



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: 4th

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 residential, 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 National 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

105,5

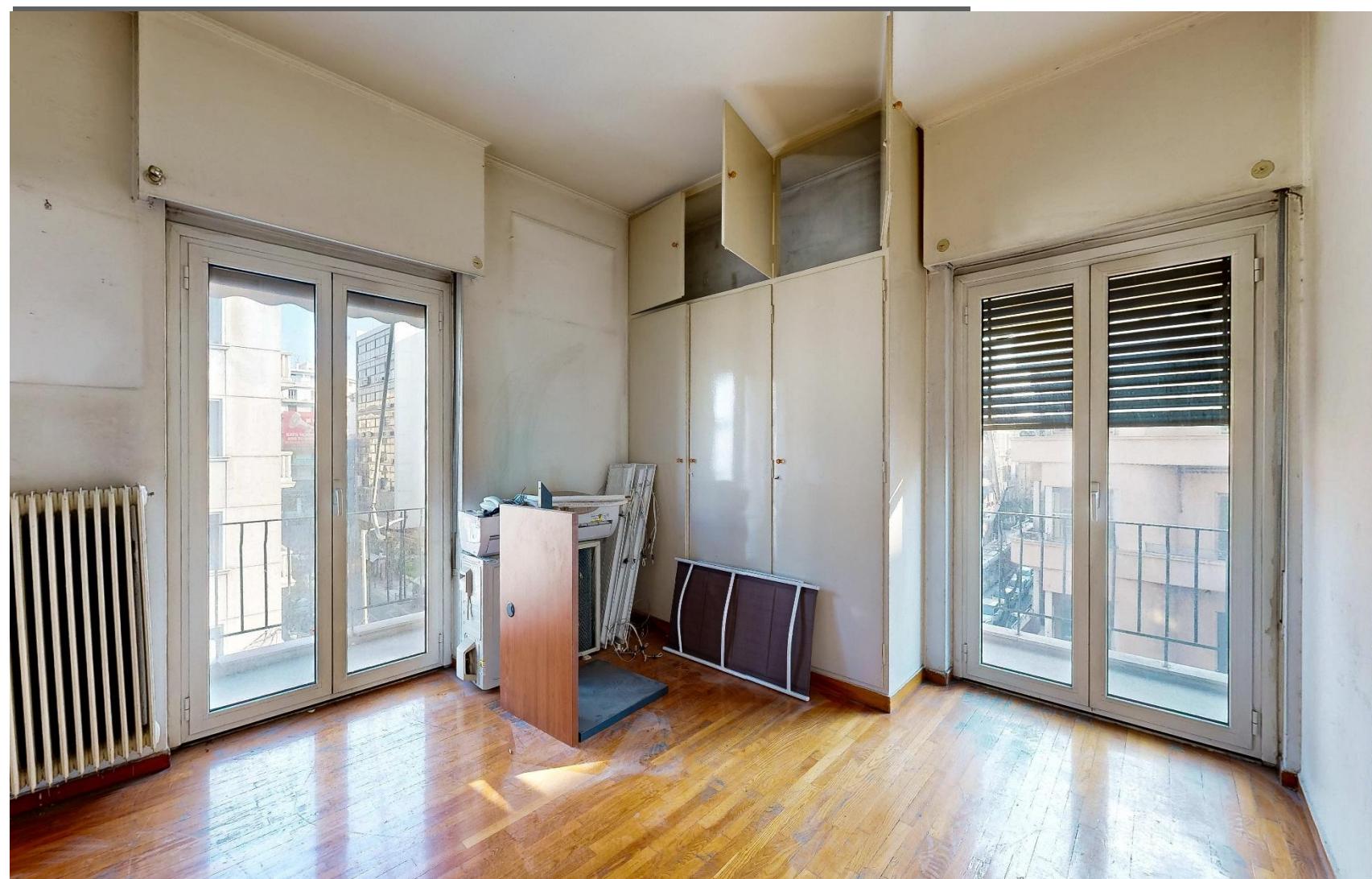
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PRICE/SQM

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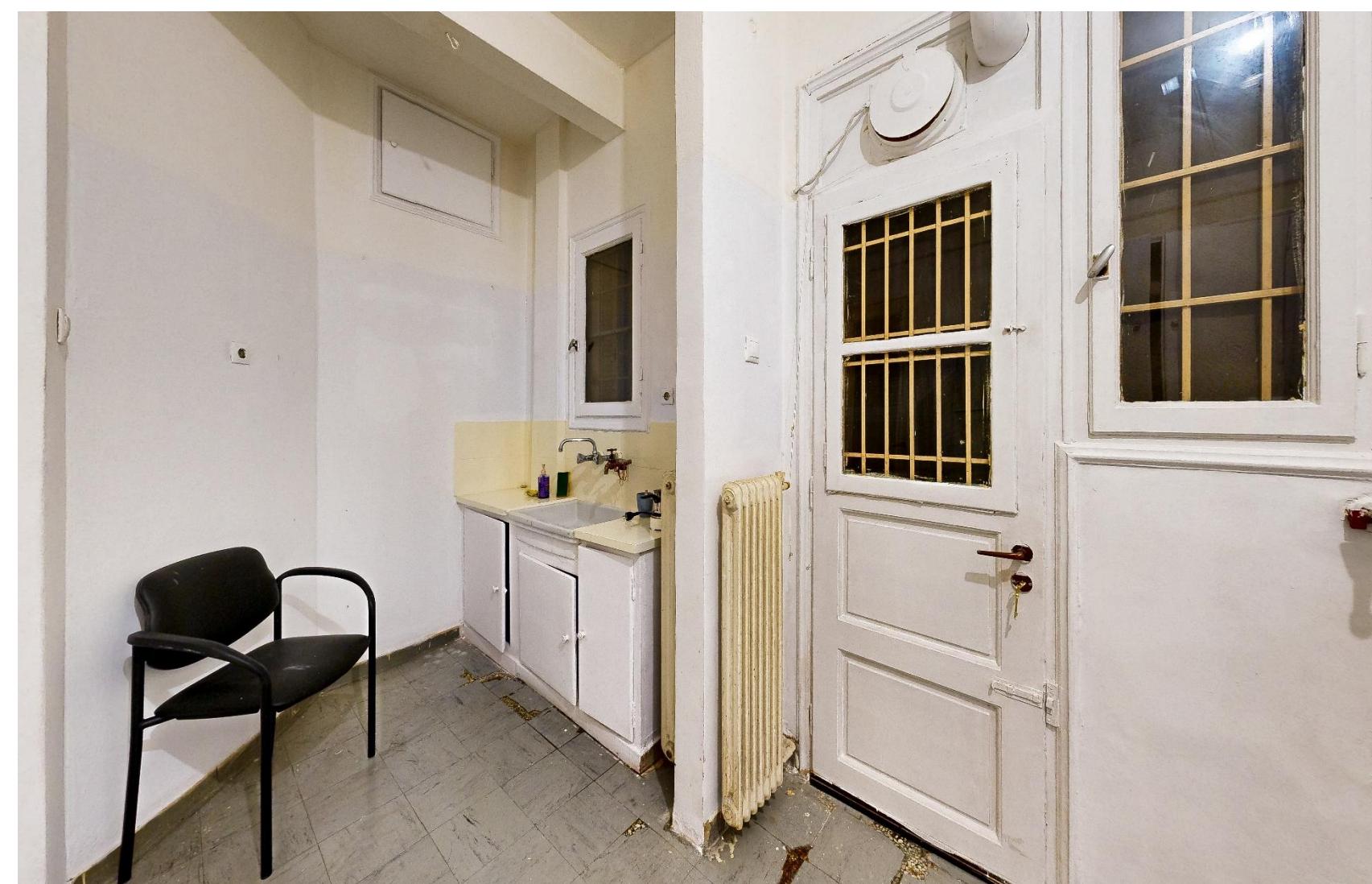
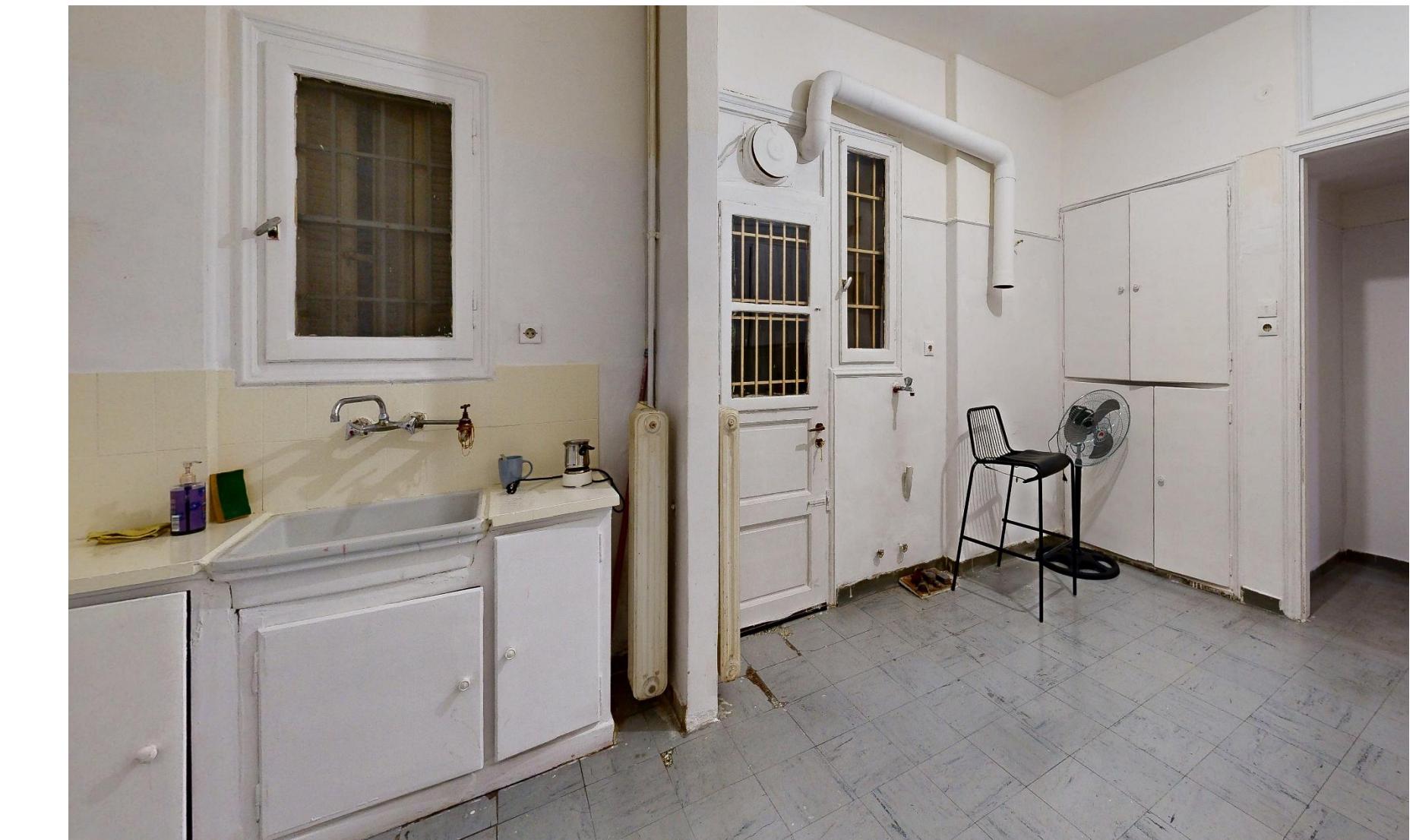
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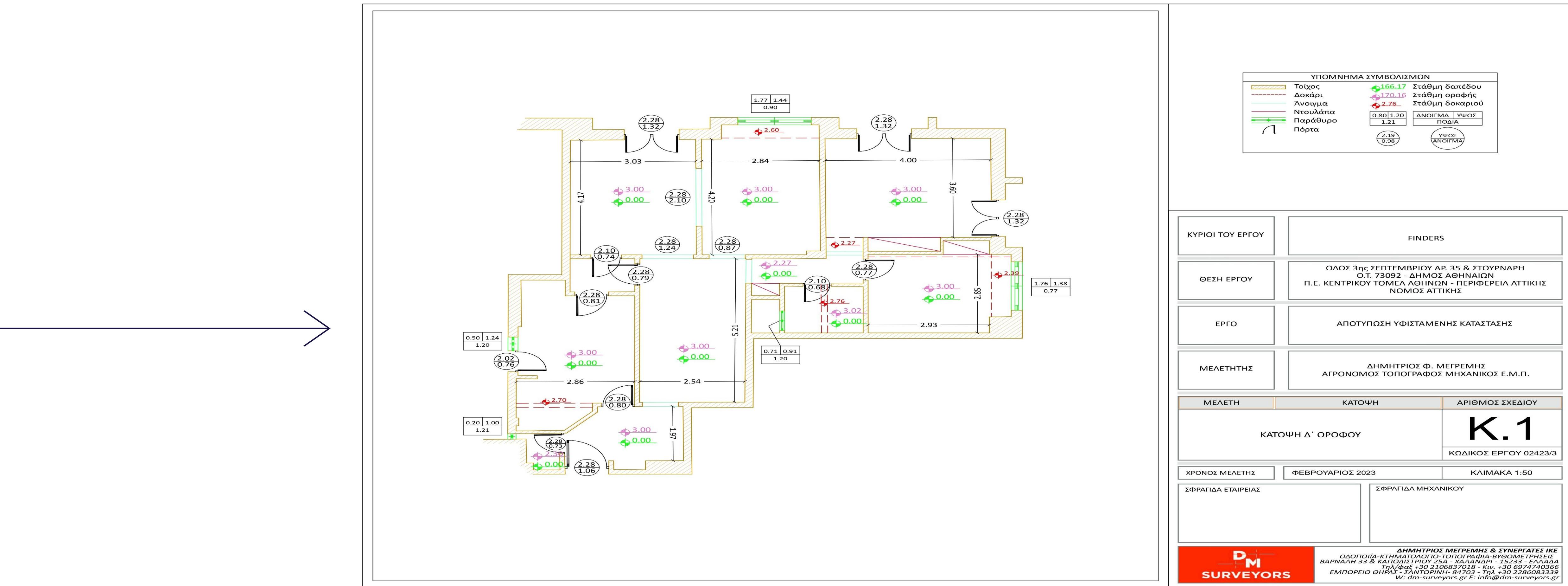
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FLOOR PLAN

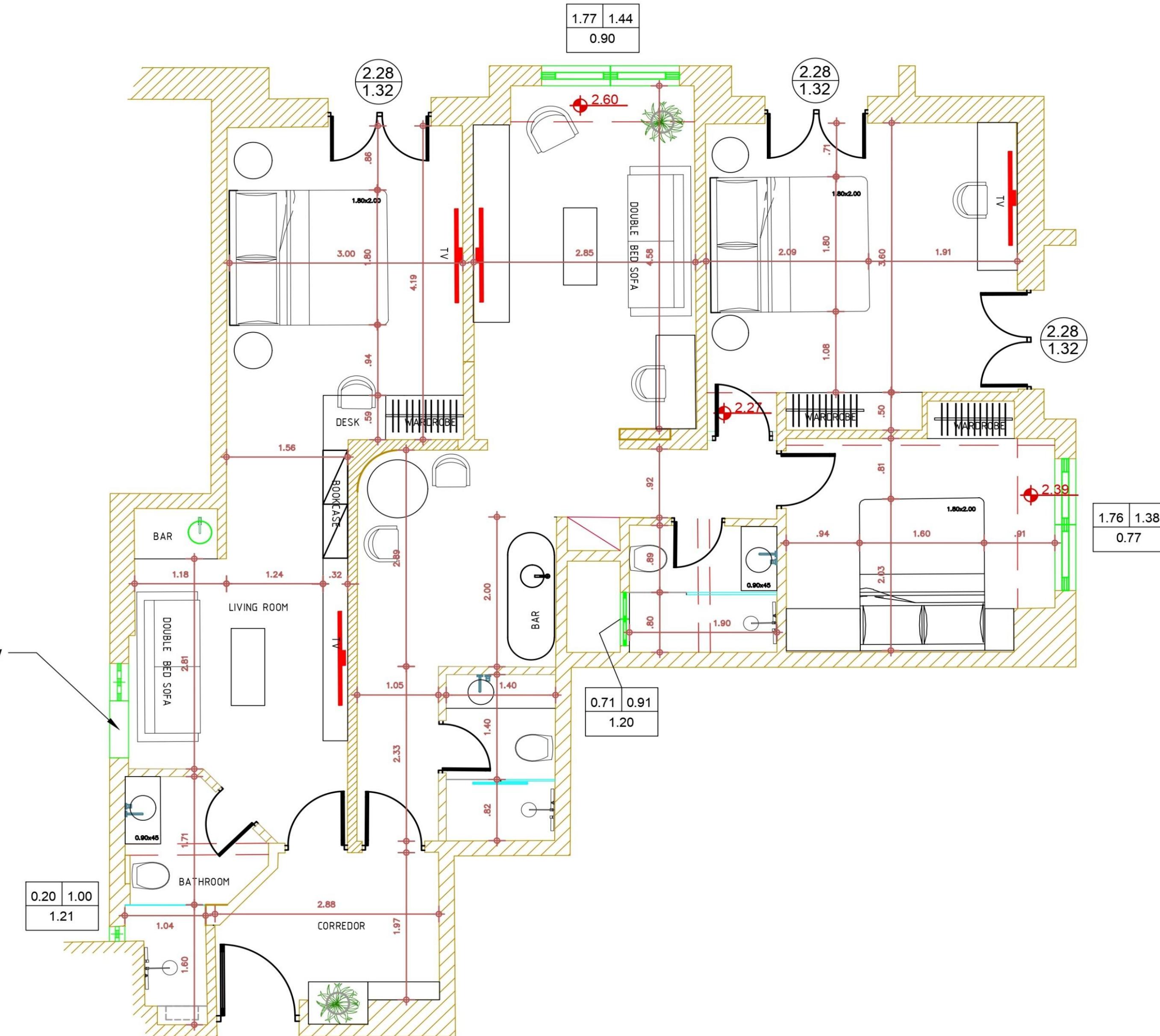
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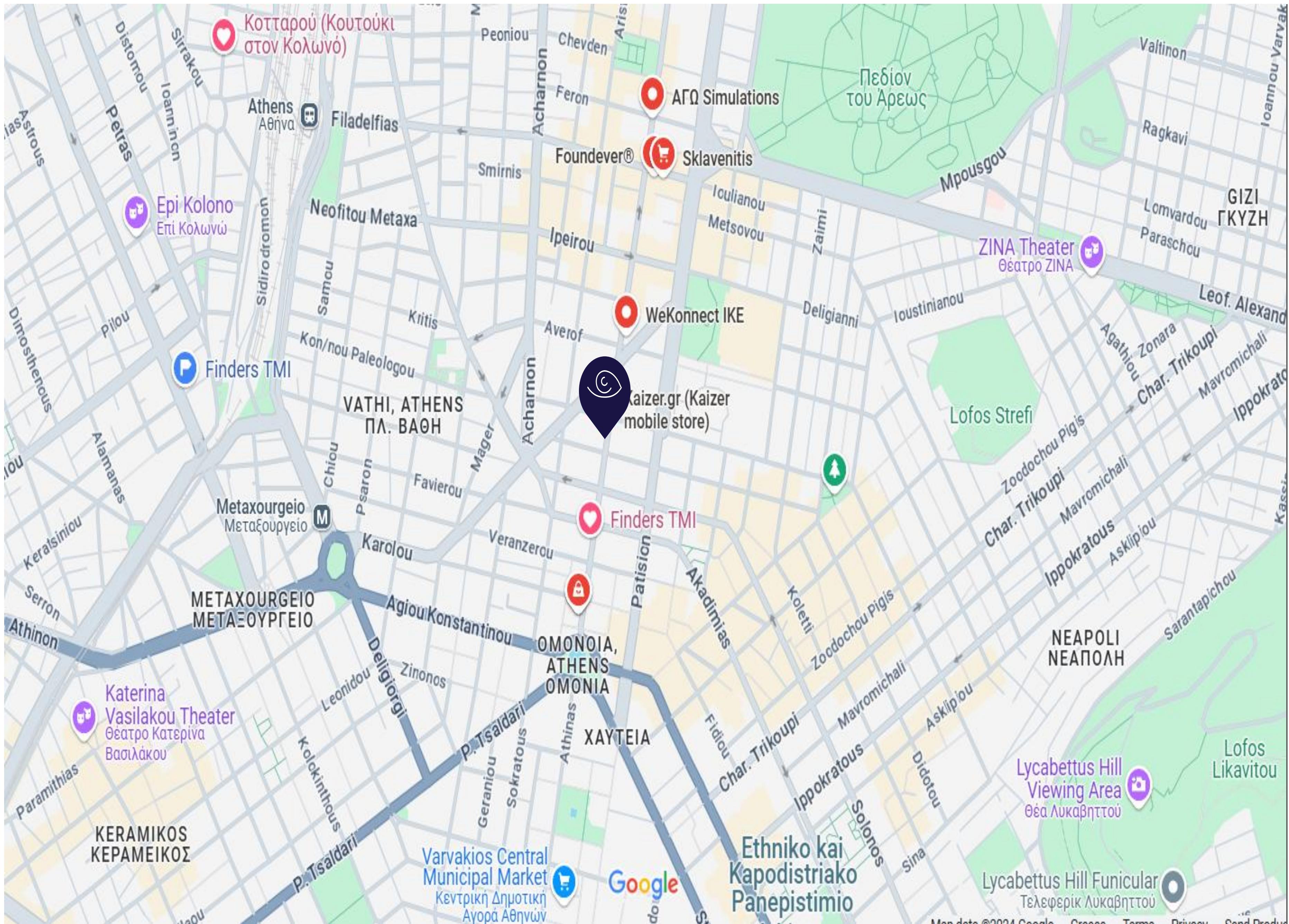
FLOOR PLAN

2-APARTMENTS

VERSION



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.

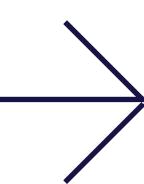


The square forms one corner of the triangle that constitutes the city center, connecting Athinas, Stadiou, Panepistimiou, 3is Septemvriou, and Agiou Konstantinou Streets.

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

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CONTACT DETAILS

HAROKMIM 26, AZRIELI
CENTER, BUILDING C,
4TH FLOOR, HOLON 17

3rd Septemvriou 17 St,
Athens

+972-3-9565657 Israel
+30 210 3808083 Greece

www.finders.gr

SOCIAL
MEDIA

Instagram
[@finders.real_estate](https://www.instagram.com/finders.real_estate)

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