



## HIGHLIGHTS

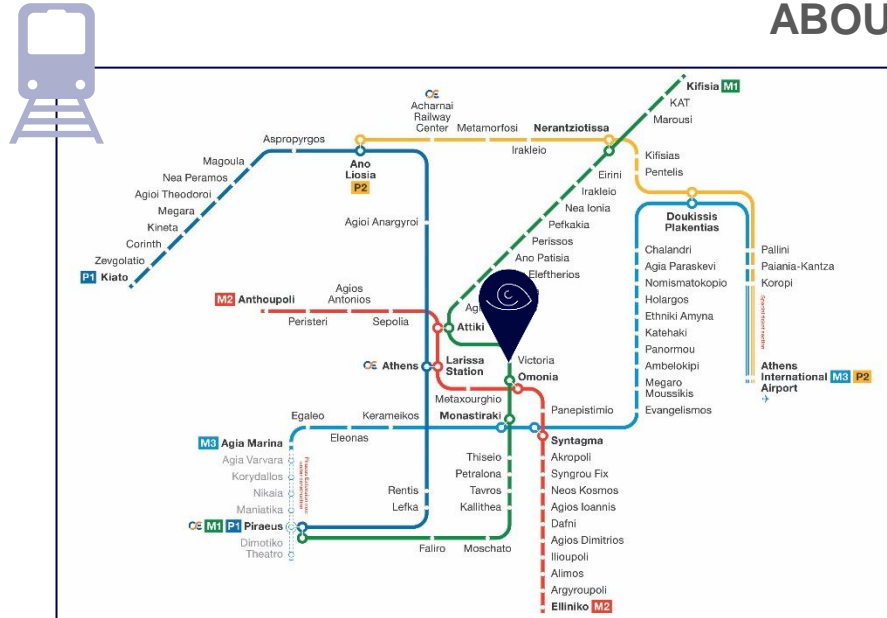
Status	Under Development
Total built area in sqm	1,034.36
Plot area in sqm	125
Construction year	Around 1970

A six-storey commercial building, centrally located in the city of Athens, close to Omonia Square and Metaxourgeio Square and only 200 meters from the National Archaeological Museum. The building can be converted into an apartment hotel or students dormitory.

The roof of the building overlooks the Acropolis.

Floor	SQM
Basement	121
Ground Floor	121
Mezzanine	56
Floors 1 – 5	125.92 sqm each floor
6 <sup>th</sup> Floor	76.25
A structure on the roof of the building	30.51

## ABOUT THE AREA

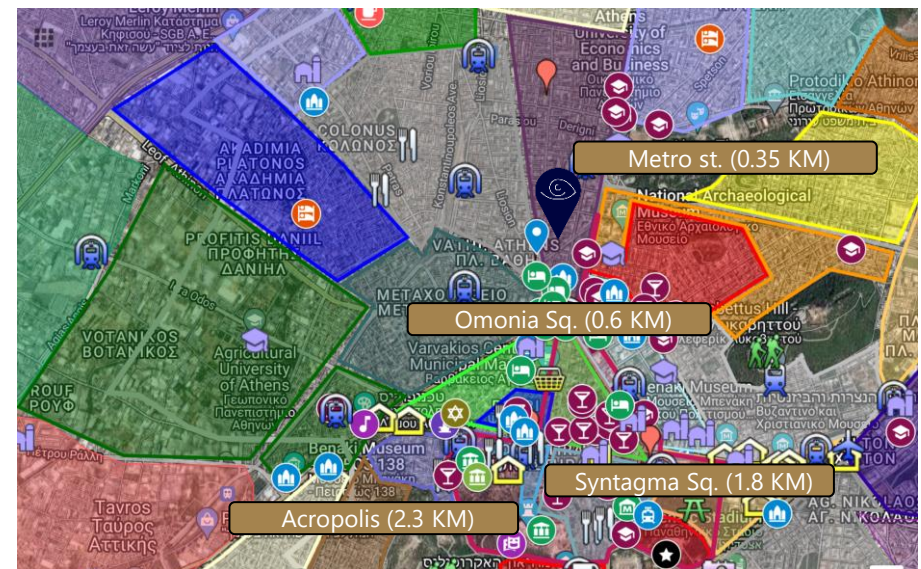


Omonia Square - part of the famous historic triangle of Athens and the oldest square in the city. In 2020, the municipality of Athens made extensive renovations in the square. The area is becoming again a Prime Location in the city of Athens. In the past couple of years a lot of famous hotel chains have purchased and leased a number of properties around the square like Marriot, Brown and Melia.

In Avdi Square (in Metaxourgio), you can find restaurants, cafes, theaters and an art gallery and all of them, combined with festivals and events that take place in the square frequently, attract many residents and visitors.

The property has an easy access to the city center (convenient public transportation, only 350m from Victoria metro station and 600 from the metro station of Omonia Square).

Distance from the archeological museum in km	0.2
Distance from metro station in km	0.35
Distance from Pedion tou Areos park in km	0.4
Distance from Omonia square in km	0.6
Distance from Monastiraki in km	1.7
Distance from Syntagma square in km	1.8
Distance from Acropolis in km	2.3
Distance from the airport in km	33.2

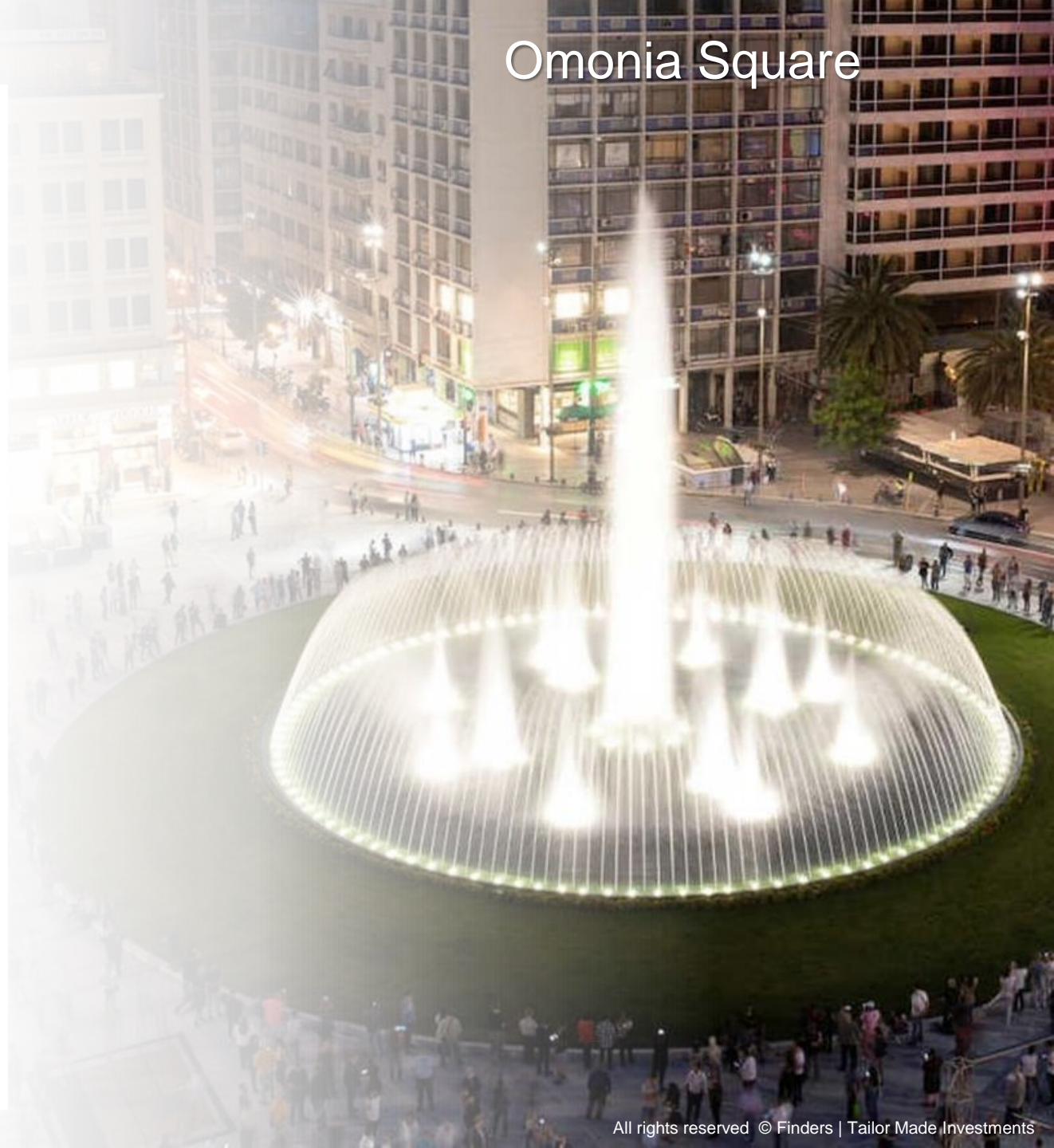




# Omonia Square

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](#)



- **National Museum of Archeology** - one of the most important and prominent museums in Athens and throughout Europe. The museum displays findings from archeological sites throughout Greece and the Middle East, which date from prehistory to the end of antiquity. The museum has over 20,000 exhibits and contains the largest collection of Greek antiquities in the world (200m from the property).
- **Pedion tou Areos Park** - The largest park in Athens. A charming green area enjoyed by tourists and locals alike (400 m from the property).
- **National Theater of Greece** - Sitting in a 1901 neoclassical building and designed by Ernest Ziller. The theater was built under the instruction of King Geogrius I, who sought to make permanent residence for the Greek theater. Until 1908, it served as the Royal Theater, presenting to the King's guests. Today, the theater presents a variety of performances, from classical performances to contemporary musicals (750m 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 (1.2km from the property).



## PLACES OF INTEREST





## RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY

- Rockwood - Wine Bar (160m from the property)
- MatchPoint - Cafe (280m from the property)
- Veaki Theater - Performing Arts Center (350m from the property)
- The La Biraz - A lively bar / café that hosts swing dance events every Thursday night (400m from the property)
- Γαύρος Γάτος - Bar (700 m from the property)
- An Club – A night club with live performances (750m from the property)
- Ama Lachei – A vegetarian Restaurant (750m from the property)
- To Prodoplion - Sopataki Restaurant, one of the most famous in Athens (800m from the property)
- Tier All Day - Brunch Restaurant (800m from the property)
- Yantes - Tavern with courtyard serving organic food (1km from the property)
- Alexander the Great - Upscale restaurant in Metaxourgeio Square (1.1km from the property)
- Wyndham Roof Garden - Upscale rooftop restaurant overlooking spectacular city views (1.1km from the property)



# Academic Institutions near the Property

- Vellios School of Art (400m from the property)
- National Technical University of Athens (500m from the property)
- Athens University of Economics and Business (600m from the property)
- Hellenic Open University (750m from the property)
- Mediterranean College (800m from the property)
- Astropaideia College (1km from the property)
- AKTO (1.1km from the property)
- Communication and Media - University of Athens (1.2km from the property)
- Newschool.Athens College (1.3km from the property)
- City Unity College (1.6km from the property)
- University of Cambridge ESOL (1.6km from the property)
- Webster University Athens Campus (2km from the property)
- Agricultural University of Athens (2.7km from the property)

