



FINDERS

Tailor Made Investments

השקעות נדל"ן
אטרקטיביות ביוון

Dekeleon 50, Gazi, Athens

HIGHLIGHTS

This five floor building measures 1,448 m² and is ideally located in the contemporary area of Gazi, a mere 300 meters from the Kerameikos metro station. The building has balconies with a view, an operating elevator, central heating and air conditioning systems installed.

The first floor has a charming outside patio area and from the spacious rooftop you can explore Athens by top!

At the present time the building is under construction to be converted in an apartment building with 20 units and 20 storages on the basement. One of the units will be having a spacious patio with a private jacuzzi along with contemporary outdoor furniture, the penthouse will be having a partly exclusive use of the rooftop with the breathtaking view of the Acropolis, jacuzzi and outdoor living space and the rest of the roof top will be at the disposal of the rest of the units, again with shared jacuzzi and outdoor living space.



Floor	Sqm	Upcoming conditio
Basement	206.39sqm	21 storages & machinery/control room
Ground floor Mezzanine	206.36sqm 200.90sqm	Entrance, lobby, shop
1 st floor	209.44 sqm	5 units
2st floor	209.44 sqm	5 units
3 rd floor	209.44 sqm	5 units
4 th floor	204.44 sqm	5 units
Attic	36.52 sqm	1 shared space 88 sqm with jacuzzi + sunbeds

Dekeleon 50, Gazi, Athens

Gazi was named after the gas factory that some decades ago was operating there. It is the place to have a cup of coffee or a strong cocktail, have lunch or dinner or even a theatrical play or a concert to watch. Since then every Athenian knows that if they are downtown and would like to have some fun, they should go to Gazi.

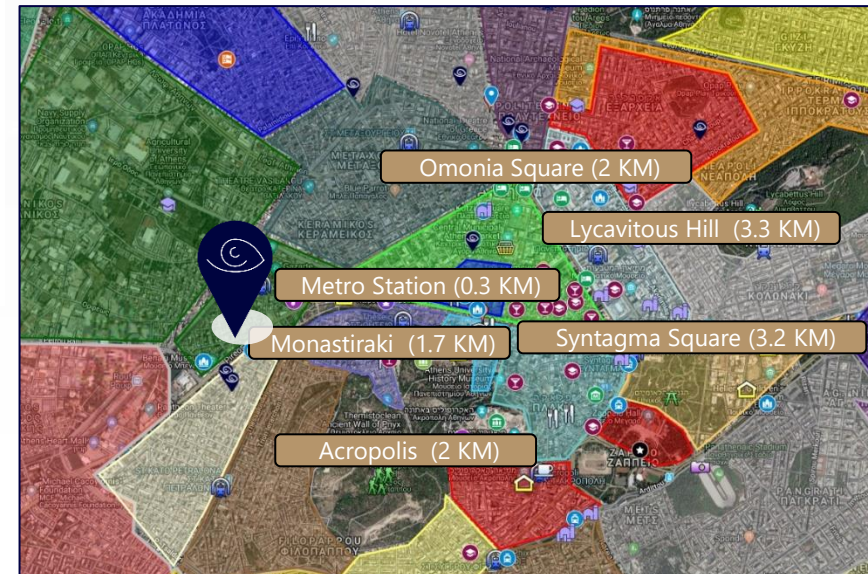
The last 15 years the area revealed its different aspects with modern restaurants and fancy coffee shops, local style tavernas and hip bars and clubs, rooftops and small backyards and of course the trendy lofts that took the place of the stone houses. Every day and particularly on weekends, hundreds and hundreds of people are going to Gazi to spend their evenings and meet with friends and family. In the summertime, in the Technopolis area, where the Gas Industry was, many live concerts and performances are taking place. Then the whole area is overwhelming with music, laughter and happy voices.

If you are keen on art and culture there is for you one of the affiliated departments of Benaki Museum. Always brings something new concerning an exhibition of an artist or an event or a contemporary presentation.

Gazi has every day a new suggestion for entertainment to its enthusiasts and always an innovative idea to introduce to the public. It is the upcoming and trendsetting region of Athens that still finds a way to surprise the locals and impress the guests.

Distance from nearest metro station in km (Keramikos, Line 3)	0.3
Distance from Technopolis in km	0.5
Distance from Acropolis in km	2
Distance from Syntagma square in km	3.2
Distance from Piraeus port in km	11
Distance from Athens airport in km	36.2

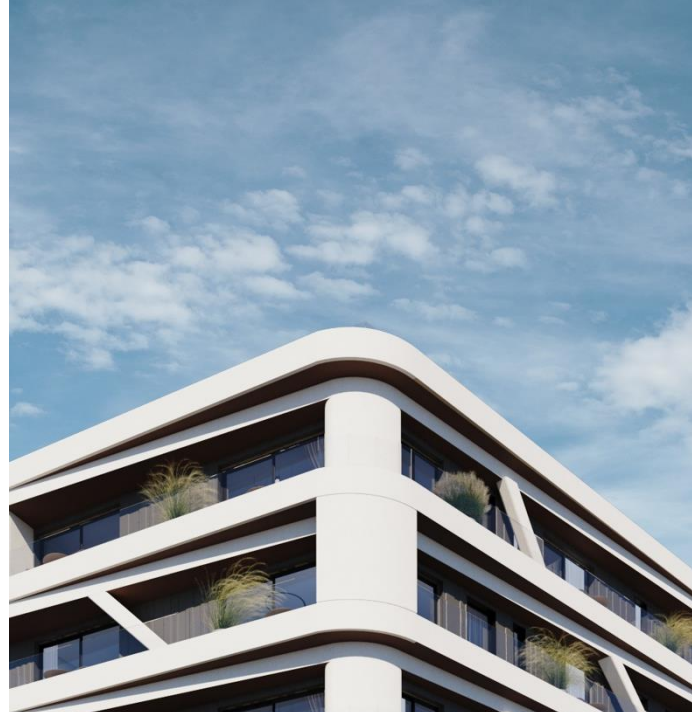
ABOUT THE AREA



Dekeleon 50, Gazi, Athens

MAP & STREET VIEW













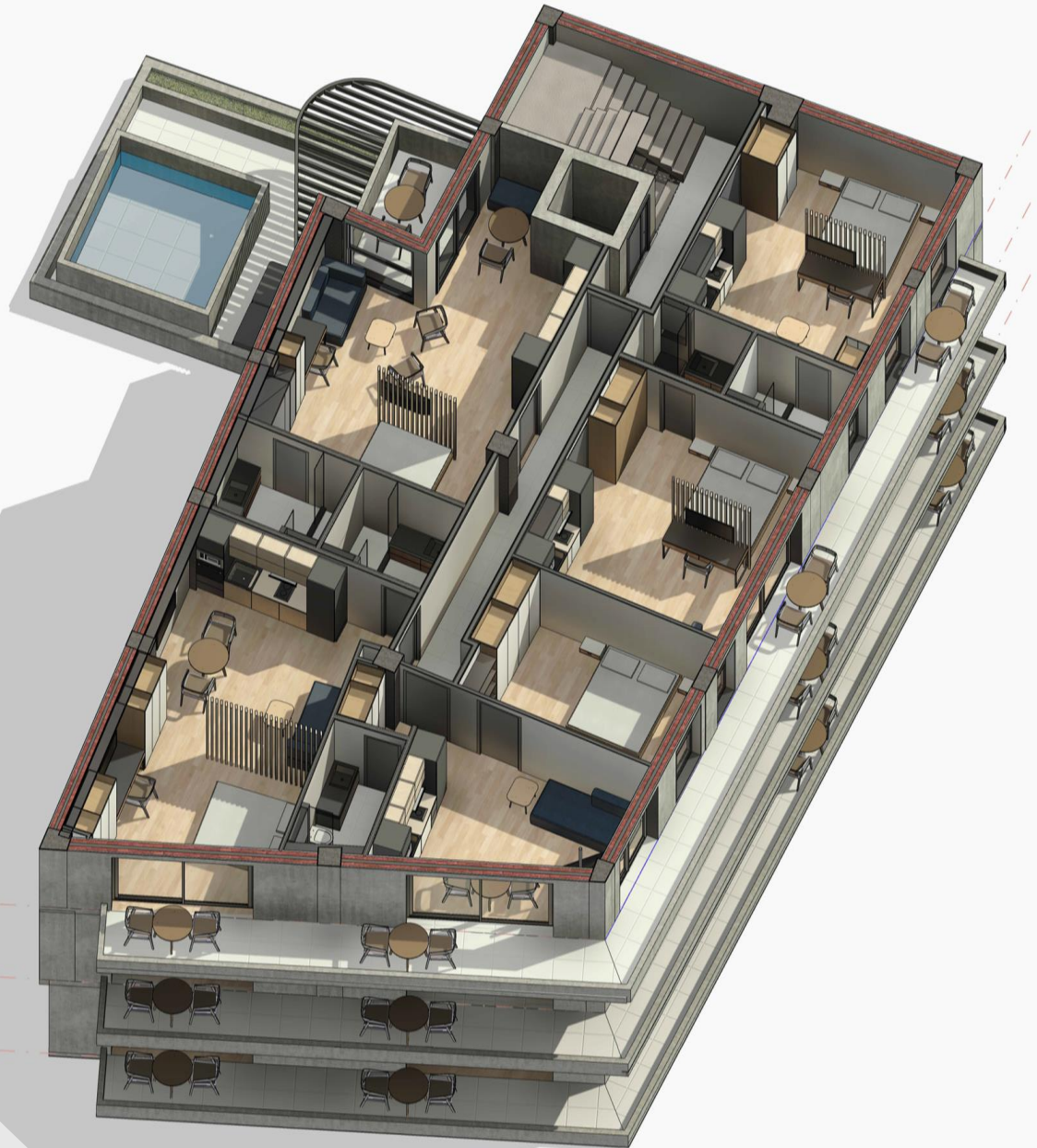


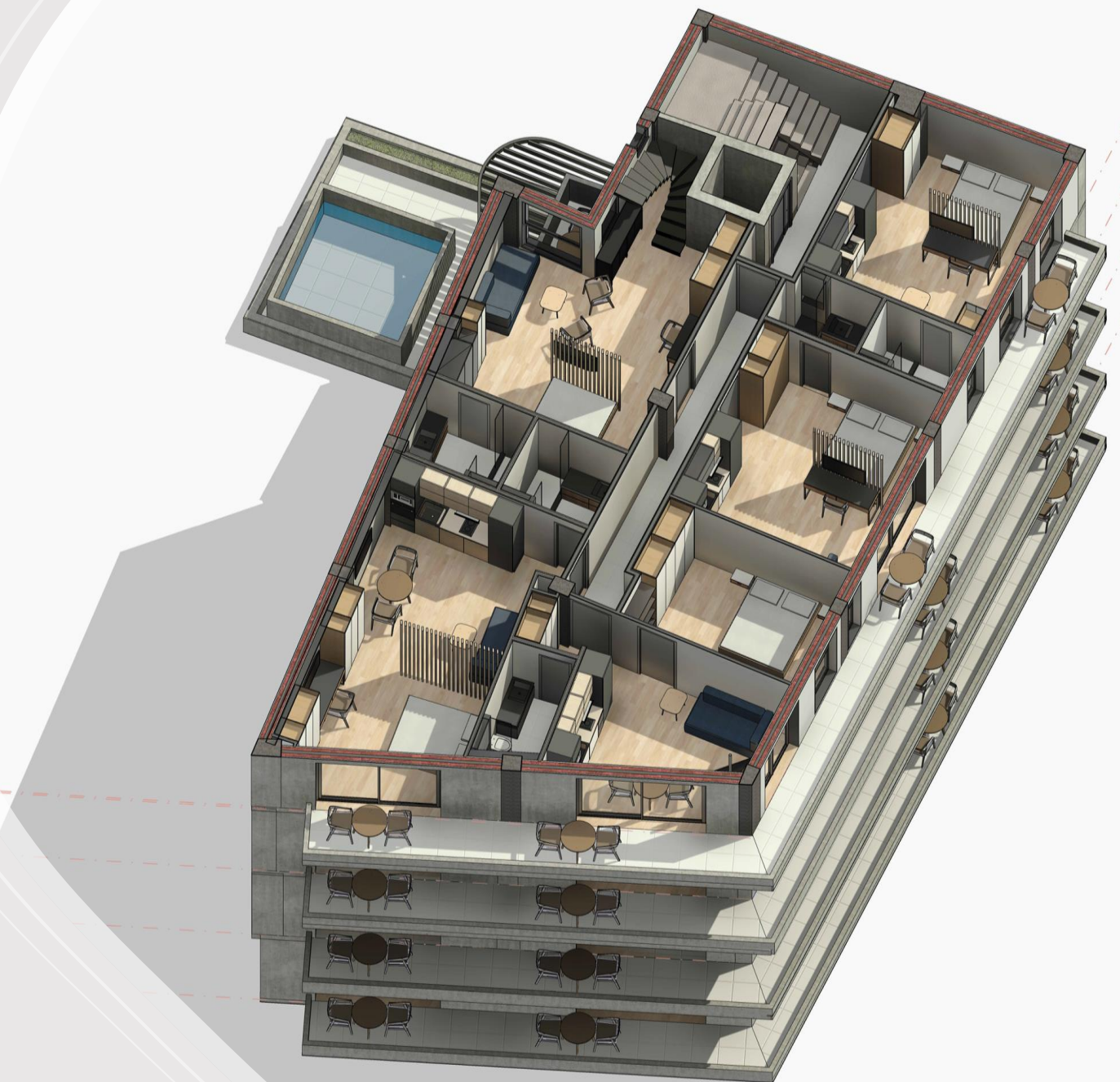


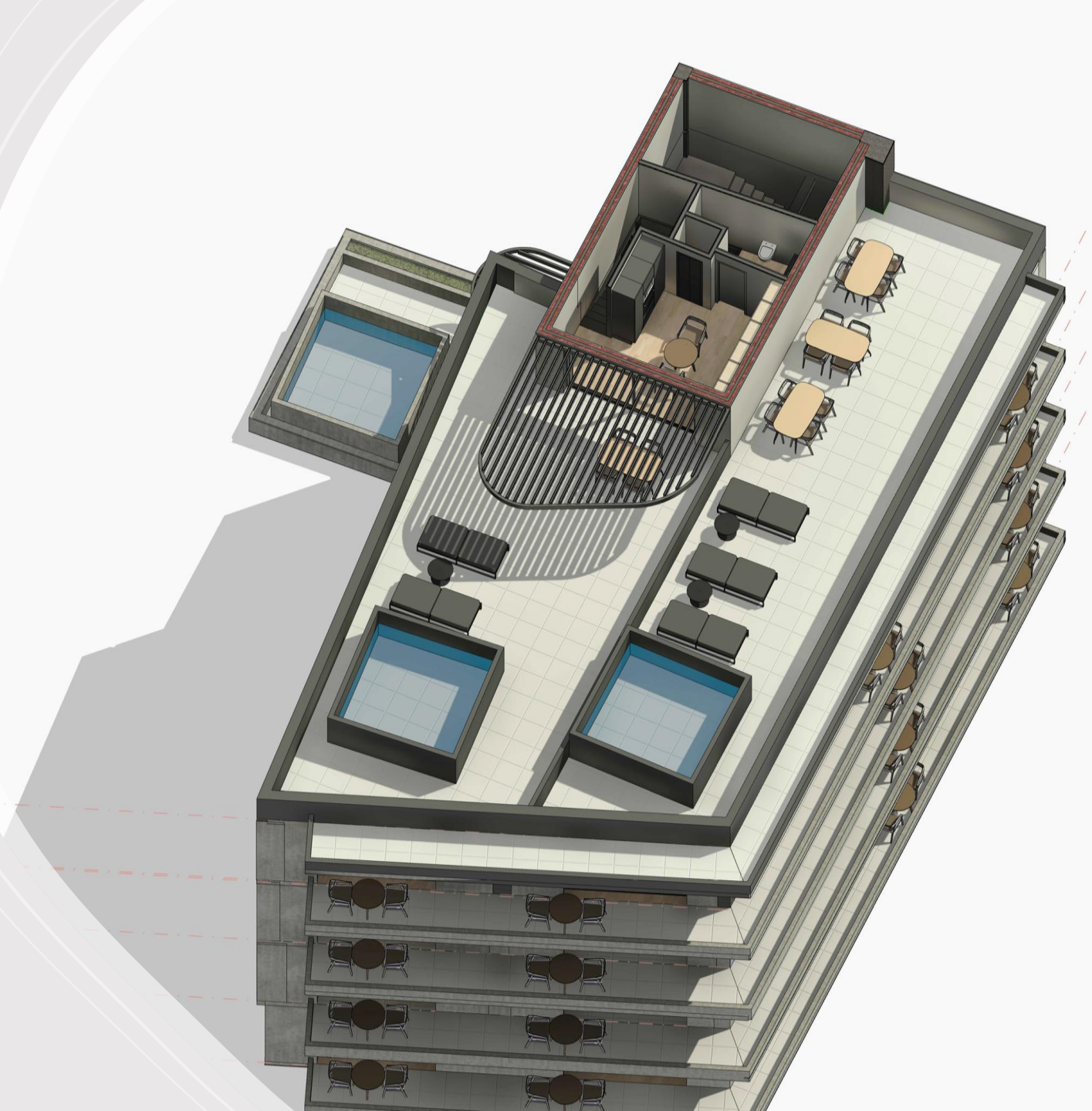












PLACES OF INTEREST

- **Benaki Museum-Pireos** - The new part of Benaki museum, a modern building, which covers a total area of 8,200 m² . The exhibition halls span 3,000 m² (300 m from the property).
- **Technopolis City of Athens** - A museum of contemporary art established in the former gas plant building. Throughout the year, the museum also hosts cultural events such as the European Jazz Festival, which is held annually at the Museum (500 m from the property).
- **Archeological Site of Kerameikos** - The ancient cemetery of ancient Athens, it is still possible to see the buildings and the remains of the buildings made of ceramics scattered throughout the ancient cemetery (800 m from the property).
- **Ancient Agora of Athens** - One of the most important sites in Athens and in Greek history in general. The ancient Agora was the center of Athens in ancient times, and the place where meetings and political trials took place (1.2 km from the property).
- **Theater of Dionysus** - Built in the 4th century AD. In the theater, the productions of the great Greek playwrights such as Sophocles and Aristophanes were staged for the first time. In the past, the place contained 64 rows for about 17,000 spectators, but over the years, only 20 rows survived (1.6 km from the property).



PLACES OF INTEREST

- **Parthenon** - A Greek temple that stands on the Acropolis of ancient Athens and is considered the most famous building from the time of ancient Greece, and one of the most famous buildings in the world (1.8 km from the property).
- **Philopappos Hill** - Also called the Hill of the Muses. It offers a panoramic view, special and mesmerizing towards the skyline of Athens (1.8 km from the property).
- **Monastiraki Square & Flea Market** - One of the famous squares in the city. The square is always full of locals and tourists, lively, full of life and joy. On Sundays, there is a charming flea market in the place, with everything from everything - antiques, jewelry, old books, CDs, souvenirs and more (1.8 km from the property).
- In the historic **Thissio** neighborhood, neoclassical buildings line the hilly streets alongside open-air cafes, cozy wine bars and rooftop restaurants with views of the Acropolis. The stone-paved Apostolo Pablo promenade has stalls selling handicrafts. At the top of the Hill of the Nymphs is the National Observatory of Athens (1.8 km from the property).
- **Acropolis Museum** - A major archaeological museum in Athens, Greece. The museum displays many antiquities found in the Acropolis in Athens (2.2 km from the property).
- **Temple of Olympian Zeus** - A temple consisting of marble columns, and is the largest of the Greek temples in this style. The size of the temple is enormous, and it rises to a height of 108 meters. Only 15 columns out of the original 104 pages remain intact (2.5 km from the property).



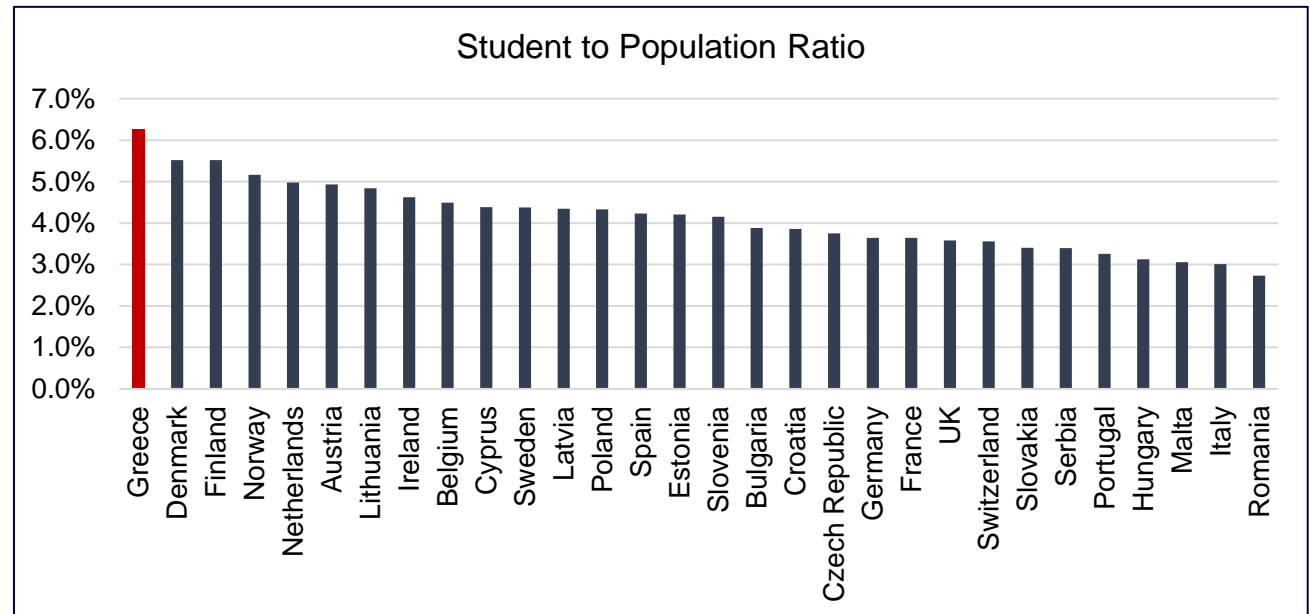
RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY

- Oinoberdemata - Traditional Greek restaurant and tavern (70 m)
- Melisses - A neighborhood cafe (100 m from the conference)
- Villa Mercedes - A nightclub decorated with local celebrities and top DJs from around the world (280 m from the property)
- Kazani – A contemporary Greek tavern (290 m from the property)
- Gazohori - Traditional and authentic ouzo and wine bar (300 m from the property)
- Gazaki - Cocktail bar loved by locals and tourists (350 m from the property)
- Upupa Epop - Cocktail bar (400 m from the property)
- Cartone – Trendy and fashionable bar-restaurant (400 m from the property)
- Sardeles - A highly rated seafood restaurant (450 m from the property)
- Butcher Shop - Restaurant "Pastisteria" (450 m from the property)
- Dinner in the Sky - A meal experience in a cable car overlooking the views of the city (500 m from the property)
- Intrepid Fox - One of the most sought-after nightclubs in Athens (500 m from the property)
- Gazarte - Concert hall for live performances (500 m from the property)
- Flamme Rouge - Bar (500 m from the property)
- Micraasia Hollybar - A unique oriental bar (500 m from the property)
- A Liar Man – Trendy bar in a neoclassical building (550 m from the property)
- Palmitas – A modern bar with a contemporary design (800 m from the property)
- Athiri - A prestigious and award-winning chef's restaurant (1 km from the property)



Academic Institutions in Athens

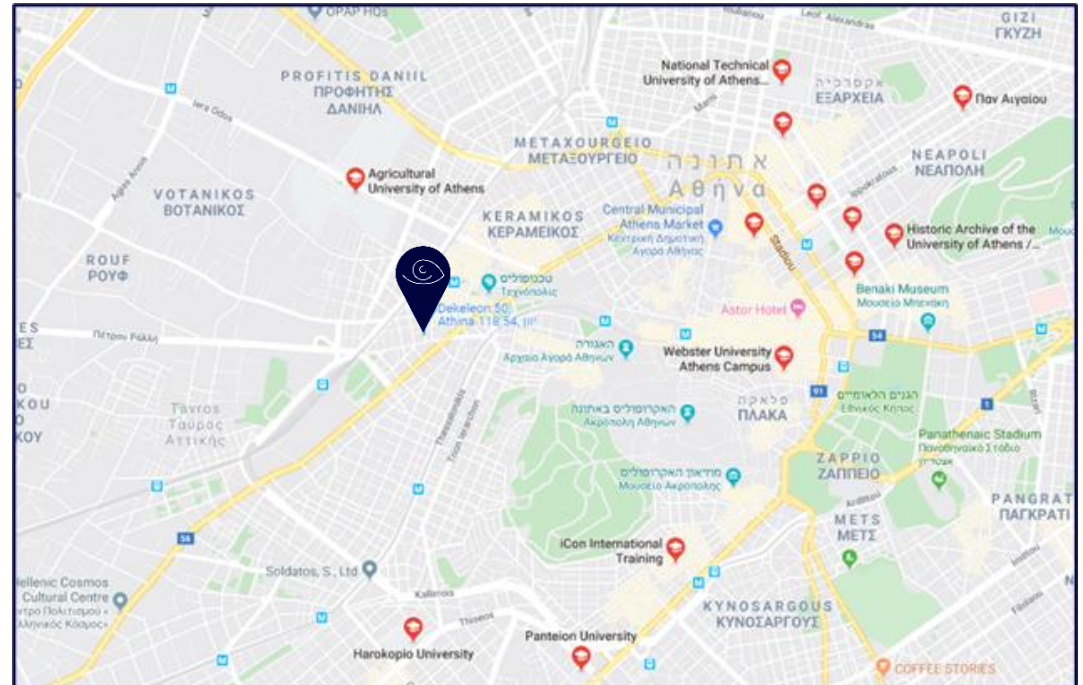
Greece is the most educated country in Europe by student population ratio!



- 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

- Agricultural University of Athens (1.2 km from the property)
- University Campu (1.2 km from the property)
- Newschool.Athens (1.3 km from the property)
- Akto S.A. (1.4 km from the property)
- Communication and Media - University of Athens (2 km from the property)
- Harokopio University (2.2 km from the property)
- City Unity College (2.3 km from the property)
- iCon International Training (2.4 km from the property)
- Webster University Athens Campus (2.4 km from the property)
- New York College (2.6 km from the property)
- University of Cambridge ESOL (2.8 km from the property)



HOTELS NEAR THE PROPERTY

Hotel Name	No. of stars	Rate per room per night	Distance from Property (m)
The House Hotel Athens	4	€ 160	600
Chameleon youth hostel Athens	3	€ 52	750
Athenaeum Eridanus Luxury Hotel	5	€ 200	900
Mc Queen Hotel Athens	3	€ 197	1100
Jason Inn Hotel Athens	3	€ 126	1200
O&B Boutique Hotel Athens	4	€ 222	1400
Athenian Residences	4	€ 304	1400
AthenStyle Hotel Athens	3	€ 93	1700
Center Square Hotel Athens	3	€ 132	1800
Acropolis Hill Hotel	3	€ 128	2000





FINDERS

Tailor Made Investments

Contact Details

- ⦿ Harokmim St, Holon (Building C, 4th Floor), 5885849, Israel 26
- ⦿ 3rd Septemvriou 17, Omonia, 10432, Athens, Greece
- ⦿ Tel: +972-3-9565657
- ⦿ Tel: +30 210 3808083
- ⦿ Mail: Office@finders.co.il
- ⦿ Web: Finders.co.il
- 📌 @finders.T.M.I

DISCLAIMER

This document includes forward looking statements with respect to FINDERS plans and its current goals and expectations. Please note that all data, numbers and plans are for estimation and forecast purposes only.

The document was prepared for the sole purpose of providing information to assist a limited number of potential investors in assessing the projects that are in the matter. Recipients who accept this presentation undertake to keep confidential all the information therein. It shall not be photocopied, duplicated or distributed to a third party without the written consent of FINDERS management.

Any forward-looking statements made throughout this document represent management's best judgement as to what may occur in the future. However, by their nature, forward looking statements involve known and unknown risks and uncertainties because they relate to future events and circumstances which may be beyond the Group's control, as a result, the Group's actual financial condition, performance and results for the current and future fiscal periods and corporate developments may differ materially from those expressed or implied by the plans, goals and expectations set forth in any forward-looking statements.