

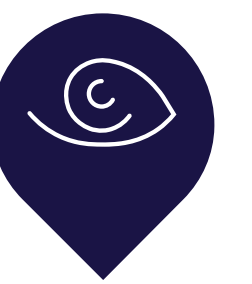


**FINDERS**

Tailor Made Investments

**VISION GAZI**

**50 DEKELEON ST., GAZI, ATHENS**





# HIGHLIGHTS

The property at a glance

Total Number of  
Service Apartments: 20

Available Service Apartments  
for Sale: 4

Asking selling price:  
244,000€-500,000€

Total sqm: 40 – 67  
Price/sqm: 5,198-6,100€

Status: Operating under the  
Vision Greece Hospitality Company



This remarkable five-story structure encompasses an impressive 1,448 m<sup>2</sup> and is ideally located in the lively Gazi district, merely 300m from the Kerameikos metro station.

The building has been exquisitely reimagined into 20 opulent apartments, including a breathtaking penthouse mezzanine, a communal terrace area and a cutting-edge gym available for all guests.

The rooftop presents a captivating view of the Acropolis, offering an extraordinary setting for relaxation.

Guests benefit from a 24/7 reception service, conveniently accessible via the VISION app or by phone, thoughtfully designed to ensure their privacy and autonomy.



Gazi derives its name from the gas factory that once thrived in the area decades ago.

Today, it is a premier destination for enjoying a delightful cup of coffee or a sophisticated cocktail, indulging in lunch or dinner, or experiencing a theatrical performance or concert.

It has become a well-known fact among Athenians that for a lively outing in the heart of the city, Gazi is the place to be.

Vision Gazi is operated by the [Vision Greece](#) hospitality management company.



# ELEGANT STUDIO 8 APARTMENTS



The property at a glance

- Bedroom: 1
- Bathrooms: 1
- Living Room
- Kitchenette
- Fully furnished and Equipped
- Balcony of 4sqm
- Storage Room



SQM

STATUS

29

ALL SOLD | OPERATING BY [VISION GREECE](#)



# SUPERIOR STUDIO 4 APARTMENTS

The property at a glance

- Bedroom: 1
- Bathrooms: 1
- Living Room
- Kitchenette
- Fully furnished and Equipped
- Balcony of 7sqm
- Storage Room

1 apartment is available for sale



SQM

AVAILABLE APARTMENTS

PRICE/SQM

STATUS

**40**

**D2: 244,000€**

**D2: 6,100€**

**FOR SALE**



# JUNIOR SUITE 4 APARTMENTS

The property at a glance

- Bedroom: 1
- Bathrooms: 1
- Living Room
- Kitchenette
- Fully furnished and Equipped
- Balcony of 10sqm
- Storage Room



SQM

STATUS

**42**

**ALL SOLD | OPERATING BY VISION GREECE**



# SUPERIOR SUITE 2 APARTMENTS

The property at a glance

- Bedroom: 1
- Bathrooms: 1
- Living Room
- Kitchenette
- Fully furnished and Equipped
- Balcony of 5sqm
- Storage Room

1 Apartment available for sale



SQM

AVAILABLE APARTMENTS

PRICE/SQM

STATUS

**43**

**C4: 247,000€**

**C4: 5,744€**

**FOR SALE**



# JACUZZI SUITE HONEYMOON 1 APARTMENT

The property at a glance

- Bedroom: 1
- Bathrooms: 1
- Living Room
- Kitchenette
- Fully furnished and Equipped
- Balcony of 47sqm with jacuzzi
- Storage Room



SQM

AVAILABLE APARTMENTS

PRICE/SQM

STATUS

**43**

**A4: 300,000€**

**A4: 6,383€**

**FOR SALE**



# ACROPOLIS VIEW MAISONNETTE 1 ACROPOLIS VIEW SUITE

The property at a glance

- Bedroom: 1
- Bathrooms: 1
- Living Room
- Kitchenette
- Fully furnished and Equipped
- Exclusive use of the terrace with a private jacuzzi, 79sqm
- Storage Room



SQM

AVAILABLE APARTMENTS

PRICE/SQM

STATUS

**67**

**D4: 500,000€**

**D4: 7,463€**

**FOR SALE**



# FLOORPLAN

## 1st Floor





# FLOORPLAN

## 2<sup>nd</sup> Floor





# FLOORPLAN

## 3<sup>rd</sup> Floor





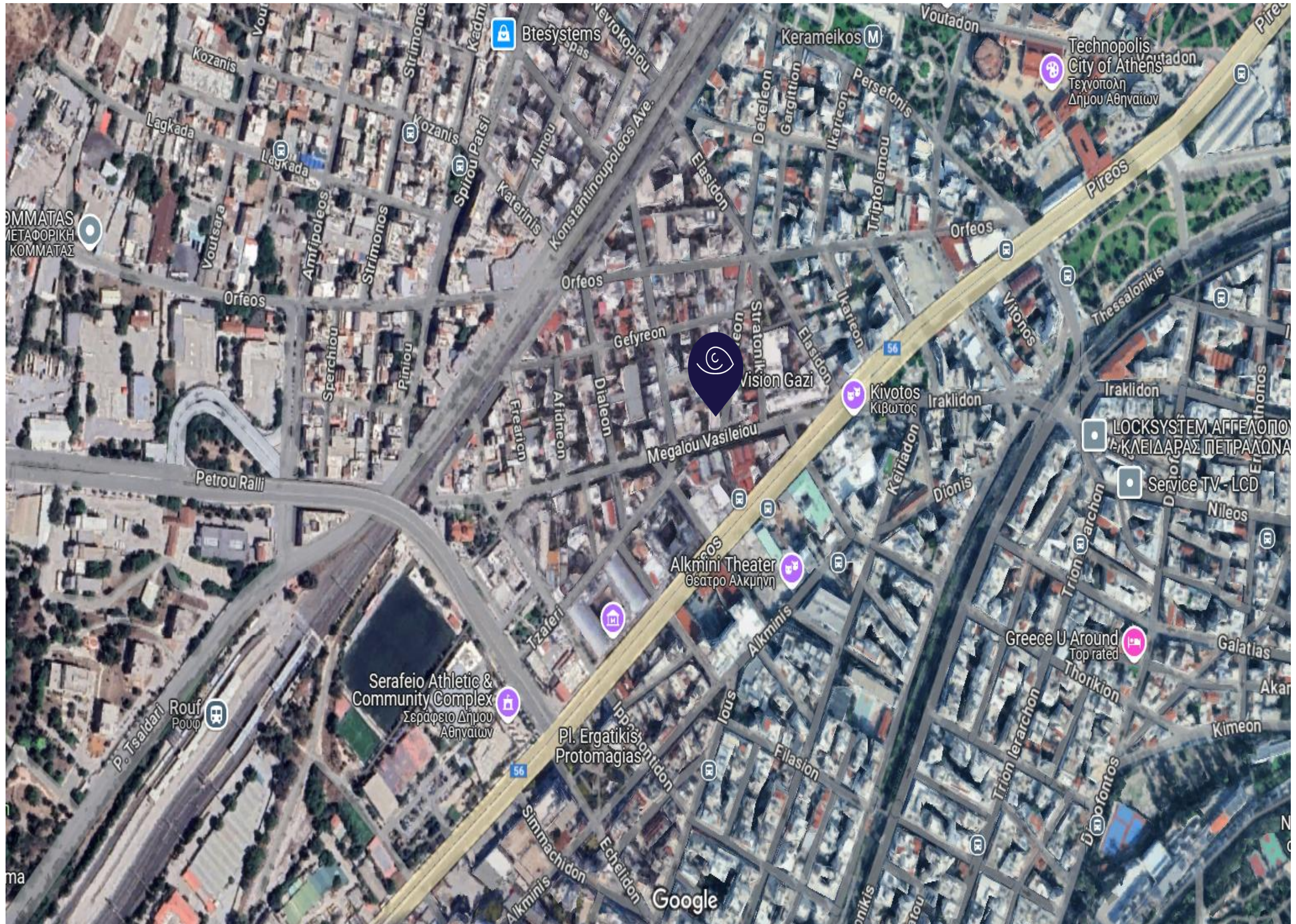
# FLOORPLAN

## Terrace





# MAP & STREET VIEW





# ABOUT THE AREA



Gazi (Γκάζι), Gazi, a name that traces its roots to the Greek word for "gas," serves as a tribute to the historic gas power plant that once dominated the landscape of this vibrant area until its closure in 1984.

This power plant, a significant part of Athens' industrial heritage, played a crucial role in the city's development, providing energy and employment for many years.

Although the plant has ceased operations, its remarkable metal structure and the surrounding industrial edifices remain as striking reminders of a bygone era, contributing to the unique character of the urban environment.

Rather than detracting from the aesthetic appeal of Gazi, the remnants of the power plant have been transformed into a modern art installation, seamlessly blending history with contemporary culture.



The site has become a canvas for artistic expression, attracting both locals and tourists alike who come to admire its architectural beauty and the stories it tells.

The juxtaposition of the old industrial structures against the backdrop of modern developments creates a fascinating visual narrative that encapsulates the evolution of Athens.

The area has blossomed into a hub of activity, with bustling bars, trendy restaurants, and vibrant cultural venues that draw crowds eager to experience the lively atmosphere. The interplay of light and shadow, combined with the sounds of laughter and music, creates an inviting ambiance that beckons both residents and visitors to explore the rich tapestry of experiences that Gazi has to offer.



## About Vision Greece

- 'VISION Hosts of Superior Living' was established in 2022 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 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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