



FINDERS

Tailor Made Investments

Akadimias 83-85, Omonia, Athens

HIGHLIGHTS

Status	Vision Exarcheia
Total built area in sqm	107
Price per sqm	1,869 €

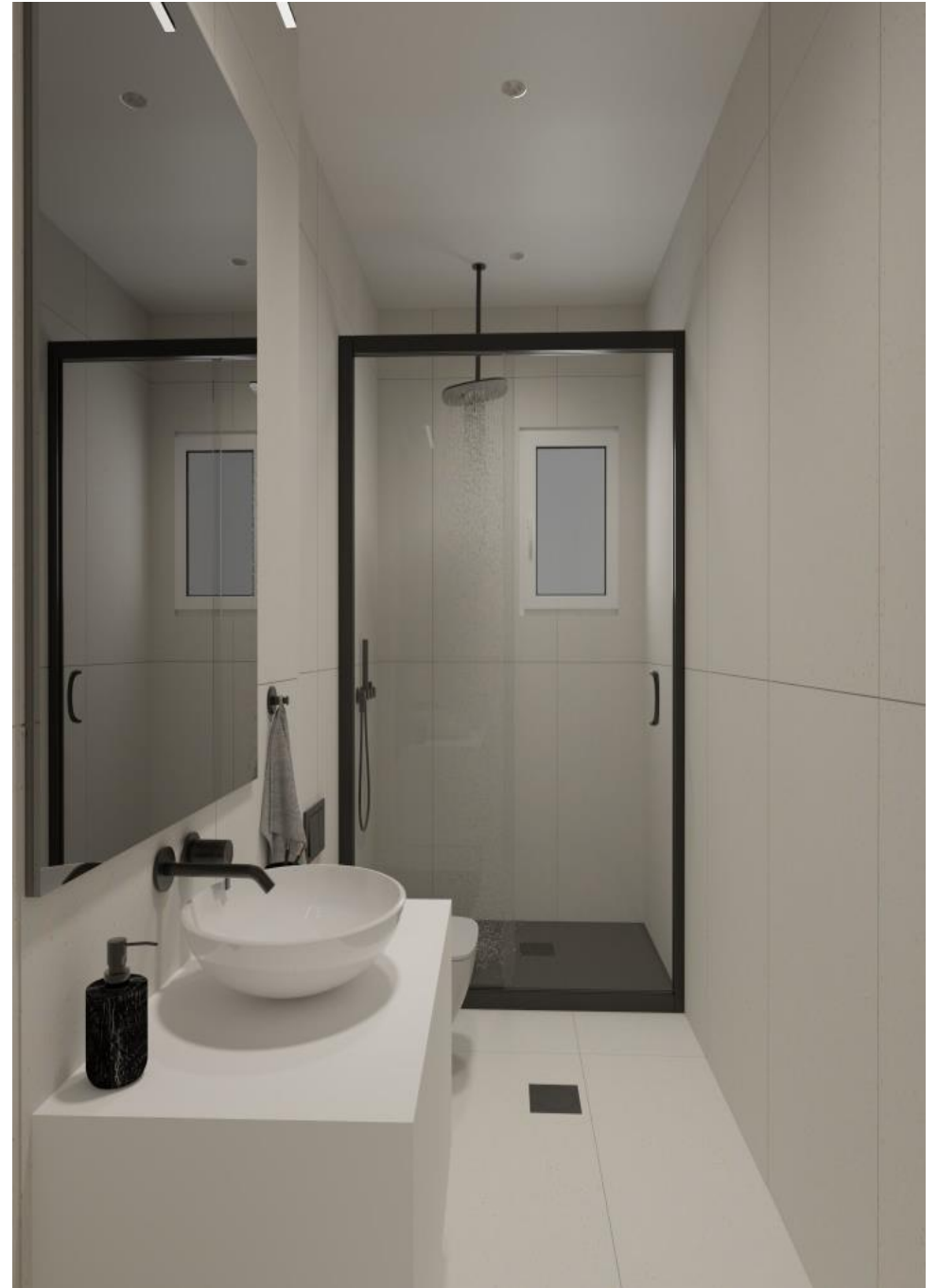
A spacious apartment located on Akadimias Street, in a central area of Athens - Omonia Square area, near Kanigios square.

The apartment is located on the 4th floor of a five-story residential building on a 538 sqm plot and includes an entrance space, a kitchen, two bedrooms and a bathroom.

The apartment has developed into 2 separate apartments under the management Operation of [Vision Greece](#). One bedroom apartment and a two-bedroom apartment. Both of the units will be operated as a short-stay tourist units.



The One-Bedroom Apartment



The Two-Bedroom Apartment

The Bathroom

Entrance & Living Space

The Bedroom #1

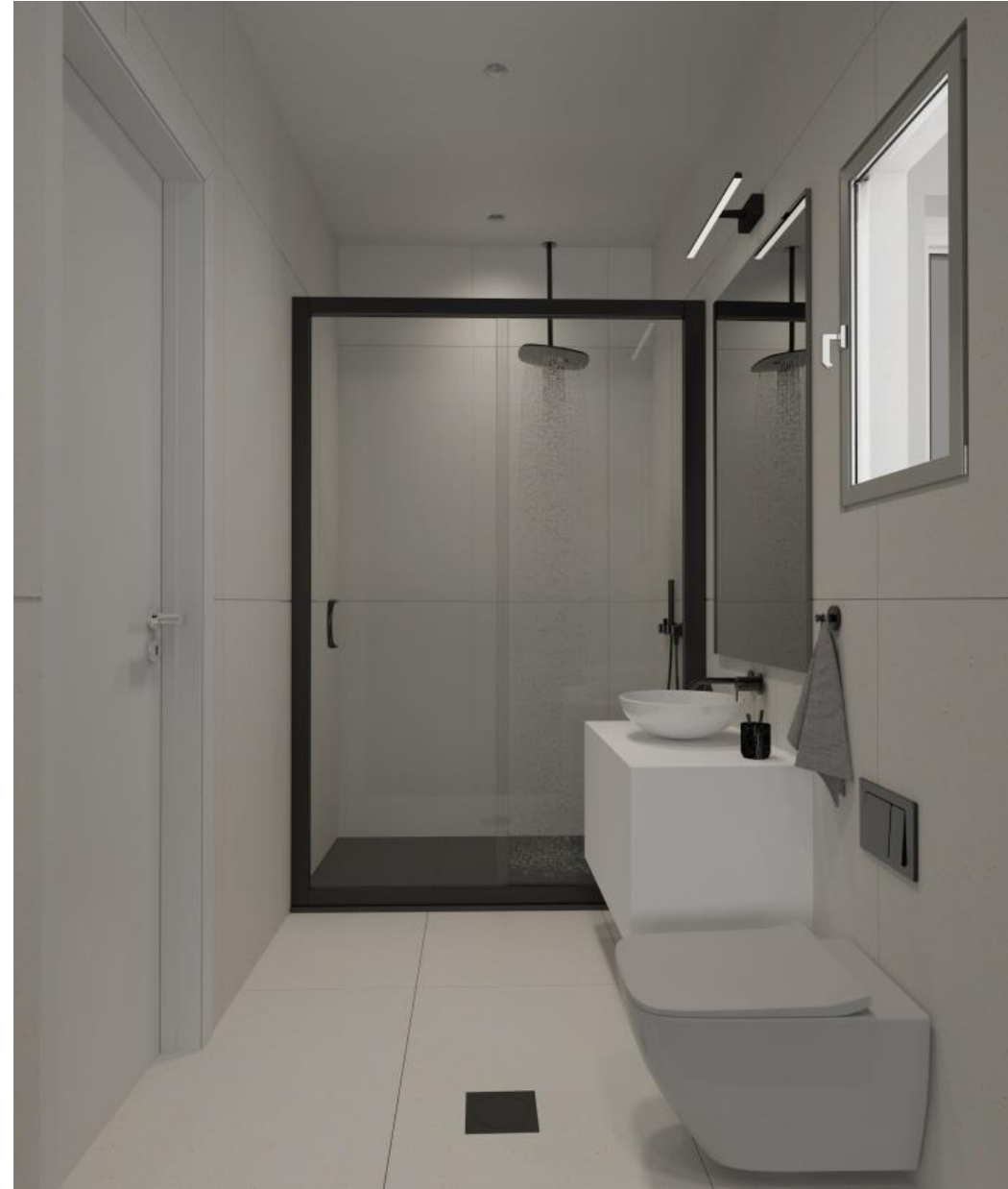


The Two-Bedroom Apartment

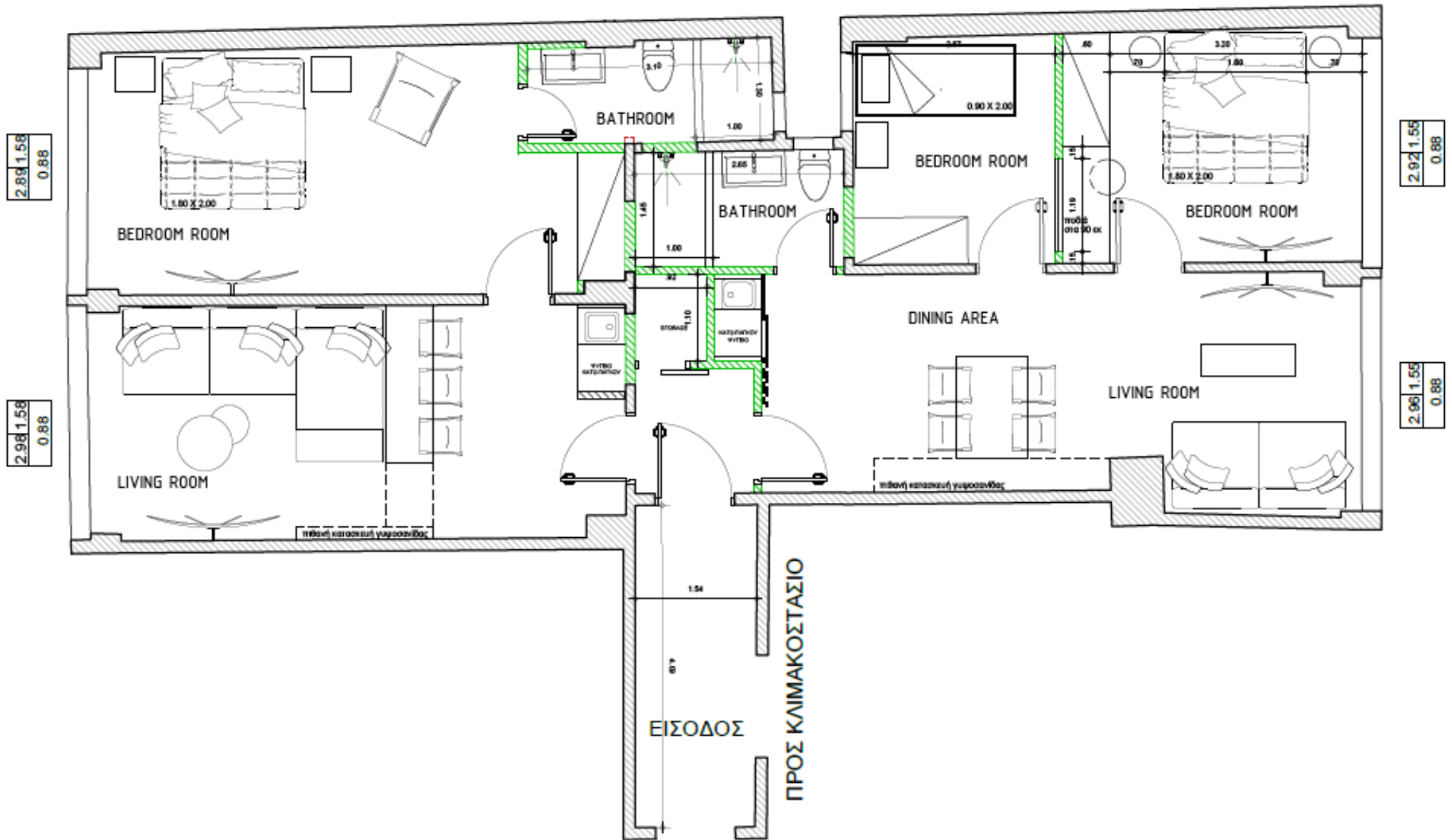
The Bedroom #2



The Bathroom

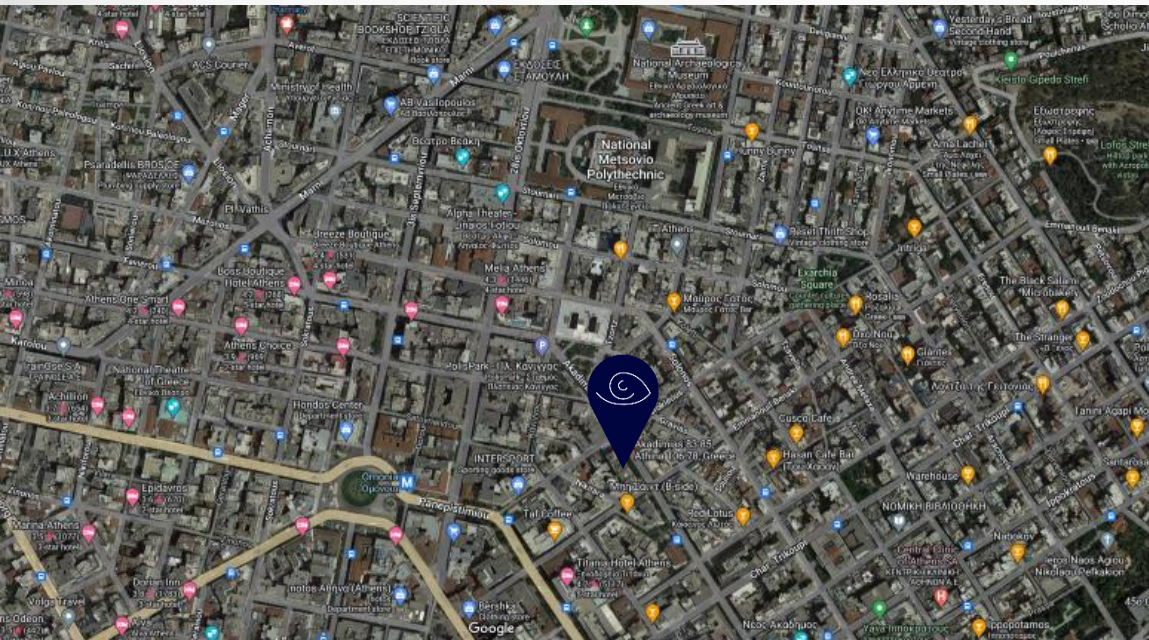


BLUEPRINTS



Akadimias 83-85, Omonia, Athens

MAP & STREET VIEW



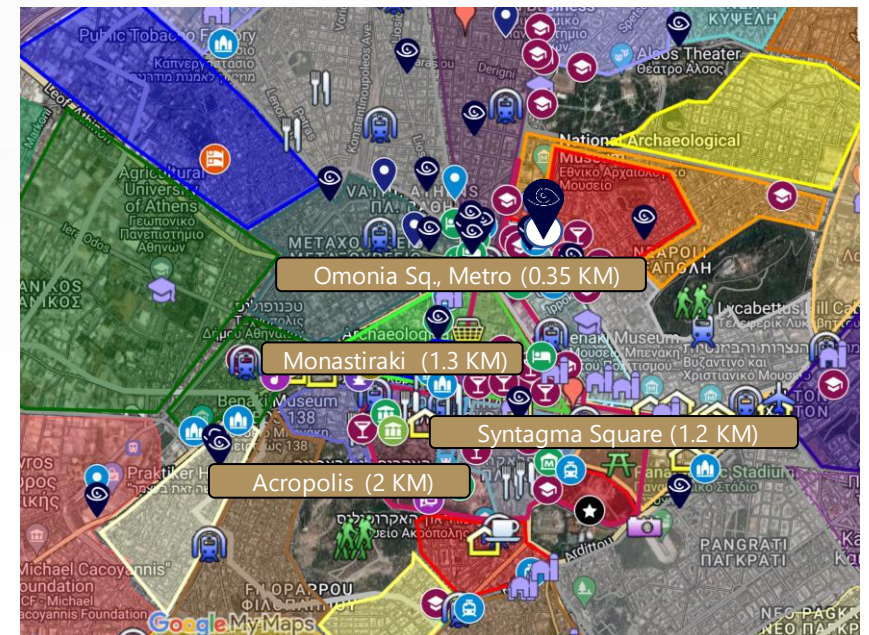
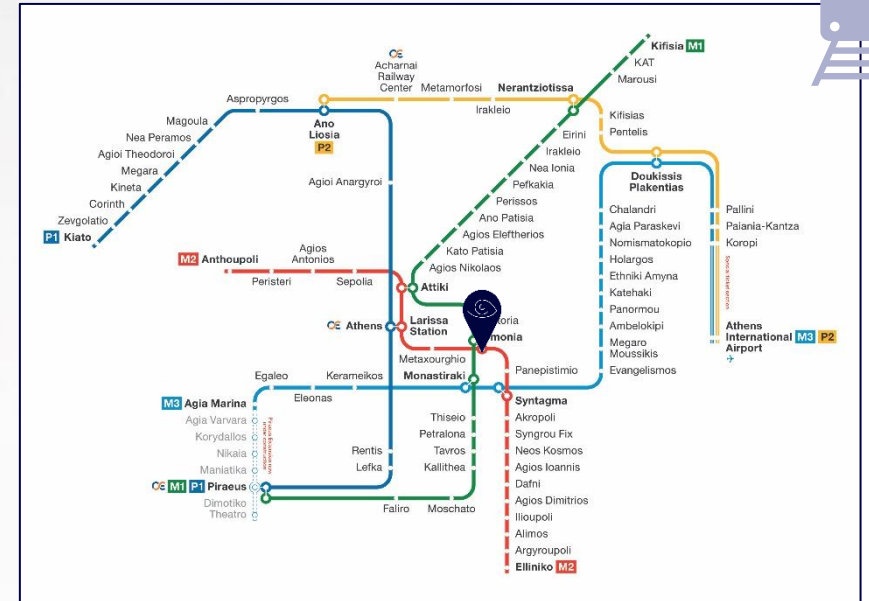
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ABOUT THE AREA

This apartment is located in a privileged spot in the center of Athens. The apartment is located 350m from Omonia square with its metro station, 400m from Panepistimio metro station, and 550m from Exarchia square where a metro station is also being built. The area is full 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 Strefi Hill Park is just 650m away, offering a green park for recreation and leisure activities available to all residents.

Distance from Omonia sq. & metro station in km	0.35
Distance from National Archaeological Museum in km	0.65
Distance from Syntagma square in km	1.2
Distance from Monastiraki in km	1.3
Distance from Acropolis in km	1.9
Distance from Acropolis museum in km	2.2
Distance from the airport in km	34.5





Omonia Square after the Renovation - February 2020



[Link to a video about the renovation of the square](#)



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.



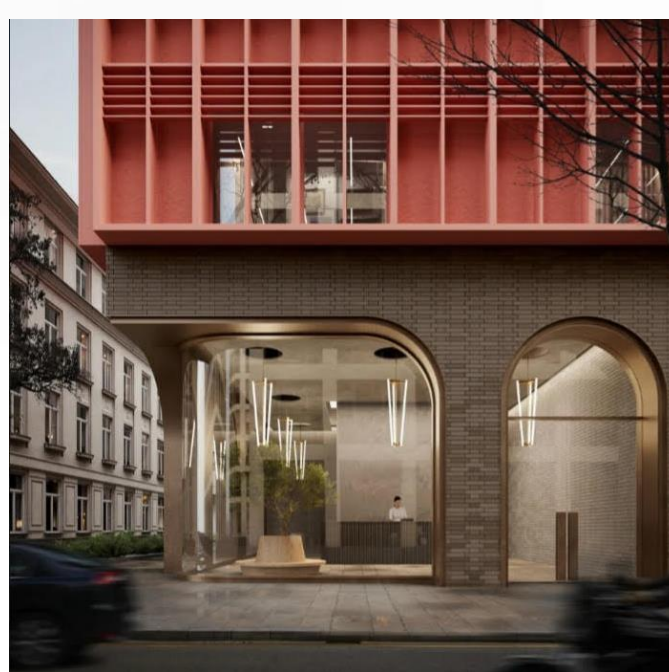
The Minion Project

Large investment projects are expected to radically change the image of Omonia and they are underway in the near future. The aim is to change the image of abandonment and degradation that has prevailed in the region in recent years.

One of the largest investments that is expected to start immediately is the new Minion in which a preferred candidate was named buyer the Dimand. This historic building of "Minion" on Patisson street, near Omonia, in which it housed for decades the country's first department store, enters in a new area. The building will be transformed into a modern, "green" bioclimatic building of mixed uses and become an attractive destination that will

contribute to the modern history of the city and the revival of the wider area of the center of Athens.

The new "Minion" is expected to have commercial stores on its lower floors as well as restaurants, offices and business premises on the remaining floors. Among the concepts under consideration is to create apartments overlooking the Acropolis on the top floors.






FINDERS

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