

# Akadimias 83-85, Omonia, Athens

## HIGHLIGHTS

Price of the property	200,000 €
Total built area in sqm	107
Price per sqm	1,869 €



A spacious apartment located on Akadimias Street, in a central area of Athens - Omonia Square area, near Kanigios square.

The apartment is located on the 4th floor of a five-story residential building on a 538 sqm plot and includes an entrance space, a kitchen, two bedrooms and a bathroom.

The apartment is currently rented and is used as a law office.

The apartment is very close to schools, supermarkets and public transportation.

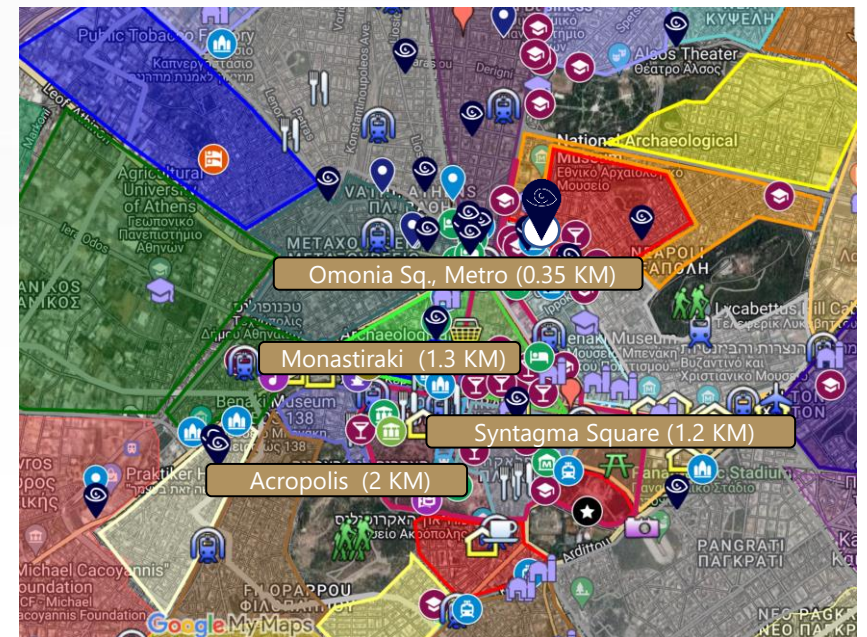
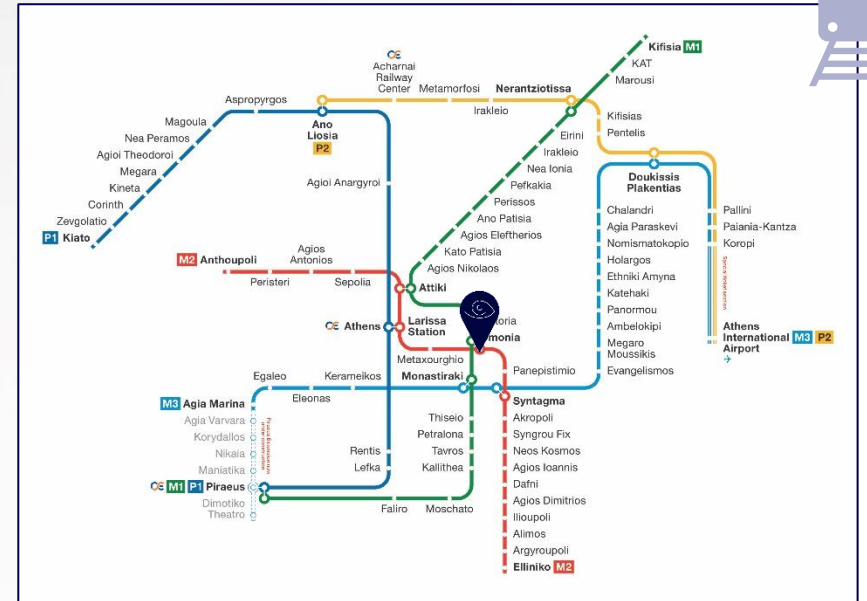
# Akadimias 83-85, Omonia, Athens

## ABOUT THE AREA

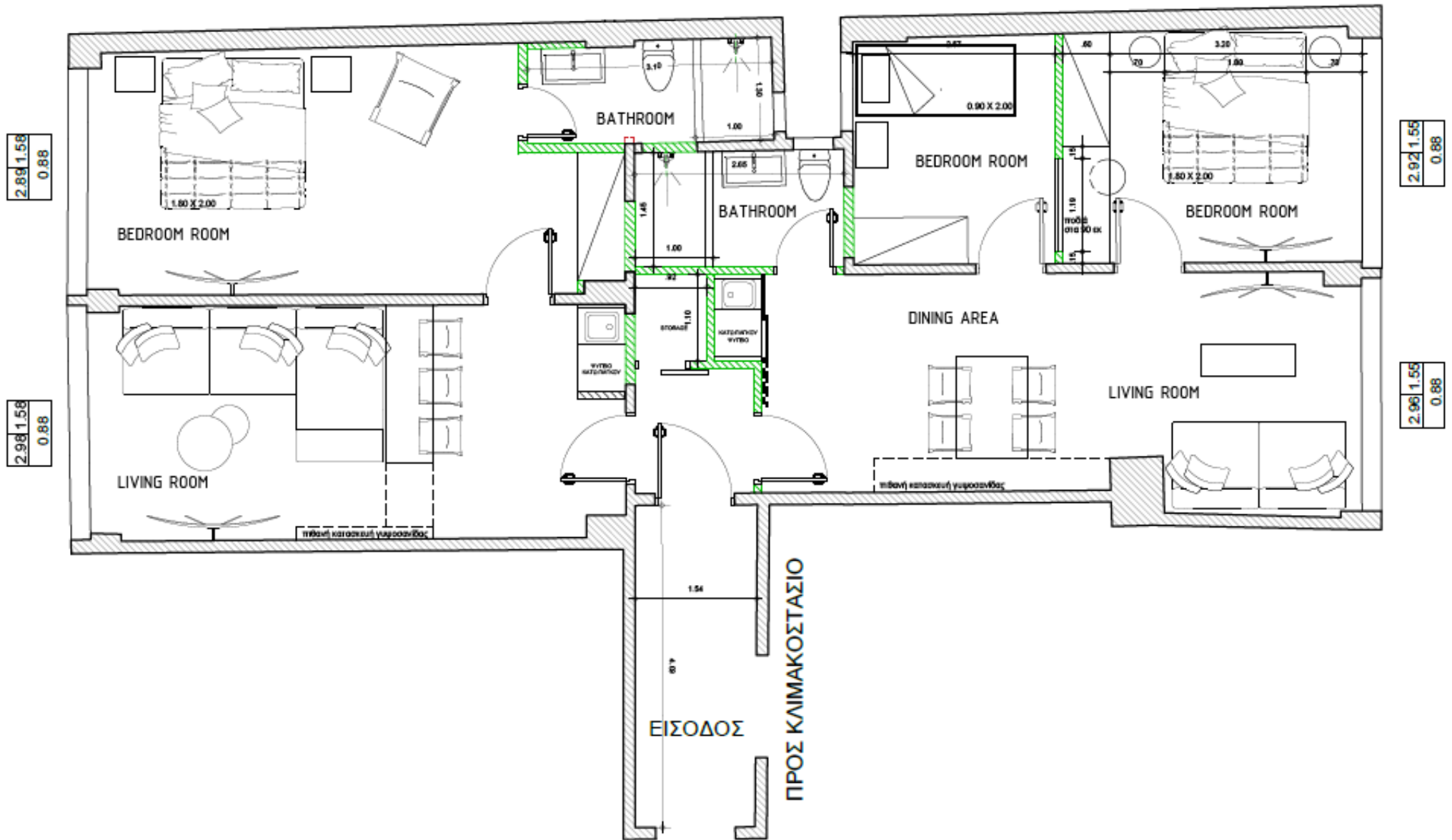
This apartment is located in a privileged spot in the center of Athens. The apartment is located 350m from Omonia square with its metro station, 400m from Panepistimio metro station, and 550m from Exarchia square where a metro station is also being built. The area is full with theaters, cafes, shops, but also many educational institutions, such as the Technical University of Athens and the National Archaeological Museum.

Besides all the above, the Strefi Hill Park is just 650m away, offering a green park for recreation and leisure activities available to all residents.

Distance from Omonia sq. & metro station in km	0.35
Distance from National Archaeological Museum in km	0.65
Distance from Syntagma square in km	1.2
Distance from Monastiraki in km	1.3
Distance from Acropolis in km	1.9
Distance from Acropolis museum in km	2.2
Distance from the airport in km	34.5



# BLUEPRINTS



# 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](#)



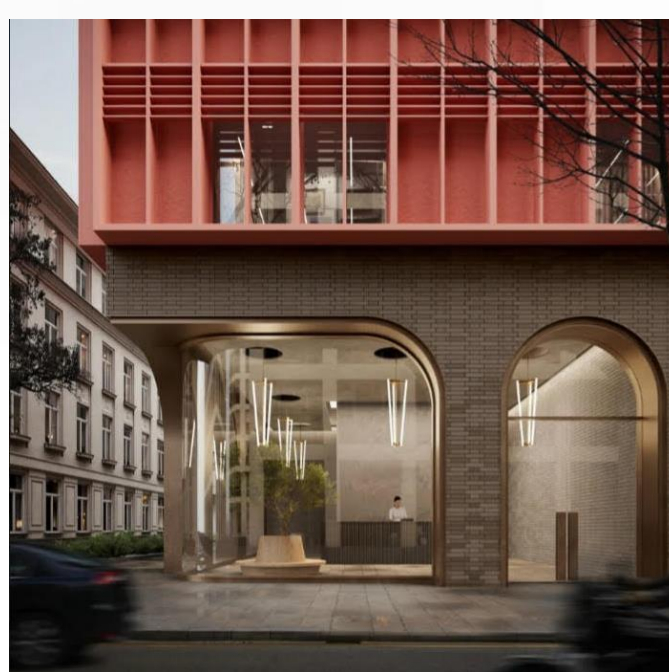
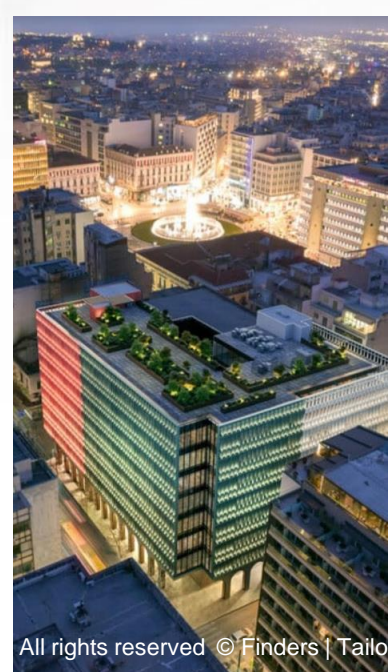
## The Minion Project

Large investment projects are expected to radically change the image of Omonia and they are underway in the near future. The aim is to change the image of abandonment and degradation that has prevailed in the region in recent years.

One of the largest investments that is expected to start immediately is the new Minion in which a preferred candidate was named buyer the Dimand. This historic building of "Minion" on Patisson street, near Omonia, in which it housed for decades the country's first department store, enters in a new area. The building will be transformed into a modern, "green" bioclimatic building of mixed uses and become an attractive destination that will

contribute to the modern history of the city and the revival of the wider area of the center of Athens.

The new "Minion" is expected to have commercial stores on its lower floors as well as restaurants, offices and business premises on the remaining floors. Among the concepts under consideration is to create apartments overlooking the Acropolis on the top floors.



- **Kotzia Square** - One of the most famous squares in Athens. It houses the City Hall, the National Bank, the Municipal Theater and the Presidential Estate (450m from the property).
- **The National Library of Greece** - The building was designed in a neoclassical style by the Danish architect Thophil Fryer von Hansen as part of a trilogy of neoclassical buildings, together with the Greek National Academy of Sciences and the University of Athens. The library was founded in 1832. The library's collections now contain 4,500 manuscripts, a collection of scripts and antiquities (500m from the property).
- **The National Theater of Greece** - located in a neoclassical building from 1901 and designed by Ernst Ziller. The theater was built according to the order of King Gaugrius I who wanted to create a permanent residence for the Greek theater. Until 1908 it was used as the royal theater for the enjoyment of the king's guests. Today, the theater puts on a variety of shows, from classical plays to contemporary musicals (650m from the property).
- **The National Archaeological Museum** - One of the most important and prominent museums in Athens (650m from the property).
- **Strefi Hill** - A charming urban park at a height of 155m located in the center of Athens, in the Exarcheia area and overlooking the spectacular views of the city (650m from the property).
- **Kentriki Agora Central Market** - Located near Omonia Square and housed in a huge 19th century style metal structure. Visitors to the place are guaranteed a celebration of fish, seafood and meats, plenty of vegetable and fresh fruit stalls. Around the building are more small markets that also offer various food products (750m from the property).



## PLACES OF INTEREST



# RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



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- B-side - bar (120m from the property)
- Ouzeri Lesvos - traditional Greek restaurant (120m from the property)
- Tpata - traditional Greek tavern (130m from the property)
- Wabi Sabi - Asian restaurant (180m from the property)
- Red Lotus - cocktail bar (200m from the property)
- Cookoomela Grill - Greek, Mediterranean, vegetarian restaurant (230m from the property)
- Keenkies Café - street food, Greek (240m from the property)
- Frau Bar - coffee bar (250m from the property)
- An Club - nightclub with live performances (300m from the property)
- Filomila - vegetarian restaurant (350m from the property)
- Mystic Pizza & Pasta - restaurant, pizzeria, vegetarian food (350m from the property)
- Rozalia - traditional Greek family restaurant (400m from the property)
- Rakoumel - restaurant (400m from the property)
- Ta Agrafa - Greek and European food (400m from the property)
- Crepexarchia (450m from the property)
- Yantes - a tavern with an inner courtyard serving organic food (450m from the property)
- Valtezia - pizzeria (450m from the property)
- Barbagiannis - traditional Greek tavern (500m from the property)
- Nostimo - bar-restaurant (600m from the property)
- O Aris - Greek restaurant and tavern (700m from the property)
- Wyndham Roof Garden - a luxurious restaurant on the roof of the Wyndham hotel with spectacular views of the city (1.1km from the property)
- Six d.o.g.s - one of the trendy and famous bars in Athens (1.1km from the property)



# Academic Institutions near the Property

- Hellenic Open University (100m from the property)
- National Technical University of Athens - School of Architecture (350m from the property)
- Vellios School of Art (400m from the property)
- National and Kapodistrian University of Athens (600m from the property)
- University of Cambridge ESOL (800m from the property)
- University of The Aegean (850m from the property)
- Astropaideia (1.1km from the property)
- Athens University of Economics (1.2km from the property)
- Mediterranean College (1.4km from the property)
- AKTO (1.4km from the property)
- Agricultural University of Athens (2.6km from the property)

