a magnificent view of ancient mountains, monuments and temples.

In the pedestrian mall, which is closed to traffic, it is very convenient to take a shopping trip. All the international brands such as Barshaka, E-Spirit, Zara, H&M, Mango and Marks & Spencer are present, along with hundreds of well-known local stores of Greek products and brands. In the street you can buy everything. From fashion and souvenirs to luxury goods and electronics, sweets, spices and more.

Ermou is not only the famous shopping street in Athens but also the most interesting in the city. The combination of a mix of international and local brands, along with a lively and illustrated pedestrian mall, right in the center of Athens, with street performances by local and foreign artists and many beautiful young people full of joy, is a winning combination.



PLACES OF INTEREST

- **The Parliament building** (where the Greek Parliament sits) is located next to the monument of the Unknown Soldier, opposite Syntagma Square. The main attraction is the shift of the Greek soldiers called “Evzoni”. “Evzonos” comes from an ancient Greek word that means “well belted”. It is found in the epic poems of Homer, identifying the very tall, strong, and well-groomed warriors. The change of shifts takes place every hour to the sound of an orchestra. The change of guards becomes a real ceremony on Sundays. The building was built between 1842 and 1836 and was used as a palace for the Greek kings (400m from the property).
- **Syntagma Metro Station** is one of the most interesting and unique metro stations in the world and is a must-see attraction in Athens. During the excavation of the station, rare archaeological finds from different periods were discovered, and these are displayed in huge glass walls that form the walls of the station (500m from the property).
- The **Plaka** neighborhood - the neighborhood at the foot of the Acropolis in Athens is the most famous and oldest neighborhood of Athens (500m from the property).
- **Psyri** neighborhood - the coffee shops around the small squares are filled all day long with young people who come to get their espresso and sit with friends. At night the places turn into bars where the Athenians gather around. On the weekends there are all kinds of events, and if you are lucky you can catch a festival of local rock bands who usually settle in one of the squares and start playing (650m from the property).



SHOPPING NEAR THE PROPERTY

- The property is located on the main shopping street of Athens and includes all the international chains: ZARA, H & M, MANGO, Marks & Spencer (the branch is located right next to the property) and more.
- City Link - One of the most popular shopping and entertainment centers in the city of Athens, with shops of leading brands, cafes and restaurants and entertainment options for the whole family (300m from the property).
- Monastiraki Flea Market - the most famous open market in town. The wide market is located at the edge of the Plaka area at the foot of the Acropolis and stretches around Monastiraki Square and along the streets of Ermou and Pandrossou. The market is full of shops and stalls selling clothes, toys, antiques, second hand objects and different realities. The market is filled with people mainly on Sundays, as well as countless cafes and restaurants around it (500m from the property).
- The central market of Athens is located in the Agora in the heart of the city. As its name implies, it is a busy, vibrant, colorful and interesting market. The central market is mainly a food market, which includes a vegetable and fruit complex, a meat complex and a fish compound. It is recommended to walk around the market with closed shoes because the floor is slightly wet and smoother, especially in the fish area. Around the market are small shops selling food such as olives, spices and cheese, as well as many taverns (700m from the property).



- Le Petit Village - Modern French bistro (60m from the property)
- Centrale Café - Trendy and well known café (150m from the property)
- ATHINAIKON - Traditional Greek tavern with a modern aroma (170m from the property)
- Drunk Sinatra Bar (170m from the property)
- Ergon - Traditional Greek Restaurant (180m from the property)
- Baba Au Rum - Serve the best cocktails in Athens (200m from the property)
- Mcdonald's - International burger chain (250m from the property)
- O Kostas - Greek Restaurant (260 m from the property)
- Tzitzikas kai Mermigas - Modern Greek Restaurant (270m from the property)
- Starbucks - International coffee shop chain (300 and 350 m from the property)
- Booze Cooperativa - Trendy coffee bar. It has a courtyard and 2-3 levels. One is a gallery and the other serves as a winter club. Music is varied, sometimes a DJ, and a pleasant atmosphere for those who come for relaxed coffee (350m from the property)
- KFC - International Network (350 m from the property)
- The Indian Kitchen - Indian restaurant (350m from the property)
- Koi Sushi Bar - Sushi restaurant and Japanese food (400m from the property)
- Six D.O.G.S. - A recreation and cultural center opened in 2009, in a 19th-century building that has been renovated and adapted for its new use (450m from the property)
- 7 Times Live Music and Dance Club (550m from the property)
- Hard Rock Café (600 m from the property)
- Boiler - One of the hottest bars in Athens today. It plays alternative and modern music (650m from the property)
- Within 2-3 minutes from the property there are a lot of branches of fast food chains such as pizzerias, falafelias and hamburger restaurants

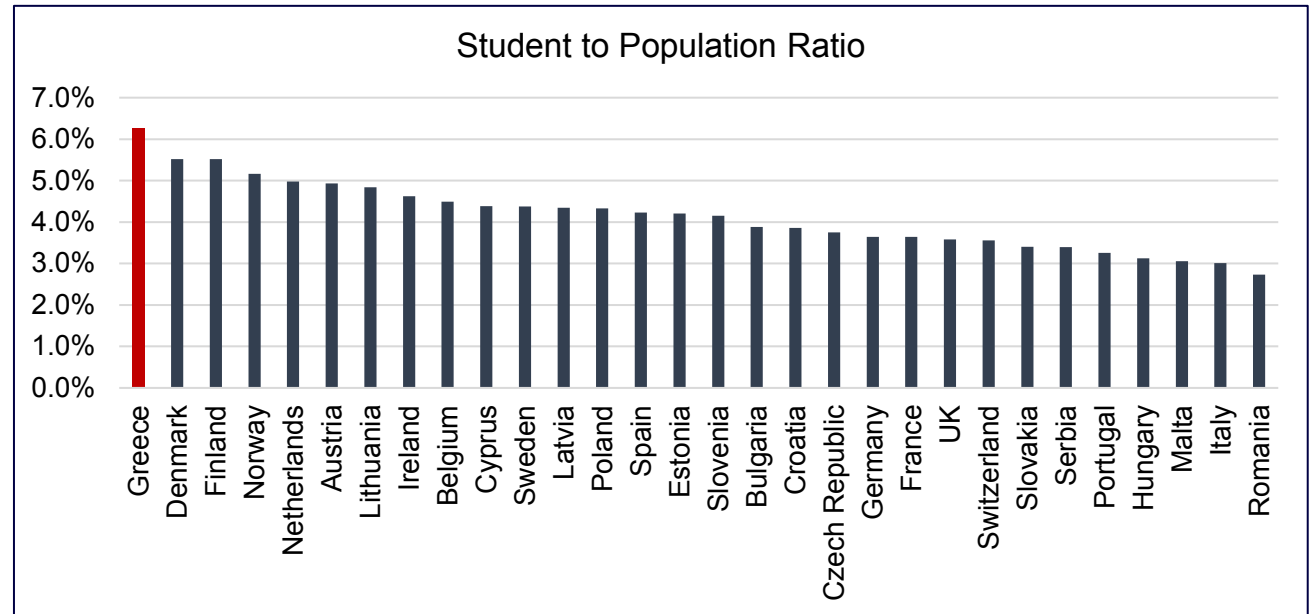


RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



Academic Institutions in Athens

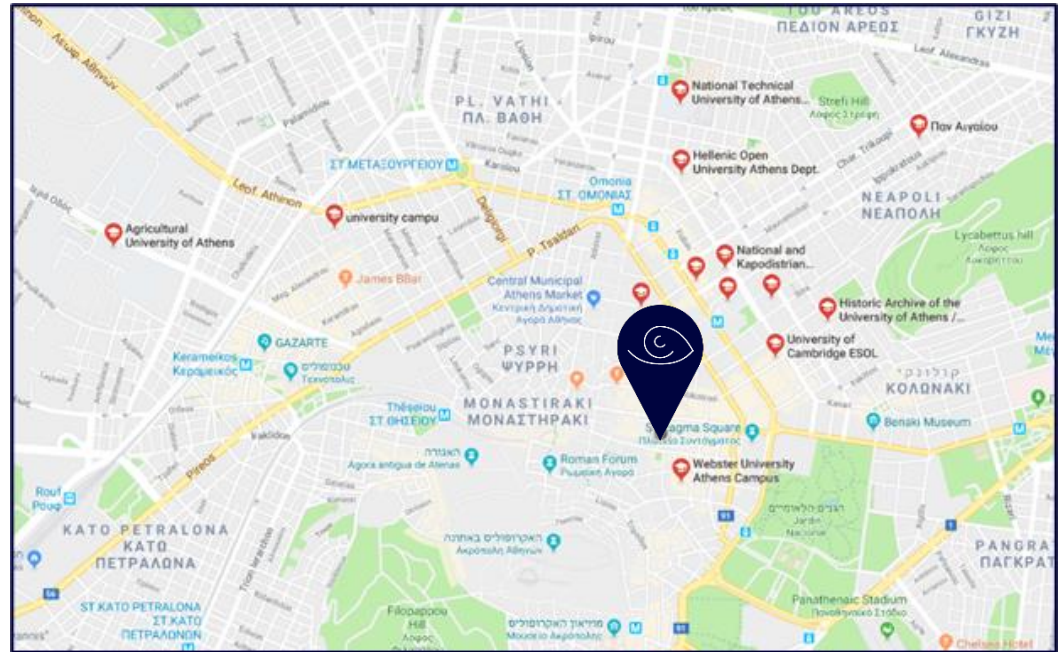
Greece is the most educated country in Europe by student population ratio!



- More than 470,000 students all over Greece.
- More than 150,000 in Athens.
- More than 60 universities, 30 of them - in Athens.
- Most of the academic institutions are located downtown.
- Only 8 universities offer student dorms. The rest of the students usually rent apartments / rooms throughout Athens.
- Only 3,000 beds in government dorms.
- The University of Athens for Economics and Business (AUEB) was ranked high in the ranking of the world's best universities in 2018 (<http://www.eduniversal-ranking.com/>).

Academic Institutions near the Property

- Ypatias Building, Athens University (180m from the property)
- City Unity College (180m from the property)
- Webster University Athens Campus (300m from the property)
- Aegean College (550m from the property)
- liek New York (700m from the property)
- University of Cambridge ESOL (650m from the property)
- National and Kapodistrian University of Athens (1.1 km from the property)
- Akto (1.1 km from the property)
- Hellenic Open University (1.4 km from the property)
- College Year Athens (1.6 km from the property)
- The European College for Tourism Studies (1.6 km from the property)
- National Technical University of Athens (1.7 km from the property)
- University Campu (1.8 km from the property)
- Panteion University of Social and Political Sciences Athens (2.5 km from the property)



Hotel Name	No. of stars	Rate per room per night	Distance from Property (m)
La Strada Hotel Athens	3	142€	110
Cypria Hotel Athens	3	139€	160
Best Western Amazon Hotel Athens	3	221€	200
Electra Hotel Athens	4	210€	210
Astor Hotel Athens	4	116€	220
Central Hotel Athens	3	140€	220
Diamond Hotel Athens	4	130€	230
Hermes Hotel Athens	3	172€	240
Electra Metropolis Hotel Athens	5	350€	240
Plaka Hotel Athens	3	215€	250
Arethusa Hotel Athens	3	80€	300
Adrian Hotel Athens	3	140€	350
Electra Palace Hotel Athens	5	265€	350
NJV Plaza Hotel Athens	5	195€	400
King George Hotel Athens	5	324€	450

Hotels near the Property