



FINDERS

Tailor Made Investments

83-85, AKADIMIAS ST
EXARCHIA, ATHENS



HIGHLIGHTS



The property at a glance

Asking selling price for Both apartments : 420.000€

Total sqm: 107

Price/sqm: 3,925€

ROI: 8% from the 1st year and for 3 years

Operating Apartment under Vision Greece Hospitality Management

Fully Furnished and Equipped



These are two apartments located on the 4th floor of a mixed-use building. They share a common main entrance and a shared foyer-hallway, allowing them to be used either as separate units or together, making them ideal for two families.

The apartment facing the front of the building consists of a master bedroom, a living room with a sofa bed, a dining area, and a kitchenette.

It is spacious and bright, comfortably accommodating up to four guests.

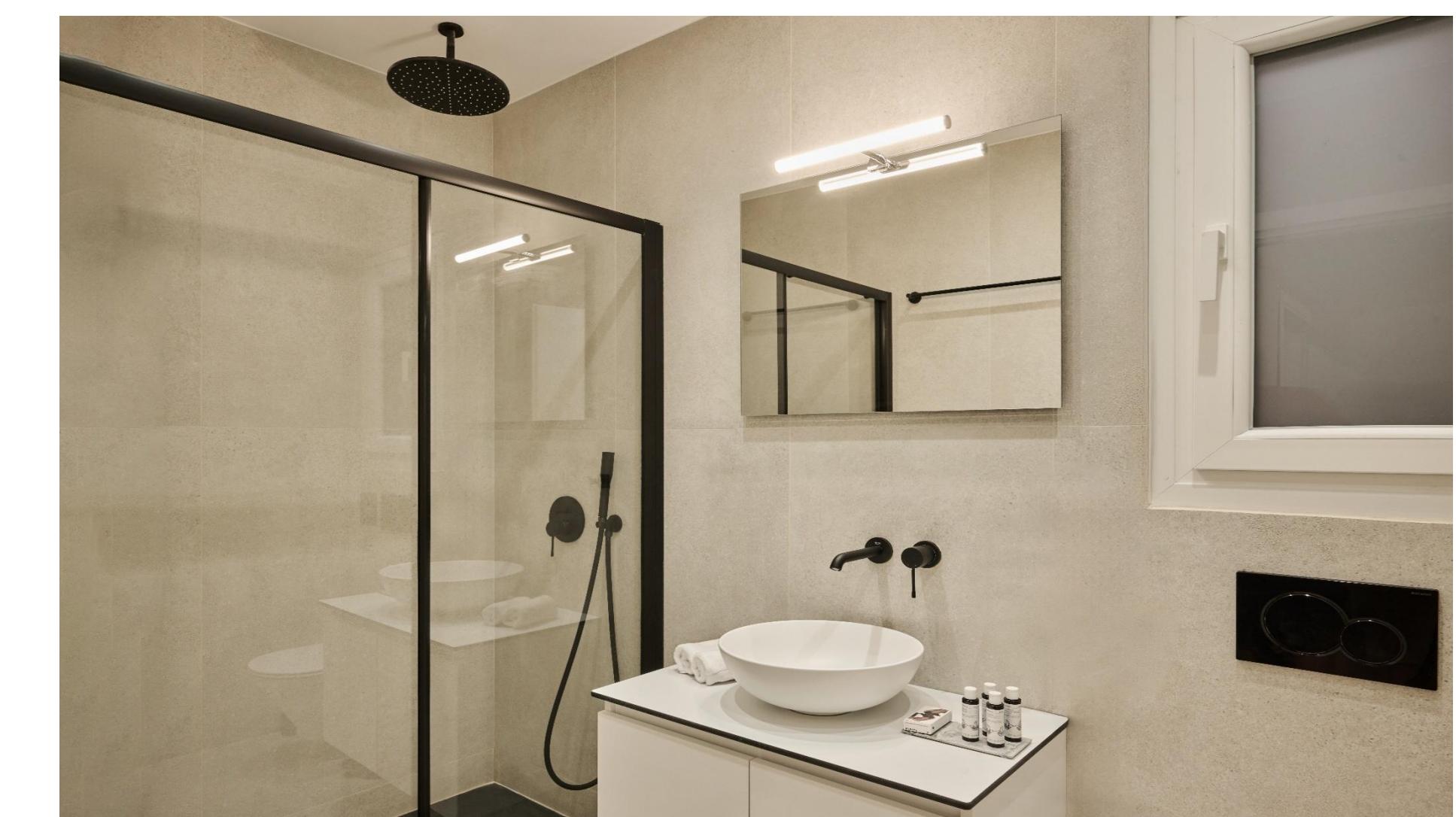
The second apartment features two bedrooms—one with a double bed and the other with a single bed—as well as a living room with a sofa bed, a bathroom, and a dining area with a kitchenette. This unit is also spacious and well-lit, offering a comfortable stay.

Both apartments are for sale as one unit.

Currently both apartments are operated as a short-stay apartments under the Hospitality Management Company, [Vision Greece](#).

AKADIMIAS 83-85, TWO BEDROOMS APARTMENT

ROI: 8% from the 1st year and for 3 years



SQM

107

ASKING SELLING
PRICE

420,000€

PRICE/SQM

3,925€

OPERATING ASSET

VISION GREECE

AKADIMIAS 83-85, ONE BEDROOM APARTMENT

ROI: 8% from the 1st year and for 3 years



SQM

107

ASKING SELLING
PRICE

420,000€

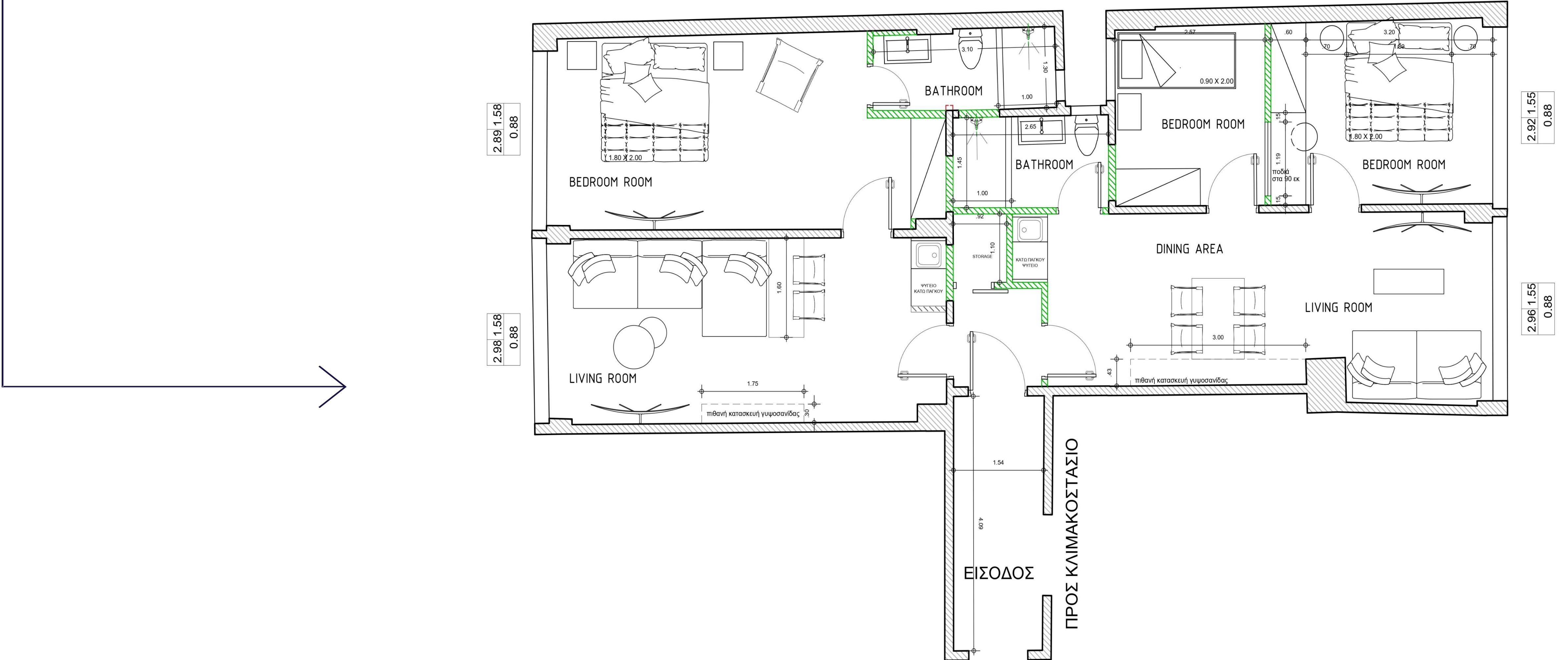
PRICE/SQM

3,925€

OPERATING ASSET

VISION GREECE

FLOOR PLAN OF 83-85 AKADIMIAS



MAP & STREET VIEW



ABOUT THE AREA



The two apartments are situated in the heart of Athens, in a dynamic area that blends culture, history, and modern urban life.

Akadimias street is a key thoroughfare that connects major neighborhoods and is lined with neoclassical buildings, educational institutions, offices, cafes, and cultural venues.

The area offers a vibrant mix of academic, business, and social activity, making it a hub for both professionals and students.



Within walking distance, you'll find Syntagma Square, the National Library, the University of Athens, and the lively districts of Kolonaki and Exarchia, known for their shopping, dining, and nightlife.

The location provides excellent public transport access, making it an ideal spot for both residents and visitors seeking to experience the essence of Athens.



About Vision Greece

- 'VISION Hosts of Superior Living' was established in 2022 in an effort 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 accept 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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