



# FINDERS

Tailor Made Investments



## HIGHLIGHTS

Price of the property	1,850,000 €
Total built area in sqm	1,074
Plot area in sqm	224
Price per sqm	1,723 €
Number of units after reconstruction (optional)	30



A hotel in a great location in the center of Athens near Omonia Square. The way the property is built and its location is ideal for hostel use, which the area is lacking. Omonia Square is a bustling place where you can meet tourists, vendors and passers. At the beginning of 2020, an extensive renovation of the square was completed.

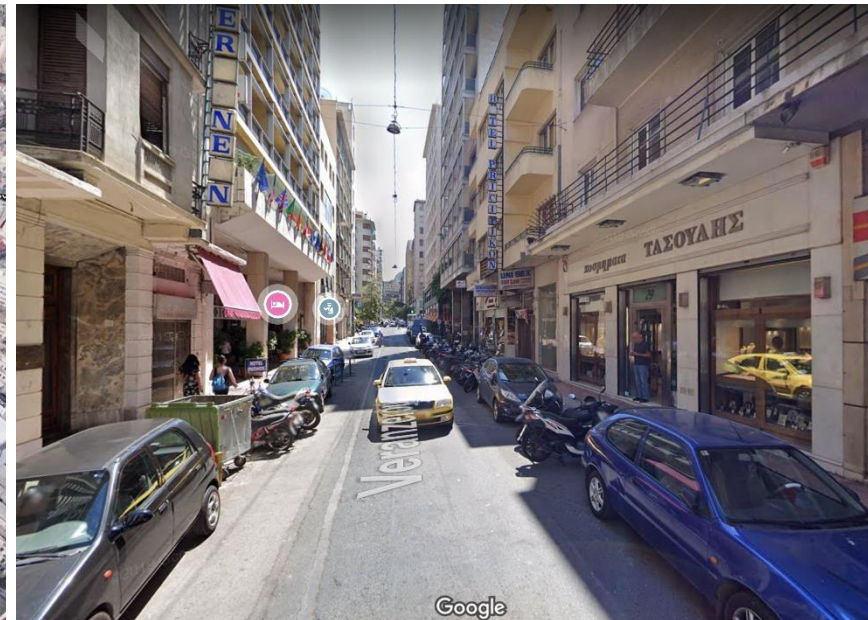
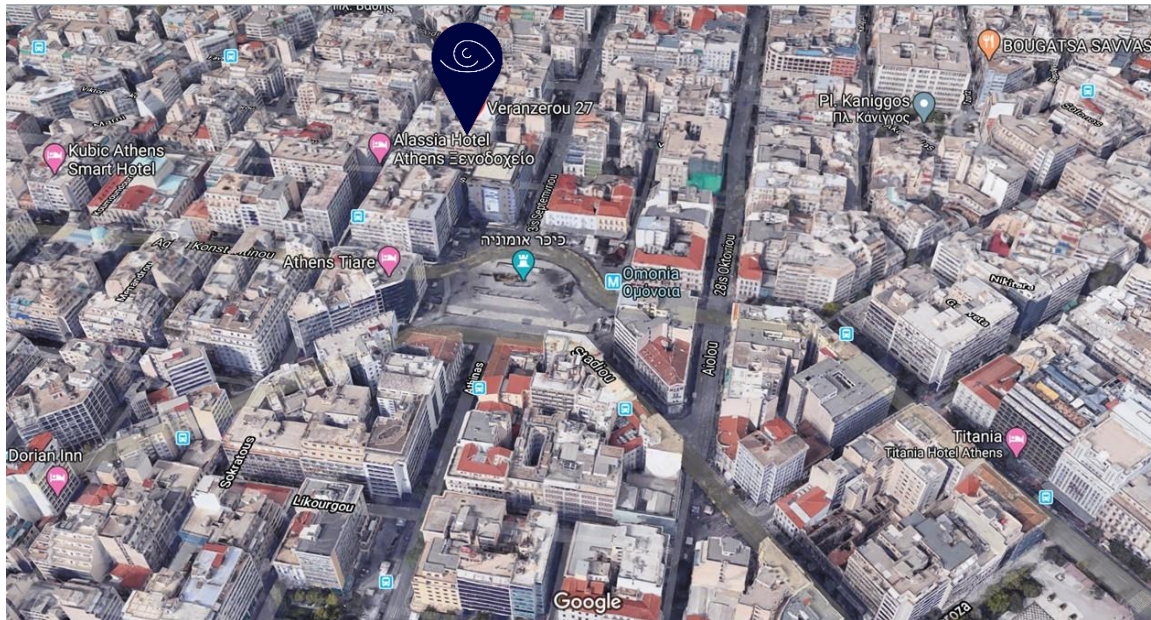
The building includes a basement, ground floor, three additional floors and a room on the roof of the building. On the ground floor there are three shops one of which has access to the basement of the building. One of the three shops is already operating and the rest will be united and leased as one. On the ground floor of the building, besides the lobby and reception area there are also two toilets and two warehouses.

Today the hotel has 30 rooms (with shared bathrooms on each floor). Based on building factor, the building can be expanded by 351sqm.

Floor	SQM
Basement	218
Ground Floor	192
1 <sup>st</sup> Floor	206
2 <sup>nd</sup> Floor	206
3 <sup>rd</sup> Floor	206
Roof	46

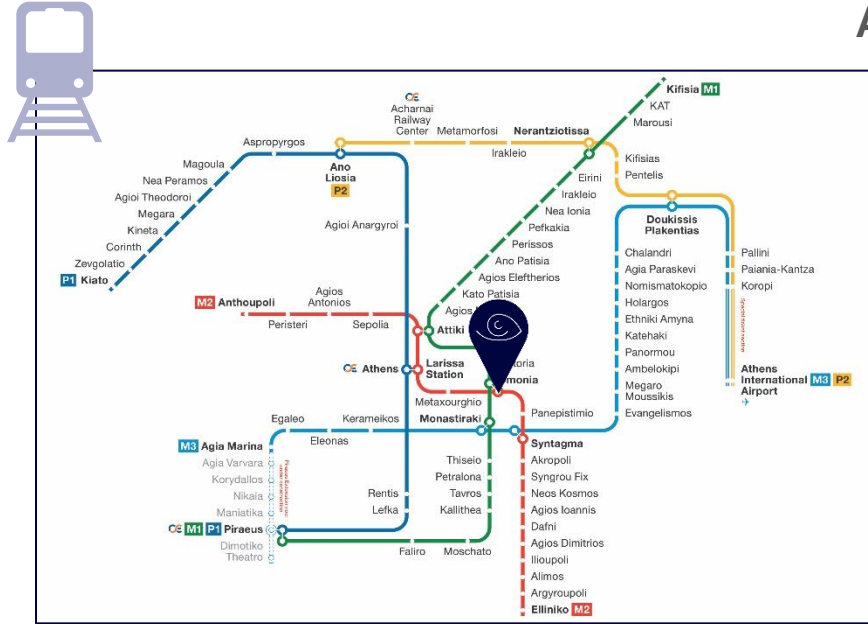


## MAP & STREET VIEW

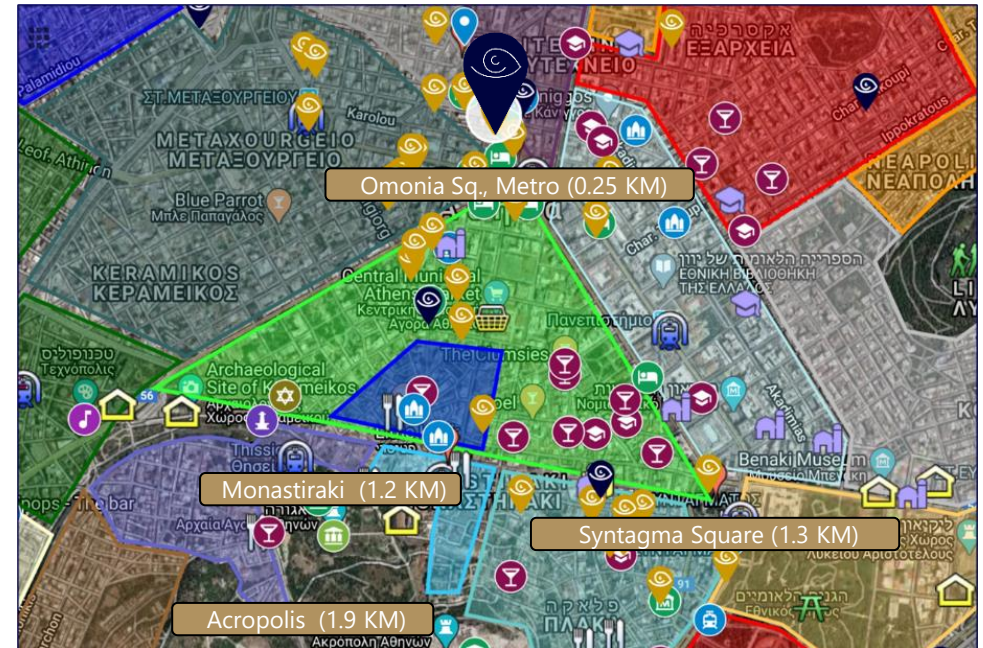




## ABOUT THE AREA



This building has a touch of the splendor of old Athens. The location is excellent, a breath away from the historic center of the capital and the Omonia Square, which has both a metro and railway station. The "National Theater of Greece" is 300m away, with theatrical performances going up every year starring the best Greek actors. This area offers you the opportunity to move around and explore a large part of the city on foot. The continuing demand from foreign and local investors is restoring the majesty and glamor of the historic center. The year 2022 is considered to be the year of major changes for the capital due to the fact that new investments are coming.



Distance from metro station in km	0.25
Distance from Omonia square in km	0.25
Distance from Monastiraki in km	1.2
Distance from Syntagma square in km	1.3
Distance from Acropolis in km	1.9
Distance from Acropolis Museum in km	2.3
Distance from Athens airport in km	33





[tasos chalkiopoulos \(@athensville\)](#) •  
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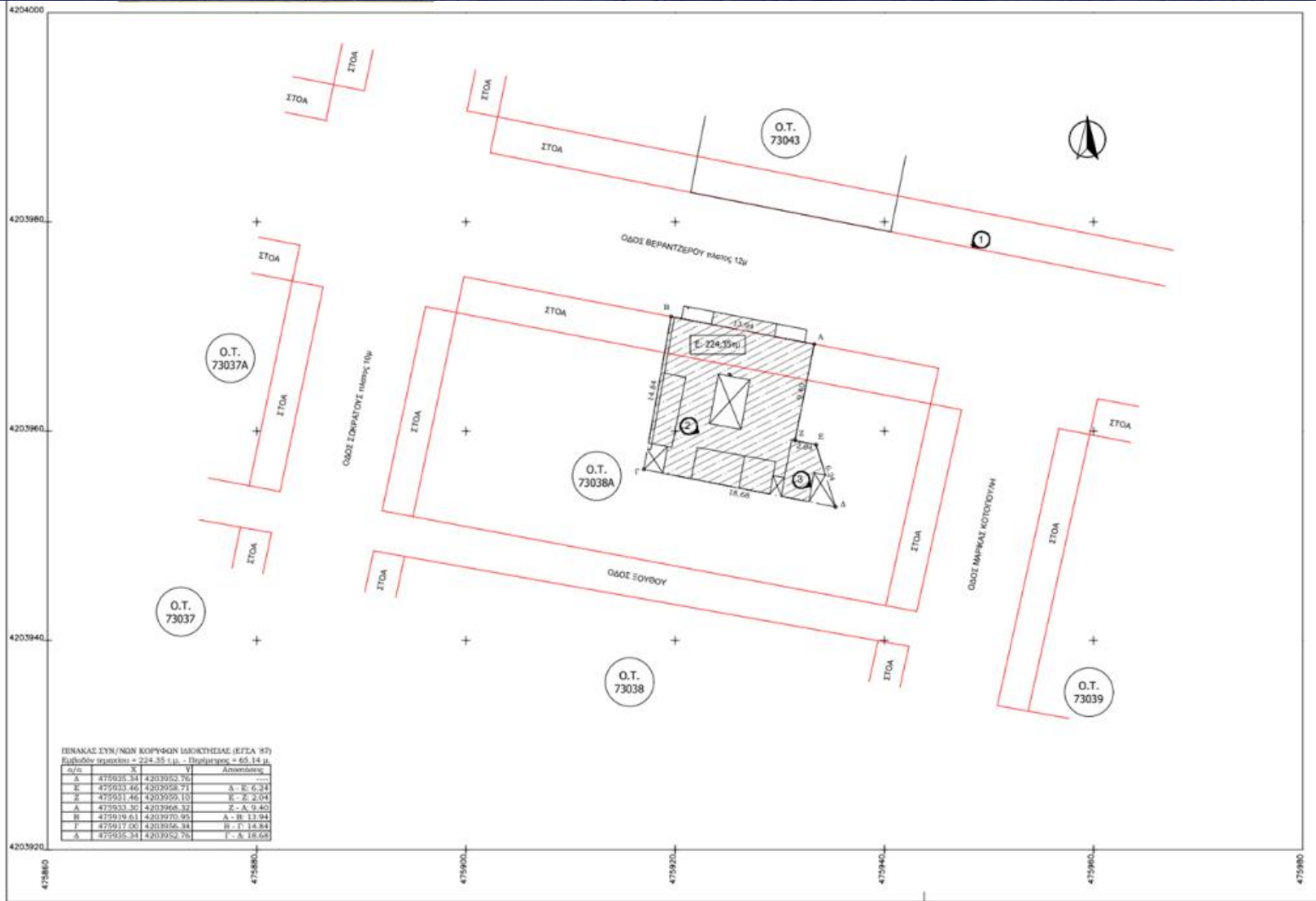




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BLUEPRINTS

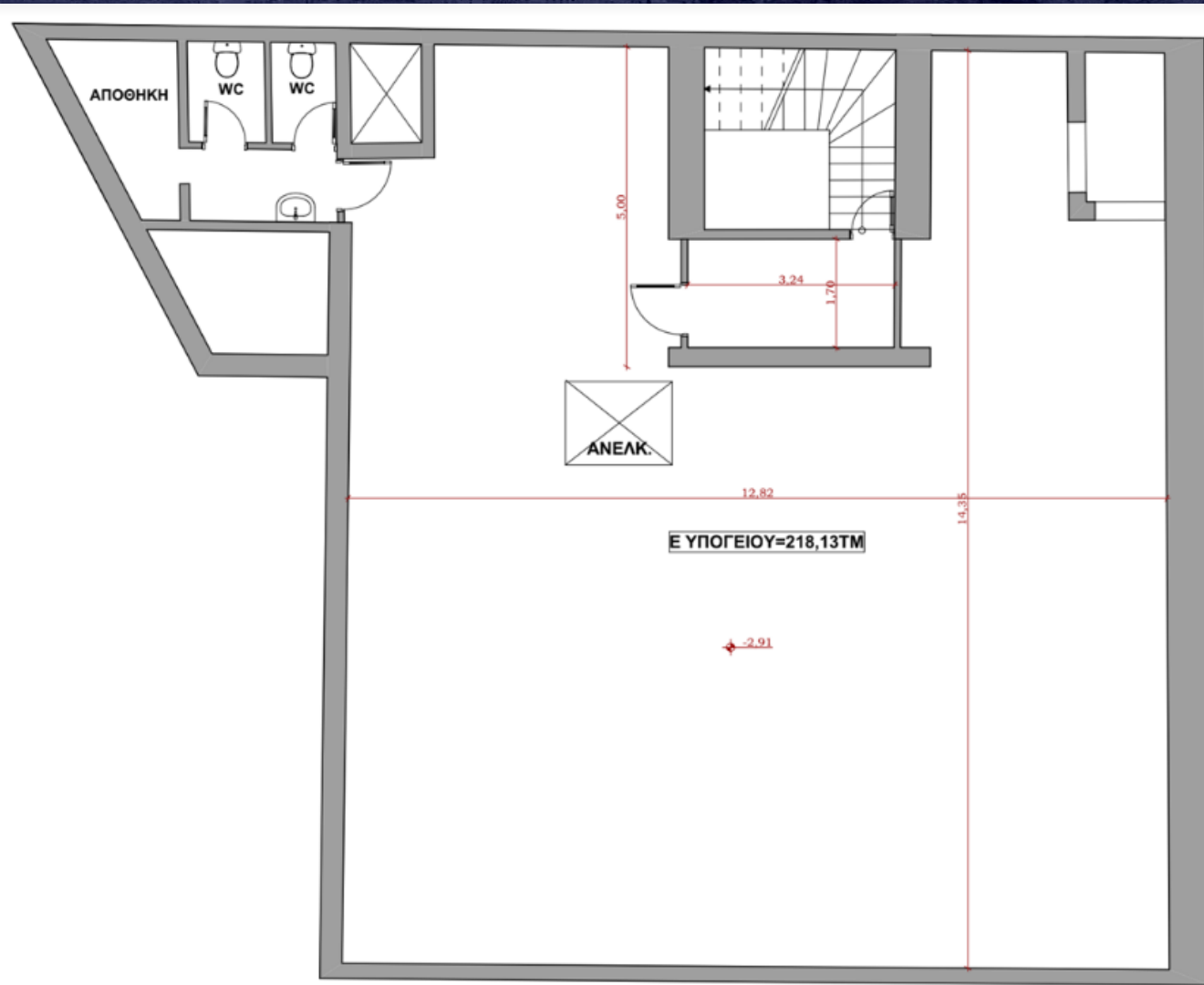




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BLUEPRINTS - BASEMENT



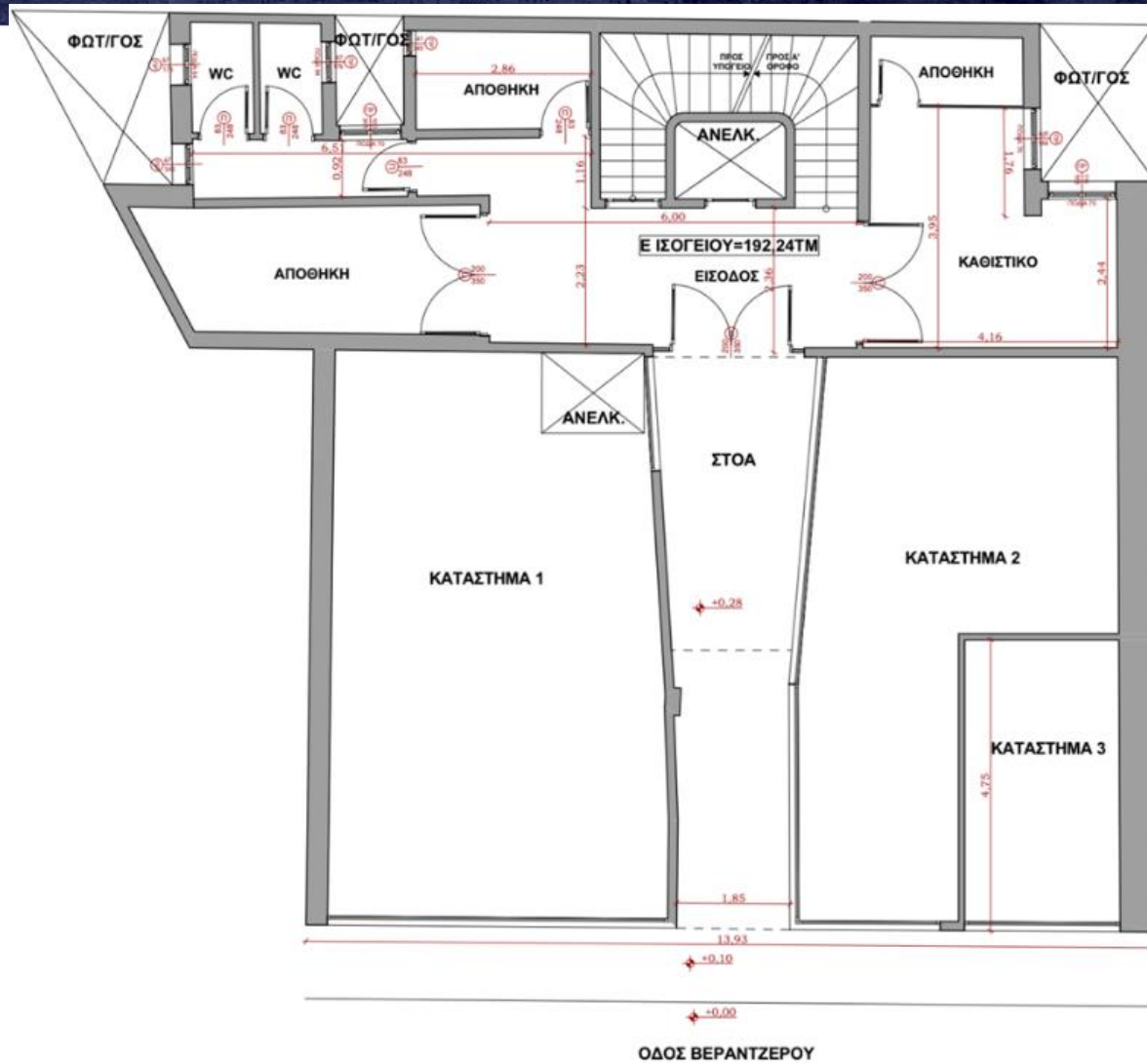


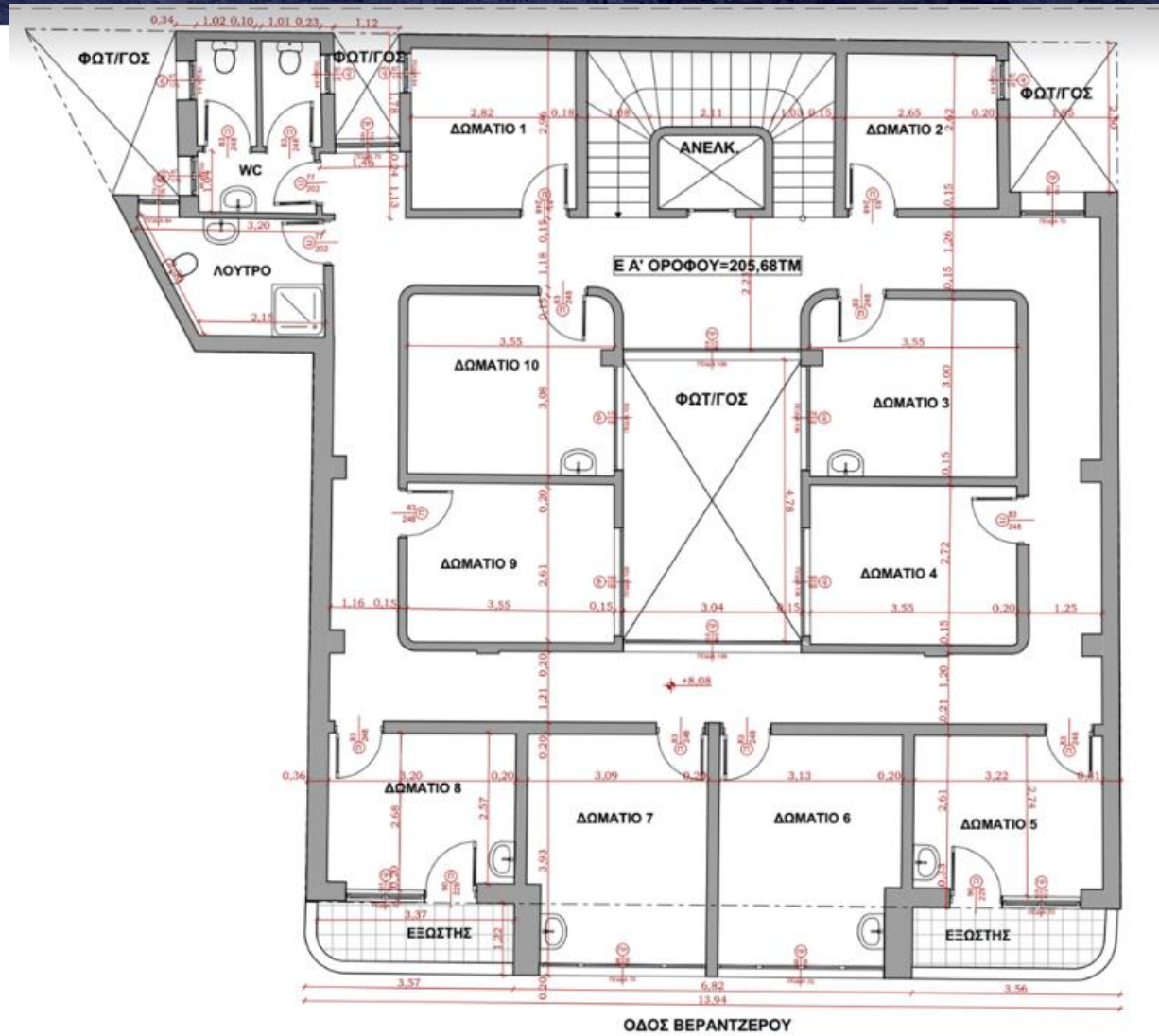


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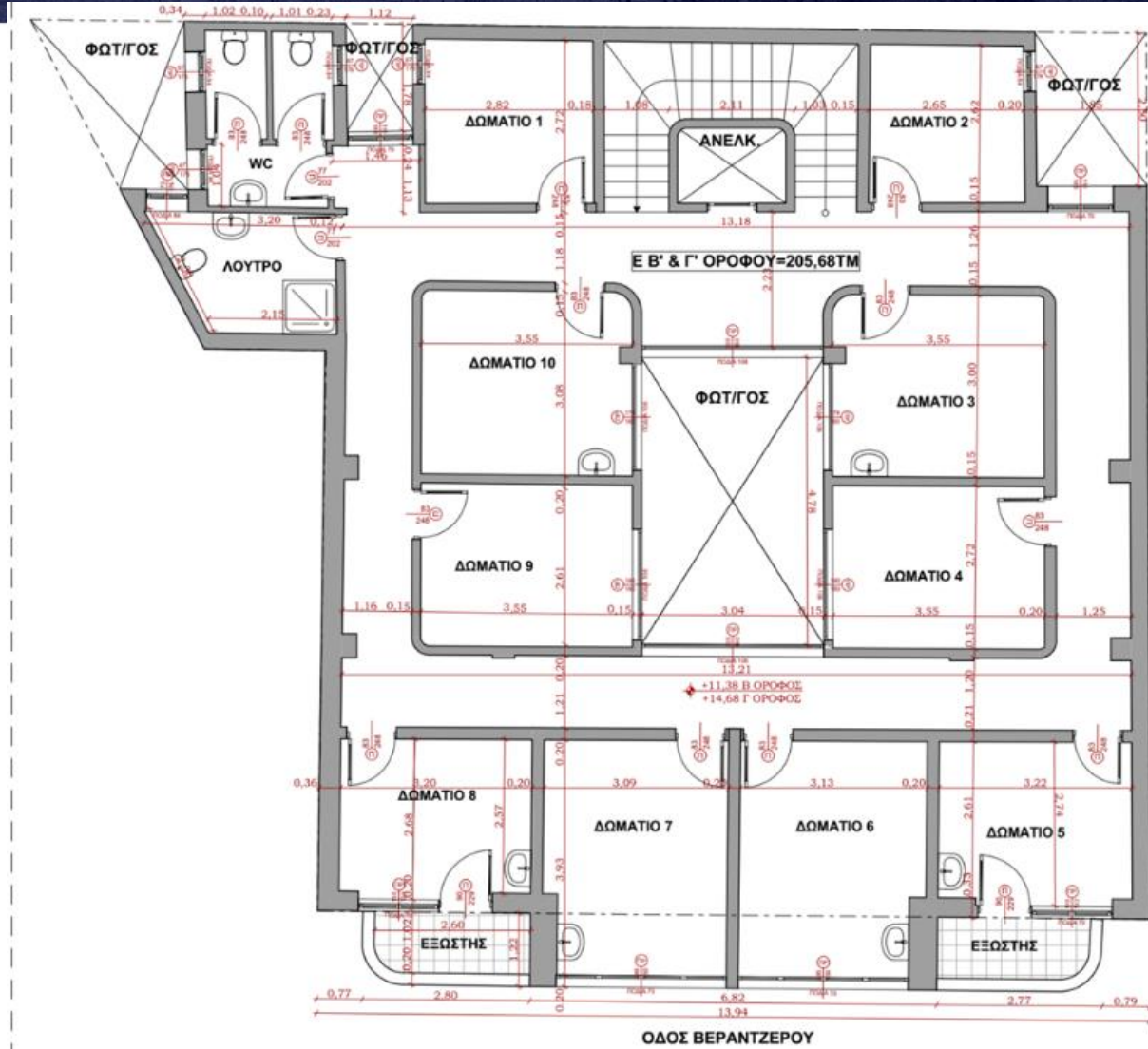
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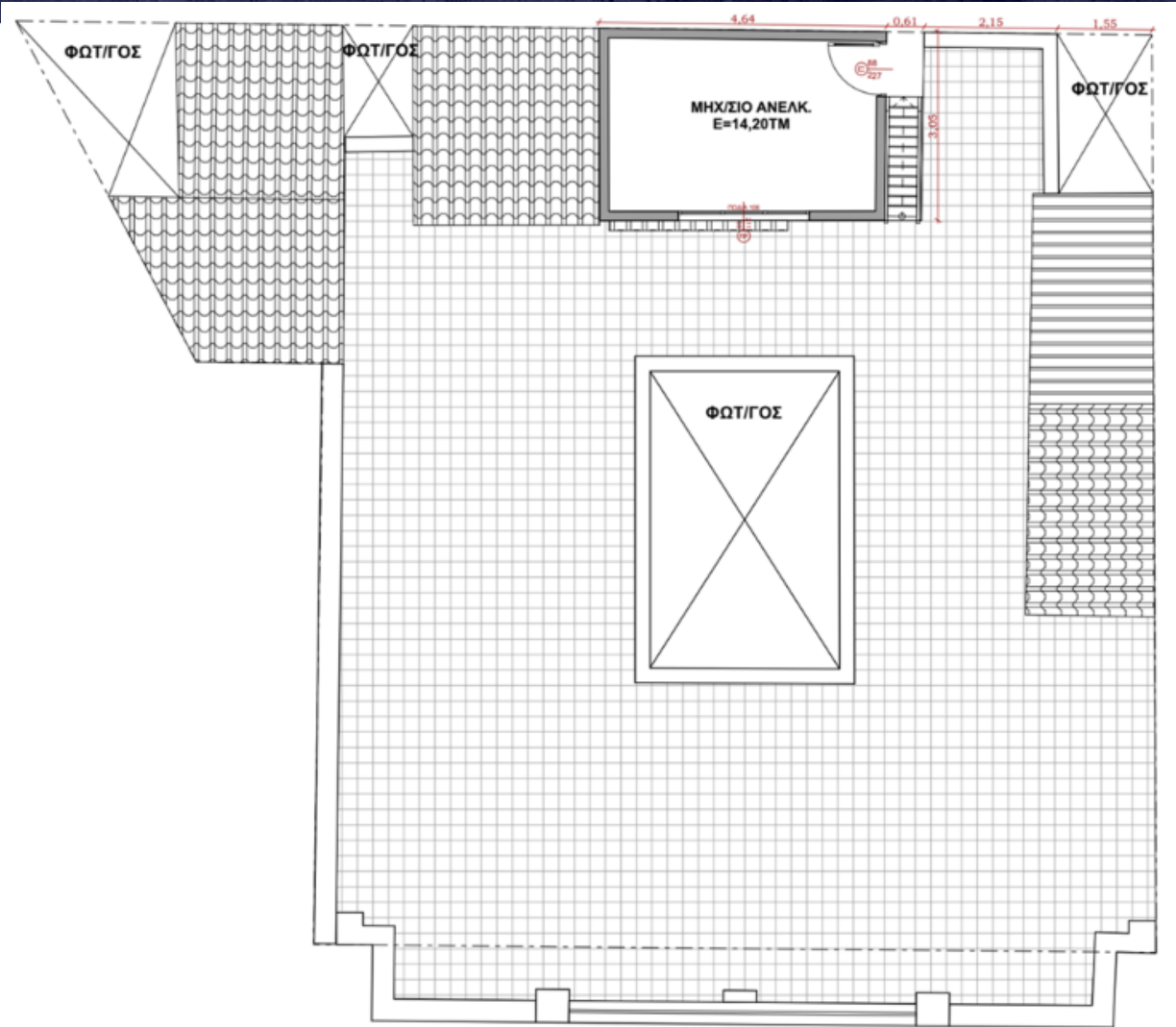
BLUEPRINTS – GROUND FLOOR





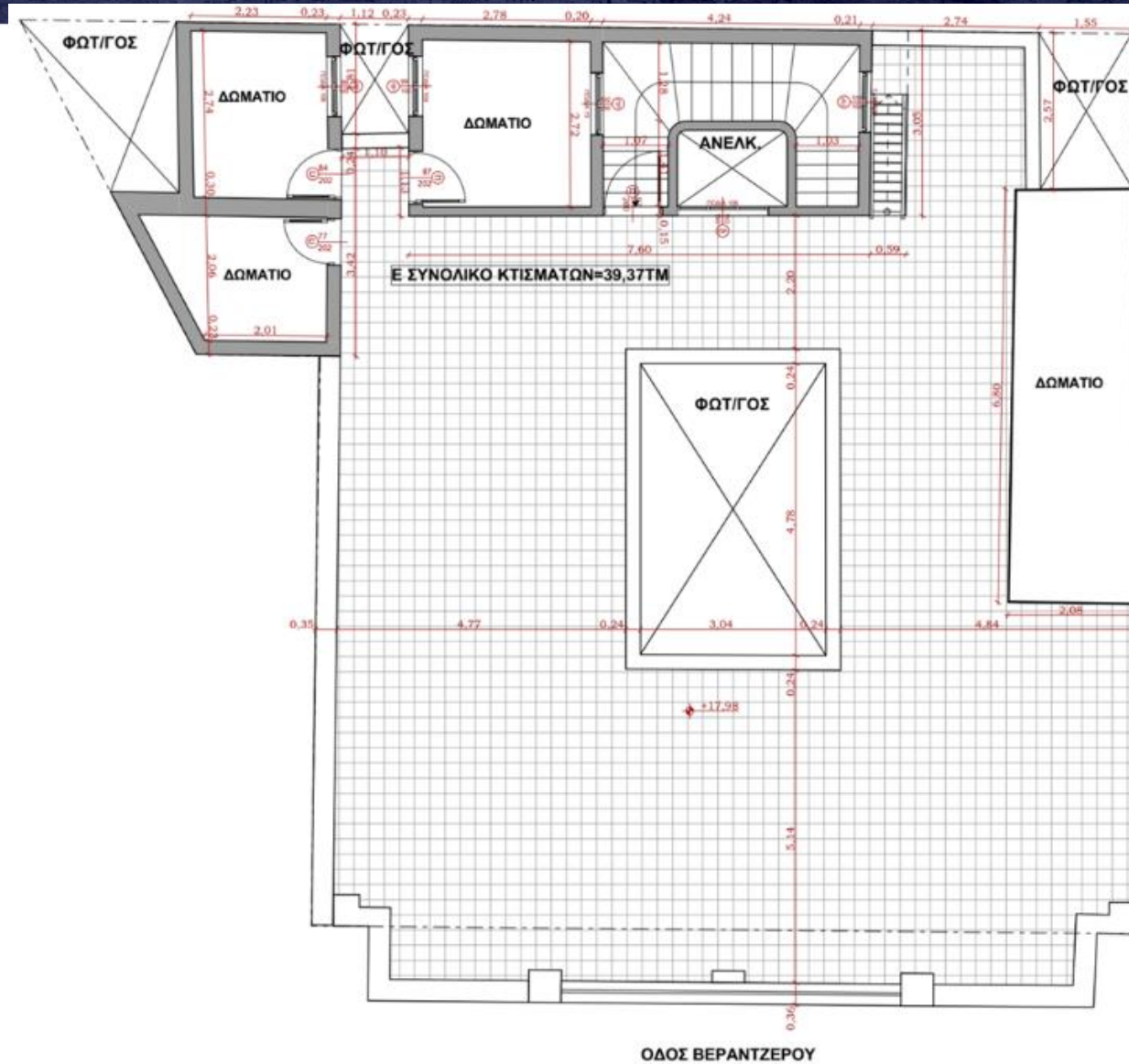






ΟΔΟΣ ΒΕΡΑΝΤΖΕΡΟΥ









## Omonia Square after the Renovation - February 2020



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





# 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.

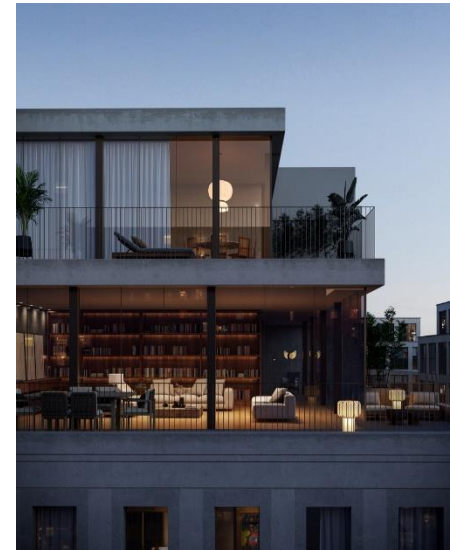
Today, many hotel chains purchase and lease properties around the square, for example: the Old County Hall building will become a Marriott chain hotel; The Brown Hotel chain acquires and leases properties around the square and operates varying star rating hotels: the former Old La Mirage Hotel, Ilion 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.





# The Former Minion Building

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.





## PLACES OF INTEREST



- **Aghios Konstantinos** - A monumental basilica built between 1896 and 1876 (100 m from the property).
- **Flea Market** - Located in a small grove near Omonia Square (150 m 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 (550 m from the property).
- **The National Theater** – An impressive building built between 1882 and 1890 by architect Ernst Ziller in an eclectic style (600 m 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 (700 m from the property).
- **National Archaeological Museum** - One of the most important and prominent museums in Athens (800 m 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 (800 m from the property).





# RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



- Tpatata - Traditional Greek tavern (400m from the property)
- Athinaikon - Greek Restaurant (400m from the property)
- Spinster - A retro-style cafe bar from the 1950s (450m from the property)
- BlackbirD bar (500m from the property)
- The Black Cat bar - Cocktail bar (550m from the property)
- Diporto - Greek restaurant (600m from the property)
- An Club - Night club with live performances (650m from the property)
- Dr Feelgood - Coffee bar (650m from the property)
- Stoa Athanaton - Bar and nightclub (700m from the property)
- Taim Klimataria - Traditional Greek tavern (700m from the property)
- O Aris - Greek restaurant and tavern (700m from the property)
- Rozalia - Traditional Greek family restaurant (800m from the property)
- Salero Bar Restaurant - A restaurant bar specializing in Liberian cuisine (850m from the property)
- Yantes - Tavern with courtyard serving organic food (850m from the property)
- Starbucks - A branch of the international coffee shop chain (900m from the property)
- Boiler - One of the hottest bars in Athens today. It offers alternative and modern music (900m from the property)
- 7 Times Live Music and Dance Club (1km from the property)
- Six d.o.g.s - One of the trendiest and most famous bars in Athens (1.1 km from the property)

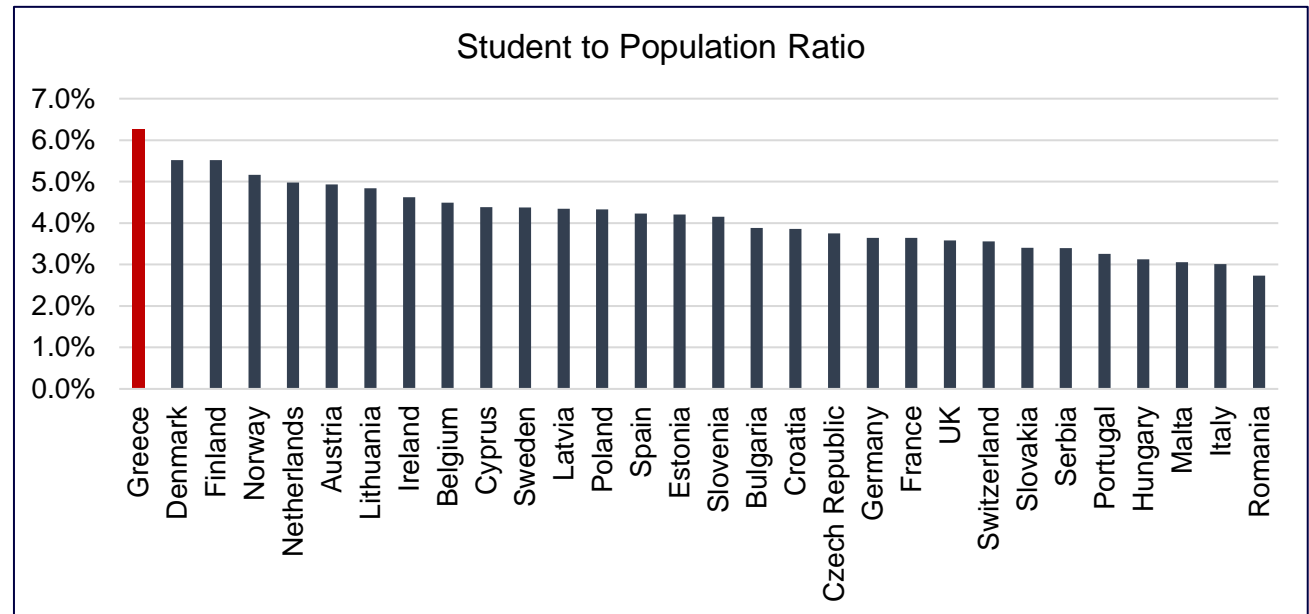
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## Academic Institutions in Athens

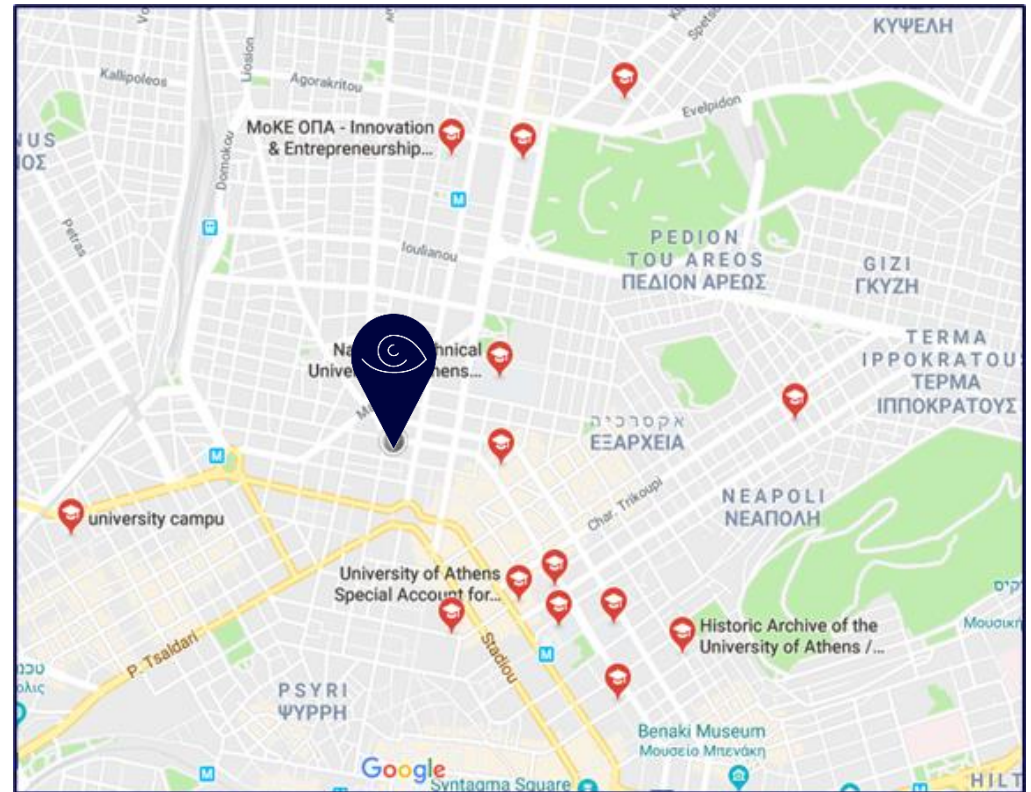
**Greece is the most educated country in Europe by student population ratio!**



- 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 (180 m from the property)
- Hellenic Open University (400 m from the property)
- Attic College (450 m from the property)
- National Technical University of Athens (650 m from the property)
- Astropaideia (750 m from the property)
- Athens University School of Economics (800 m from the property)
- National and Kapodistrian University of Athens (800 m from the property)
- NewSchool.Athens (950 m from the property)
- Aegean College (0.7 miles from the property)
- University of Cambridge ESOL (1.2 miles from the property)
- Mediterranean College (1.3 km from the property)
- AKTO (1.5 km from the property)
- City Unity College (1.2 km from the property)
- University Campu (1.0 miles from the property)
- Agricultural University of Athens (2.3 km from the property)







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