

## HIGHLIGHTS

Property price for sale	550,000 €
Status	Leased for the next 6 years
Property area in sqm	322
Price per sqm for sale	1,708 €
Floor	1st & 2nd
Construction year	1973

The current state of the office is rented for the next 3 years and with the option of 3 more years to extend, to a company that provides software support services.

The lease agreement is for 3 years with the prospect of extending another 3 and an annual income of €30.000 (€2.500/month for the first two years). The rest of the years, the leased is agreed on €2.625/month and the for the next to come the lease will formed according to the inflation of Greece. The selling price is € 420.000 and the annual yield starting from 7.14% and goes above 8%. This is a high upside potential property.

These two spacious office floors (first and second, connected by internal stairs) in a well-kept office building are in Kaniggos Square. Each floor covers an area of 161 sqm, a total of 322 sqm. The location is excellent, just 300m from Omonia Square and 500 m from the National Archaeological Museum – one of the most important and prominent archaeological museums in Europe



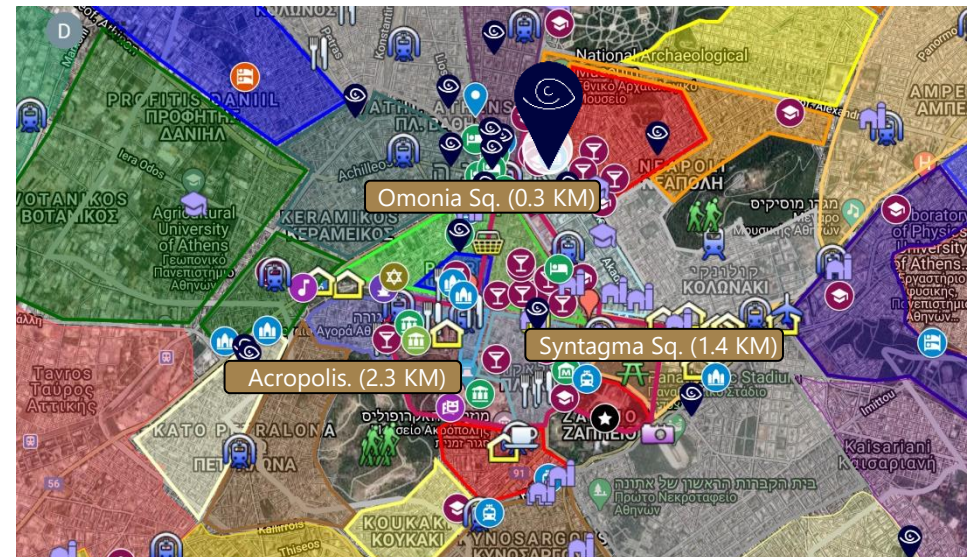


## ABOUT THE AREA



The offices overlooks Kanigios Square which was the first square of the Athens Municipality. Over time, there are schools and tuition centers in the wider area due to the concentration of universities, educational institutes and professional shops in the area from Omonia to Patision Street, such as the National Technical University of Athens, the Athens University of Economics, the Italian institute. Everything is within walking distance. Also, a lot of lawyers and notary offices are located nearby. And Polis Par Kanigios Square Station is a breath away. Exarchia is on the next street.

The offices are in the middle of 3 metro stations "Omonia" 300m on foot, "Panepistimio" 700m on foot and the new station developing "Exarchia Square" station 450m on foot.

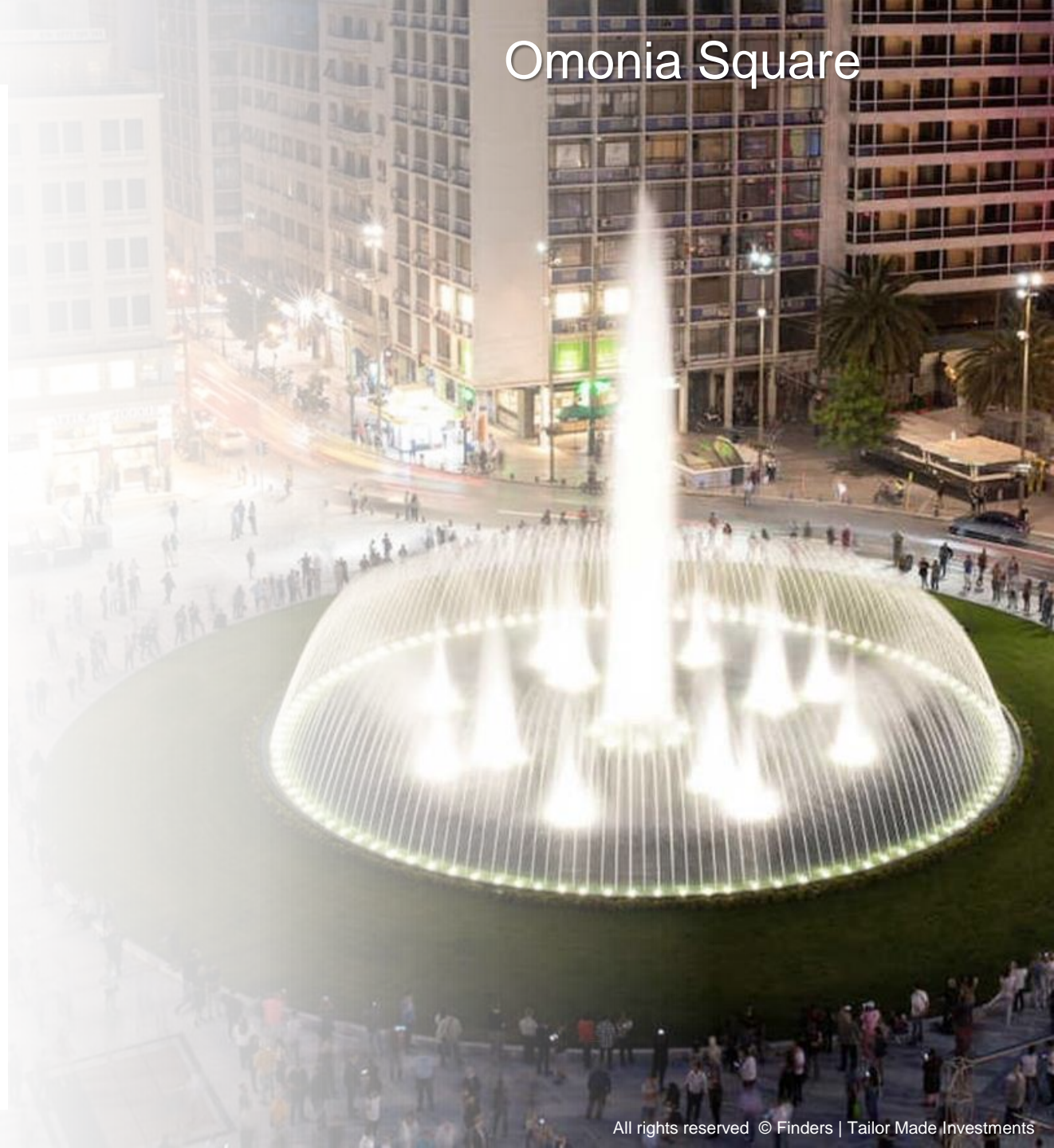


Distance from Omonia square & metro station in km	0.3
Distance from national archeology museum in km	0.5
Distance from the central market in km	0.9
Distance from Lycabettus hill in km	1.2
Distance from Monastiraki in km	1.3
Distance from Syntagma square in km	1.4
Distance from Acropolis in km	2.3
Distance from Athens airport in km	32

# 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

- **National Archaeological Museum** - One of the most important and prominent museums in Athens (500m from the property).
- **Flea Market** - Located in a small grove near Omonia Square (600m 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 (700m 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 (750m from the property).
- **Aghios Konstantinos** - A monumental basilica built between 1896 and 1876 (800m 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 (900m from the property).



# RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



- Nostimo Restaurant - Bar (500 m from the property)
- Rozalia Restaurant (950 m from the property)
- Rakoumel Restaurant (950 m from the property)
- Keenkies Café, Greek, Street food (950 m from the property)
- Crepexarchia (950 m from the property)
- Ta Agrafa, Greek, European food (950 m from the property)
- Mystic Pizza & Pasta, Restaurant, Vegetarian, Vegan (950 m from the property)
- Filomila Vegetarian Food (950 m from the property)
- Cookoomela Grill – Greek, Mediterranean, Vegetarian (950 m from the property)
- Yiantes Restaurant (950 m from the property)
- Valteziana Pizzeria (950 m from the property)
- Frau Bar – Café (950 m from the property)
- Barbagiannis Restaurant – Greek Tavern (1 km from the property)
- Seychelles Restaurant Mediterranean, European (1km from the property)
- SIX D.O.G.S - One of the most trendy and famous bars in Athens (1.5 km from the property)
- The Clumsies Bar-Cafe (1.5 km from the property)
- Attic Urban Rooftop Bar-Café (1.5 km from the property)

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# ACADEMIC INSTITUTIONS NEAR THE PROPERTY

- Hellenic Open University (60 m from the property)
- National Technical University of Athens (220 meters from the property)
- Vellios School of Art (350 m from the property)
- Attic College (350 m from the property)
- Athens University School of Economics (850 meters from the property)
- National and Kapodistrian University of Athens (850 meters from the property)
- University of Cambridge ESOL (1 km from the property)
- Aegean College (1 km from the property)
- Astropaideia (1.1 km from the property)
- NewSchool.Athens (1.3 km from the property)
- City Unity College (1.3 km from the property)
- AKTO (1.4 km from the property)
- Mediterranean College (1.4 km from the property)
- Agricultural University of Athens (2.7 km from the property)

