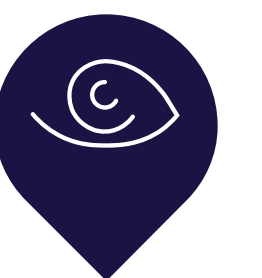




FINDERS

Tailor Made Investments

12a ARMONIAS ST
ANO KYPSELI, ATHENS



HIGHLIGHTS

The property at a glance

Number of Apartments: 4

Asking selling price:
275,000 – 600,000€

Total sqm: 85.74 – 137,84

Price/sqm: 3,207 – 4,353€

Renovation: In progress. To be delivered by the end of February 2025



The Armonias residence is a sophisticated building apartment that comprises four luxurious apartments, which include three expansive full-floor units and an exquisite maisonette. This maisonette is equipped with high-end features such as an indoor jacuzzi, a welcoming fireplace, a generous walk-in closet, and stunning panoramic views of Athens.

Ano Kypseli, recognized as one of Athens' largest and most vibrant neighborhoods, is known for its lively atmosphere and strong sense of community.

Residents can also take advantage of the nearby Elikonas hill, a peaceful park ideal for leisurely strolls, picnics, and various outdoor activities, providing a serene escape within the energetic urban environment.



Situated in the lively Ano Kypseli district, the property benefits from a strategic location with outstanding transport links, including a new metro station currently under construction just 350 meters away.

The upcoming metro station on line 4, likely to be named "Elikonos," will further improve accessibility, while existing metro stations such as Agios Nikolaos (1.4 kilometers) and Kato Patissia (1.8 kilometers) offer additional transportation alternatives.

This combination of luxury, prime location, and excellent connectivity positions the Armonias residence as an outstanding option for sophisticated urban living.

APARTMENT GROUND FLOOR



The property at a glance

- Master Bedroom: 1
- Bedroom: 1
- Bathroom: 1
- Living Room
- Open Plan Kitchen
- Back Balcony
- Front Garden
- Storage Room



SQM

ASKING SELLING
PRICE

PRICE/SQM

RENOVATION

92.45

350,000€

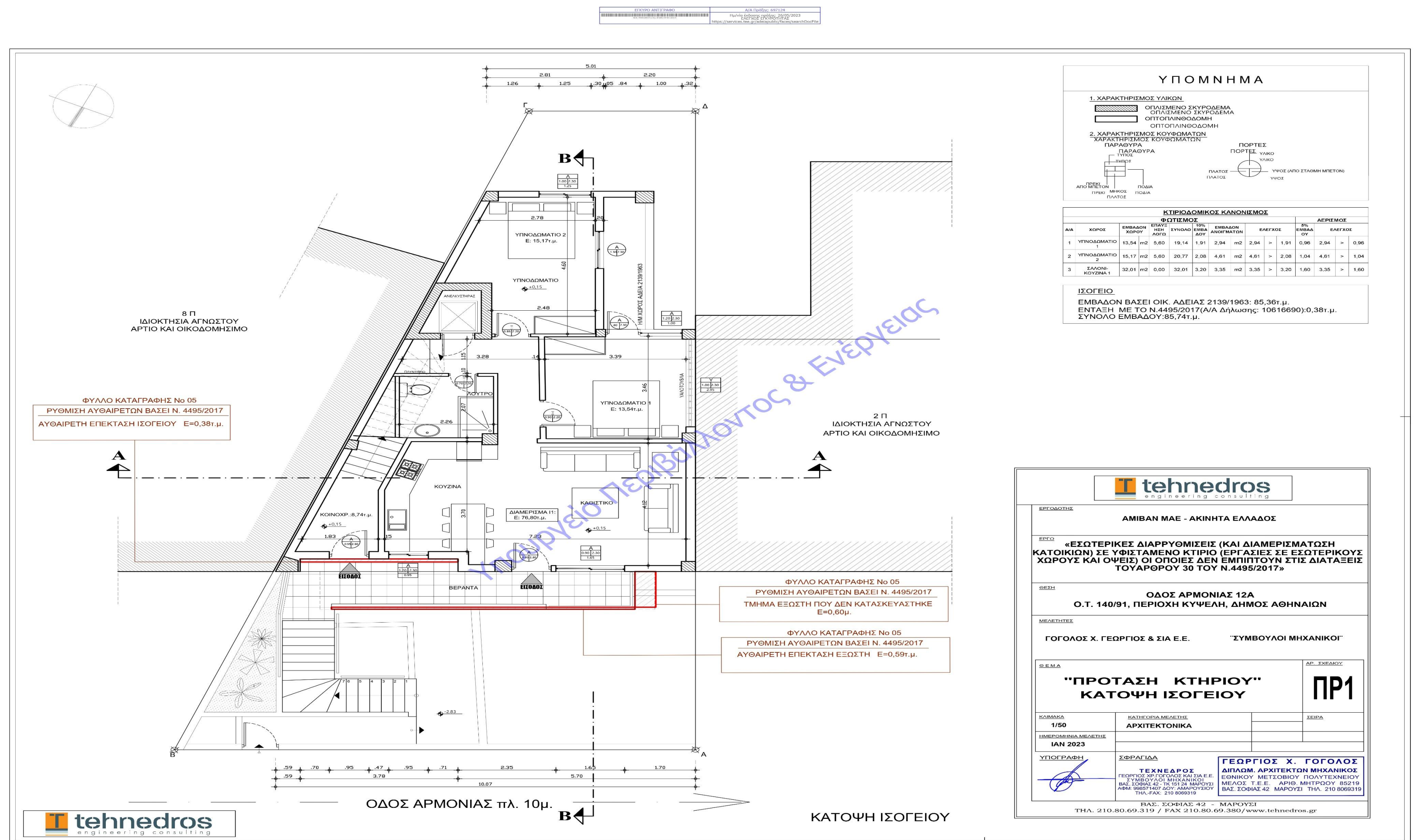
3,786€

In progress

APARTMENT 1st FLOOR FLOOR PLAN

The property at a glance

- Bedrooms: 2
- Bathroom
- Open Pla: 1
- Living Room
- n Kitchen
- Front & Side Balcony
- Storage Room



SQM

ASKING SELLING
PRICE

PRICE/SQM

RENOVATION

85.74

275,000€

3,207€

In progress

APARTMENT

2nd FLOOR



The property at a glance

Master Bedroom: 1

Bathroom: 1

Living Room with Fireplace

Kitchen in Separate Room

Back Balcony

Front Garden

Storage Room



SQM

ASKING SELLING
PRICE

PRICE/SQM

RENOVATION

88.31

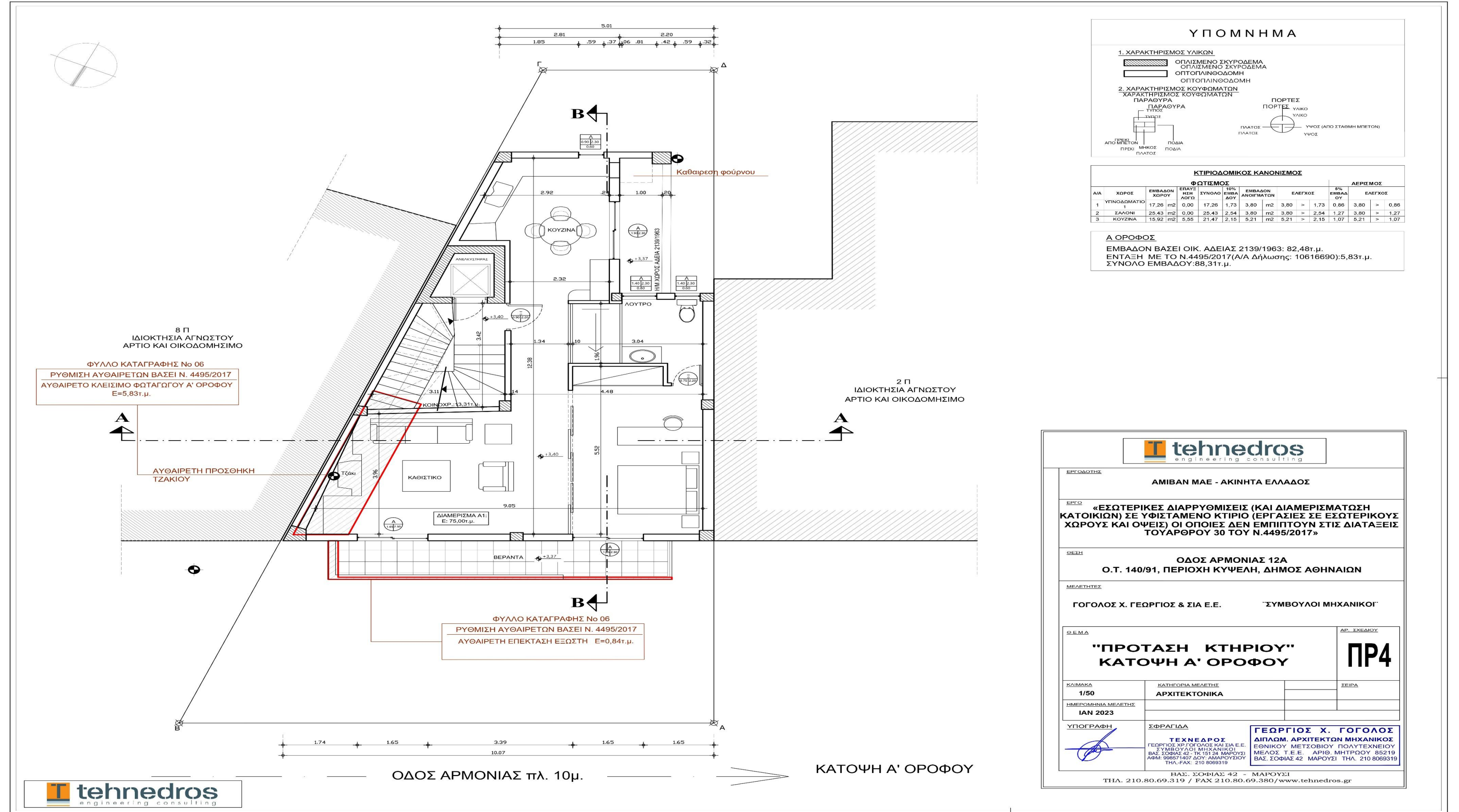
300,000€

3,397€

In progress

FLOORPLAN

2nd FLOOR



SQM

ASKING SELLING PRICE

PRICE/SQM

RENOVATION

88.31

300,000€

3,397€

In progress

MAISONNETTE

3rd FLOOR

The Maisonnette at a glance

- Master Bedroom: 1
- Bedroom: 1
- Bathroom: 1
- Living Room with Fireplace
- Jacuzzi with Panoramic View
- Walkin Closet
- Front Balcony
- Elevator
- Storage Room
- Parking Space



SQM

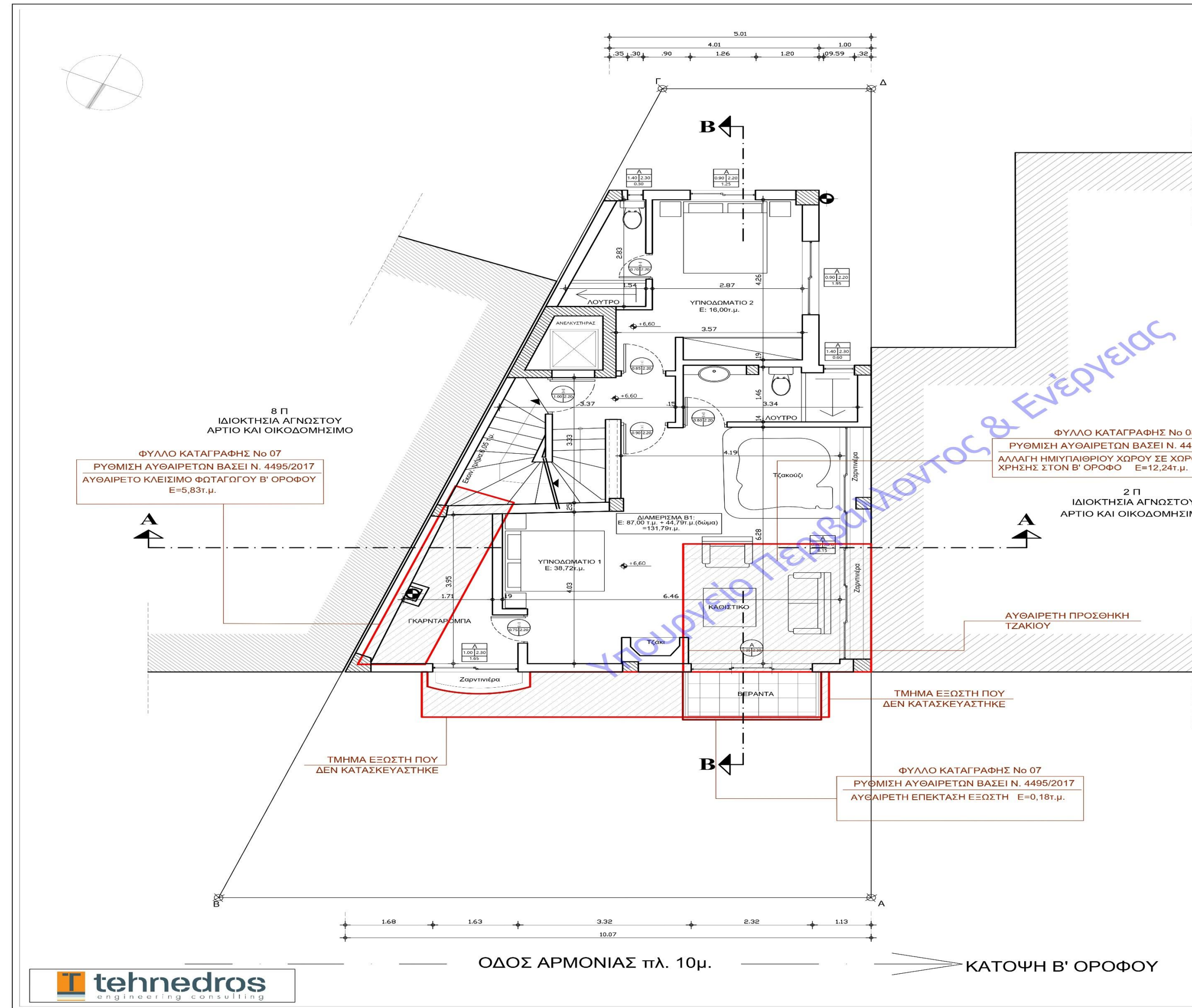
93.05

RENOVATION

In progress

FLOORPLAN

3rd FLOOR



ΥΠΟΜΝΗΜΑ

1. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΥΛΙΚΩΝ

- ΟΠΛΙΣΜΕΝΟ ΣΚΥΡΟΔΕΜΑ
- ΟΠΛΙΣΜΕΝΟ ΣΚΥΡΟΔΕΜΑ
- ΟΠΤΟΠΛΙΝΘΟΔΟΜΗ
- ΟΠΤΟΠΛΙΝΘΟΔΟΜΗ

2. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΟΥΦΟΜΑΤΩΝ

ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΟΥΦΟΜΑΤΩΝ

ΠΑΡΑΘΥΡΑ

ΠΥΛΩΣ

ΠΡΕΚΙ

ΠΡΕΚΙ ΜΙΚΡΟΣ

ΠΡΕΚΙ ΠΛΑΤΟΣ

ΠΟΔΙΑ

ΠΟΔΙΑ

ΠΟΡΤΕΣ

ΠΟΡΤΕΣ

ΥΨΟΣ (ΑΠΟ ΣΤΑΘΜΗ ΜΕΤΡΩΝ)

ΥΨΟΣ

ΚΤΙΡΙΑΚΟΙ ΚΑΝΟΝΙΣΜΟΙ

Α/Α	ΧΩΡΟΣ	ΦΩΤΙΣΜΟΣ				ΑΕΡΙΣΜΟΣ								
		ΕΜΒΑΔΟΝ ΧΩΡΟΥ	ΕΓΧΥΣΗ ΣΤΙΣ ΛΟΓΩ Α.Κ.Ε.Ε.	ΣΥΝΟΛΟ	10% ΕΜΒΑΔΟΥ	ΕΜΒΑΔΟΝ ΑΝΟΙΓΜΑΤΩΝ	ΕΛΕΓΧΟΣ	5% ΕΜΒΑΔΟΥ	ΑΕΡΙΣΜΟΣ ΕΛΕΓΧΟΣ					
1	ΥΠΝΟΔΟΜΑΤΙΟ	38,72 m ²	0,00	38,72	3,87	13,40	m ²	13,40	>	3,87	1,94	13,40	>	1,94
2	ΥΠΝΟΔΟΜΑΤΙΟ 2	16,00 m ²	0,00	16,00	1,60	4,16	m ²	4,16	>	1,60	0,80	4,16	>	0,80

Β ΟΡΟΦΟΣ

ΕΜΒΑΔΟΝ ΒΑΣΕΙ ΟΙΚ. ΑΔΕΙΑΣ 2139/1963: 75,82τ.μ. -(0.40*3.60)=
=75,82-1,44=74,38τ.μ.
ΕΠΙΔΕΙΞΗ ΤΟ Ν.4495/2017(Α/Α Δήλωση: 10616690):5,83+12,24=18,07τ.μ.
ΣΥΝΟΛΟ ΕΜΒΑΔΟΥ:93,05τ.μ.

ΕΡΓΟΔΑΤΗΣ: **ΑΜΙΒΑΝ ΜΑΕ - ΑΚΙΝΗΤΑ ΕΛΛΑΔΟΣ**

ΕΡΓΟ: «ΕΣΩΤΕΡΙΚΕΣ ΔΙΑΡΡΥΘΜΙΣΕΙΣ (ΚΑΙ ΔΙΑΜΕΡΙΣΜΑΤΩΣΗ ΚΑΤΟΙΚΙΩΝ) ΣΕ ΥΦΙΣΤΑΜΕΝΟ ΚΤΙΡΙΟ (ΕΡΓΑΣΙΕΣ ΣΕ ΕΣΩΤΕΡΙΚΟΥΣ ΧΩΡΟΥΣ ΚΑΙ ΘΥΡΕΙΣ) ΟΙ ΟΠΟΙΕΣ ΔΕΝ ΕΜΠΙΠΤΟΥΝ ΣΤΙΣ ΔΙΑΤΑΞΕΙΣ ΤΟΥ ΑΡΘΡΟΥ 30 ΤΟΥ Ν.4495/2017»

ΘΕΣΗ: **ΟΔΟΣ ΑΡΜΟΝΙΑΣ 12Α
Ο.Τ. 140/91, ΠΕΡΙΟΧΗ ΚΥΨΕΛΗ, ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ**

ΜΕΛΕΤΗΤΕΣ: **ΓΟΓΟΛΟΣ Χ. ΓΕΩΡΓΙΟΣ & ΣΙΑ Ε.Ε. "ΣΥΜΒΟΥΛΟΙ ΜΗΧΑΝΙΚΟΙ"**

Θ.Ε.Μ.Δ.: **"ΠΡΟΤΑΣΗ ΚΤΗΡΙΟΥ"
ΚΑΤΟΦΗ Β' ΟΡΟΦΟΥ** ΔΡ. ΣΧΕΔΙΑΣ: **ΠΡ5**

ΚΩΔΙΚΑΣ: 1/50	ΚΑΤΗΓΟΡΙΑ ΜΕΛΕΤΗΣ: ΑΡΧΙΤΕΚΤΟΝΙΚΑ	ΣΕΙΡΑ:
ΗΜΕΡΟΜΗΝΙΑ ΜΕΛΕΤΗΣ: ΙΑΝ 2023		

ΥΠΟΓΡΑΦΗ: ΣΦΡΑΓΙΔΑ:

ΓΕΩΡΓΙΟΣ Χ. ΓΟΓΟΛΟΣ
ΤΕΧΝΕΑΡΟΣ
ΓΕΩΡΓΙΟΣ ΧΡ. ΓΟΓΟΛΟΣ ΚΑΙ ΣΙΑ Ε.Ε.
2 ΥΠΟΜΟΝΕΣ ΜΗΧΑΝΙΚΩΝ
ΒΑΣ. ΣΟΦΙΑΣ 42 - ΤΚ 151 24 ΜΑΡΟΥΣΙ
ΑΦΜ: 996571407 ΔΟΥ: ΑΔΑΡΟΥΣΙΟΥ
ΤΗΛ-ΦΑΧ: 210 8069319

ΔΙΠΛΩΜ. ΑΡΧΙΤΕΚΤΩΝ ΜΗΧΑΝΙΚΟΣ
ΕΘΝΙΚΟΥ ΜΕΤΣΟΒΙΟΥ ΠΟΛΥΤΕΧΝΕΙΟΥ
ΜΕΛΟΣ Τ.Ε.Ε. - ΑΡΧ. ΜΗΤΡΟΥ 85219
ΒΑΣ. ΣΟΦΙΑΣ 42 - ΜΑΡΟΥΣΙ ΤΗΛ: 210 8069319

ΕΛ.Σ. ΣΟΦΙΑΣ 42 - ΜΑΡΟΥΣΙ
ΤΗΛ. 210.80.69.319 / FAX 210.80.69.380/www.tehnedros.gr

SQM

93.05

MAISONNETTE

4th FLOOR



The Maisonnette at a glance

- Kitchen
- Living Room with Fireplace
- WC: 1
- Balcony with Panoramic view of Athens
- Storage Room
- Parking Space



SQM

44.79

ASKING SELLING PRICE

600,000€

PRICE/SQM

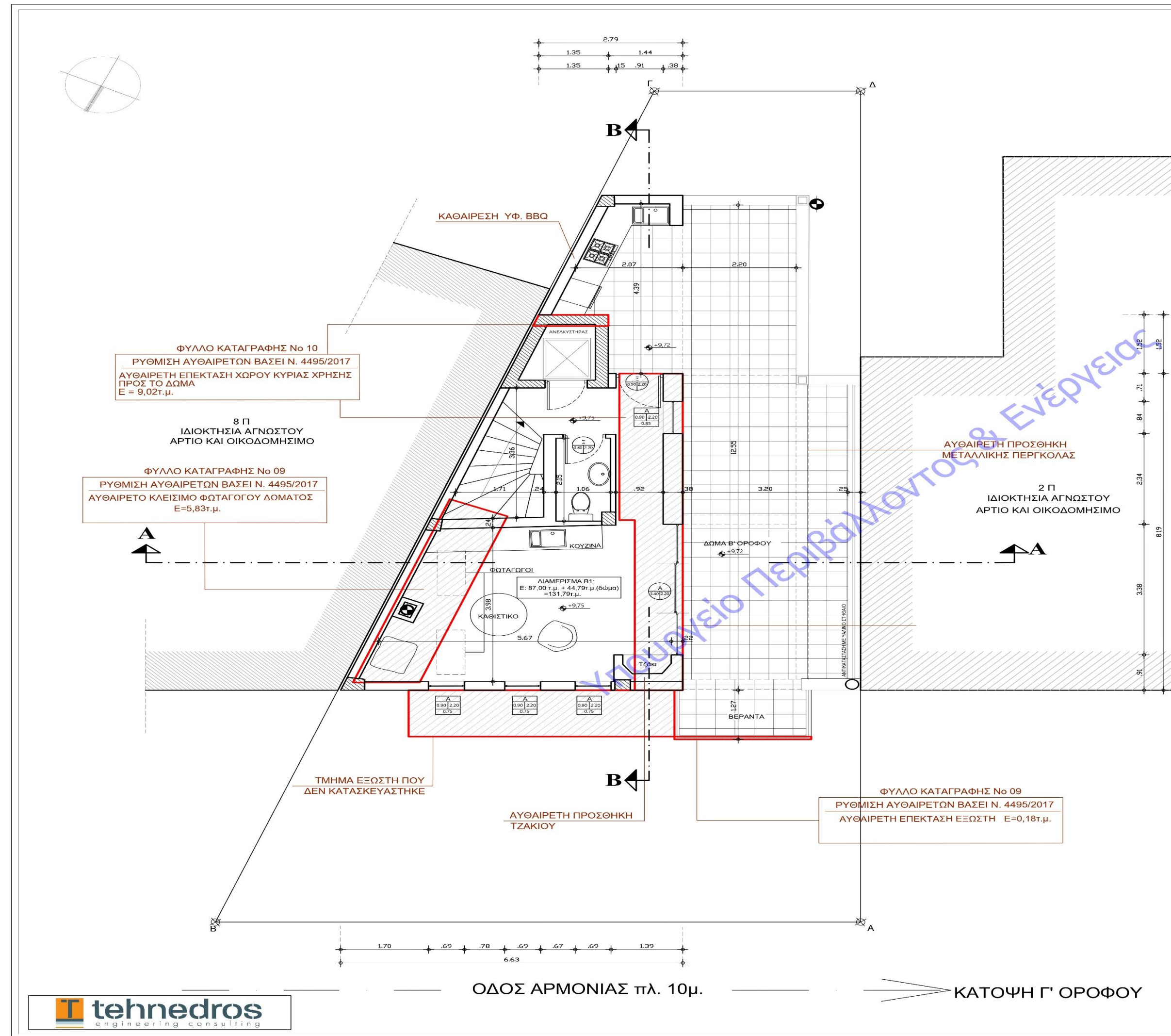
4,353€

RENOVATION

In progress

FLOORPLAN

4th FLOOR



ΥΠΟΜΝΗΜΑ

1. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΥΛΙΚΩΝ

2. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΟΥΦΩΜΑΤΩΝ

ΚΤΙΡΙΟΔΟΜΙΚΟΣ ΚΑΝΟΝΙΣΜΟΣ

ΦΩΤΙΣΜΟΣ				ΑΕΡΙΣΜΟΣ	
A/A	ΧΩΡΟΣ	ΕΜΒΑΔΟΝ ΧΩΡΟΥ	ΕΠΛΑΥΣΗ ΗΨΑ	ΕΜΒΑΔΟΝ ΑΝΟΙΓΜΑΤΩΝ	ΕΛΕΓΧΟΣ
1	ΣΑΛΟΝΙ	24,90 m ²	0,00	24,90	2,49
				10,40 [m ²]	10,40 > 2,49
					1,25
					10,40 > 1,25

ΣΤΑΘΜΗ ΔΩΜΑΤΟΣ

ΕΜΒΑΔΟΝ ΒΑΣΕΙ ΟΙΚ. ΔΔΕΙΑΣ 2139/1963: 29,94τ.μ.
 ΕΝΤΑΞΗ ΤΟ Ν.4495/2017(Α/Α Δήλωση: 10616690):5,83+9,02=14,85τ.μ.
 ΣΥΝΟΛΟ ΕΜΒΑΔΟΥ:44,79τ.μ.

tehnedros
engineering consulting

ΕΡΕΥΝΗΤΗΣ: ΑΜΙΒΑΝ ΜΑΕ - ΑΚΙΝΗΤΑ ΕΛΛΑΔΟΣ

ΕΡΓΟ: «ΕΣΩΤΕΡΙΚΕΣ ΔΙΑΡΡΥΘΜΙΣΕΙΣ (ΚΑΙ ΔΙΑΜΕΡΙΣΜΑΤΟΣΗ ΚΑΤΟΙΚΙΩΝ) ΣΕ ΥΦΙΣΤΑΜΕΝΟ ΚΤΙΡΙΟ (ΕΡΓΑΣΙΕΣ ΣΕ ΕΣΩΤΕΡΙΚΟΥΣ ΧΩΡΟΥΣ ΚΑΙ ΟΥΦΕΙΣ) ΟΙ ΟΠΟΙΕΣ ΔΕΝ ΕΜΠΙΠΤΟΥΝ ΣΤΙΣ ΔΙΑΤΑΞΕΙΣ ΤΟΥ ΑΡΘΡΟΥ 30 ΤΟΥ Ν.4495/2017»

ΘΕΣΗ: ΟΔΟΣ ΑΡΜΟΝΙΑΣ 12Α
Ο.Τ. 140/91, ΠΕΡΙΟΧΗ ΚΥΨΕΛΗ, ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ

ΜΕΛΕΤΗΤΕΣ: ΓΟΓΟΛΟΣ Χ. ΓΕΩΡΓΙΟΣ & ΣΙΑ Ε.Ε. ΣΥΜΒΟΥΛΟΙ ΜΗΧΑΝΙΚΟΙ

Θ.Ε.Μ.Α. "ΠΡΟΤΑΣΗ ΚΤΗΡΙΟΥ" ΚΑΤΟΨΗ ΔΩΜΑΤΟΣ

ΑΡ. ΣΧΕΔΙΟΥ: ΠΡ6

ΚΑΜΑΚΑ: 1/50

ΚΑΤΗΓΟΡΙΑ ΜΕΛΕΤΗΣ: ΑΡΧΙΤΕΚΤΟΝΙΚΑ

ΗΜΕΡΟΜΗΝΙΑ ΜΕΛΕΤΗΣ: ΙΑΝ 2023

ΥΠΟΓΡΑΦΗ: ΓΕΩΡΓΙΟΣ Χ. ΓΟΓΟΛΟΣ ΚΑΙ ΣΙΑ Ε.Ε.

ΣΦΡΑΓΙΔΑ: ΓΕΩΡΓΙΟΣ Χ. ΓΟΓΟΛΟΣ ΚΑΙ ΣΙΑ Ε.Ε. ΔΙΠΛΩΜ. ΑΡΧΙΤΕΚΤΟΝ ΜΗΧΑΝΙΚΟΣ ΕΘΝΙΚΟΥ ΜΕΤΣΟΒΙΟΥ ΠΟΛΥΤΕΧΝΕΙΟΥ ΜΕΛΟΣ Τ.Ε.Ε. ΑΡΙΘ. ΜΗΤΡΩΟΥ 85219 ΒΑΣ. ΣΟΦΙΑΣ 42 ΜΑΡΟΥΣΙ ΤΗΛ. 210 8069319

ΒΑΣ. ΣΟΦΙΑΣ 42 - ΜΑΡΟΥΣΙ ΤΗΛ. 210.80.69.319 / FAX 210.80.69.380/www.tehnedros.gr

SQM

44.79

ASKING SELLING PRICE

600,000€

PRICE/SQM

4,353€

RENOVATION

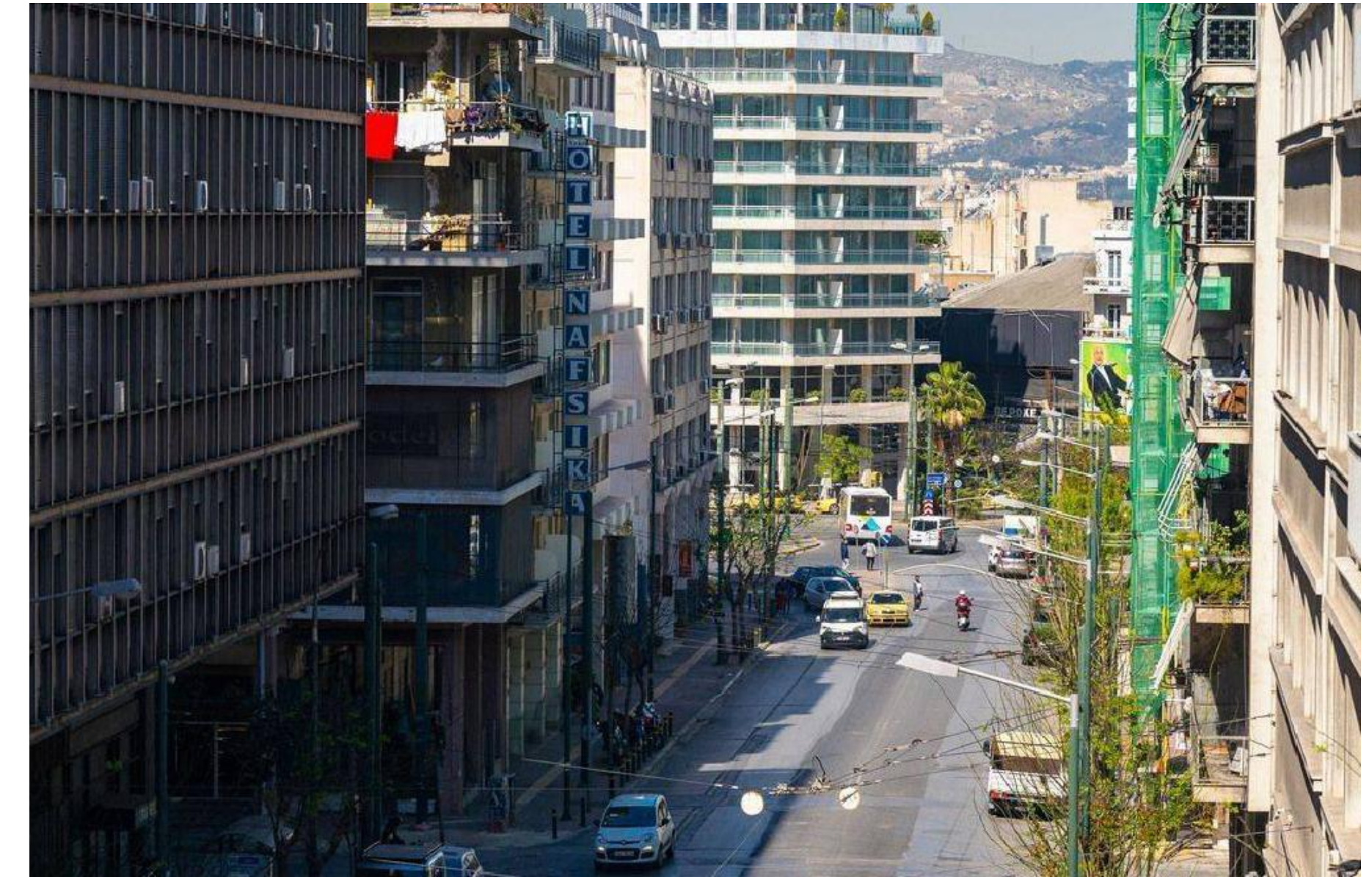
In progress

ABOUT THE AREA



Kypseli today stands as one of the most multicultural neighborhoods in the city. Its high density of construction has led to urban legends claiming it to be the most densely populated area in Europe, although Athens is officially recognized as the third most densely populated city on the continent.

The nearby "Pedion tou Areos" park serves as a vital green space for the community, while the district's prosperous history is prominently displayed through the elegant apartment buildings and historic cafés lining Fokionos Negri Street.



Additionally, the limited residential options in the city center have prompted a new influx of residents to Kypseli, revitalizing the area and generating significant interest in recent years.

Exploring Kypseli Area:

1. **Fokionos Negri Street**
2. **Patission Avenue (28is Oktovriou Street)**
3. **Kypseli Municipal Market**
4. **Kypseli Square**
5. **St. George's Square**
6. **1st of May Square (Protomagias Square)**
7. **Pedion tou Areos**
8. **Elikonos Hill**

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

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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)