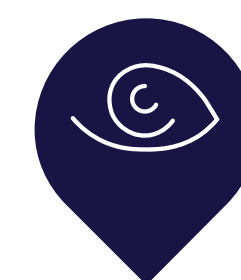




FINDERS

Tailor Made Investments

83-85, AKADIMIAS ST
EXARCHIA, ATHENS



HIGHLIGHTS



The property at a glance

Asking selling price for Both apartments : 370.000€

Total sqm: 107

Price/sqm: 3,458€

Operating Apartment under Finders Hospitality Management

Fully Furnished and Equipped

Renovation year: 2025



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 Finders Hospitality Management.

AKADIMIAS
83-85,
ONE BEDROOM
APARTMENT



SQM

ASKING SELLING
PRICE

PRICE/SQM

OPERATING ASSET

107

370,000€

3,458€

Finders Hospitality

AKADIMIAS
83-85,
TWO
BEDROOMS
APARTMENT



SQM

ASKING SELLING
PRICE

PRICE/SQM

OPERATING ASSET

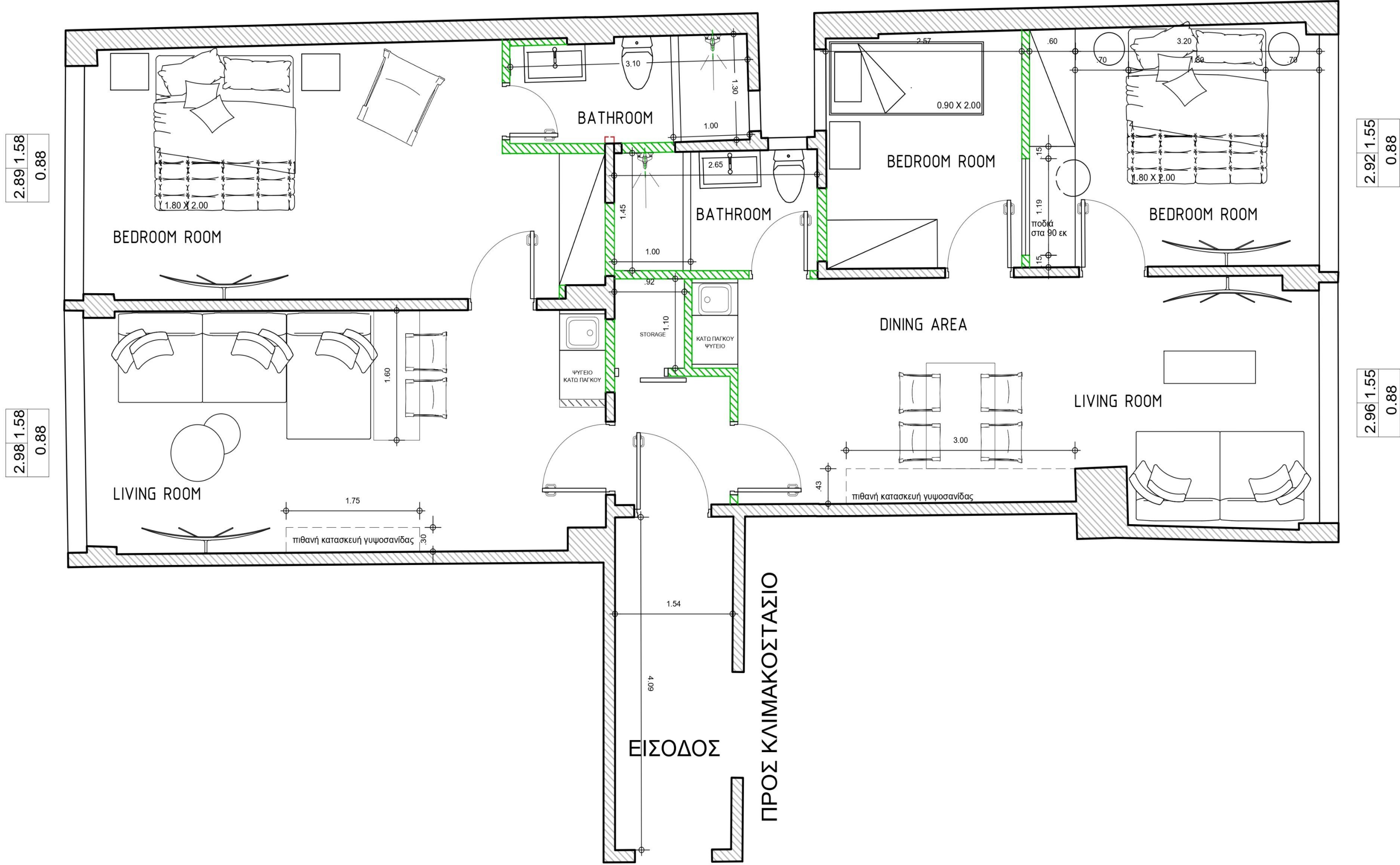
107

370,000€

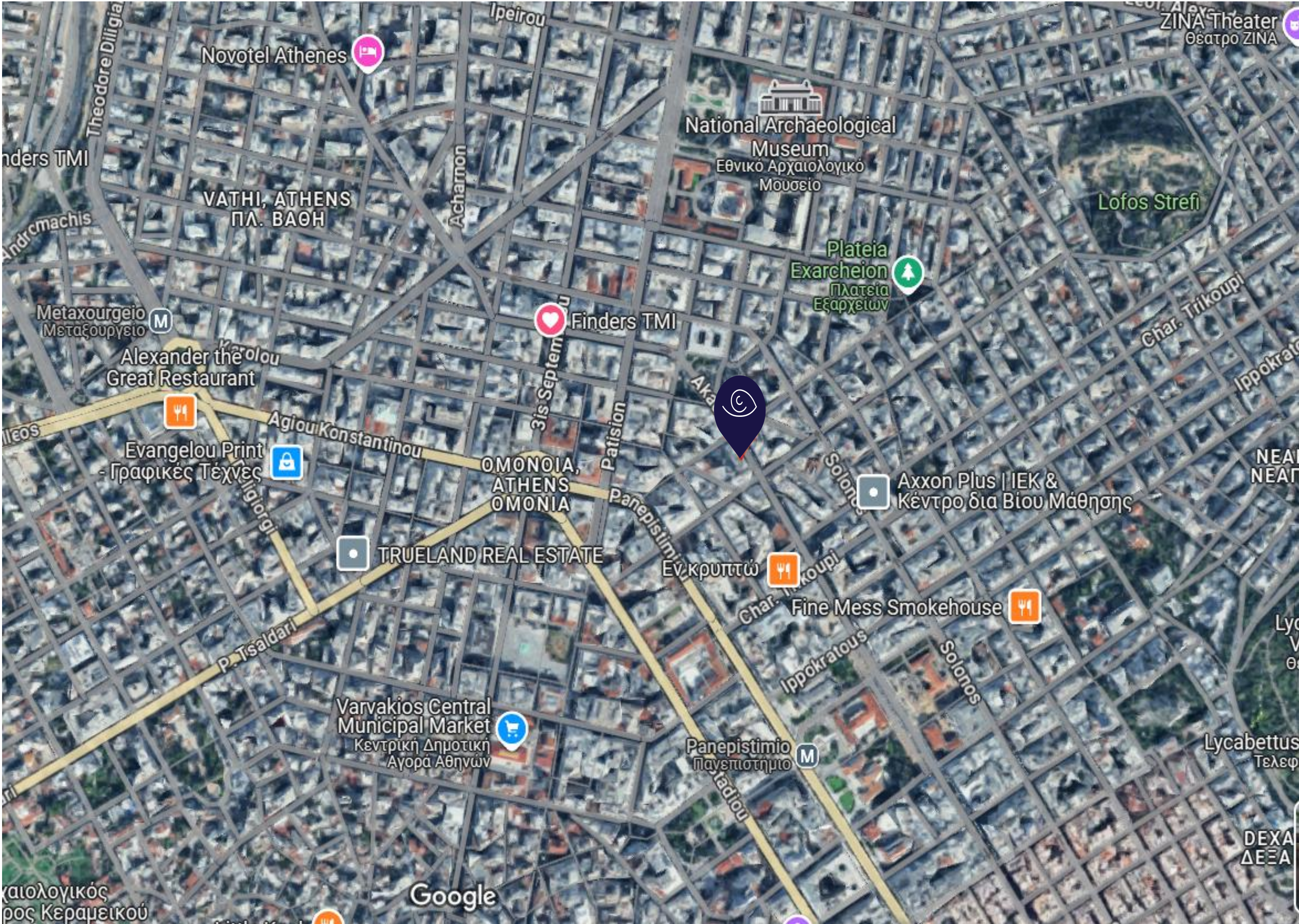
3,458€

Finders Hospitality

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 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.

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