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Aristotelous 8 – Athens, Omonia

HIGHLIGHTS

Monthly rental costs	8,500 €
Total built area in sqm	780
Monthly rental costs per sqm	11 €
Plot area in sqm	114.92
Number of units after reconstruction (optional)	14
Construction year	1977

The property is located in an excellent location, only 300 meters from the always active Omonia Square and 600 meters from the National Archaeological Museum – one of the most important and prominent archeological museums in Europe.

The building consists of a basement, ground floor, mezzanine and seven floors with an open space. There is an elevator in the building. The building has a building permit to convert it into a residential building with 14 apartments and a shop.

Level	Sqm	
Basement	75	Boiler room and warehouse
Ground floor	107	Entrance to the building, store with individual entrance, with its mezzanine space and basement
Mezzanine floor	41	
1st floor	82	Office space, staircase, lift and WC
2nd floor	82	Office space, staircase, lift and WC
3rd floor	82	Office space, staircase, lift and WC
4th floor	82	Office space, staircase, lift and WC
5th floor	82	Office space, staircase, lift and WC
6th floor	82	Office space, staircase, lift and WC
7th floor	65	Office space, with staircase, lift & WC but recessed in relation to the lower level and creates a terrace

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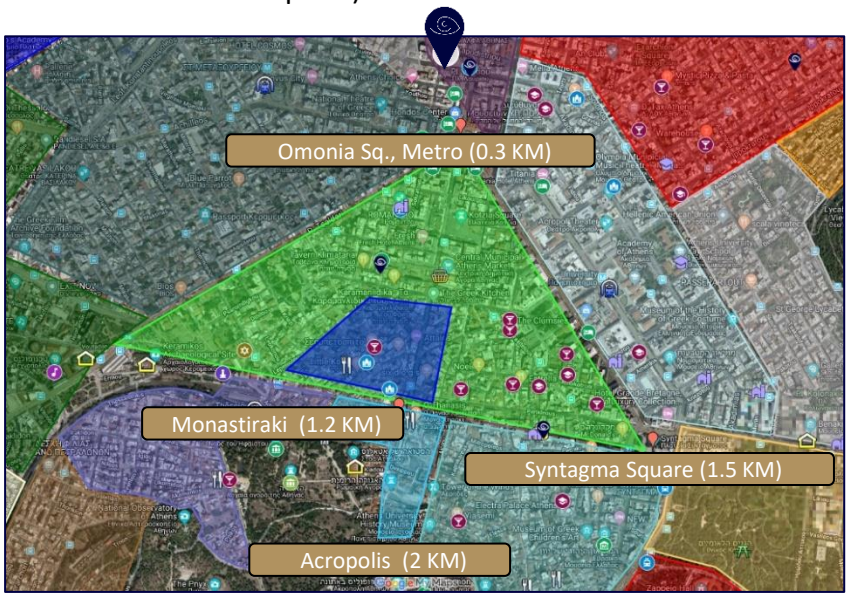
ABOUT THE AREA

The property is located near Omonia Square - part of the famous historic triangle of Athens and the oldest square in the city. In 2020, the municipality of Athens made extensive renovations in the square. The area is becoming again a Prime Location in the city of Athens. In the past couple of years a lot of famous hotel chains have purchased and leased a number of properties around the square like Marriot, Brown and Melia.

The property has an easy access to the city center (convenient public transport, only 300m from the metro station of Omonia Square).

Distance from Omonia Metro Station in km	0.3
Distance from the Central Market in km	0.8
Distance from Monastiraki in km	1.2
Distance from Likquitos hill in km	1.2
Distance from Syntagma Square in km	1.5
Distance from Acropolis in km	2
Distance from Acropolis Museum in km	2.4
Distance from Airport in km	35



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Omonia Square

The property is located near Omonia Square. The square is a bustling place where tourists, street vendors and passersby meet. The square was a cosmopolitan meeting place for people from the middle-class until World War II, with many large hotels, such as the Megas Alexandros and the Bageion Hotel. After the war, restaurants, theaters, cafes and hotels were built near the square. An extensive renovation of the square was completed on early 2020.

Today, many hotel chains purchase and lease properties around the square, for example: the Old County Hall building will become a Marriott chain hotel; The Brown Hotel chain acquires and leases properties around the square and operates varying star rating hotels: the former Old La Mirage Hotel, Ilion Hotel, Acropol Hotel, Theatrou Street property; The British Foundation recently purchased the Titania Hotel (400 rooms) at a cost of € 55,000,000; Wyndham Hotel Group opens another hotel in the square (in addition to the hotel currently operating not far from Omonia Square); The Hilton Hotels chain is also in the process of acquiring a property and renovating it to a luxury hotel near the square; In addition, the French company Boisee Finances is currently acquiring a property near the National Archeology Museum to make it another luxury hotel.

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Omonia Square after the Renovation - February 2020

Link to a video about the renovation of the square:
https://www.youtube.com/watch?v=6osON_n8_JU

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PLACES OF INTEREST

- **Flea Market** - Located in a small grove near Omonia Square (450m from the property)
- **The National Theater** – An impressive building built between 1882 and 1890 by architect Ernst Ziller in an eclectic style (400m from the property).
- **Aghios Konstantinos** - A monumental basilica built between 1896 and 1876 (450m from the property).

- **National Archaeological Museum** - One of the most important and prominent museums in Athens (600m from the property).
- **Kotzia Square** - One of the famous squares of Athens. The town hall, the National Bank, the Municipal Theater and the Presidential Domain are located on the square (600m from the property).
- **The central market of the Agora Kentriki** - Is located near Omonia Square inside a huge metal building designed in the 19th century style. Visitors to the place are guaranteed a graceful celebration of fish, seafood and meats, plenty of fresh vegetable and fruit stalls. Around the building there are more and more smaller markets that also offer different food products (800m from the property).

- **The National Library of Greece** - The building was designed in neoclassical style by the Danish architect Thayer Freier von Hansen as part of a neoclassical trilogy of buildings, together with the Greek National Academy of Sciences and the University of Athens. The library was founded in 1832. The Library's collections currently contain 4,500 manuscripts, a collection of scripts and antiques (900m from the property).

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Restaurants & Nightlife close to the Property

- The Black Cat Bar - Cocktail bar (500 m from the property)
- Revolt street bar (550m from the property)
- Spinster - A retro-style coffee bar (550m from the property)
- Tpata - Traditional Greek Tavern (550 m from the property)
- Taverna Ta Varelia - Traditional Greek Tavern (600 m from the property)
- An Club - Night club and Live (600m from the property)
- Dr Feelgood - Coffee Bar (650m from the property)
- Diporto (700m from the property)
- O Aris (800m from the property)
- Tavern Klimataria (800m from the property)
- Salero Bar Restaurant (850m from the property)
- Yantes (900m from the property)
- Boiler - One of the hottest bars in Athens today. It plays alternative and modern music (1 km from the property)
- 7 Night Live Music and Dance Club (1.1 km from the property)
- SIX D.O.G.S - One of the most trendy and famous bars in Athens (1.2 km from the property)

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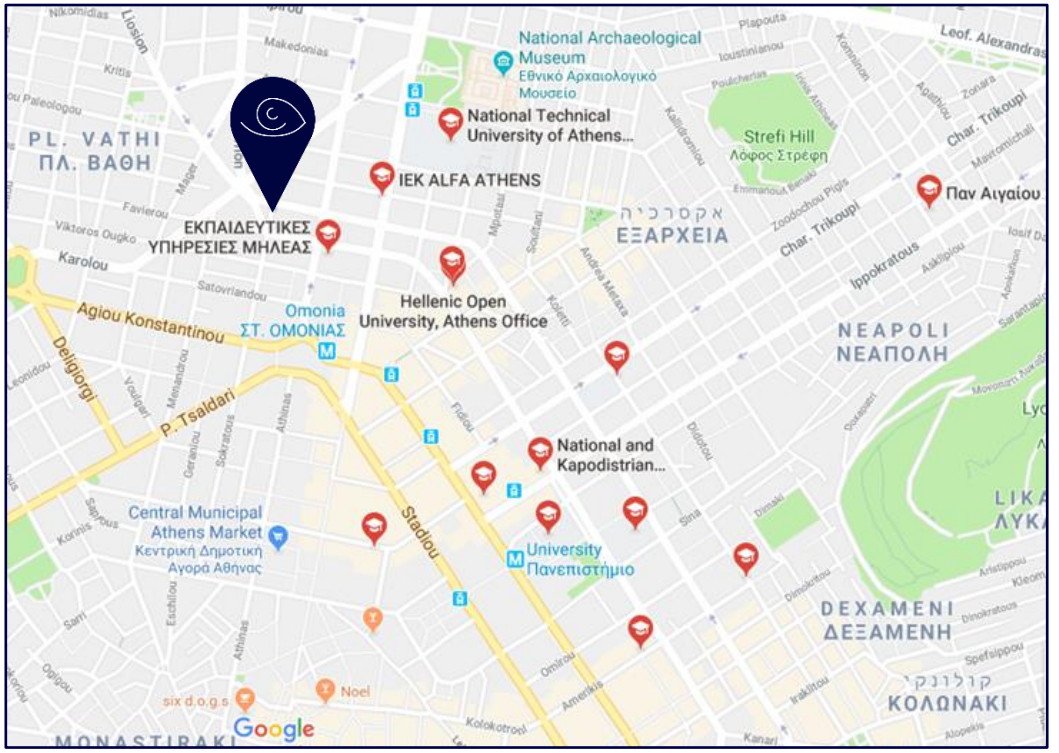
Academic Institutions near the Property

- Vellios School of Art (150m from the property)
- Hellenic Open University (450m from the property)
- National Technical University of Athens (500m from the property)
- National and Kapodistrian University of Athens (600m from the property)
- Astropaideia (700m from the property)
- Athens University Of Economics And Business (1km from the property)
- Academy of Athens (1.1km from the property)
- University of Cambridge ESOL (1.3km from the property)
- AKTO (1.4km from the property)
- Webster University Athens Campus (1.8km from the property)
- Agricultural University of Athens (2.3km from the property)



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