



FINDERS

Tailor Made Investments





[Rare Corner Shop at Zoodochou Pigis 21 & Tzavela \(matterport.com\)](https://matterport.com)

HIGHLIGHTS

Price of the property	580.000 €
Total built area in sqm	406
Price per sqm	1.429 €



Level	Sqm
Basement	188
Ground floor	173
Mezzanine floor	45

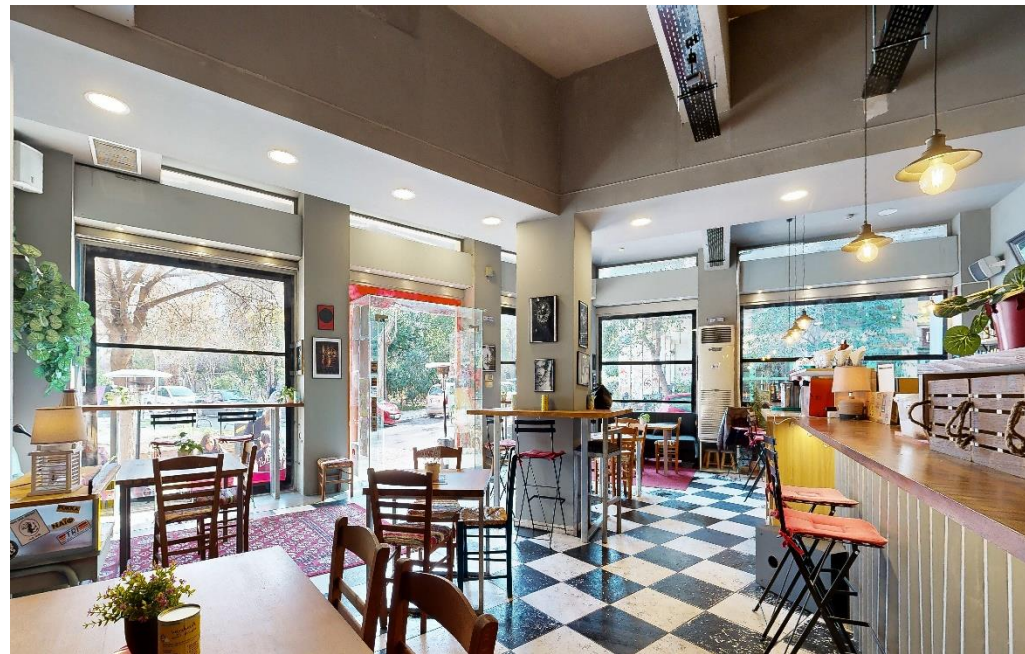
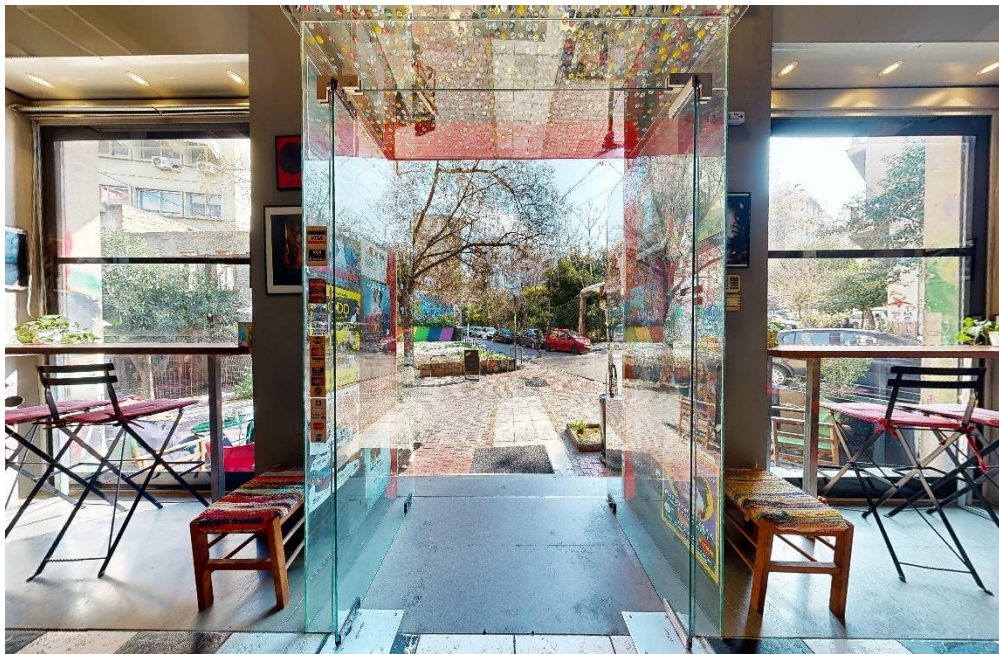
A rare corner shop with ground floor, mezzanine and basement in the Exarcheia area.

The shop has 3 different entrances, the 2 are on the pedestrian side which lead to the main space of the ground floor and the 3rd door leads to the basement via stairs and also with an elevator for heavy products/machines etc., note that the elevator is operating and functional. This used to be a bakery shop and afterwards a bookstore and publication company. The mezzanine is separated into 2 offices, and this mezzanine space can be demolished, and the ground floor will be more spacious and with a higher ceiling all the way. The basement can be reached either by the internal stair or from the external entrance from the pedestrian road, named Tzavela street. The basement has a very spacious free space, toilettes and kitchen.

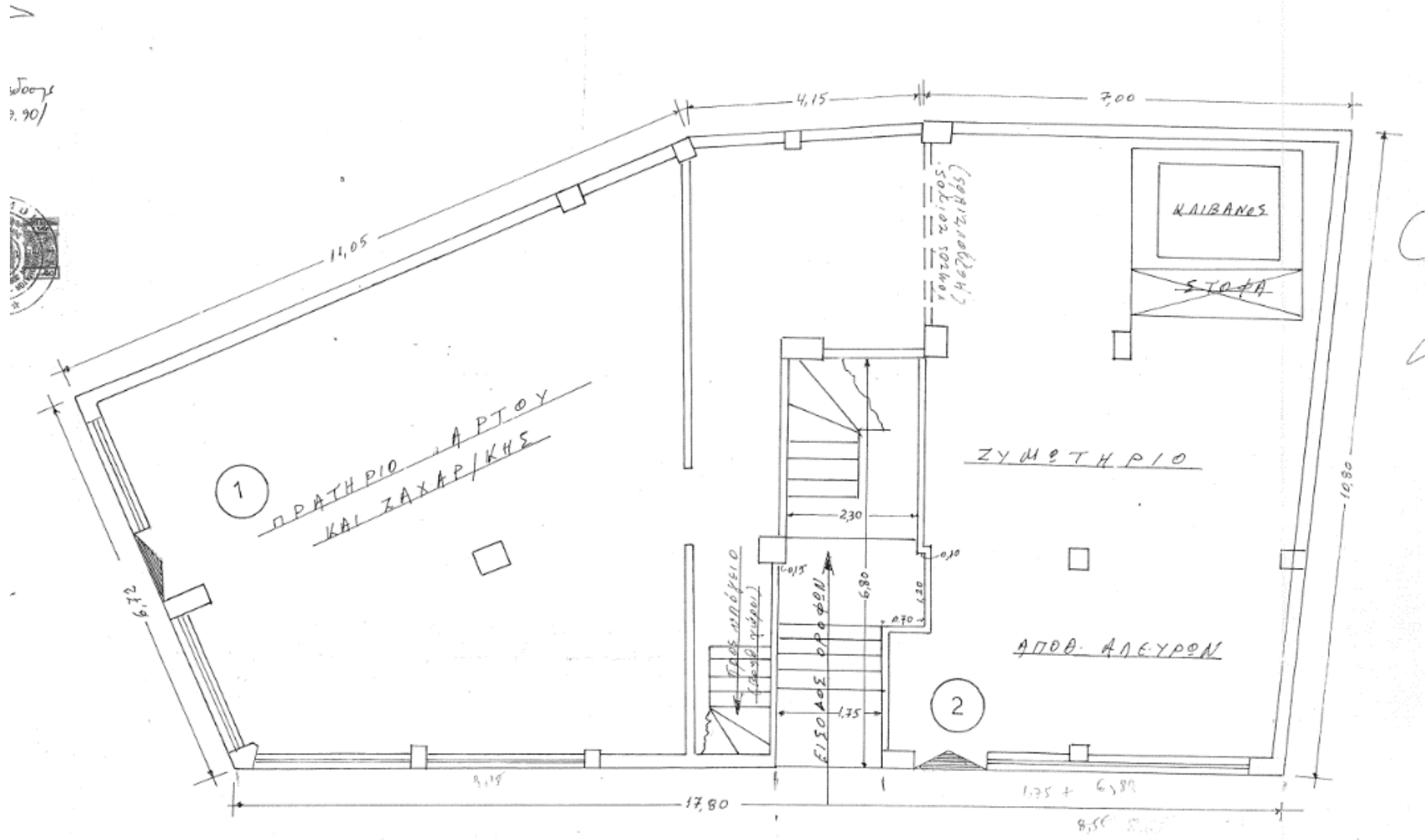
This unique corner shop has been leased since March 1st, 2023, as an all-day café-bar store under the name of "Paparouna". The tenant is an entrepreneur who is active in the field of catering, and he invested around 120.000 € to renovate the asset.

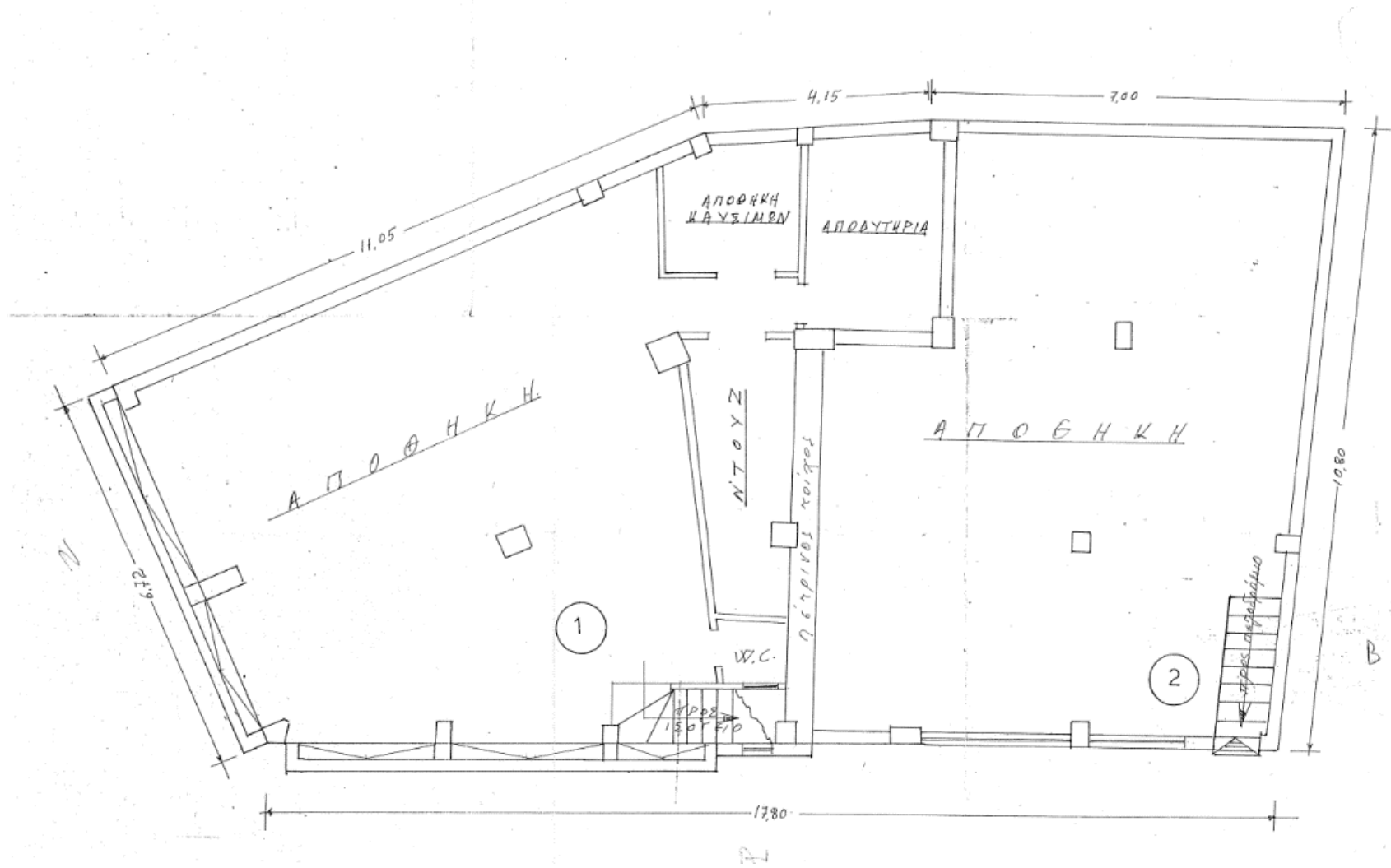
The Exarcheia Square will soon welcome the new metro station "Exarcheia " and along with all other public transportation the access will be more convenient than ever.











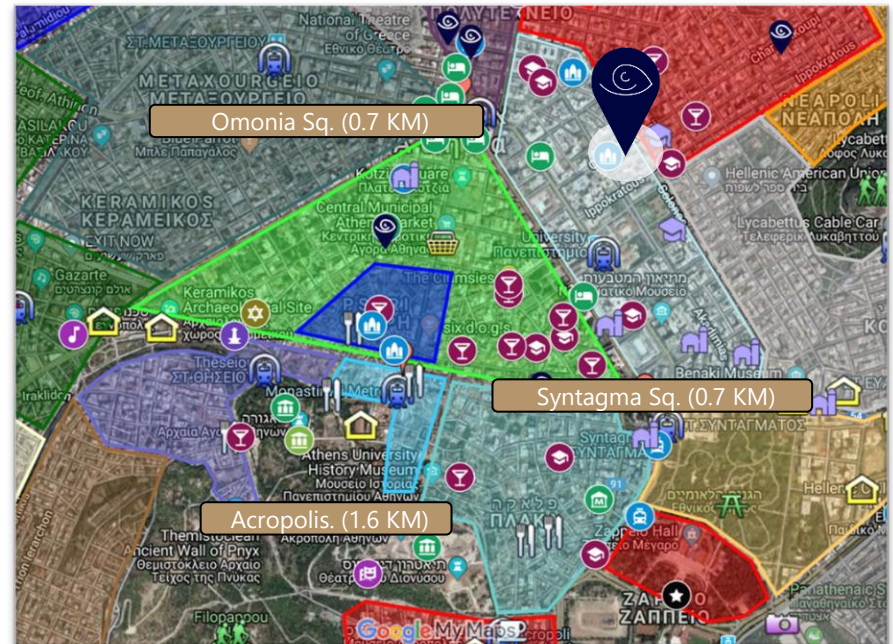


ABOUT THE AREA

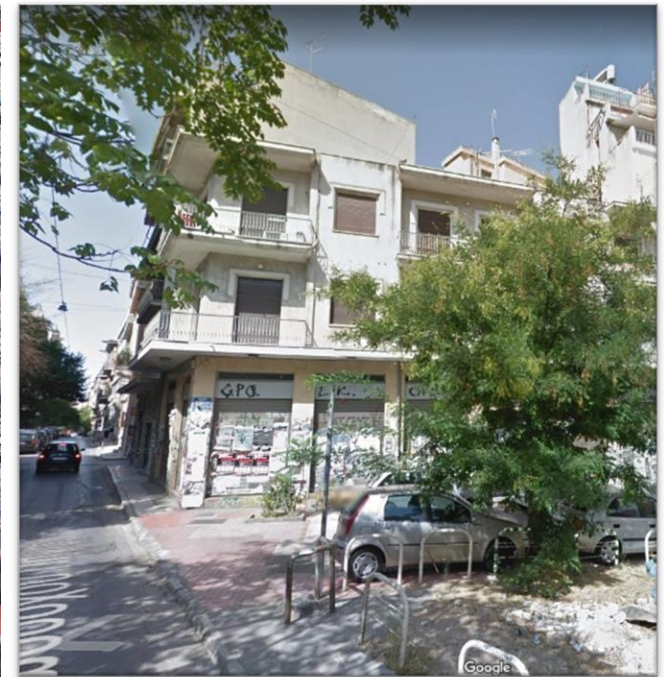
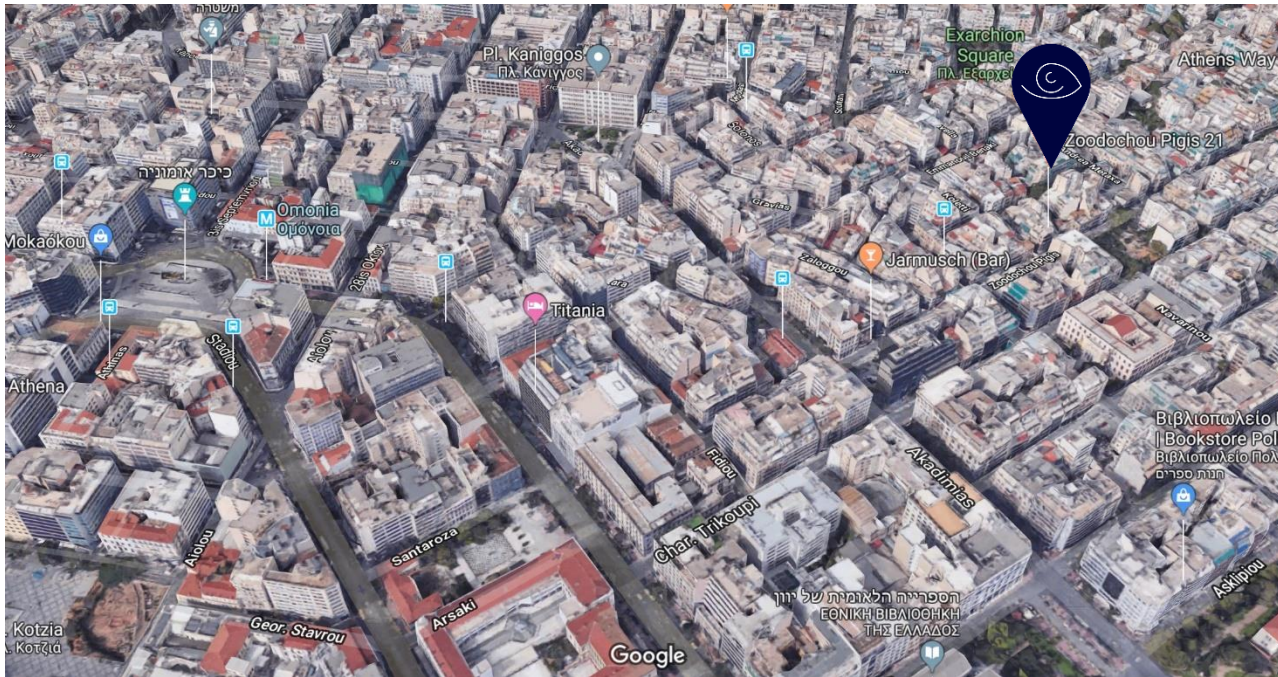
Exarchia is a part of the downtown like no other. It is bordered by the Kolonaki area, one of the most expensive areas in Athens and the Omonia area where the heart of the city is. In the last 4-5 years, the area of Exarcheia has been targeted by large investors, both domestic and foreign. They buy real estate with the aim of immediate reconstruction and renovation of real estate and their repositioning in the market. As a result the demand for commercial properties is rising.

The metro line no. 4 is now in development with a metro station in Exarchion Square, 350m away (the construction has begun). Omonia metro station is located 700m on foot and Panepistimio Metro Station 600m on foot.

Distance from Omonia square & metro station in km	0.7
Distance from Syntagma square in km	0.7
Distance from Lycabettus hill in km	0.8
Distance from Monastiraki in km	0.9
Distance from the archeological museum in km	1.2
Distance from Acropolis in km	1.6
Distance from Athens airport in km	34



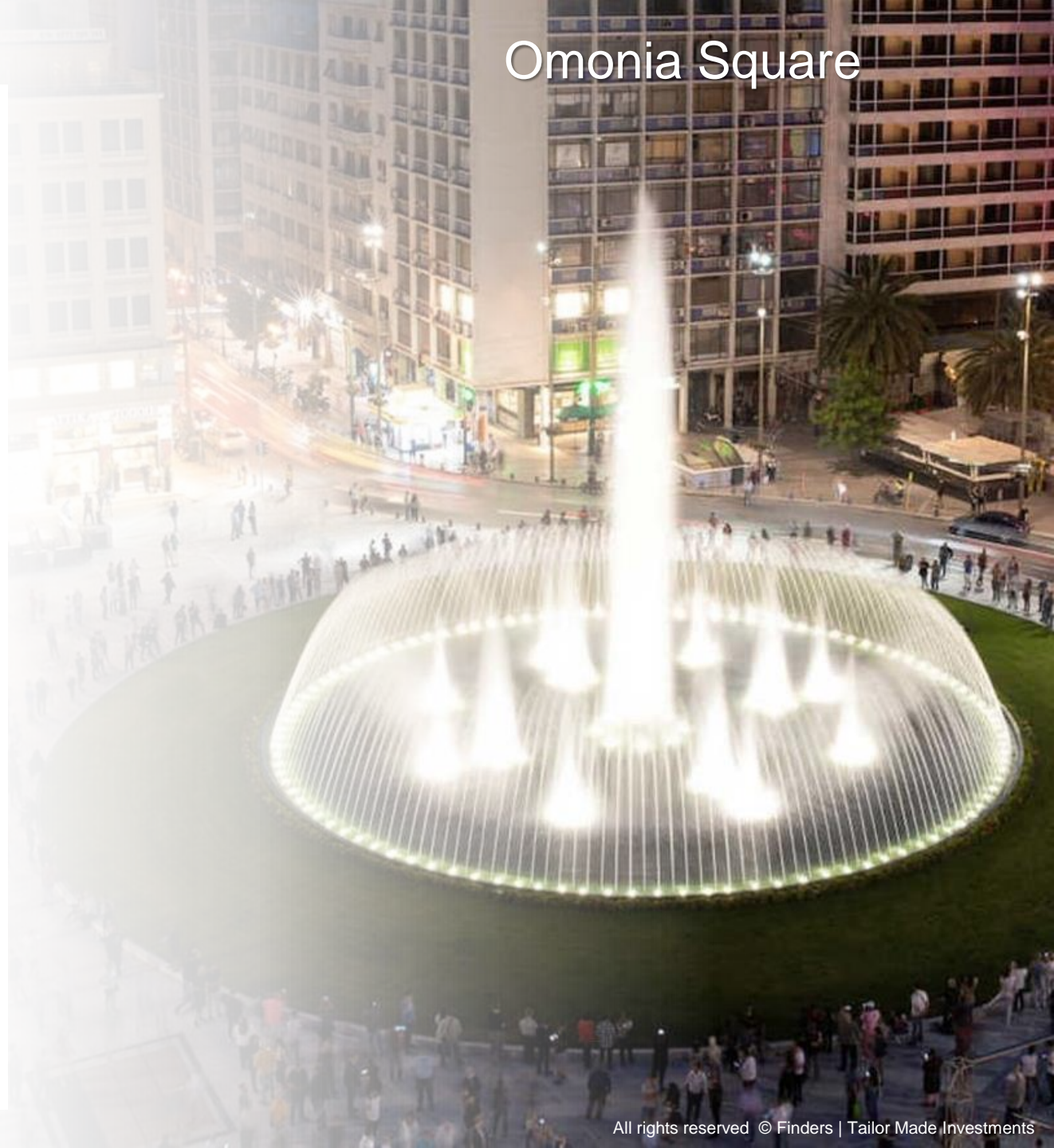
MAP & STREET VIEW



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](#)

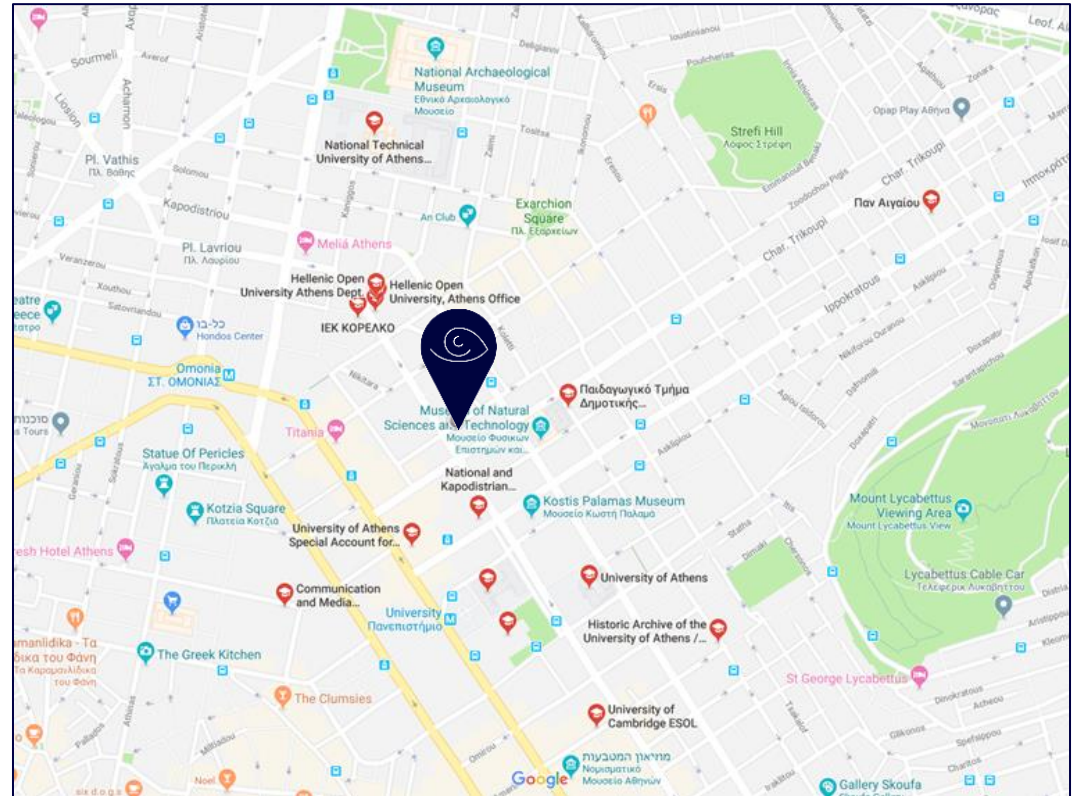
PLACES OF INTEREST

- **Strefi Hill** - A green hill overlooking Athens. There is a pleasant part on the hill (550 m from the property).
- **The Epigraphic Museum** is a unique museum in Greece, the largest of its kind in the world. It holds 10,078 inscriptions, mostly in Greek, from early historical periods to the Late Roman period (550 m from the property).
- **Benaki Museum** (1.1 km from the property).
- **Athens National Museum of Archeology** - This is one of the most important and beautiful museums of its kind. The museum, opened in 1874, contains more than any other museum in the world, the ancient treasures from the various coffers in ancient Greece, including from the Mycenaean period, murals unearthed in Akrotiri on the island of Santorini, exhibits from the island of Delos and more (1.2 km from the property).
- **Museum of Cars of Greece** - A museum that displays collections of cars from different periods (1.2 km from the property).
- **Lycabettus Theater** - An ancient open-air theater (1.5 km from the property).



Academic Institutions near the Property

- Athens University School of Education (250 m from the property)
- National and Kapodistrian University of Athens (350 m from the property)
- Hellenic Open University (450 m from the property)
- IEK (600 m from the property)
- Athens University School of Communication and Media (700 m from the property)
- Attic College (650 m from the property)
- National Technical University of Athens Patision Campus (550 m from the property)
- Vellios School of Art (700 m from the property)
- University of the Aegean (900 m from the property)
- British Hellenic College (1.2 km from the property)
- Astropaideia College (1.4 km from the property)
- AKTO (1.4 km from the property)
- Athens University of Economics and Business (1.4 km from the property)
- Mediterranean College (1.7 km from the property)





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