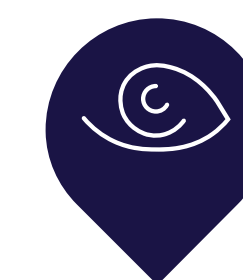




FINDERS

Tailor Made Investments

64 3rd SEPTEMVRIOU & IPEIROU,
MUSEUM, ATHENS



HIGHLIGHTS



The property at a glance

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 2025

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.

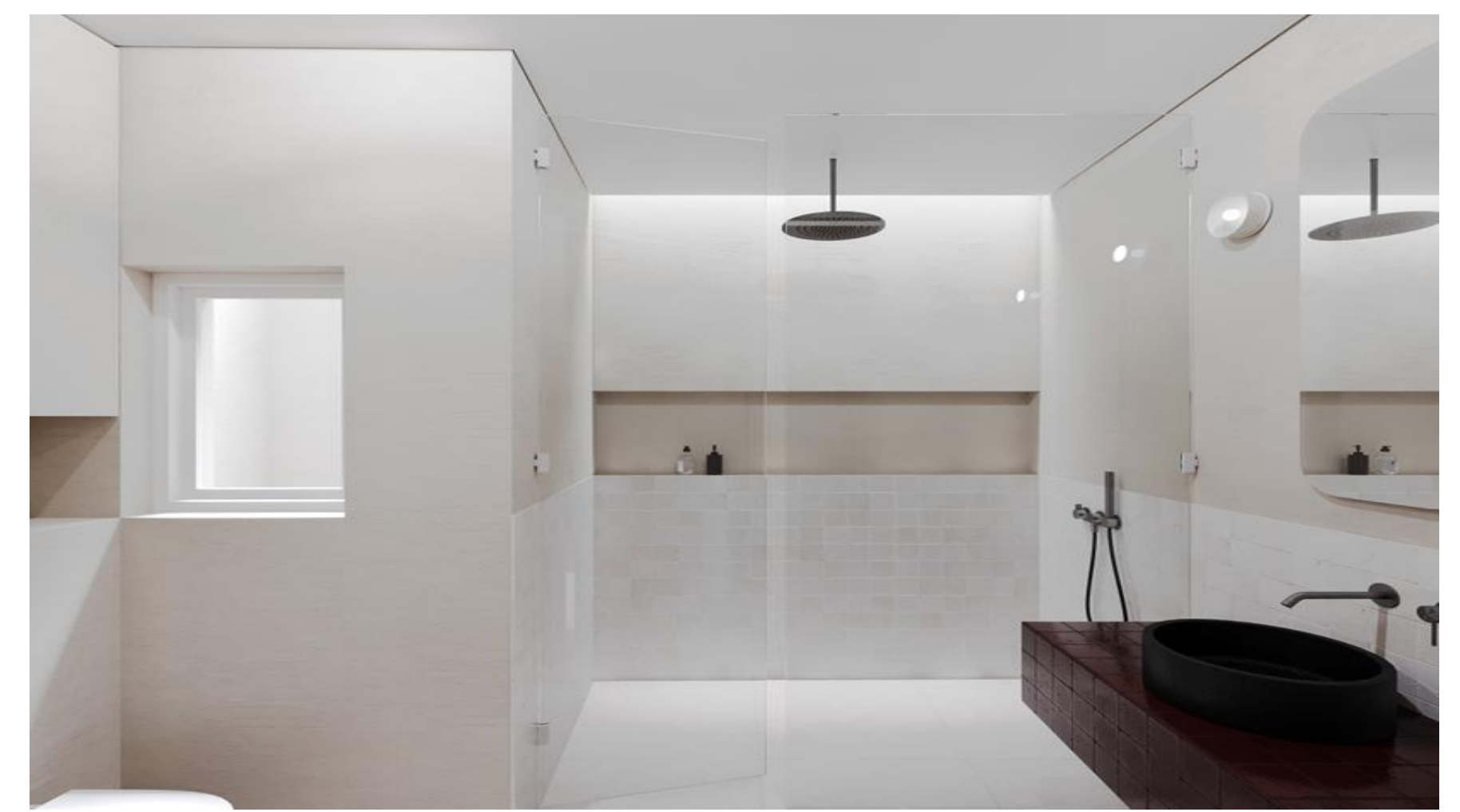
Residents will benefit from a 24/7 reception, concierge and housekeeping services, conveniently accessible via the VISION app or telephone, ensuring both privacy and autonomy.

Managed by the esteemed Vision Greece 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

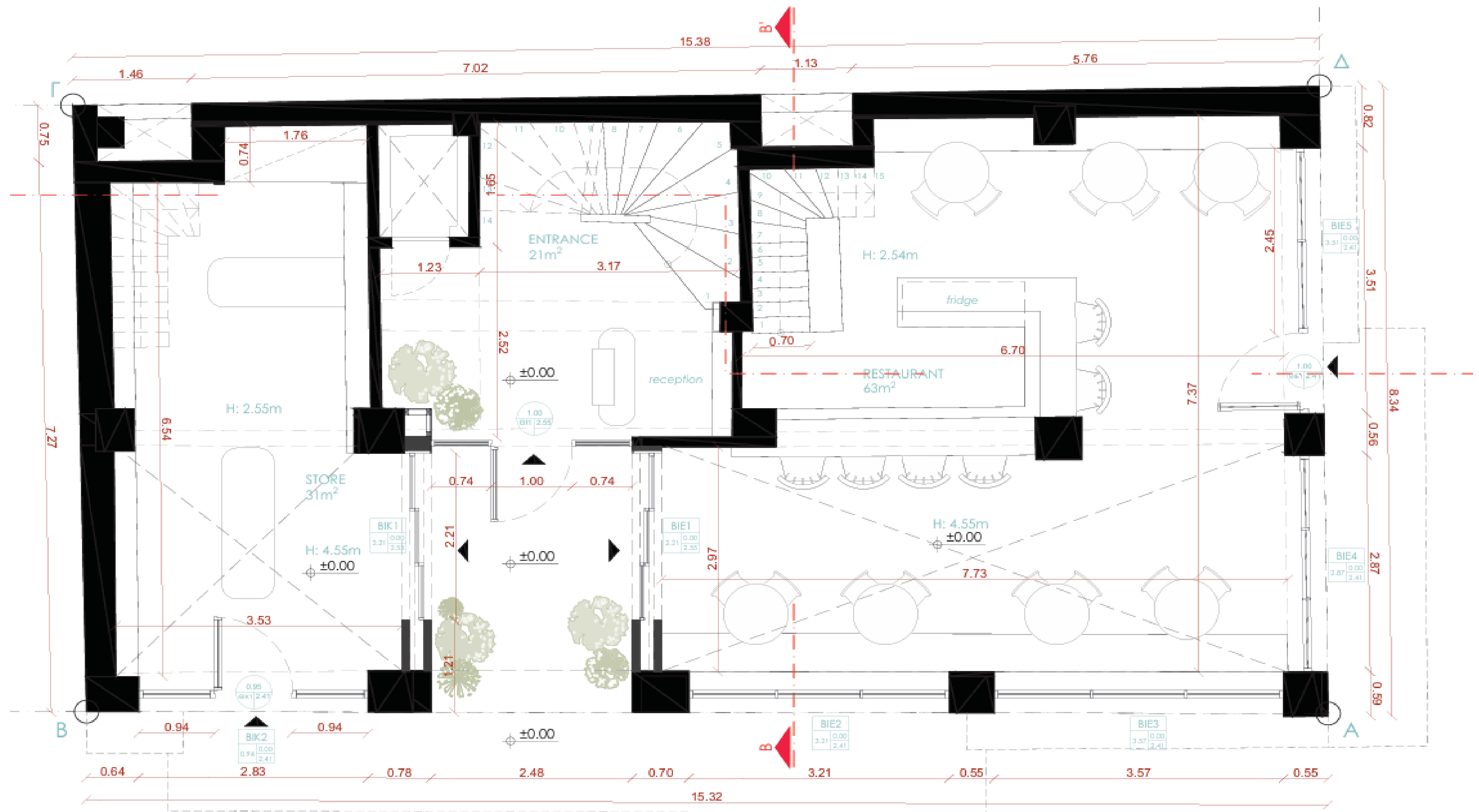
PRICE/SQM

31-74

143.000-410.000€

4.938-6.500€

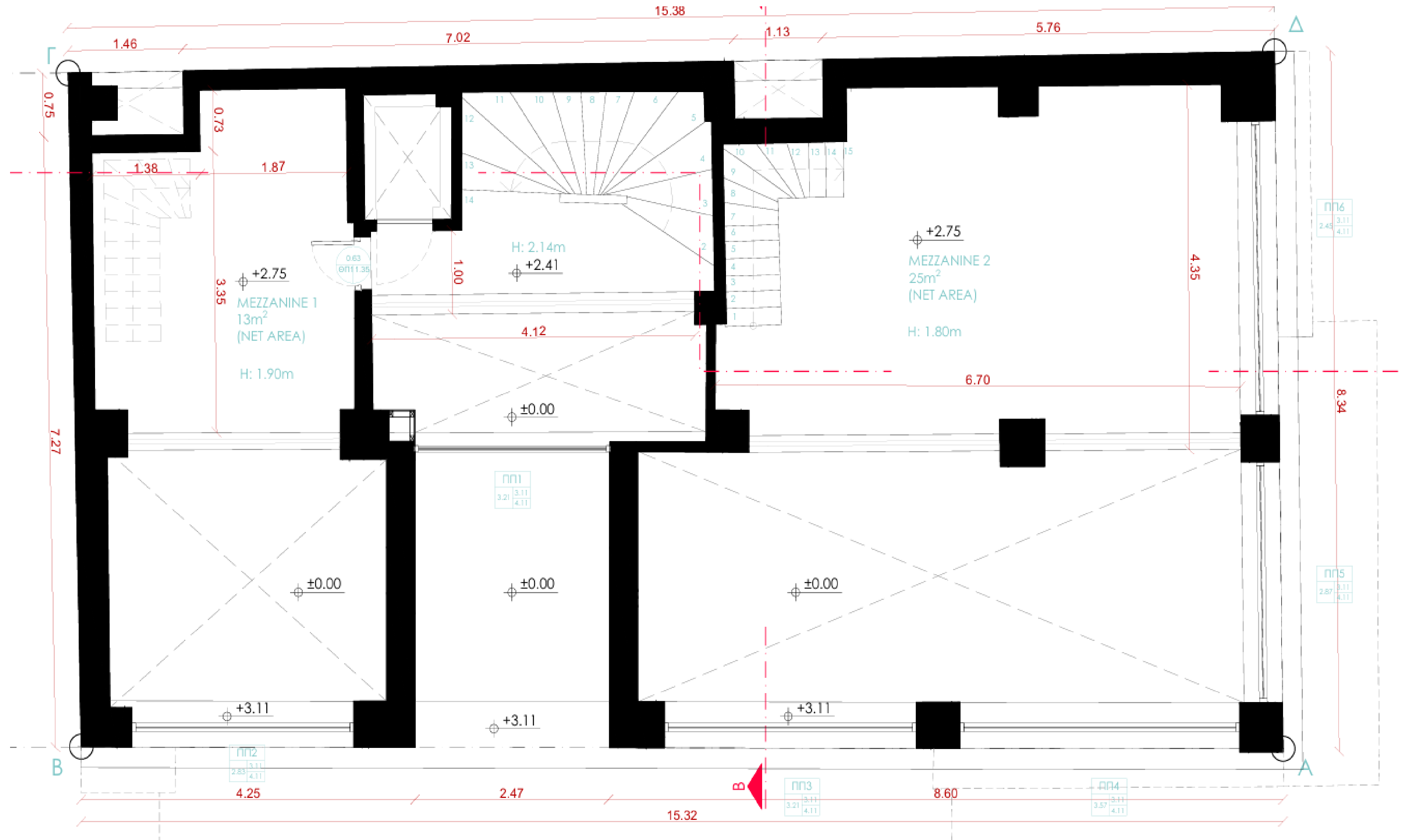
3rd SEPTEMVRIOU & IPEIROU GROUND FLOOR



DESCRIPTION

Main Entrance, Restaurant, Retail Store

3rd SEPTEMVRIOU & IPEIROU MEZZANINE



DESCRIPTION

Auxiliary Spaces

3rd SEPTEMVRIOU & IPEIROU BASEMENT

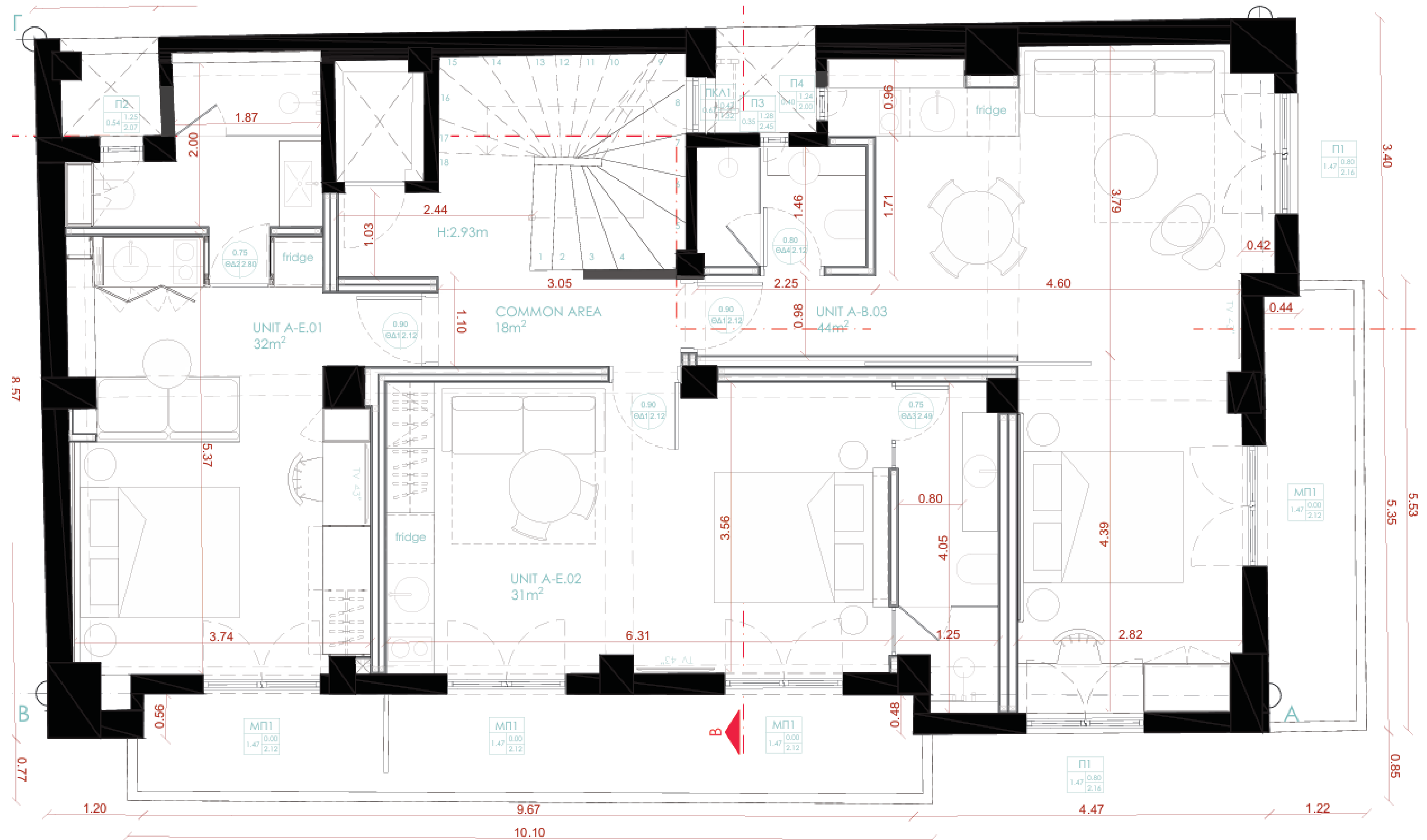


DESCRIPTION

Laundry Room, Gym, Storage Rooms,
Restaurant's 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

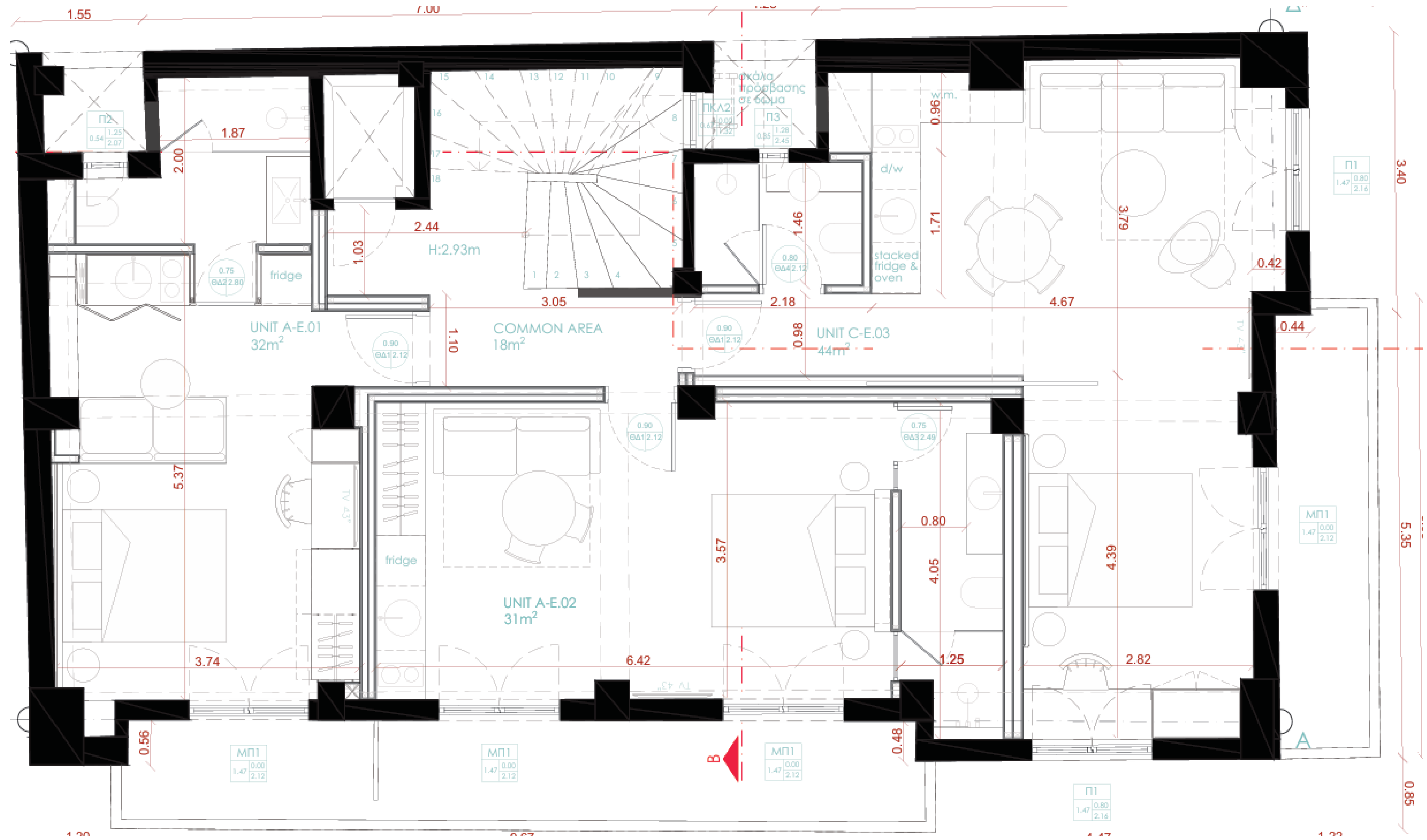
A1: 4,938€ | B1: 5,156€

A2: 5,097€ | B2: 5,323€

A3: 4,955€ | B3: 5,091€

3rd SEPTEMVRIOU & IPEIROU

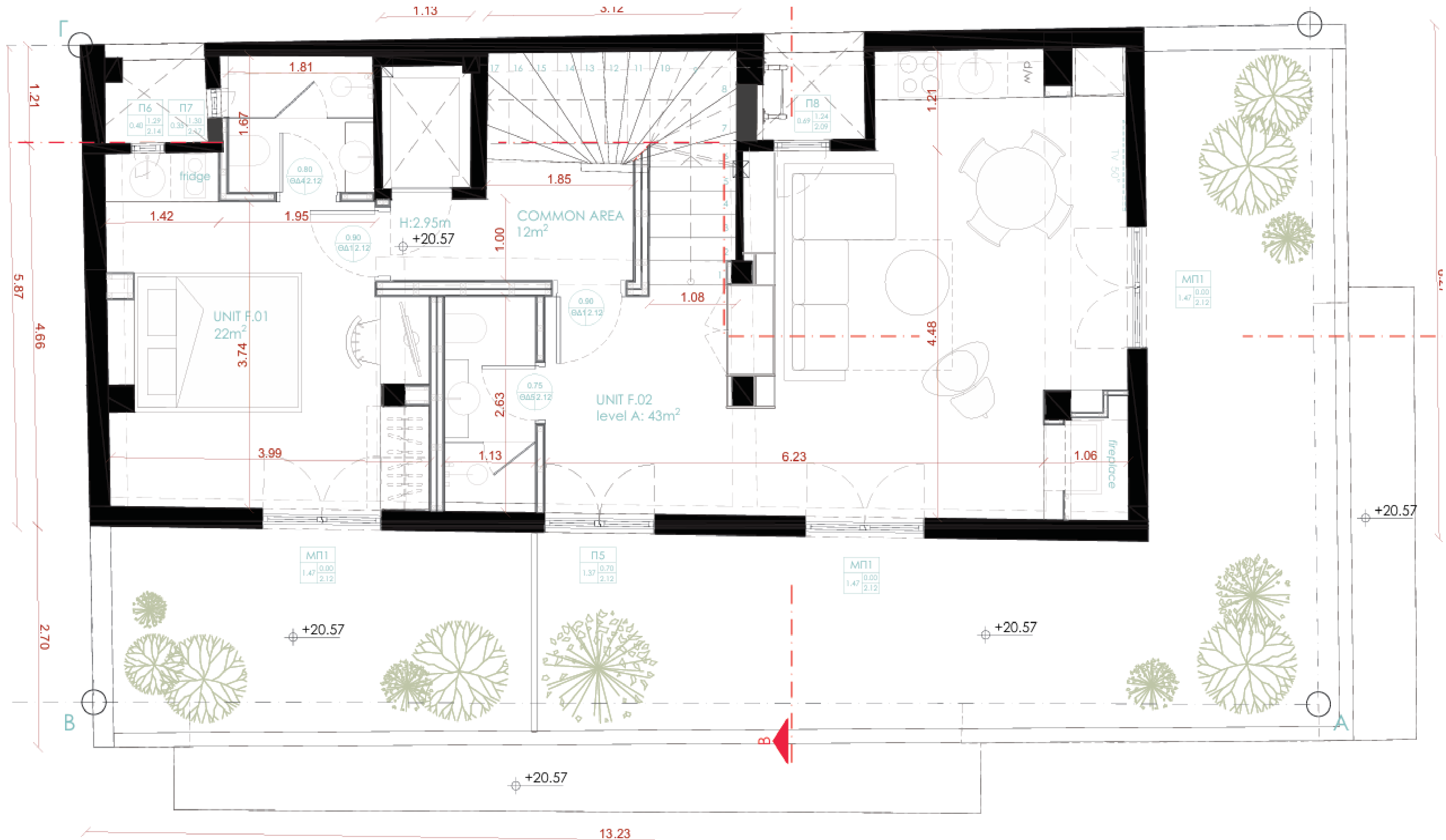
3rd to 5th FLOORS



| SQM | ASKING PRICE | SELLING PRICE | PRICE/SQM |
|----------------|--------------|-----------------------------|--------------------------------------|
| C1, D1, E1: 32 | C1: 171,000€ | D1: 177,000€ E1: 183,000€ | C1: 5,344€ D1: 5,531€ E1: 5,719€ |
| C2, D2, E2: 31 | C2: 171,000€ | D2: 177,000€ E2: 182,000€ | C2: 5,516€ D2: 5,710€ E2: 5,871€ |
| C3, D3, E3: 44 | C3: 239,000€ | D3: 244,000€ E3: 255,000€ | C3: 5,432€ D3: 5,545€ E3: 5,795€ |

3rd SEPTEMVRIOU & IPEIROU

6th FLOOR



SQM

F1: 22
F2-MAISONETTE: 74

ASKING SELLING PRICE

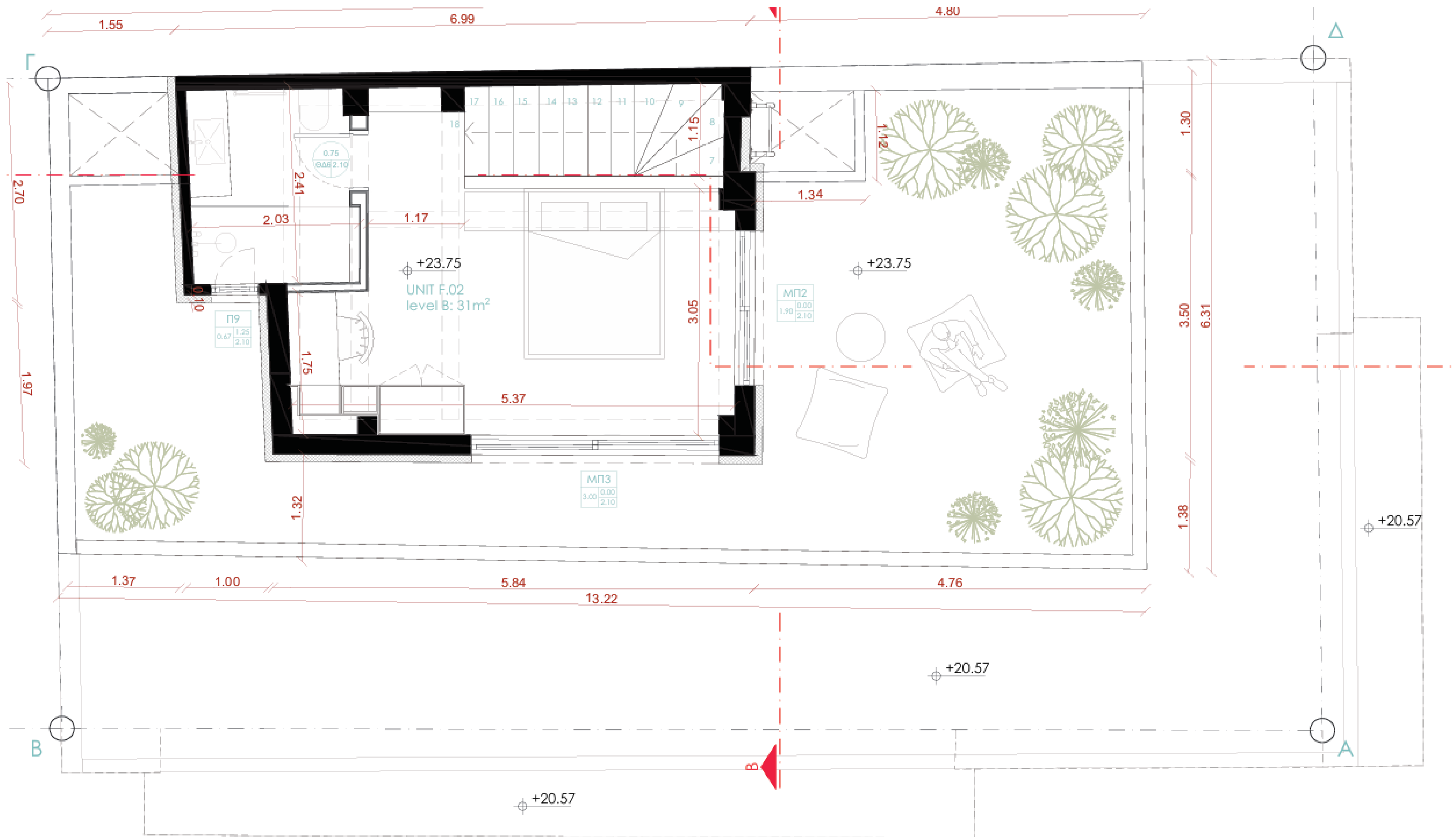
F1: 143,000€
F2: 410,000€

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 Vision Greece

- 'VISION Hosts of Superior Living' was established in 2022 to fill in the gap between rented short stay apartments and hotels.
- Vision Omonia is the first hotel of what is to become a family of accommodation in the heart of the Hellenic capital. Vision aspires to fill the gap between hotels and short-stay rentals, with the aim of reaching out to its guests with the famous Hellenic hospitality, bespoke services tailor-made VISION APP and a humane, relaxing approach within the vibrant urban environment.
- **We are here to offer a unique concept of serviced apartments with 24/7 Hotel Services, and back of house support in the fields of Management and Guest Services.**
- **Specifically, VISION Greece offers an expertise in Property Management, Sales, Reservations, Price Yielding, Promotion, Marketing, Maintenance and Food & Beverage.**

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.

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)

LinkedIn
[Finders TMI](https://www.linkedin.com/company/finders-tmi)