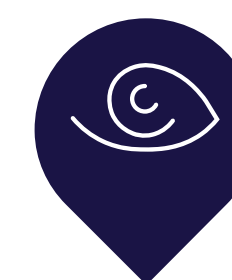




FINDERS

Tailor Made Investments

3rd SEPTEMVRIOU 35 & STOURNARI ST
OMONIA, ATHENS



HIGHLIGHTS

The property at a glance

Asking selling price: 165.000€

Total sqm: 105,5

Price/sqm: 1.564€

Floor: 4rth

Storage room in the basement
1,24sqm

Estimated cost for separating into
2 apartments: 70.000€ no FFE

Construction year: 1957



An apartment located on the fourth floor of a seven-storey apartment building at 3rd Septemvriou 35 & Stournari Street.

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 residentials, short-stay apartments and offices.

The apartment can be divided into two apartments, with one bedroom and two bedrooms accordingly.



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.

This spacious apartment is located in a privileged spot in the center of Athens. Its location is only 350m from the Omonia Metro Station, equal distance from the Nation Archeological Museum and a breath away from the under construction "Exarchia" Metro Station.

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.

3RD SEPTEMVRIOU 35
& STOURNARI



SQM

ASKING SELLING
PRICE

PRICE/SQM

105,5

165,000€

1,564€

3RD SEPTEMVRIOU 35
& STOURNARI



SQM

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3RD SEPTEMVRIOU 35
& STOURNARI



SQM

ASKING SELLING
PRICE

PRICE/SQM

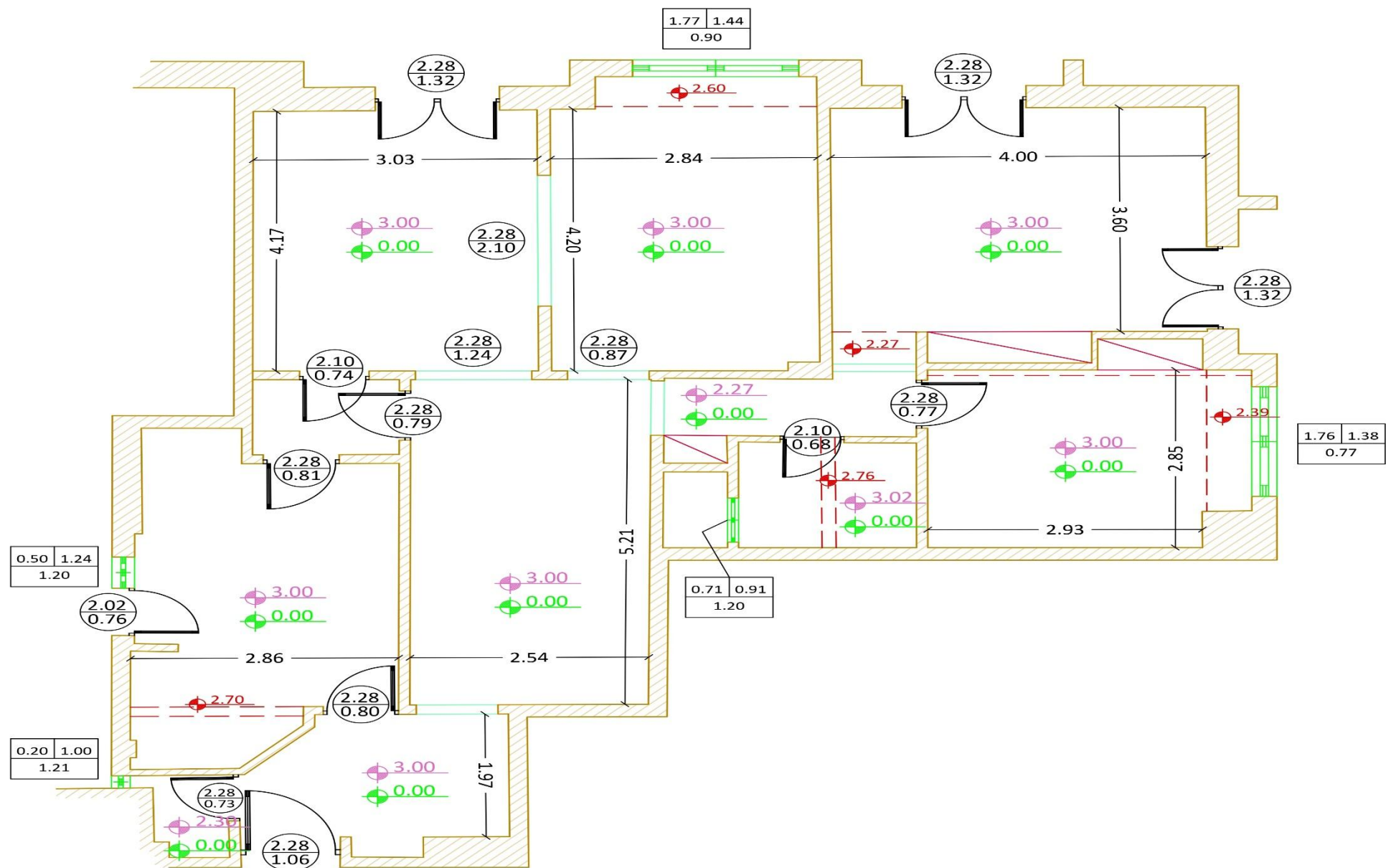
105,5

165,000€

1,564€

FLOOR PLAN

CURRENT



ΥΠΟΜΝΗΜΑ ΣΥΜΒΟΛΙΣΜΩΝ			
	Τοίχος		Στάθμη δαπέδου
	Δοκάρι		Στάθμη οροφής
	Λνοιγμα		Στάθμη δοκαριού
	Ντουλάπα		ΑΝΟΙΓΜΑ
	Παράθυρο		ΥΨΟΣ
	Πόρτα		ΠΟΔΙΑ
			ΥΨΟΣ
			ΑΝΟΙΓΜΑ

ΚΥΡΙΟΙ ΤΟΥ ΕΡΓΟΥ	FINDERS	
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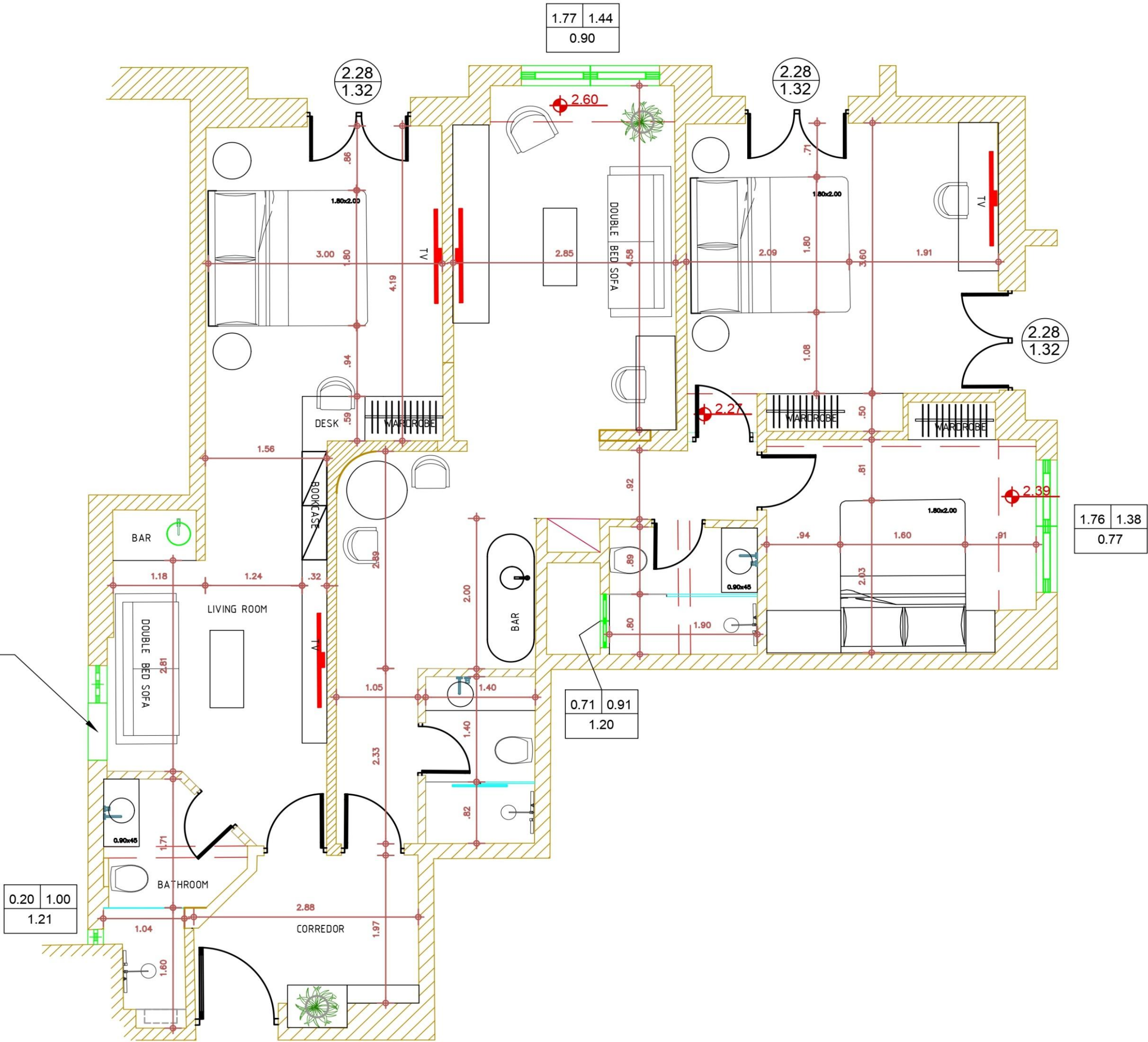
FLOOR PLAN

2-APARTMENTS

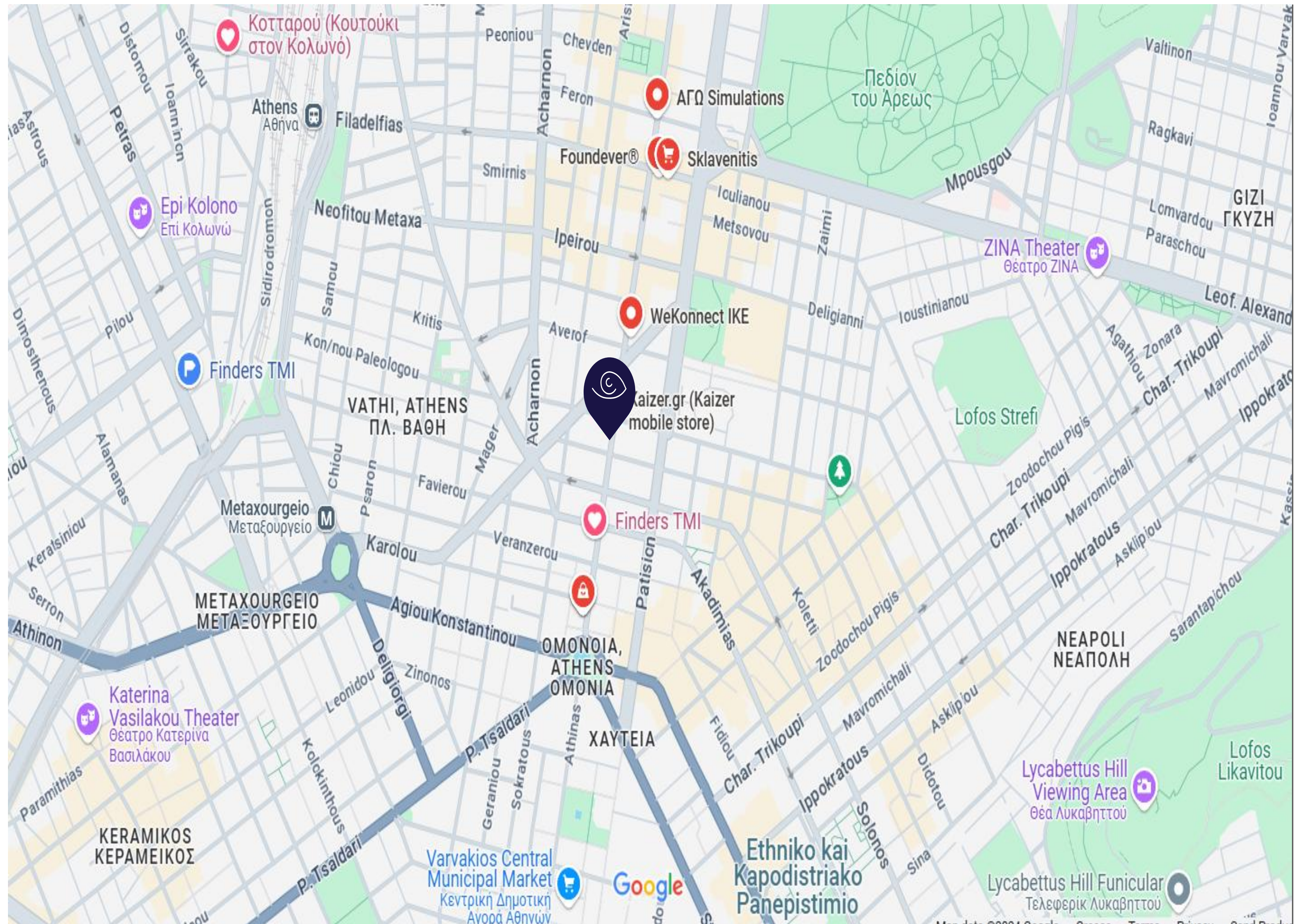
VERSION



› window



MAP & STREET VIEW



ABOUT THE AREA



The apartment is conveniently situated near Omonia Square and the National Archaeological Museum.

Omonia has served as a pivotal hub in the city's layout since the initial plans for modern Greece were drawn up in the 19th century.

The redesigned square, revealed in May 2020, features a stunning fountain with 188 jets and 177 underwater lights, all crafted from eco-friendly materials and innovative cool pavement technologies.



The square forms one corner of the triangle that constitutes the city center, connecting Athinas, Stadiou, Panepistimiou, 3is Septemvriou, and Agiou Konstantinou Streets.

Interestingly, city planners once envisioned the royal palace being built on this prime location.

The name Omonia, meaning harmony in Greek, symbolizes the informal political truce established here in 1862 by leaders of opposing political factions following the removal of King Otto.

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.

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