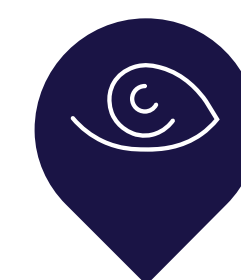




FINDERS

Tailor Made Investments

12a ARMONIAS ST
ANO KYPSELI, ATHENS



HIGHLIGHTS



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

92.45

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

92.45

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

92.45



RENOVATION

APARTMENT

1st FLOOR

FLOOR PLAN



The property at a glance

- Bedrooms: 2
- BathroomOpen Pla: 1
- Living Room
- Kitchen
- Front & Side Balcony
- Storage Room



SQM

85.74

APARTMENT

1st FLOOR

FLOOR PLAN



The property at a glance

Bedrooms: 2

BathroomOpen Pla: 1

Living Room

Kitchen

Front & Side Balcony

Storage Room



SQM

85.74

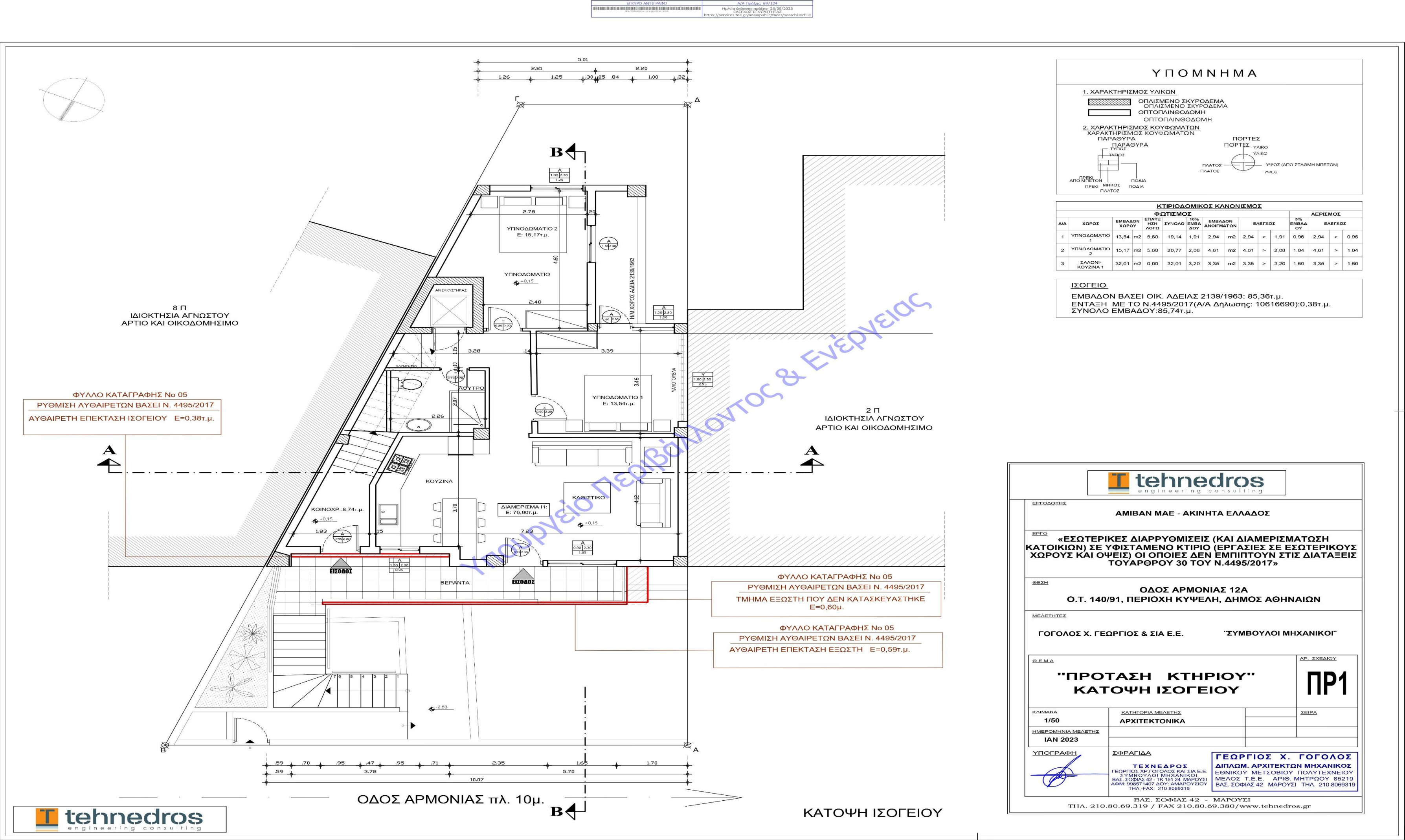
APARTMENT

1st FLOOR

FLOOR PLAN

The property at a glance

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



SQM

85.74

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

88.31

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

88.31

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

88.31

8 Π
ΙΔΙΟΚΤΗΣΙΑ ΑΓΝΩΣΤΟΥ
ΑΡΤΙΟ ΚΑΙ ΟΙΚΟΔΟΜΗΣΙΜΟ

ΦΥΛΛΟ ΚΑΤΑΓΡΑΦΗΣ Νο 06
ΡΥΘΜΙΣΗ ΑΥΘΑΙΡΕΤΩΝ ΒΑΣΕΙ Ν. 4495/2017
ΑΥΘΑΙРЕΤΟ ΚΛΕΙΣΙΜΟ ΦΩΤΑΓΩΓΟΥ Α' ΟΡΟΦΟΥ
E=5,83τ.μ.

ΑΥΘΑΙΡΕΤΗ ΠΡΟΣΘΗΚΗ ΤΖΑΚΙΟΥ

ΚΑΘΙΣΤΙΚΟ

ΔΙΑΜΕΡΙΣΜΑ Α1:
E: 75,00τ.μ.

ΒΕΡΑΝΤΑ

ΚΟΥζίνα

ΛΟΥΤΡΟ

ΑΝΕΛΥΣΤΗΡΑΣ

Καθαίρεση φούρνου

ΦΥΛΛΟ ΚΑΤΑΓΡΑΦΗΣ Νο 06
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ΑΥΘΑΙΡΕΤΗ ΕΠΕΚΤΑΣΗ ΕΞΩΣΤΗ E=0,84τ.μ.

ΟΔΟΣ ΑΡΜΟΝΙΑΣ πλ. 10μ.

ΚΑΤΟΨΗ Α' ΟΡΟΦΟΥ

tehnedros
engineering consulting

88.31

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<u>ΕΠΙΣΧ</u>			
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<u>ΟΕΣΗ</u>			
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<u>ΜΕΛΕΤΗΣ</u>			
ΓΟΓΟΛΟΣ Χ. ΓΕΩΡΓΙΟΣ & ΣΙΑ Ε.Ε.		"ΣΥΜΒΟΥΛΟΙ ΜΗΧΑΝΙΚΟΙ"	
<u>Ο.Ε.Μ.Α</u>			
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<u>ΚΑΙΜΑΚΑ</u> 1/50	<u>ΚΑΤΗΓΟΡΙΑ ΜΕΛΕΤΗΣ</u> ΑΡΧΙΤΕΚΤΟΝΙΚΑ		<u>ΣΕΙΡΑ</u>
<u>ΗΜΕΡΟΜΗΝΙΑ ΜΕΛΕΤΗΣ</u> ΙΑΝ 2023			
<u>ΥΠΟΓΡΑΦΗ</u>		<u>ΣΦΡΑΓΙΔΑ</u>	
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ΗΛΣ. ΣΟΦΙΑΣ: 42 - ΜΑΡΟΥΣΙ ΤΗΛ. 210.80.69.319 / FAX 210.80.69.380 / www.tehnedros.gr			

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

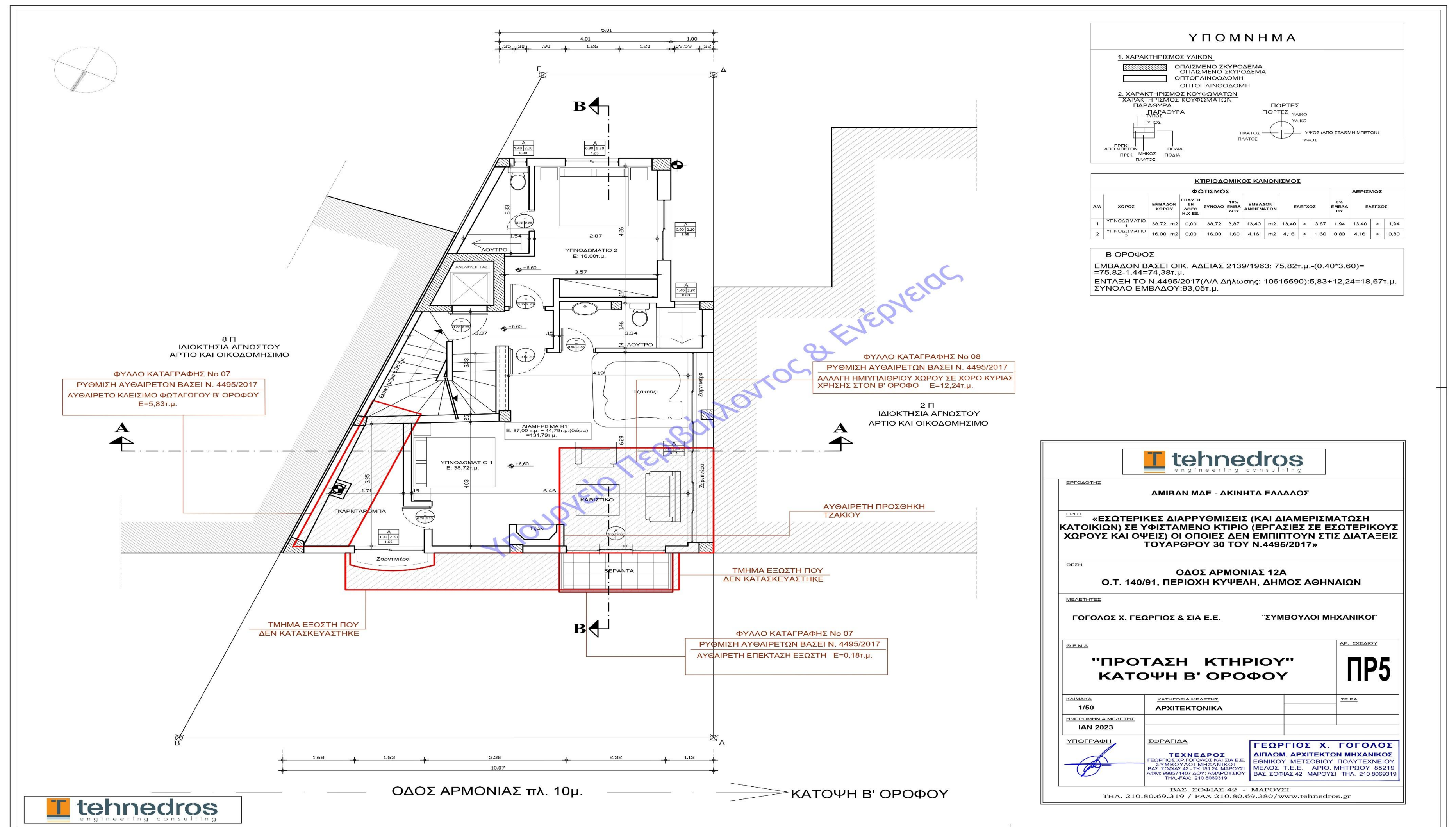


SQM

93.05

FLOORPLAN

3rd FLOOR



SQM

93.05

MAISONNETTE

4rth 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

MAISONNETTE

4rth 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

MAISONNETTE

4rth 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

MAISONNETTE

4rth FLOOR

The Maisonnette at a glance

Kitchen

Living Room with Fireplace

WC: 1

Balcony with Panoramic view of Athens

Storage Room

Parking Space

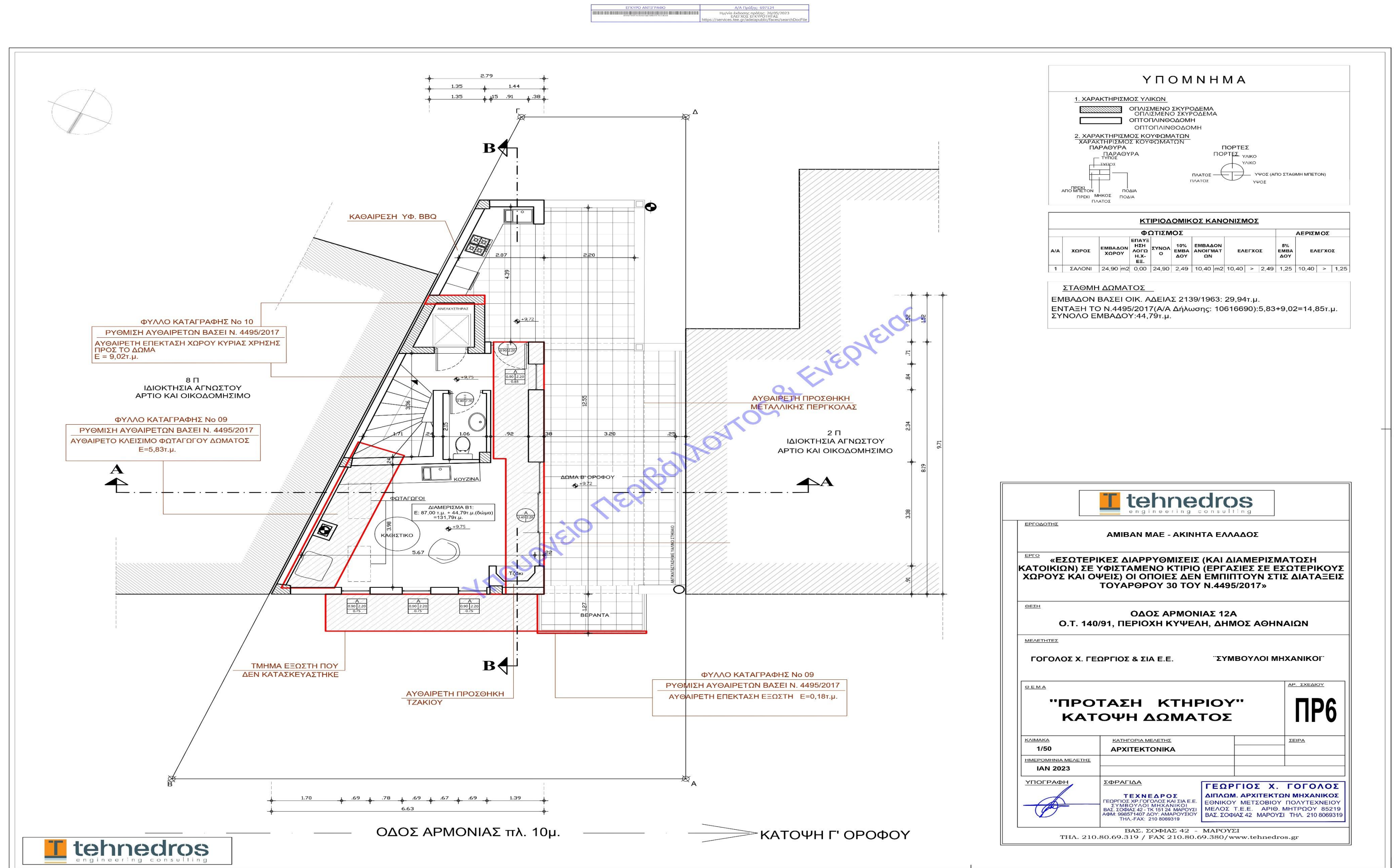


SQM

44.79

FLOORPLAN

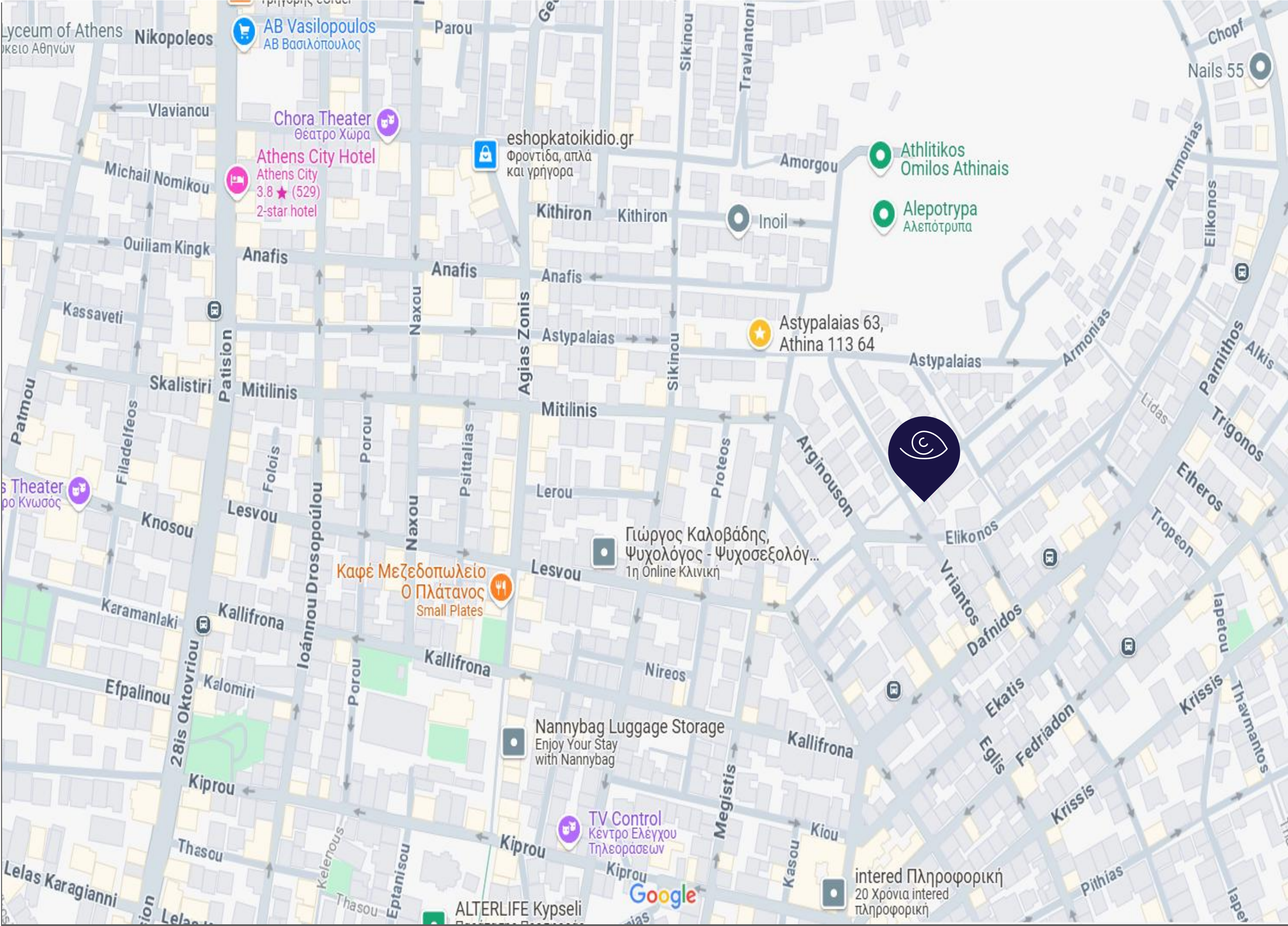
4rth FLOOR



SQM

44.79

MAP & STREET VIEW



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**

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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