

## HIGHLIGHTS

Status of the property	Under development
Total built area in sqm	2,000
Plot area in sqm	221
Number of units after reconstruction	45
Construction year	1955

An office building located in the center of Athens near Omonia Square.

The building has a ground floor with a lobby, a basement, and there are also 7 floors spread over an area of about 2,000 square meters.

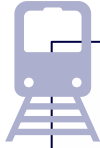
The building was operating as an office building with 13 offices on each floor. There are 4 balconies on each floor and 2 active elevators.

The project started to realize the construction works and by the end of the year the building will be converted to a luxury 45 small apartments hotel with a pool on the rooftop and many other amenities.

The managing operation will be performed by Finders (when it is completed).

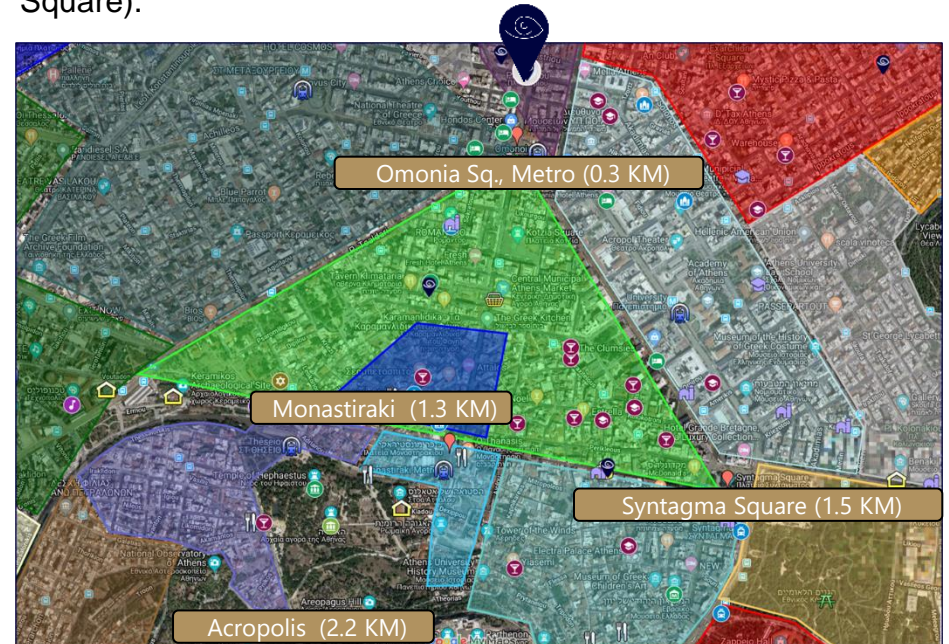


## ABOUT THE AREA



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).

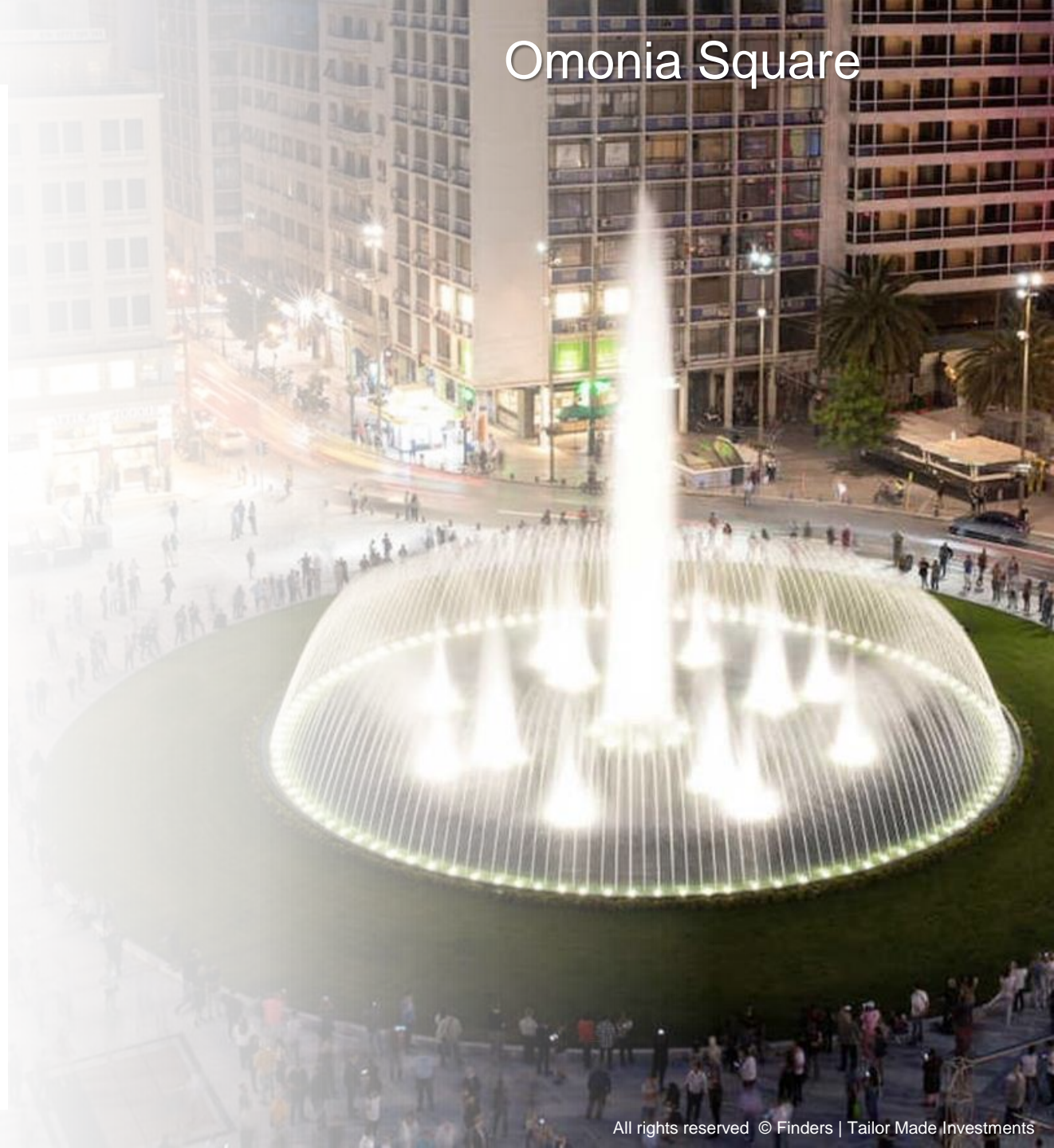


Distance from metro station in km	0.3
Distance from Omonia square in km	0.3
Distance from Monastiraki in km	1.3
Distance from Syntagma square in km	1.5
Distance from Acropolis in km	2.2
Distance from Acropolis Museum in km	2.4
Distance from Athens airport in km	33

# 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.





## Omonia Square after the Renovation - February 2020



[Link to a video about the renovation of the square](#)

## PLACES OF INTEREST



- **Aghios Konstantinos** - A monumental basilica built between 1896 and 1876 (190m from the property).
- **Flea Market** - Located in a small grove near Omonia Square (250m 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).
- **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 (600m from the property).
- **National Archaeological Museum** - One of the most important and prominent museums in Athens (650m 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 (700m 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 (850m from the property).

# RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



- Nostimo Restaurant - Bar (280m from the property)
- Keenkies Café, Greek, Street food (550m from the property)
- Cookoomela Grill – Greek, Mediterranean, Vegetarian (550m from the property)
- Frau Bar – Café (600m from the property)
- Mystic Pizza & Pasta, Restaurant, Vegetarian, Vegan (750m from the property)
- Filomila Vegetarian Food (750m from the property)
- Rozalia Restaurant (750m from the property)
- Rakoumel Restaurant (800m from the property)
- Crepexarchia (800m from the property)
- Ta Agrafa, Greek, European food (800m from the property)
- Yiantes Restaurant (850m from the property)
- Valteziana Pizzeria (850m from the property)
- Barbagiannis Restaurant – Greek Tavern (900m from the property)
- Seychelles Restaurant Mediterranean, European (1km from the property)
- The Clumsies Bar-Cafe (1km from the property)
- SIX D.O.G.S - One of the most trendy and famous bars in Athens (1.1km from the property)
- Attic Urban Rooftop Bar-Café (1.3km from the property)

All rights reserved © Finders | Tailor Made Investments



# ACADEMIC INSTITUTIONS NEAR THE PROPERTY

- Vellios School of Art (55m from the property)
- Hellenic Open University (300m from the property)
- National Technical University of Athens (500m from the property)
- Astropaideia (750m from the property)
- National and Kapodistrian University of Athens (850m from the property)
- Academy of Athens (950m from the property)
- Athens University Of Economics And Business (1km from the property)
- University of Cambridge ESOL (1.2km from the property)
- AKTO (1.4km from the property)
- Webster University Athens Campus (1.6km from the property)
- Agricultural University of Athens (2.3km from the property)

