



FINDERS

Tailor Made Investments

השקעות נדל"ן
אטרקטיביות ביוון

3is Septemvriou 35 & Stournari, Omonia, Athens



[Appartment a 3rd Septemvriou 35 & Stournari \(matterport.com\)](https://matterport.com)

HIGHLIGHTS

An apartment located on the fourth floor of a seven-storey apartment building at 3is Septemvriou 35 & Stournari Street. (corner building). The layout of the apartment consists of an entrance hall with WC, kitchen with auxiliary balcony, living room with dining area, second smaller living room, two bedrooms and a bathroom. The apartment is corner, luminous, with balconies, windows, a security entrance door and a small storage room of 1.24sqm in the basement. From the balcony of one bedroom there is a view of the Acropolis. The building is mixed use, with apartments, offices and apartments for tourist use. A concierge is available for all business days, so the building is maintained clean and orderly at all times. Recently an interior painting of the entire building was performed, and the elevator is new.

The building's plot is 394 sqm.

Price of the property (key-ready)	195,000€
Total built area in sqm	105.5
Price per sqm	1848€



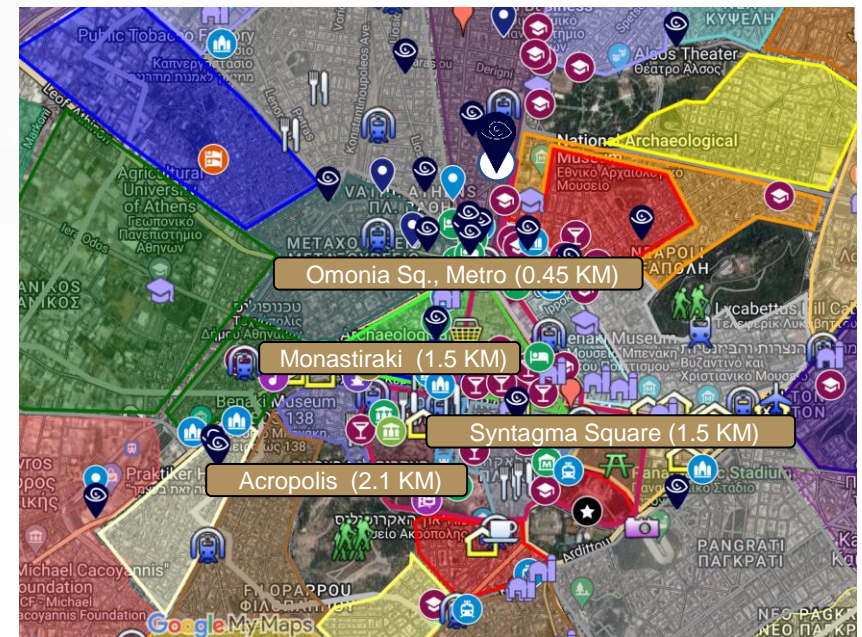
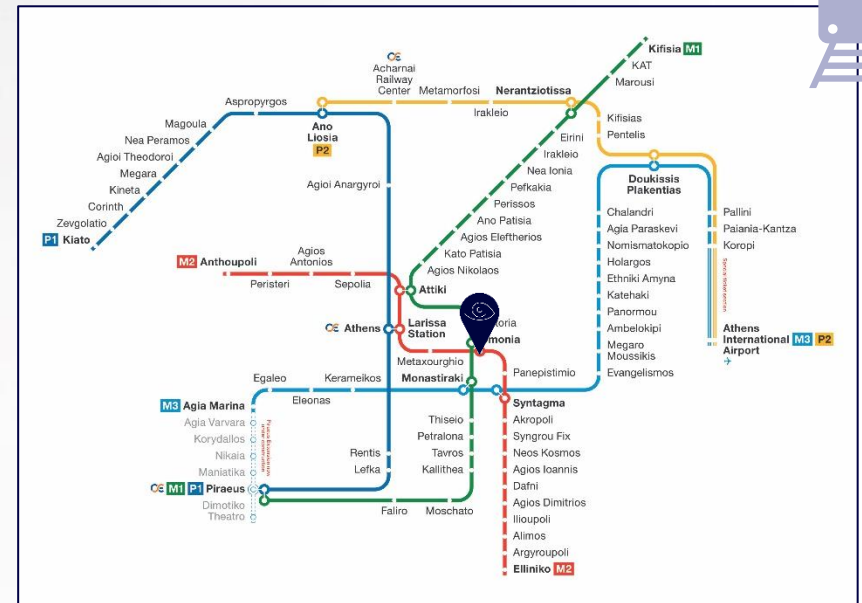
3is Septemvriou 35 & Stournari, Omonia, Athens

This spacious apartment is located in a privileged spot in the center of Athens. Its location is equal to Omonia Square and Exarchia Square, 550m, having the metro station "Omonia" and the under construction "Exarchia". The area is flooded 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 750m away, offering a green park for sports and cultural activities available to all citizens.

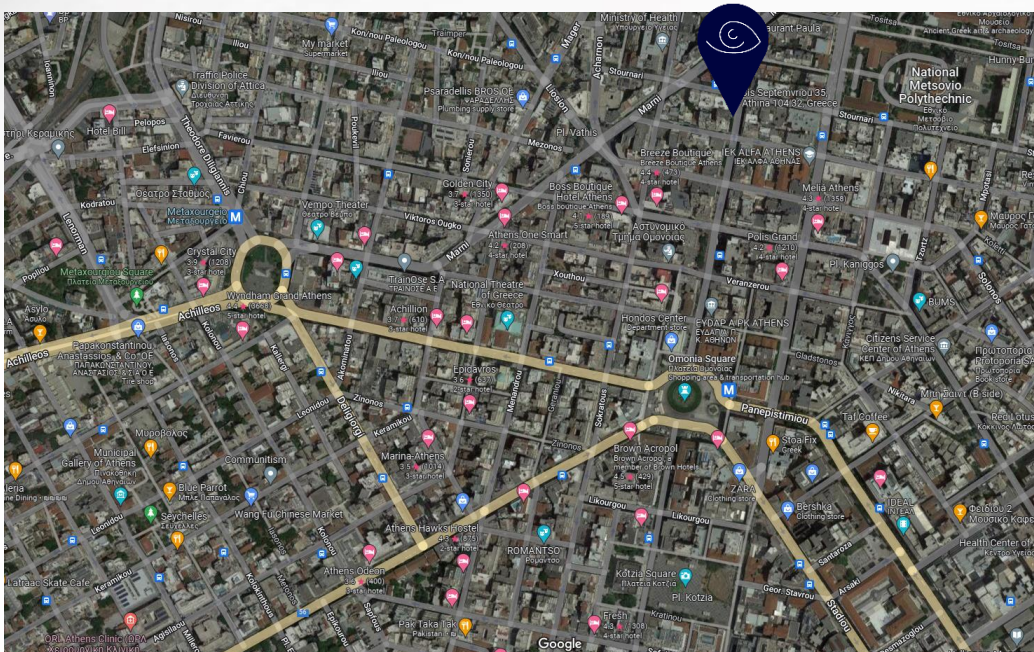
Distance from Omonia sq. & metro station in km	0.35
Distance from National Archaeological Museum in km	0.4
Distance from Monastiraki in km	1.4
Distance from Syntagma square in km	1.5
Distance from Acropolis in km	2
Distance from Acropolis museum in km	2.5
Distance from the airport in km	38.7

ABOUT THE AREA



3is Septemvriou 35 & Stournari, Omonia, Athens

MAP & STREET VIEW







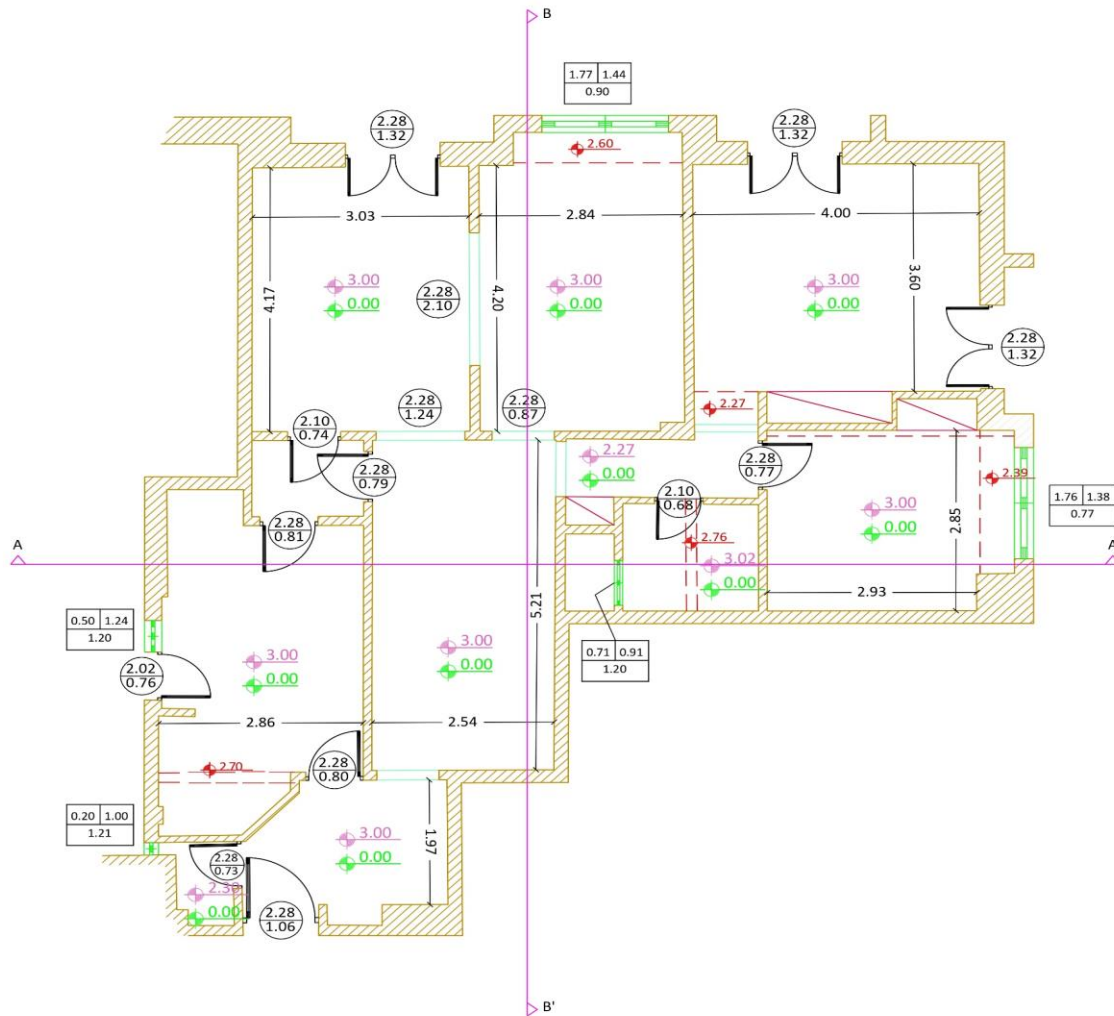








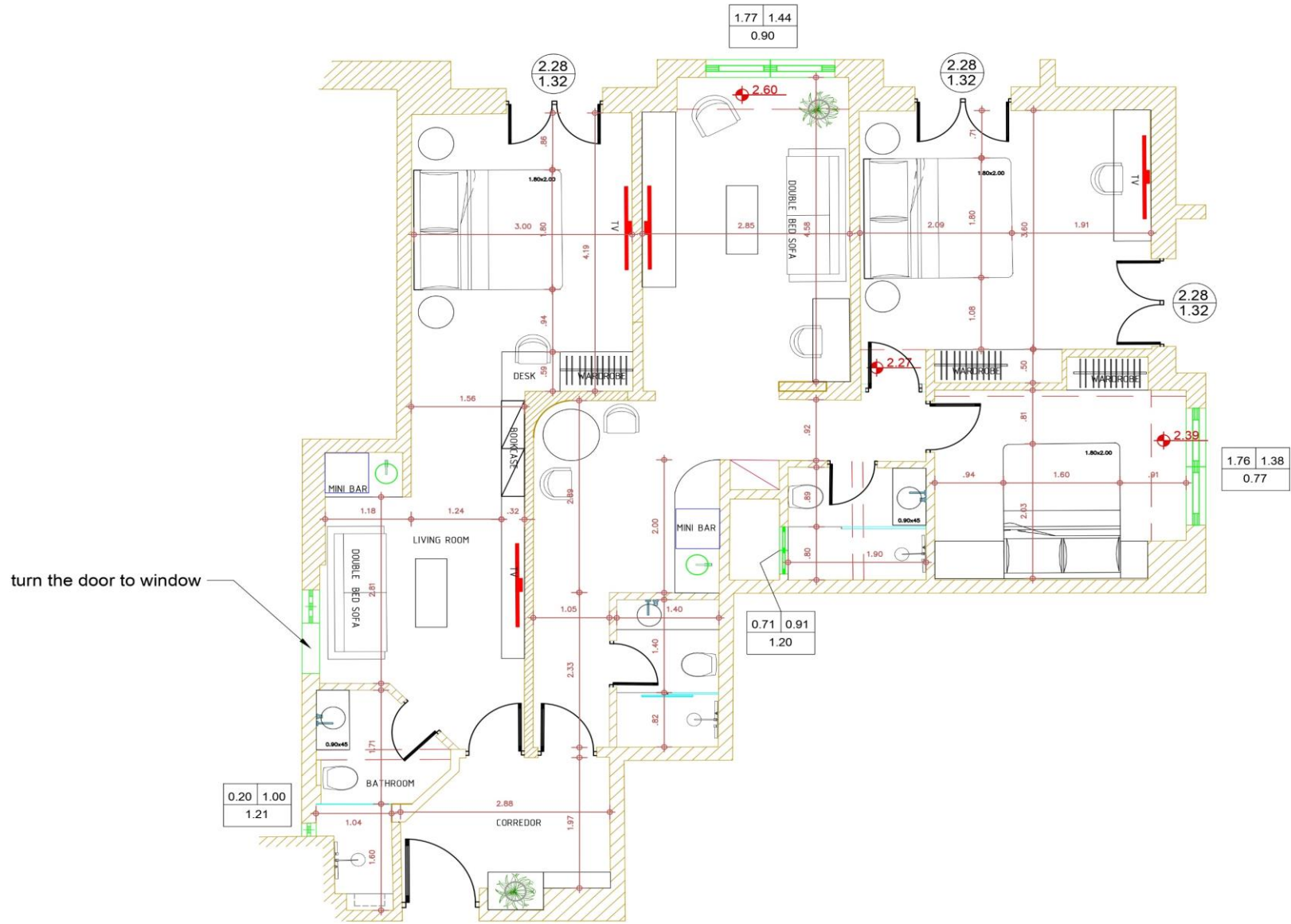
CURRENT FLOOR PLAN



ΥΠΟΜΝΗΜΑ ΣΥΜΒΟΛΙΣΜΩΝ							
	Τοίχος		166.17 Στάθμη δαπέδου				
	Δοκάρι		170.16 Στάθμη οροφής				
	Άνοιγμα		2.76 Στάθμη δοκαριού				
	Ντουλάπα	<table border="1"><tr><td>0.80</td><td>1.20</td></tr><tr><td>1.21</td><td></td></tr></table>	0.80	1.20	1.21		ΑΝΟΙΓΜΑ
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	Πόρτα	<table border="1"><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>					ΠΟΔΙΑ
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		<table border="1"><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>					ΑΝΟΙΓΜΑ

ΚΥΡΙΟΙ ΤΟΥ ΕΡΓΟΥ	FINDERS	
ΘΕΣΗ ΕΡΓΟΥ	ΟΔΟΣ 3ης ΣΕΠΤΕΜΒΡΙΟΥ ΑΡ. 35 & ΣΤΟΥΡΝΑΡΗ Ο.Τ. 73092 - ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ Π.Ε. ΚΕΝΤΡΙΚΟΥ ΤΟΜΕΑ ΑΘΗΝΩΝ - ΠΕΡΙΦΕΡΕΙΑ ΑΤΤΙΚΗΣ ΝΟΜΟΣ ΑΤΤΙΚΗΣ	
ΕΡΓΟ	ΑΠΟΤΥΠΩΣΗ ΥΦΙΣΤΑΜΕΝΗΣ ΚΑΤΑΣΤΑΣΗΣ	
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ΚΑΤΩΨΗ Δ' ΟΡΟΦΟΥ		K.1
		ΚΩΔΙΚΟΣ ΕΡΓΟΥ 02423/3
ΧΡΟΝΟΣ ΜΕΛΕΤΗΣ	ΦΕΒΡΟΥΑΡΙΟΣ 2023	ΚΛΙΜΑΚΑ 1:50
ΣΦΡΑΓΙΔΑ ΕΤΑΙΡΕΙΑΣ		ΣΦΡΑΓΙΔΑ ΜΗΧΑΝΙΚΟΥ

PROPOSAL FLOORPLAN FOR 2 APARTMENTS



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](#)



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