



FINDERS

Tailor Made Investments

השקעות נדל"ן
אטרקטיביות ביוון

Solomou 57, Omonia, Athens

HIGHLIGHTS

A lovely apartment located on the 3rd floor of a 7 storey-apartment building at 57 Solomou Street, in the Omonia area.

The 80m2 apartment has the following room layout: an entry hall, a living room and dining area, a separate kitchen, a bedroom, a bathroom, a storage room in the building's basement, and a wide frontal balcony, reaching the bedroom. It is possible to add an additional bedroom, by converting the dining area accordingly. Moreover, there is a shared elevator in the building.

Currently there is a long term lease contract. Nevertheless the company holds the right of interrupting this contract whenever this is beneficiary to its business plans.

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

Status of the property	For Sale
Price of the property	130,000 €
Total built area in sqm	80
Price per sqm	1,687 €
Construction year	1960
Renovation year (partial)	2020



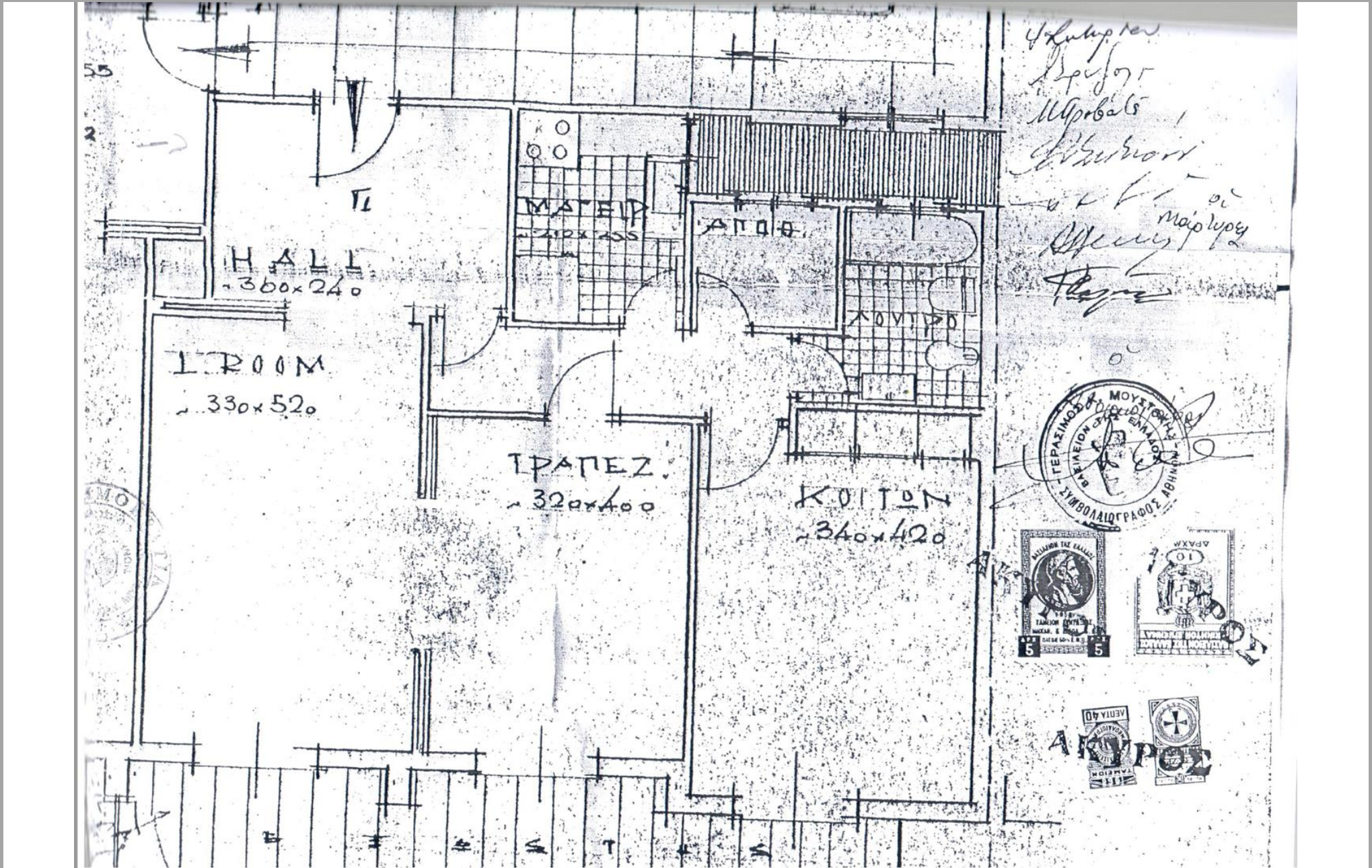








BLUEPRINTS



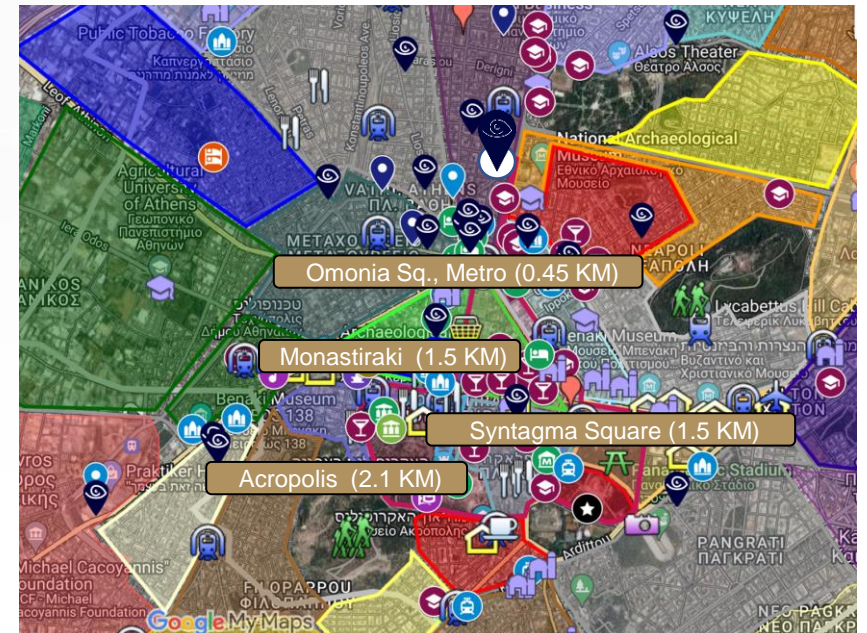
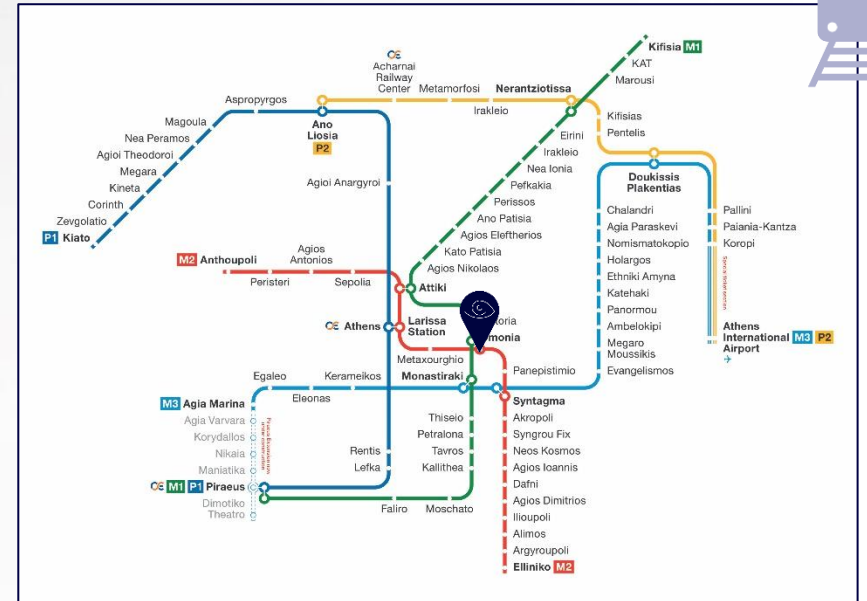
Solomou 57, Plateia Vathis, Omonia, Athens

ABOUT THE AREA

This spacious apartment is located in a privileged spot in the center of Athens. The apartment is located 350 m from Omonia square with its metro station, 650 m from Exarchia square where a metro station is also being built, and 700 m from Metaxourgeio metro station.. 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.

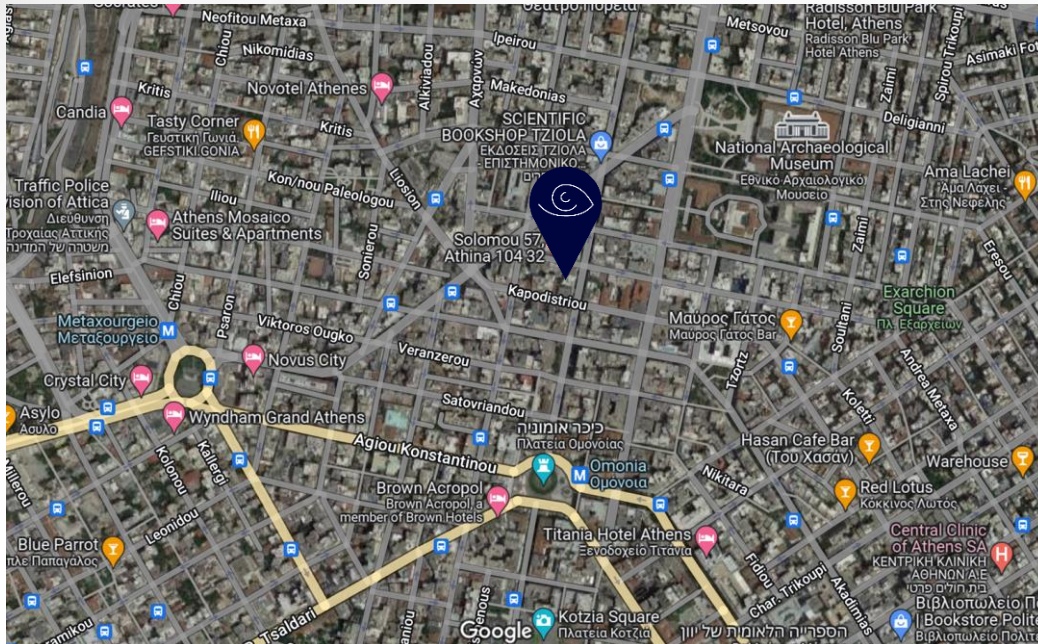
Besides all the above, the "Pedion Areos" is just 800m away, offering a green park for sports and cultural activities available to all citizens.

Distance from Omonia sq. & metro station in km	0.35
Distance from National Archaeological Museum in km	0.55
Distance from Monastiraki in km	1.4
Distance from Syntagma square in km	1.5
Distance from Acropolis in km	2
Distance from Acropolis museum in km	2.5
Distance from the airport in km	33.9



Solomou 57, Plateia Vathis, Omonia, Athens

MAP & STREET VIEW



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](#)



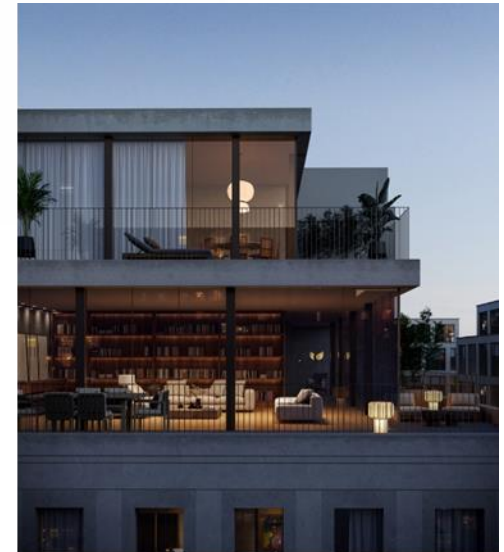
The Minion Project

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 property is set to be transformed into a modern, environmentally-friendly mixed-use building, featuring dining areas, retail stores, offices, and residences, revitalizing the center of Athens.



- **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 (450 m from the property).
- **The National Archaeological Museum** - One of the most important and prominent museums in Athens (500m from the property).
- **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 (750m 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 (900m from the property).
- **Chinatown** - Many Asian grocery stores and clothing stores. The area is located between Kolonou and Kolokythous streets (900 m 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 (1km from the property).



PLACES OF INTEREST



RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



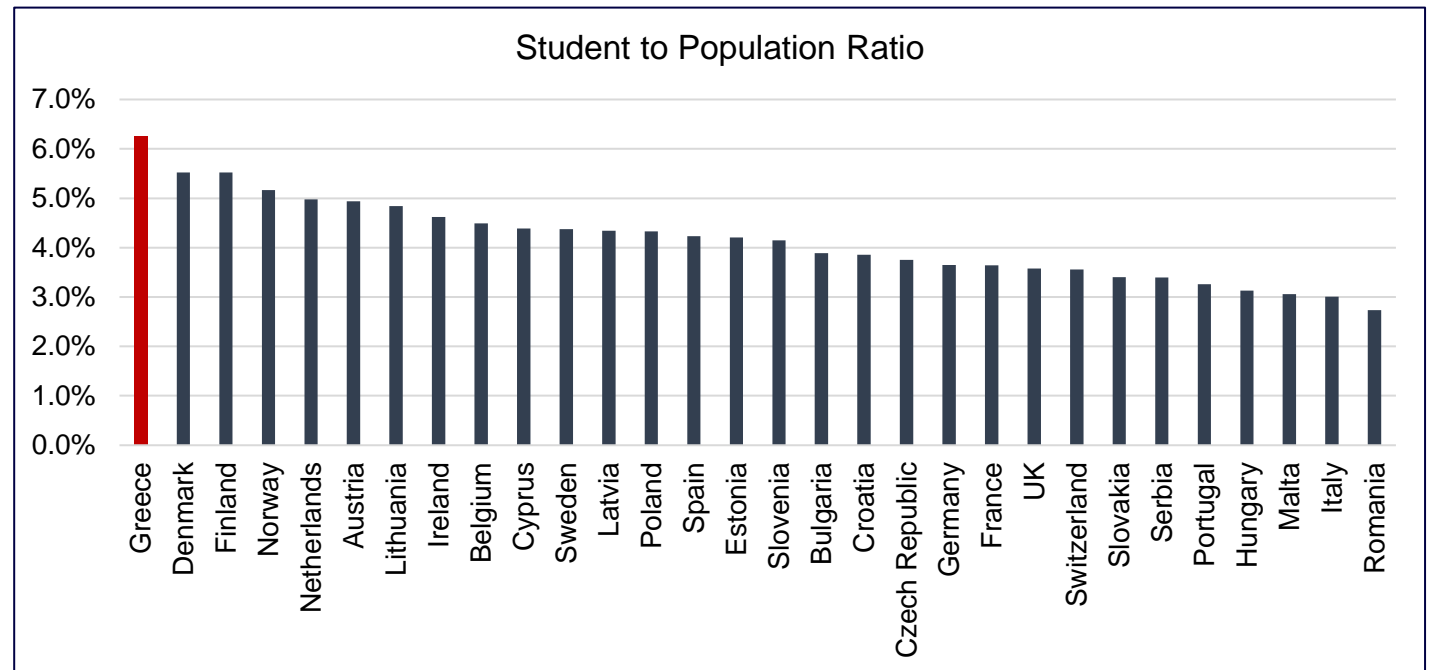
- Nostimo – bar-restaurant (350 m from the property)
- An Club – nightclub and live performances (450 m from the property)
- Keenkies Café – street food, Greek (550 m from the property)
- Tpata – traditional Greek tavern (550 m from the property)
- Cookoomela Grill – Greek, Mediterranean, vegetarian restaurant (550 m from the property)
- Rozalia - traditional Greek family restaurant (650 m from the property)
- Filomila - vegetarian restaurant (650 m from the property)
- Mystic Pizza & Pasta – restaurant, pizzeria, vegetarian food (650 m from the property)
- Crepexarchia (700 m from the property)
- Rakoumel - restaurant (700 m from the property)
- Ta Agrafa – Greek and European food (700 m from the property)
- Frau Bar – coffee bar (700 m from the property)
- Yantes - a tavern with an inner courtyard serving organic food (750 m from the property)
- Valtezia - pizzeria (750 m from the property)
- Barbagiannis – traditional Greek tavern (800 m from the property)
- Alexander the Great - a luxury restaurant in Metaxourgeio square (800 m from the property)
- Wyndham Roof Garden - a luxurious restaurant on the roof of the Wyndham hotel with spectacular views of the city (850 m from the property)
- O Aris – Greek restaurant and tavern (850 m from the property)
- Seychelles – Greek and European food (1 km from the property)
- The Clumsies – coffee bar (1.1 km from the property)
- Six d.o.g.s - one of the trendy and famous bars in Athens (1.3 km from the property)

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Academic Institutions in Athens

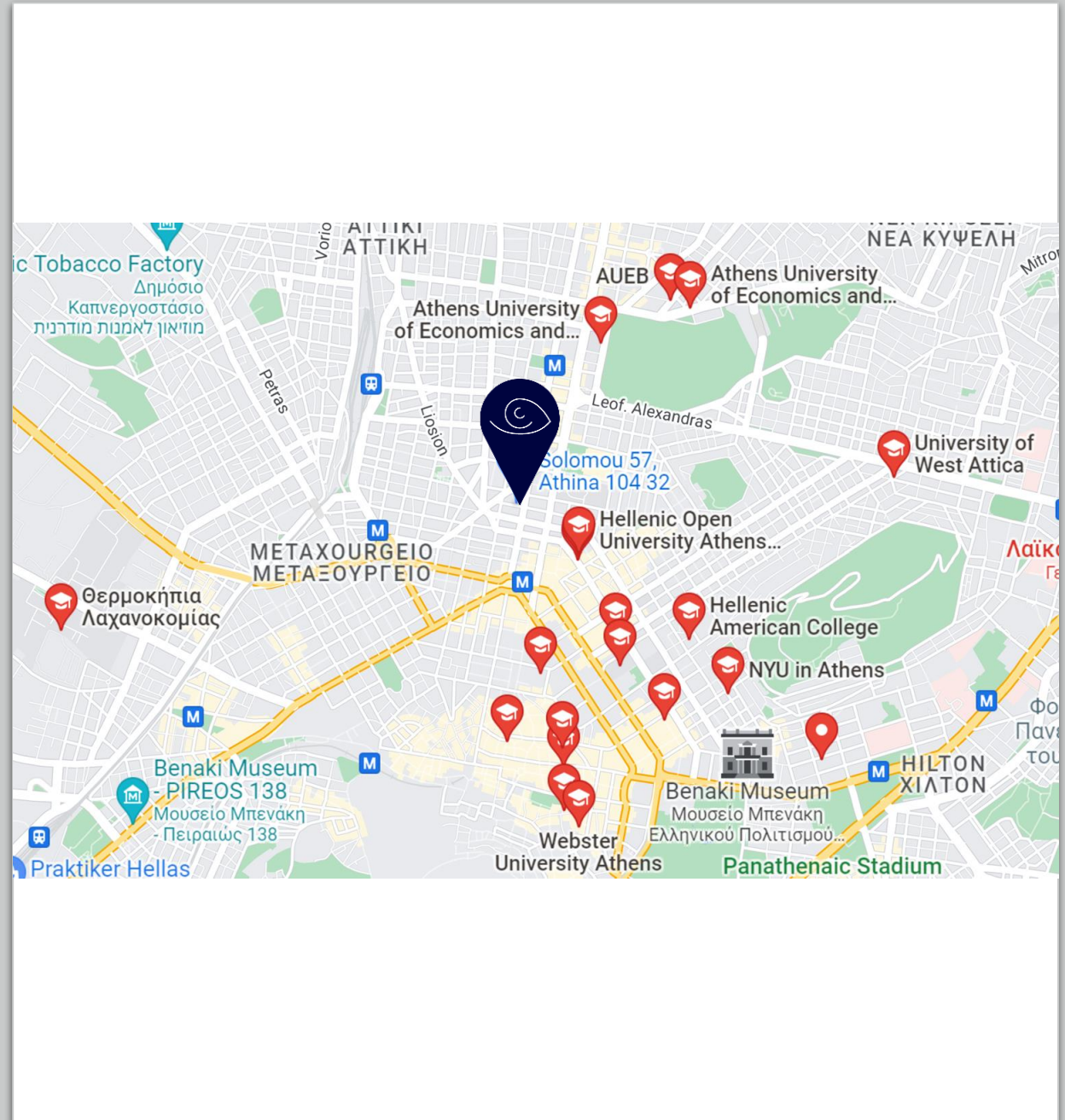
Greece is the most educated country in Europe by student population ratio!



- 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

- Vellios School of Art (120 m from the property)
- National Technical University of Athens - School of Architecture (350 m from the property)
- Hellenic Open University (450 m from the property)
- Astropaidia (750 m from the property)
- Athens University of Economics (1 km from the property)
- Mediterranean College (1.1 km from the property)
- National and Kapodistrian University of Athens (1.1 km from the property)
- AKTO (1.3 km from the property)
- University of Cambridge ESOL (1.3 km from the property)
- University of The Aegean (1.5 km from the property)
- Agricultural University of Athens (2.4 km from the property)





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