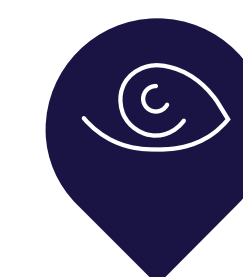




FINDERS

Tailor Made Investments

64 3rd SEPTEMVRIOU & IPEIROU,
MUSEUM, ATHENS



HIGHLIGHTS



The property at a glance

Total Apartments: 17

SOLD apartments: 6

Total building sqm: 1035,76

Apartments sqm range: 31-74

Asking selling price: 143.000-410.000€

Price/sqm: 4.938-6.500€

Plot area sqm: 125

Status: Completion End of 2026
Fully furnished and equipped

Construction year: 1970

This remarkable development located at 3rd Septemvriou 64 and Ipirou is currently undergoing a sophisticated architectural transformation, seamlessly merging modern aesthetics with refined functionality.

Spanning an impressive 1,035.76sq the establishment will host 17 opulent serviced apartments, each thoughtfully crafted to cater to the nuances of contemporary living.

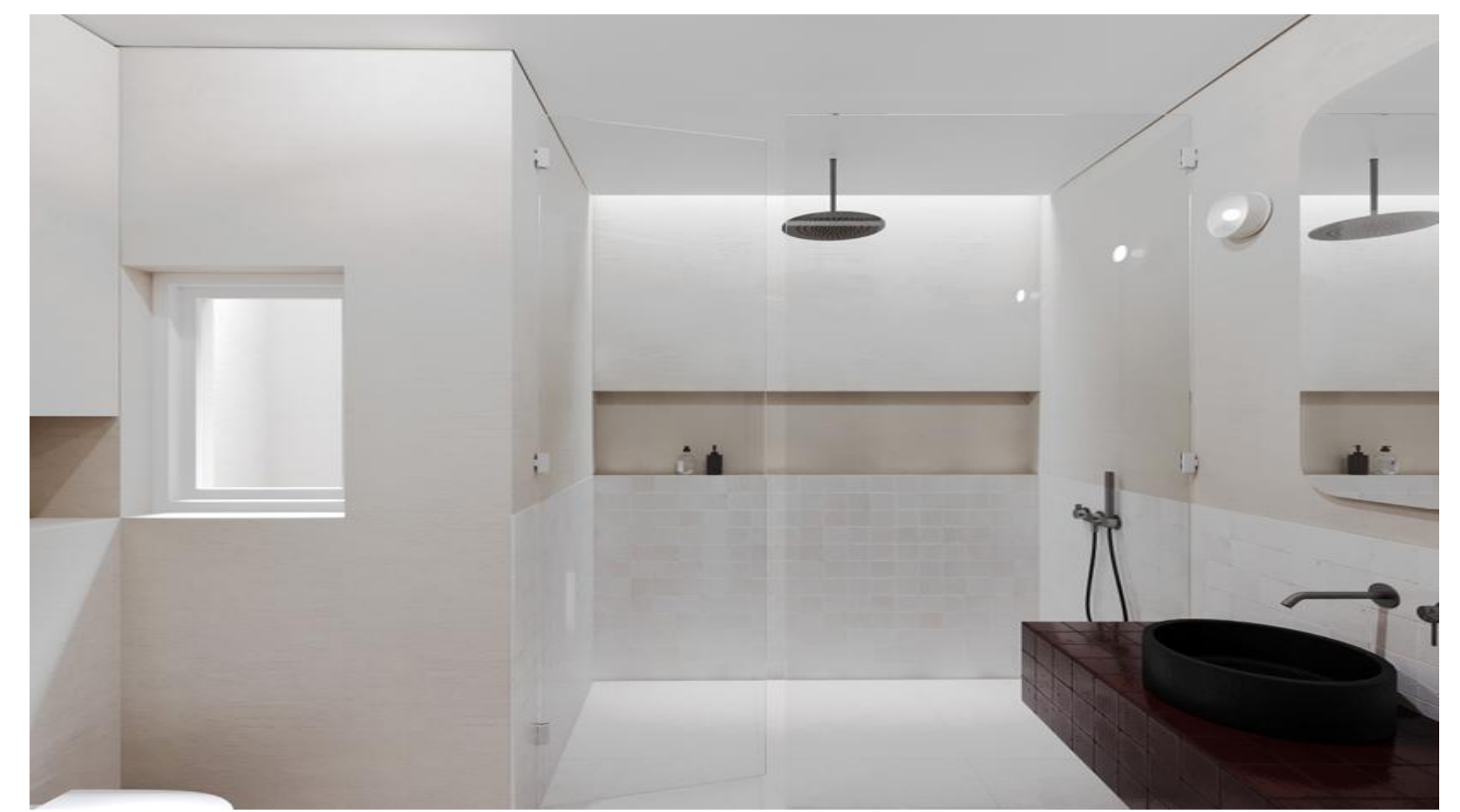
Residents will benefit from a 24/7 reception, concierge and housekeeping services, conveniently accessible via an app or telephone, ensuring both privacy and autonomy.

Managed by a hospitality company, this residence boasts a stunning rooftop that offers unparalleled vistas of the Acropolis, inviting residents to bask in the ancient beauty of Athens while relishing the comforts of their luxurious retreat.

Situated in close proximity to the bustling city center, the illustrious National Archaeological Museum, the expansive 'Pedion Areos' National Park, and a rich selection of restaurants and theaters, this location epitomizes a harmonious blend of cultural depth and modern luxury.

3rd
**SEPTEMVRIOU &
IPEIROU**

LOOK & FEEL



SQM

ASKING SELLING PRICE

PRICE/SQM

31-74

143.000-410.000€

4.938-6.500€

3rd

SEPTEMVRIOU & IPEIROU

LOOK & FEEL



SQM

ASKING SELLING PRICE

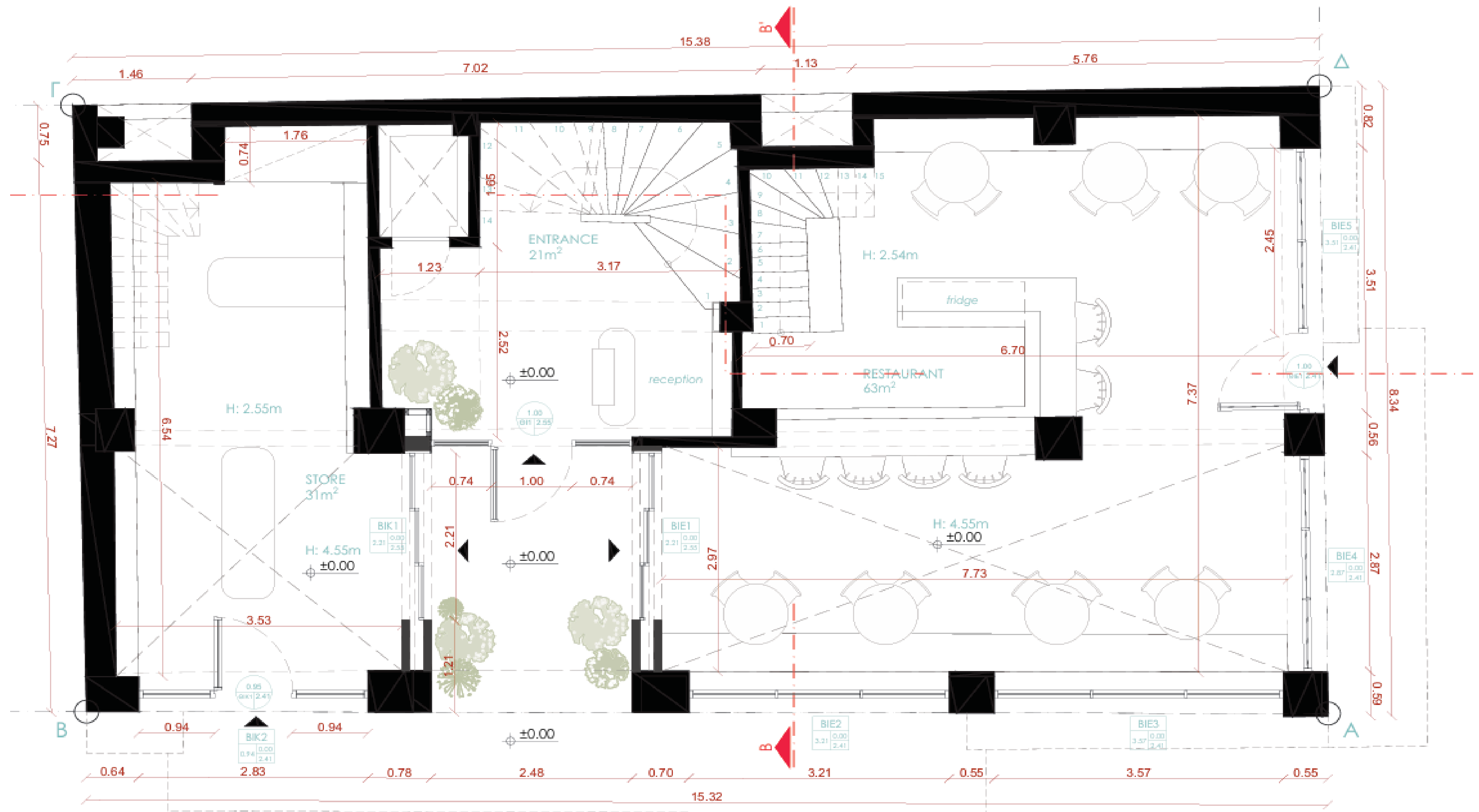
PRICE/SQM

31-74

143.000-410.000€

4.938-6.500€

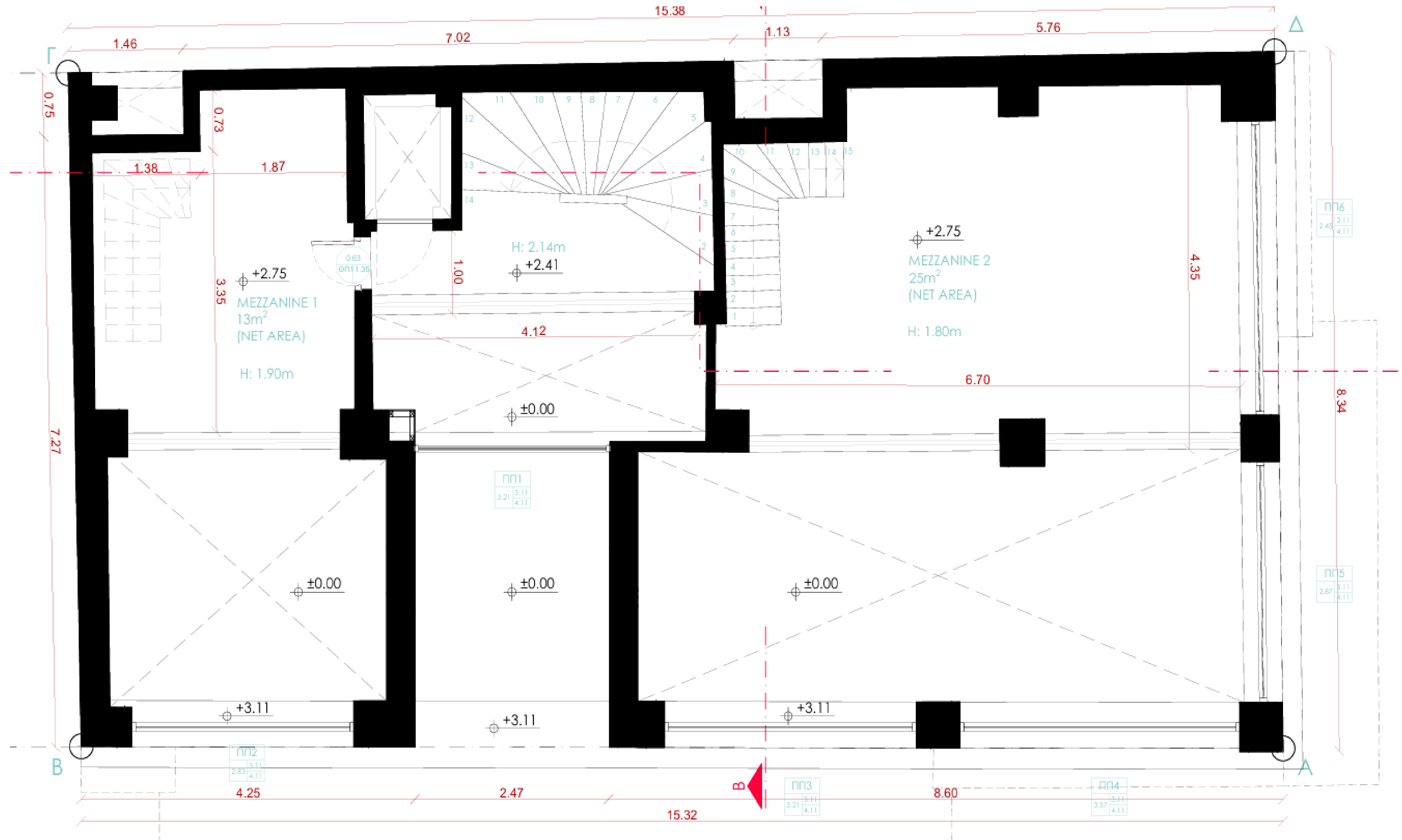
3rd SEPTEMVRIOU & IPEIROU GROUND FLOOR



DESCRIPTION

Main Entrance, Restaurant, Retail Store

3rd SEPTEMVRIOU & IPEIROU MEZZANINE

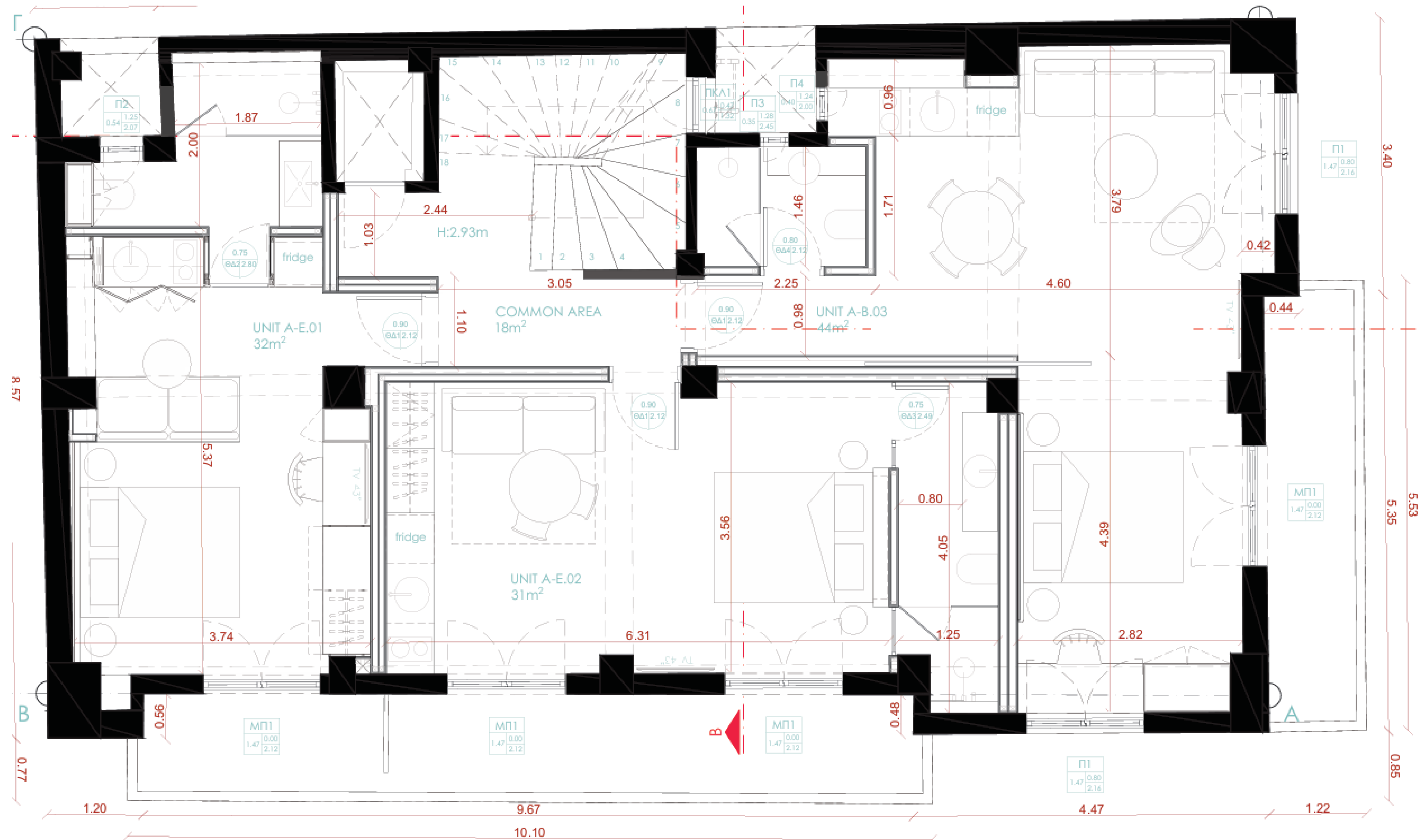


DESCRIPTION

Auxiliary Spaces

3rd SEPTEMVRIOU & IPEIROU

1st & 2nd FLOORS



SQM

A1 & B1: 32

A2 & B2: 31

A3 & B3: 44

ASKING SELLING PRICE

A1: 158,000€ | B1: 165,000€

A2: 158,000€ | B2: 165,000€

A3: 218,000€ | B3: 224,000€

PRICE/SQM

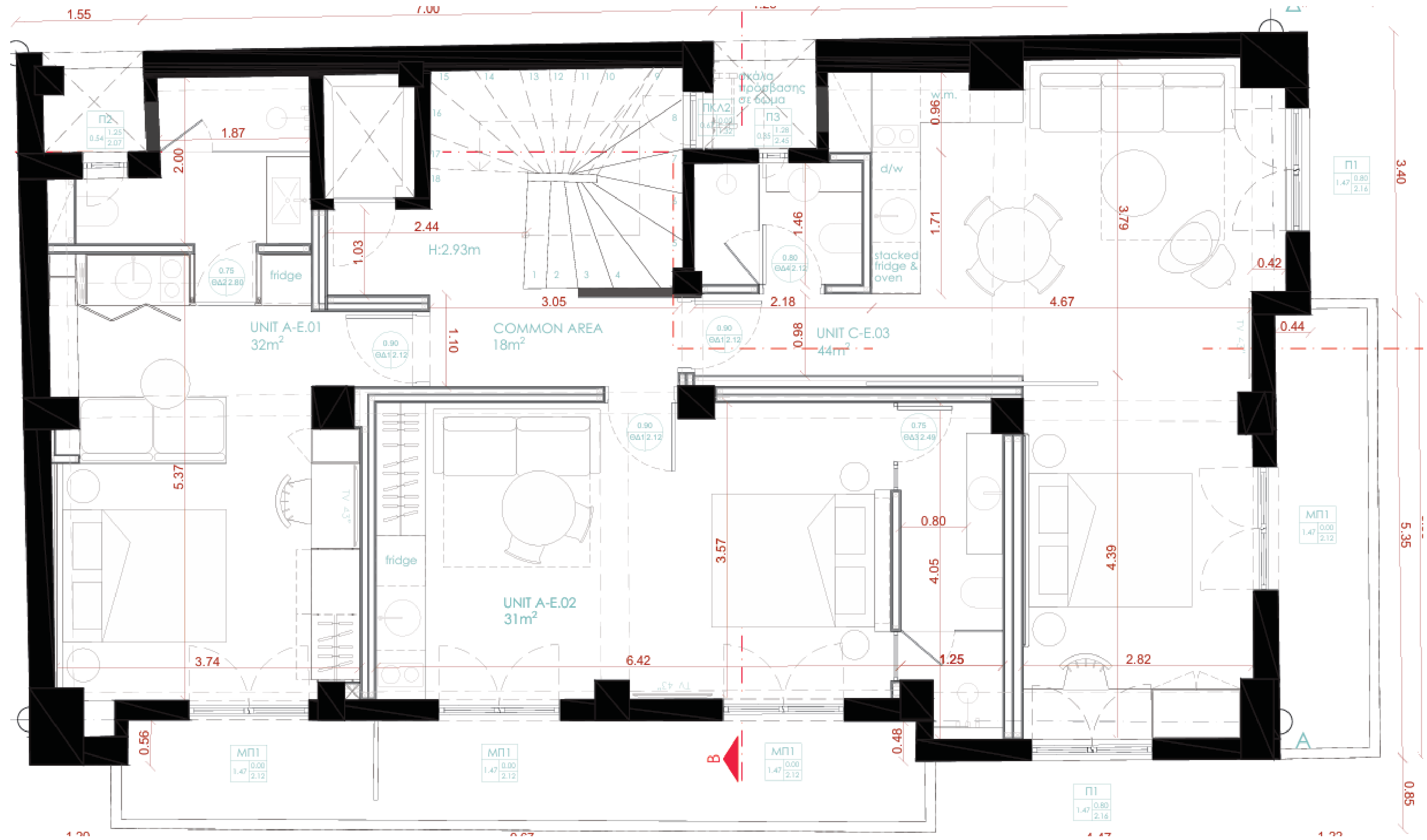
A1: 4,938€ | B1: 5,156€

A2: 5,097€ | B2: 5,323€

A3: 4,955€ | B3: 5,091€

3rd SEPTEMVRIOU & IPEIROU

3rd to 5th FLOORS



SQM

ASKING SELLING PRICE

PRICE/SQM

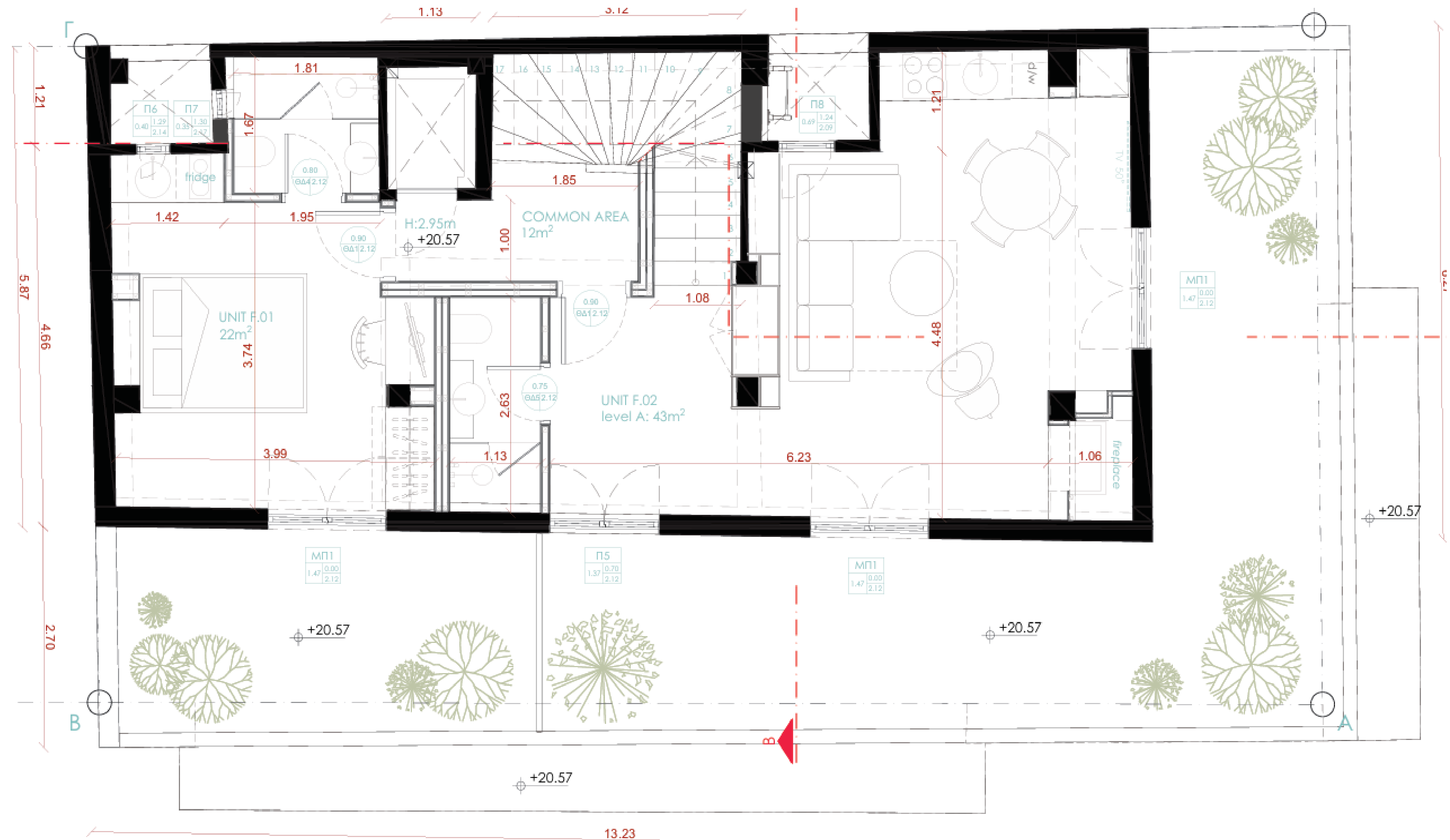
C1, D1, E1: 32
C2, D2, E2: 31
C3, D3, E3: 44

C1: 171,000€ | D1: 177,000€ | E1: 183,000€
C2: 171,000€ | D2: 177,000€ | E2: 182,000€
C3: 239,000€ | D3: 244,000€ | E3: 255,000€

C1: 5,344€ | D1: 5,531€ | E1: 5,719€
C2: 5,516€ | D2: 5,710€ | E2: 5,871€
C3: 5,432€ | D3: 5,545€ | E3: 5,795€

3rd SEPTEMVRIOU & IPEIROU

6th FLOOR



SQM

F1: 22
F2-MAISONETTE: 74

ASKING SELLING PRICE

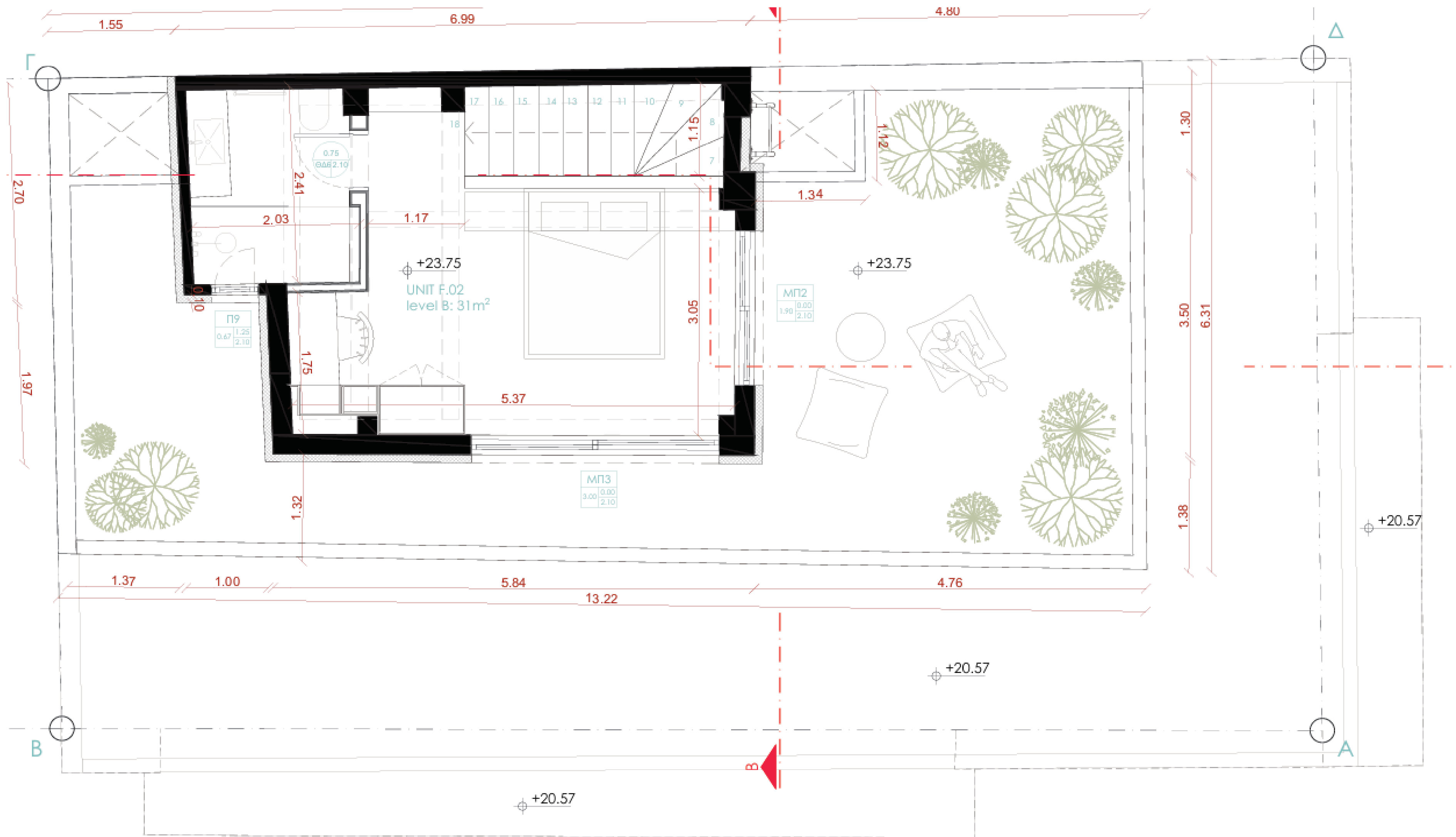
F1: 143,000€
F2: 410,000€

PRICE/SQM

F1: 6,500€
F2: 5,541€

3rd SEPTEMVRIOU & IPEIROU

7th FLOOR



SQM

F1: 22

F2-MAISONETTE: 74

ASKING SELLING PRICE

F1: 143,000€

F2: 410,000€

PRICE/SQM

F1: 6,500€

F2: 5,541€

ABOUT THE AREA



The property enjoys a prime location nestled between the vibrant Omonia Square and the esteemed National Archaeological Museum, two of the most significant landmarks in the heart of the city. Omonia Square, known for its bustling atmosphere, serves as a central hub for both locals and tourists, offering a variety of shops, cafes, and restaurants that reflect the dynamic culture of the area. The square is often alive with activity, making it an ideal spot for those who thrive in lively environments.

Just a stone's throw away lies the Pedion of Areos, a picturesque park that provides both residents and visitors with serene moments of leisure. This expansive green space is perfect for leisurely strolls, picnics, or simply unwinding amidst nature. It also offers ample opportunities for sports enthusiasts, with facilities for jogging, cycling, and various outdoor activities. Throughout the year, the park hosts a plethora of cultural events, including concerts, art exhibitions, and community gatherings, fostering a sense of community and engagement among its visitors.



In addition to its strategic location, the property benefits from the ongoing development of the Accor group's second hotel in Athens, which is being constructed on the same street. This new hotel will feature 327 luxurious rooms, designed to cater to both leisure and business travelers.

Guests will enjoy the convenience of underground parking, ensuring a hassle-free experience in the heart of the city. Moreover, the hotel will boast a dining restaurant and a rooftop space.

Overall, this property not only offers a prime location with easy access to cultural landmarks and green spaces but also stands to benefit from the ongoing developments in the area, making it an ideal investment opportunity for those looking to capitalize on the vibrant urban lifestyle that Athens has to offer.

ABOUT FINDERS & LEADERSHIP



Finders is a real estate investment and asset management platform specializing in the identification, acquisition, development, and strategic repositioning of high-potential properties across Greece.

Founded in 2014, the firm operates at the intersection of local market intelligence and international investment standards, providing global investors with direct access to opportunities within one of Europe's most dynamic real estate markets.

With offices in Israel, Athens, and Crete, Finders has built a vertically integrated platform capable of sourcing, structuring, developing, and managing real estate investments from concept to exit.

Over the past decade, the company has:

- Managed five private equity investment funds
- Completed 211 real estate transactions
- Deployed more than €169.6 million in capital
- Built and managed 122 active assets
- Executed transactions totaling over 51,000 sqm of real estate
- Delivered a 104% realized ROI for investment partners

Finders' strategy focuses on unlocking hidden value in assets often overlooked by traditional investors. By identifying underutilized, mispriced, or strategically located properties, the firm transforms them into high-performing, institutional-grade real estate assets through redevelopment, repositioning, and active asset management.

A key advantage of Finders lies in its proprietary market access. Through deep relationships with local stakeholders, including banks, developers, municipalities, architects, engineers, and legal experts, the company gains early visibility into opportunities that rarely reach the open market.

This access, combined with disciplined investment underwriting and hands-on project execution, allows Finders to consistently deliver high-value opportunities for international investors, family offices, and strategic partners seeking exposure to the Greek real estate market.

Today, Finders serves as a trusted gateway for global capital entering Greece, offering a fully integrated investment platform that spans:


- Opportunity sourcing
- Investment structuring
- Development and repositioning
- Branding and market positioning
- Asset management
- Exit strategy and value realization

ABOUT FINDERS & LEADERSHIP



Amir Mamou | Founder & CEO

“Every asset holds hidden potential, the key is knowing how to unlock it.”



Amir Mamou is an entrepreneur, real estate developer, and strategic advisor recognized for connecting international investors with high-potential real estate opportunities in Greece.

With a multidisciplinary background in finance, law, and business strategy, he approaches real estate as a strategic process of transformation, unlocking the hidden value of underutilized and mispriced assets.

Amir oversees the full lifecycle of every investment, acting as a hands-on advisor from initial opportunity sourcing and strategic underwriting to concept development, branding, market positioning, operational execution, and eventual exit.

His approach ensures that each project evolves from raw potential into a fully realized, high-performing investment platform.

Under his leadership, Finders has delivered award-winning projects, including the Vision Greece portfolio: a 42-room four-star hotel, a 20-unit serviced apartment complex, and an additional 11-unit development, all celebrated for design, operational excellence, and market impact.

By bridging global investors with Greece’s emerging real estate market, Amir combines international investment discipline with deep local insight, enabling partners to access, structure, and realize complex opportunities that might otherwise be overlooked.

His philosophy emphasizes foresight, execution, and strategic value creation, turning overlooked assets into sustainable, high-performing investments across residential, hospitality, and mixed-use sectors



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

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

Ermou 34 & Fokionos 8,
Athens

+972-3-9565657 Israel

www.finders.gr

SOCIAL
MEDIA

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

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