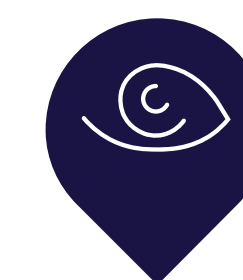




FINDERS

Tailor Made Investments

12a ARMONIAS ST  
ANO KYPSELI, ATHENS



# HIGHLIGHTS

The property at a glance

**Number of Apartments: 4**  
**Asking selling price unit by unit:**  
From 275,000 to 600,000€  
Total sqm: 85.74 – 137,84  
Price/sqm: 3,207 – 4,353€

**Asking Selling price for the Whole Residential building:** 1,550,000€  
Total sqm: 496  
Price/sqm: 3,125€

Renovation: 2025



The Armonias residence is a sophisticated building apartment that comprises four luxurious apartments, which include three expansive full-floor units and an exquisite maisonette. This maisonette is equipped with high-end features such as an indoor jacuzzi, a welcoming fireplace, a generous walk-in closet, and stunning panoramic views of Athens. The property is available for sale as a whole, or unit by unit.

Ano Kypseli, recognized as one of Athens’ largest and most vibrant neighborhoods, is known for its lively atmosphere and strong sense of community.

Residents can also take advantage of the nearby Elikonas hill, a peaceful park ideal for leisurely strolls, picnics, and various outdoor activities, providing a serene escape within the energetic urban environment.



Situated in the lively Ano Kypseli district, the property benefits from a strategic location with outstanding transport links, including a new metro station currently under construction just 350 meters away.

The upcoming metro station on line 4, likely to be named “Elikonos,” will further improve accessibility, while existing metro stations such as Agios Nikolaos (1.4 kilometers) and Kato Patissia (1.8 kilometers) offer additional transportation alternatives.

This combination of luxury, prime location, and excellent connectivity positions the Armonias residence as an outstanding option for sophisticated urban living.

# ARMONIAS RESIDENTIAL BUILDING | 4 APARTMENTS

The building at a glance

Apartments: 4 | 1  
Maizonette with stunning  
view

Parking: 1 Spot

Storage Rooms: 4



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

496

1,550,000€

3,125€

Completed

# APARTMENT GROUND FLOOR

The property at a glance

- Master Bedroom: 1
- Bedroom: 1
- Bathroom: 1
- Living Room
- Open Plan Kitchen
- Air Conditions
- Back Balcony
- Front Garden
- Storage Room



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

92.45

350,000€

3,786€

Complete

# APARTMENT

## GROUND FLOOR

The property at a glance

- Master Bedroom: 1
- Bedroom: 1
- Bathroom: 1
- Living Room
- Open Plan Kitchen
- Air Conditions
- Back Balcony
- Front Garden
- Storage Room



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

92.45

350,000€

3,786€

Complete

# APARTMENT

## GROUND FLOOR

The property at a glance

- Master Bedroom: 1
- Bedroom: 1
- Bathroom: 1
- Living Room
- Open Plan Kitchen
- Air Conditions
- Back Balcony
- Front Garden
- Storage Room



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

92.45

350,000€

3,786€

Complete



# 350,000€

**3,786€**

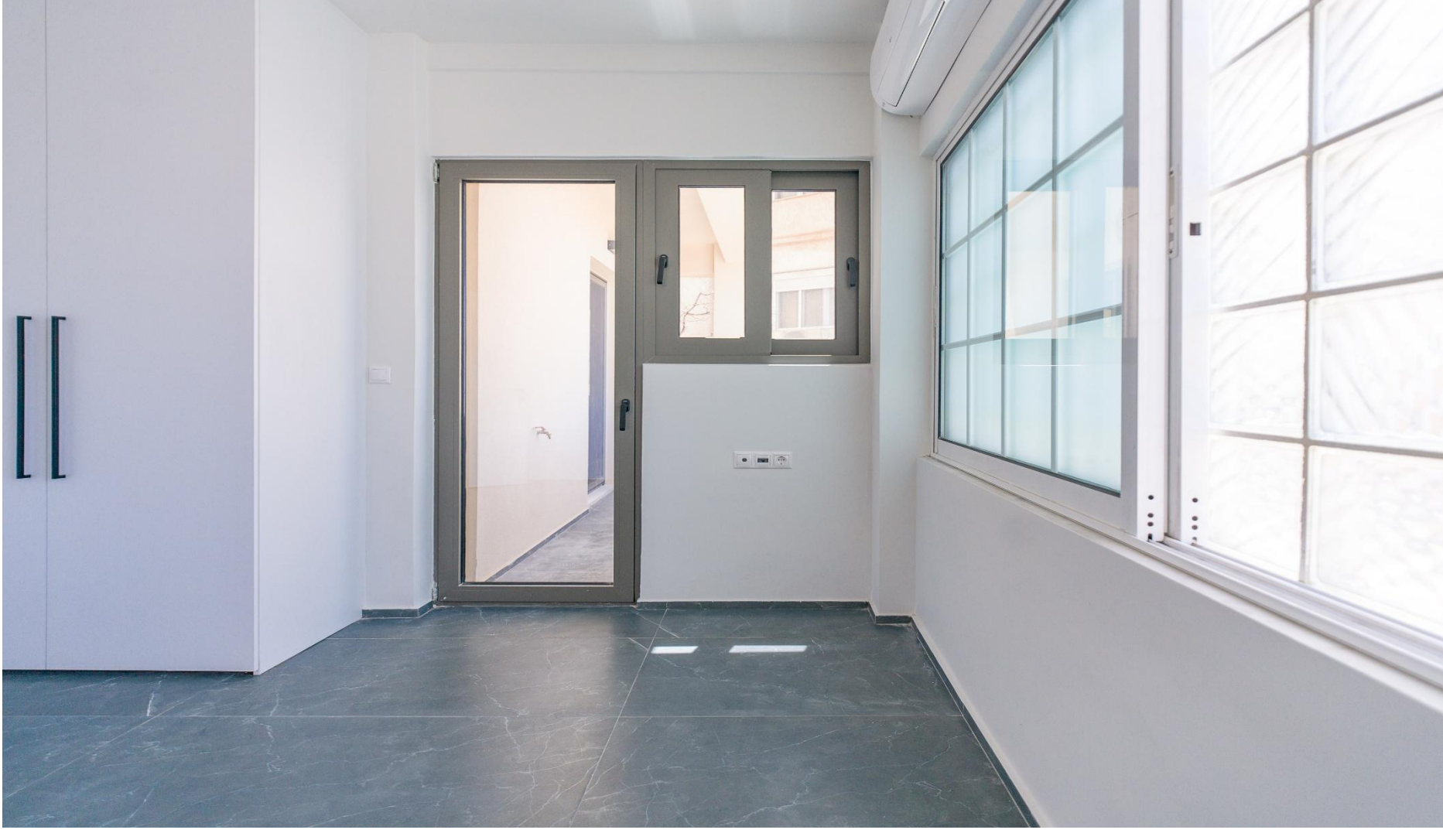
# Completed

92.45

# APARTMENT

## 1st FLOOR

## FLOOR PLAN



The property at a glance

Bedrooms: 2

Bathroom: 1

Living Room

Open Plan Kitchen

Air Conditions

Front & Side Balcony

Storage Room

SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

85.74

275,000€

3,207€

Completed

APARTMENT

1st FLOOR

FLOOR PLAN



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

85.74

275,000€

3,207€

Completed

# APARTMENT

## 1st FLOOR

## FLOOR PLAN

The property at a glance

- Bedrooms: 2
- Bathroom
- Open Plan Kitchen: 1
- Living Room
- Front & Side Balcony
- Air Conditions
- Storage Room



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

85.74

275,000€

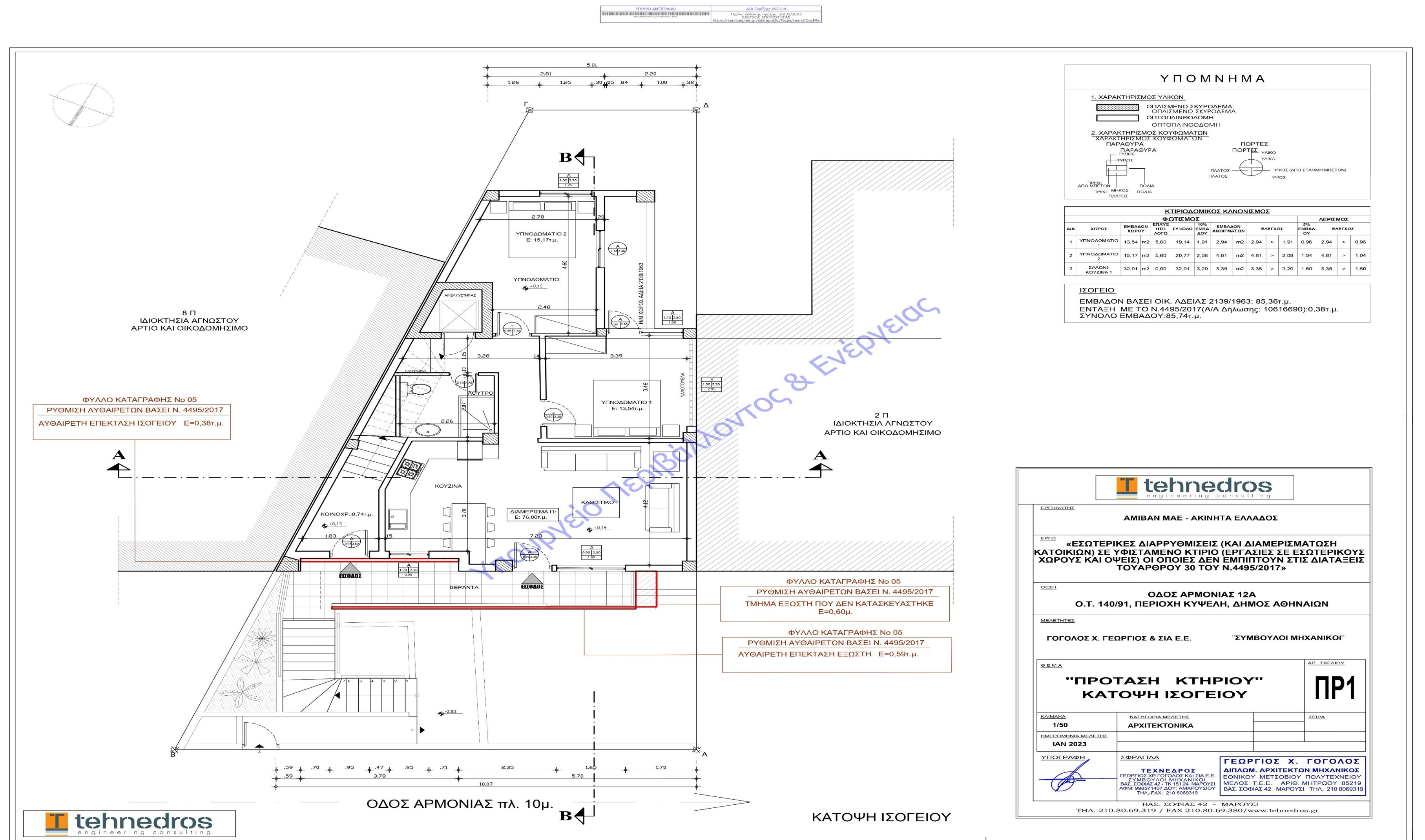
3,207€

Completed

# APARTMENT

## 1st FLOOR

### FLOOR PLAN



SQM

ASKING SELLING  
PRICE

PRICE/SQM

## RENOVATION

85.74

275,000€

**3,207€**

# Completed

# APARTMENT

## 2nd FLOOR



The property at a glance

- Master Bedroom: 1
- Bathroom: 1
- Living Room with Fireplace
- Kitchen in Separate Room
- Back Balcony
- Front Garden
- Air Conditions
- Storage Room



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

88.31

300,000€

3,397€

Completed

# APARTMENT

## 2nd FLOOR



The property at a glance

- Master Bedroom: 1
- Bathroom: 1
- Living Room with Fireplace
- Kitchen in Separate Room
- Back Balcony
- Front Garden
- Air Conditions
- Storage Room



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

88.31

300,000€

3,397€

Completed

# APARTMENT

## 2nd FLOOR

The property at a glance

- Master Bedroom: 1
- Bathroom: 1
- Living Room with Fireplace
- Kitchen in Separate Room
- Back Balcony
- Front Garden
- Air Conditions
- Storage Room



SQM

ASKING SELLING  
PRICE

PRICE/SQM

RENOVATION

88.31

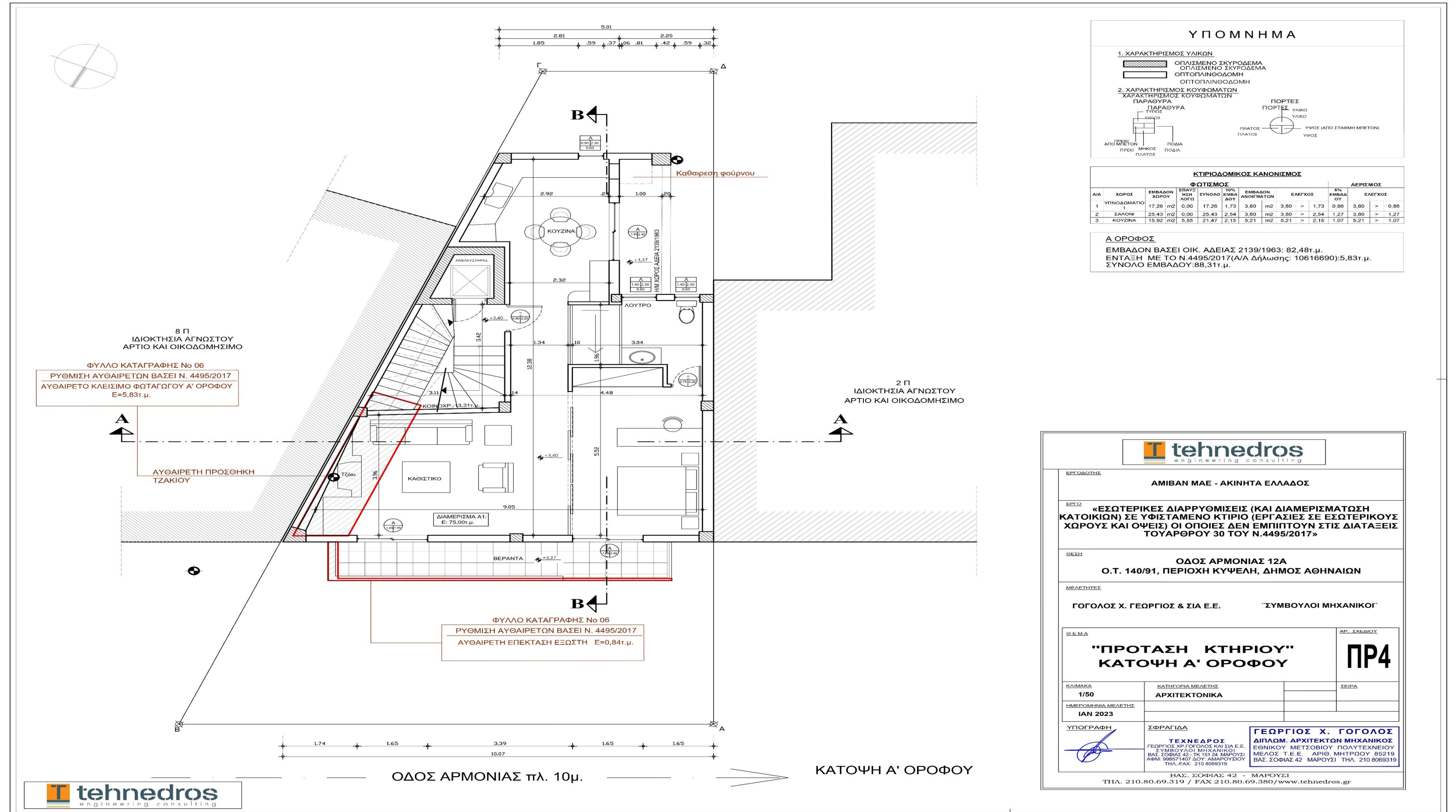
300,000€

3,397€

Completed

# FLOORPLAN

## 2nd FLOOR



SQM

ASKING SELLING  
PRICE

PRICE/SQM

## RENOVATION

88.31

300,000€

**3,397€**

# Completed

# MAISONNETTE

## 3<sup>rd</sup> FLOOR

The Maisonnette at a glance

- Master Bedroom: 1
- Bedroom: 1
- Bathroom: 1
- Living Room with Fireplace
- Jacuzzi with Panoramic View
- Walkin Closet
- Air conditions
- Front Balcony
- Elevator
- Storage Room
- Parking Space



TOTAL SQM

**137.84**

ASKING SELLING PRICE

**600,000€**

PRICE/SQM

**4,353€**

RENOVATION

**Completed**

# MAISONNETTE

## 3<sup>rd</sup> FLOOR

The Maisonnette at a glance

- Master Bedroom: 1
- Bedroom: 1
- Bathroom: 1
- Living Room with Fireplace
- Jacuzzi with Panoramic View
- Walkin Closet
- Air conditions
- Front Balcony
- Elevator
- Storage Room
- Parking Space



TOTAL SQM

**137.84**

ASKING SELLING PRICE

**600,000€**

PRICE/SQM

**4,353€**

RENOVATION

**Completed**

# MAISONNETTE

## 3rd FLOOR

The Maisonnette at a glance

- Master Bedroom: 1
- Bedroom: 1
- Bathroom: 1
- Living Room with Fireplace
- Jacuzzi with Panoramic View
- Walkin Closet
- Air conditions
- Front Balcony
- Elevator
- Storage Room
- Parking Space



TOTAL SQM

137.84

ASKING SELLING PRICE

600,000€

PRICE/SQM

4,353€

RENOVATION

Completed

A circle with a shaded sector. The sector is formed by two radii and an arc. The radii are drawn from the center to the boundary of the circle. The arc is a portion of the circle's circumference. The sector is shaded with a light gray color.



# Completed

# MAISONNETTE

## 4rth FLOOR



The Maisonnette at a glance

- Kitchen
- Living Room with Fireplace
- WC: 1
- Air Conditions
- Balcony with Panoramic view of Athens
- Storage Room
- Parking Space



TOTAL SQM

**137.84**

ASKING SELLING PRICE

**600,000€**

PRICE/SQM

**4,353€**

RENOVATION

**Completed**

# MAISONNETTE

## 4rth FLOOR



The Maisonnette at a glance

- Kitchen
- Living Room with Fireplace
- WC: 1
- Air Conditions
- Balcony with Panoramic view of Athens
- Storage Room
- Parking Space



TOTAL SQM

**137.84**

ASKING SELLING PRICE

**600,000€**

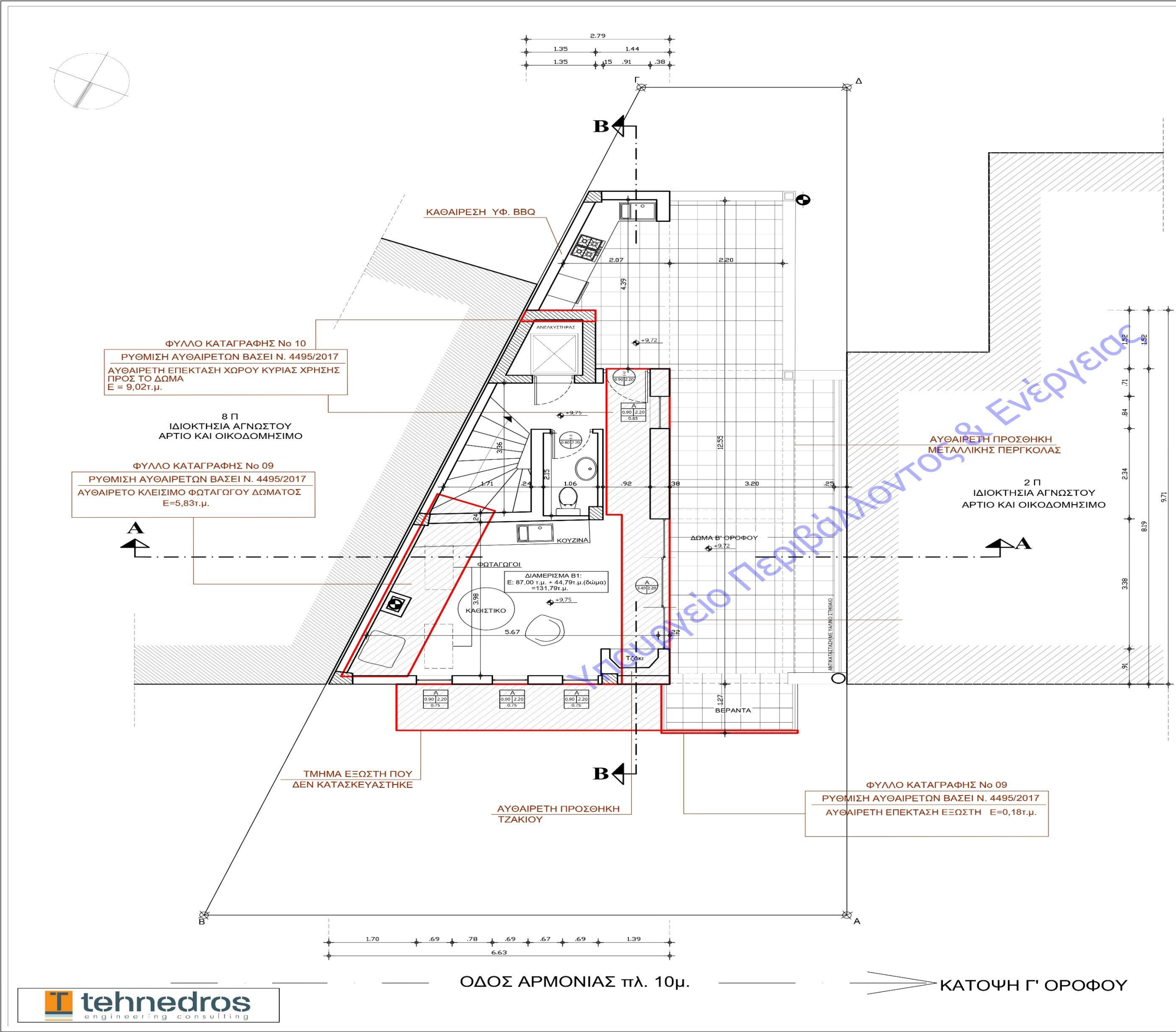
PRICE/SQM

**4,353€**

RENOVATION

**Completed**

MAISONNETTE  
FLOORPLAN  
4th FLOOR



ΥΠΟΜΝΗΜΑ									
1. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΥΛΙΚΩΝ									
ΟΠΛΙΣΜΕΝΟ ΣΚΥΡΟΔΕΜΑ									
ΟΠΤΟΠΛΙΝΘΟΔΟΜΗ									
2. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΟΥΦΟΜΑΤΩΝ									
ΠΑΡΑΘΥΡΑ									
ΠΟΡΤΕΣ									
ΑΠΟΠΛΕΚΤΟΝ ΠΡΕΚΙ ΠΛΑΤΟΣ									
ΚΤΙΡΙΟΔΟΜΙΚΟΣ ΚΑΝΟΝΙΣΜΟΣ									
ΦΩΤΙΣΜΟΣ									
ΑΕΡΙΣΜΟΣ									
A/A	ΧΩΡΟΣ	ΕΜΒΑΔΟΝ ΧΩΡΟΥ	ΕΠΙΛΥΣΗ ΗΨΗΛΟΓΩΓΗ Ε.Ε.	ΣΥΝΟΛΟ	10% ΕΜΒΑΔΟΥ	ΕΜΒΑΔΟΝ ΑΝΟΙΓΜΑΤΩΝ	ΕΛΕΓΧΟΣ	5% ΕΜΒΑΔΟΥ	ΕΛΕΓΧΟΣ
1	ΣΑΛΟΝΙ	24,90 m <sup>2</sup>	0,00	24,90	2,49	10,40 m <sup>2</sup>	10,40	> 2,49	1,25
ΣΤΑΘΜΗ ΔΩΜΑΤΟΣ									
ΕΜΒΑΔΟΝ ΒΑΣΕΙ ΟΙΚ. ΑΔΕΙΑΣ 2139/1963: 29,94τ.μ.									
ΕΝΤΑΣΗ ΤΟ Ν.4495/2017(Α/Α Δήλωσης: 10616690):5,83+9,02=14,85τ.μ.									
ΣΥΝΟΛΟ ΕΜΒΑΔΟΥ:44,79τ.μ.									

ΕΡΕΥΝΑ

ΕΡΓΟ

ΘΕΣΗ

ΜΕΛΕΤΗΤΕΣ

Φ.Ε.Μ.Α

ΚΑΜΑΚΑ

ΗΜΕΡΟΜΗΝΙΑ ΜΕΛΕΤΗΣ

ΥΠΟΓΡΑΦΗ

ΑΜΙΒΑΝ ΜΑΕ - ΑΚΙΝΗΤΑ ΕΛΛΑΔΟΣ

«ΕΣΩΤΕΡΙΚΕΣ ΔΙΑΡΡΥΘΜΙΣΕΙΣ (ΚΑΙ ΔΙΑΜΕΡΙΣΜΑΤΟΣΗ ΚΑΤΟΙΚΙΩΝ) ΣΕ ΥΦΙΣΤΑΜΕΝΟ ΚΤΙΡΙΟ (ΕΡΓΑΣΙΕΣ ΣΕ ΕΣΩΤΕΡΙΚΟΥΣ ΧΩΡΟΥΣ ΚΑΙ ΘΥΡΕΙΣ) ΟΙ ΟΠΟΙΕΣ ΔΕΝ ΕΜΠΙΠΤΟΥΝ ΣΤΙΣ ΔΙΑΤΑΞΕΙΣ ΤΟΥ ΑΡΘΡΟΥ 30 ΤΟΥ Ν.4495/2017»

ΟΔΟΣ ΑΡΜΟΝΙΑΣ 12Α  
Ο.Τ. 140/91, ΠΕΡΙΟΧΗ ΚΥΨΕΛΗ, ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ

ΓΟΓΟΛΟΣ Χ. ΓΕΩΡΓΙΟΣ & ΣΙΑ Ε.Ε.

ΣΥΜΒΟΥΛΟΙ ΜΗΧΑΝΙΚΟΙ

1/50

ΑΡΧΙΤΕΚΤΟΝΙΚΑ

ΙΑΝ 2023

ΣΦΡΑΓΙΔΑ

ΤΕΧΝΕΔΡΟΣ  
ΓΕΩΡΓΙΟΣ ΧΡ. ΓΟΓΟΛΟΣ ΚΑΙ ΣΙΑ Ε.Ε.  
ΣΥΜΒΟΥΛΟΙ ΜΗΧΑΝΙΚΟΙ  
ΒΑΣ. ΣΟΦΙΑΣ 42 - ΤΚ 15124 ΜΑΡΟΥΣΙ  
ΑΦΜ 998571407 ΔΟΥ: ΔΑΜΑΡΟΥΣΙΟΥ  
ΤΗΛ. FAX: 210 8069319

ΔΙΠΛΩΜ. ΑΡΧΙΤΕΚΤΟΝ. ΜΗΧΑΝΙΚΟΣ  
ΕΘΝΙΚΟΥ ΜΕΤΣΟΒΙΟΥ ΠΟΛΥΤΕΧΝΕΙΟΥ  
ΜΕΛΟΣ Τ.Ε.Ε. ΑΡΙΘ. ΜΗΤΡΩΟΥ 85219  
ΒΑΣ. ΣΟΦΙΑΣ 42 ΜΑΡΟΥΣΙ ΤΗΛ. 210 8069319

ΔΡ. ΣΧΕΔΙΟΥ

ΠΡ6

ΣΕΙΡΑ

ΒΑΣ. ΣΟΦΙΑΣ 42 - ΜΑΡΟΥΣΙ  
ΤΗΛ. 210.80.69.319 / FAX 210.80.69.380/www.tehnedros.gr

TOTAL SQM

137.84

ASKING SELLING PRICE

600,000€

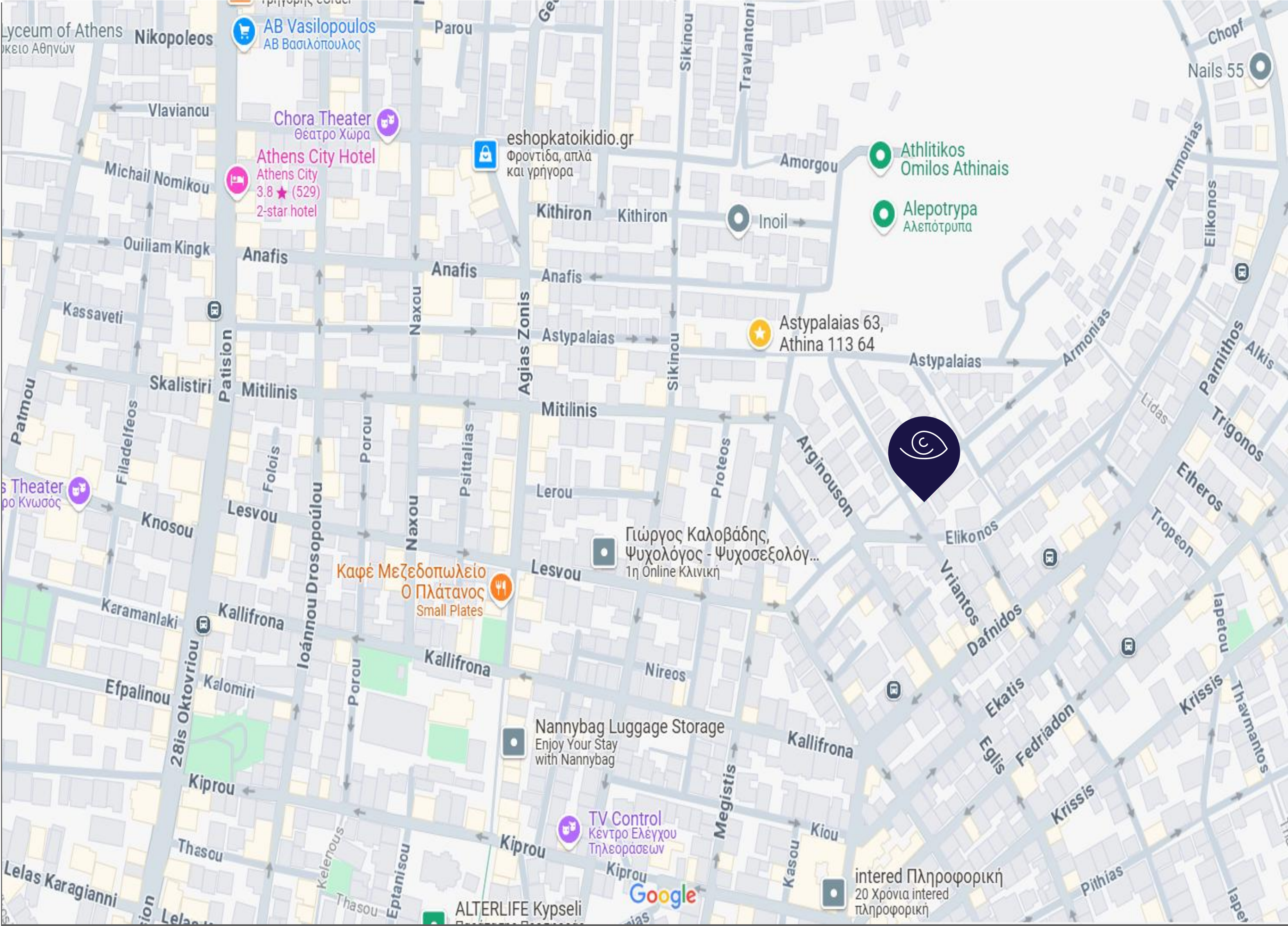
PRICE/SQM

4,353€

RENOVATION

Completed

# MAP & STREET VIEW



# ABOUT THE AREA



Kypseli today stands as one of the most multicultural neighborhoods in the city. Its high density of construction has led to urban legends claiming it to be the most densely populated area in Europe, although Athens is officially recognized as the third most densely populated city on the continent.

The nearby “Pedion tou Areos” park serves as a vital green space for the community, while the district's prosperous history is prominently displayed through the elegant apartment buildings and historic cafés lining Fokionos Negri Street.



Additionally, the limited residential options in the city center have prompted a new influx of residents to Kypseli, revitalizing the area and generating significant interest in recent years.

## Exploring Kypseli Area:

1. Fokionos Negri Street
2. Patission Avenue (28is Oktovriou Street)
3. Kypseli Municipal Market
4. Kypseli Square
5. St. George's Square
6. 1st of May Square (Protomagias Square)
7. Pedion tou Areos
8. Elikonos Hill

# BRIEF HISTORY OF FINDERS AND WHAT IS THE VISION & THE MISSION



Established in Greece in 2014, Finders has been at the forefront of the country's real estate market, with three branches located in Israel, Athens, and Crete. As one of the pioneers in the industry, Finders has successfully managed five private equity funds, investing in high-quality properties with a focus on commercial and residential buildings, tourist destinations, and accommodation.

The company's core expertise lies in acquiring, redeveloping, and remarketing investment properties, primarily in Athens since its inception. However, as of 2022, Finders has expanded its scope by co-investing in the reconstruction of targeted buildings within its portfolio to convert them into service apartment hotels. With extensive experience in managing thousands of square meters of property in Athens and Crete, as well as a deep understanding of the diverse range of properties available, Finders is confident in its ability to deliver an exceptional visitor experience while serving as a reliable

resource for prospective real estate investors in Greece. Finders has established a network of partnerships with various leading entities in Greece, including architects, real estate agents, appraisers, insurance agents, contractors, and others. These partnerships enable the company to offer a comprehensive and accessible professional service package. As a result of its excellent reputation, strong track record, and field performance, Finders has built strong trust ties with local players in the industry, allowing it to access a vast market of investment opportunities. The company receives advance information on properties, including those soon to be auctioned by local banks in Greece.

Finders also has established strong relationships with financing bodies, central banks, and government entities operating in the Greek real estate market. Additionally, the company manages 12 Greek companies (S.A.) that oversee complex projects and properties across various regions under its leadership.



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 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 accepts 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, 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 fiscals' period and corporate developments may differ materially from those expressed or implied by the plans, goals and expectations set forth in any forward-looking statements.

# CONTACT DETAILS

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[Finders TMI](https://www.linkedin.com/company/finders-tmi/)