



FINDERS

Tailor Made Investments

Ermou 34 & Fokionos 6, Syntagma sq. , Athens

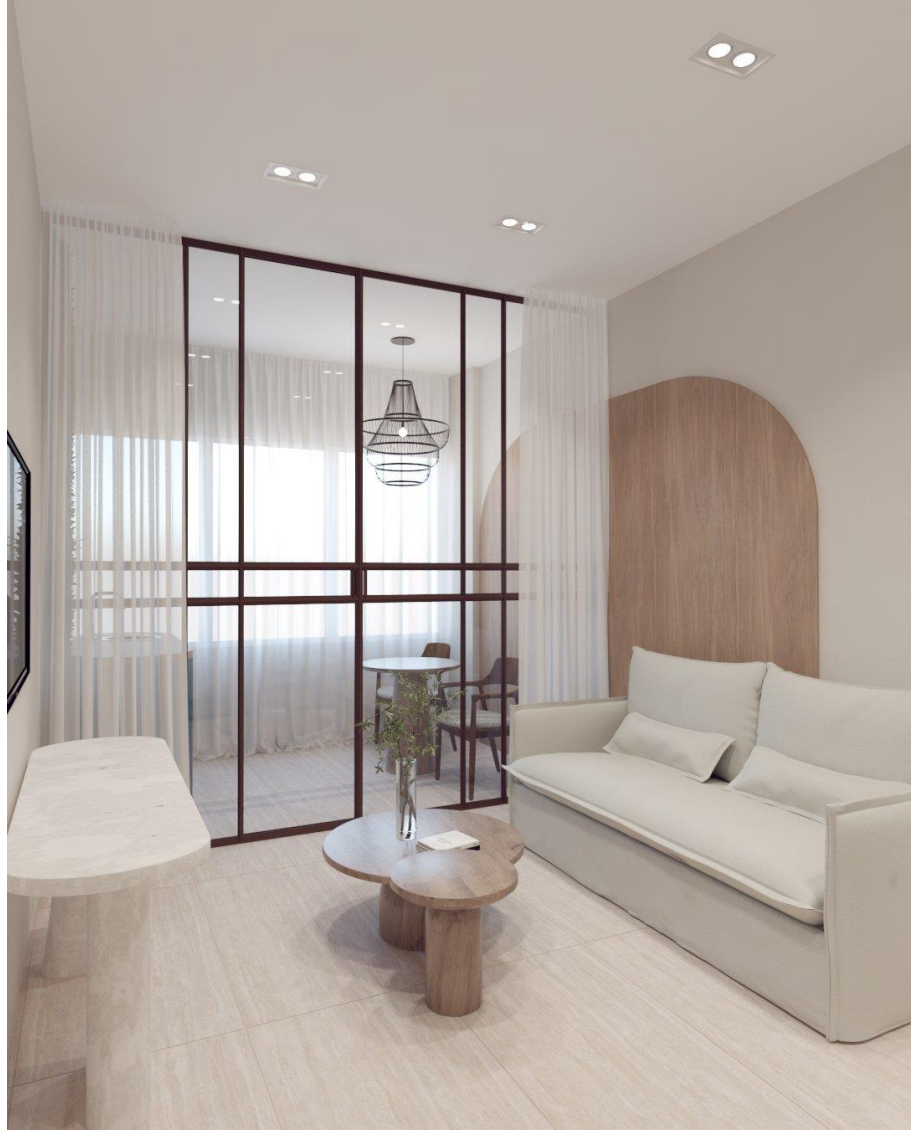
HIGHLIGHTS

	Under Construction
Built area in sqm	151
Construction year	1965

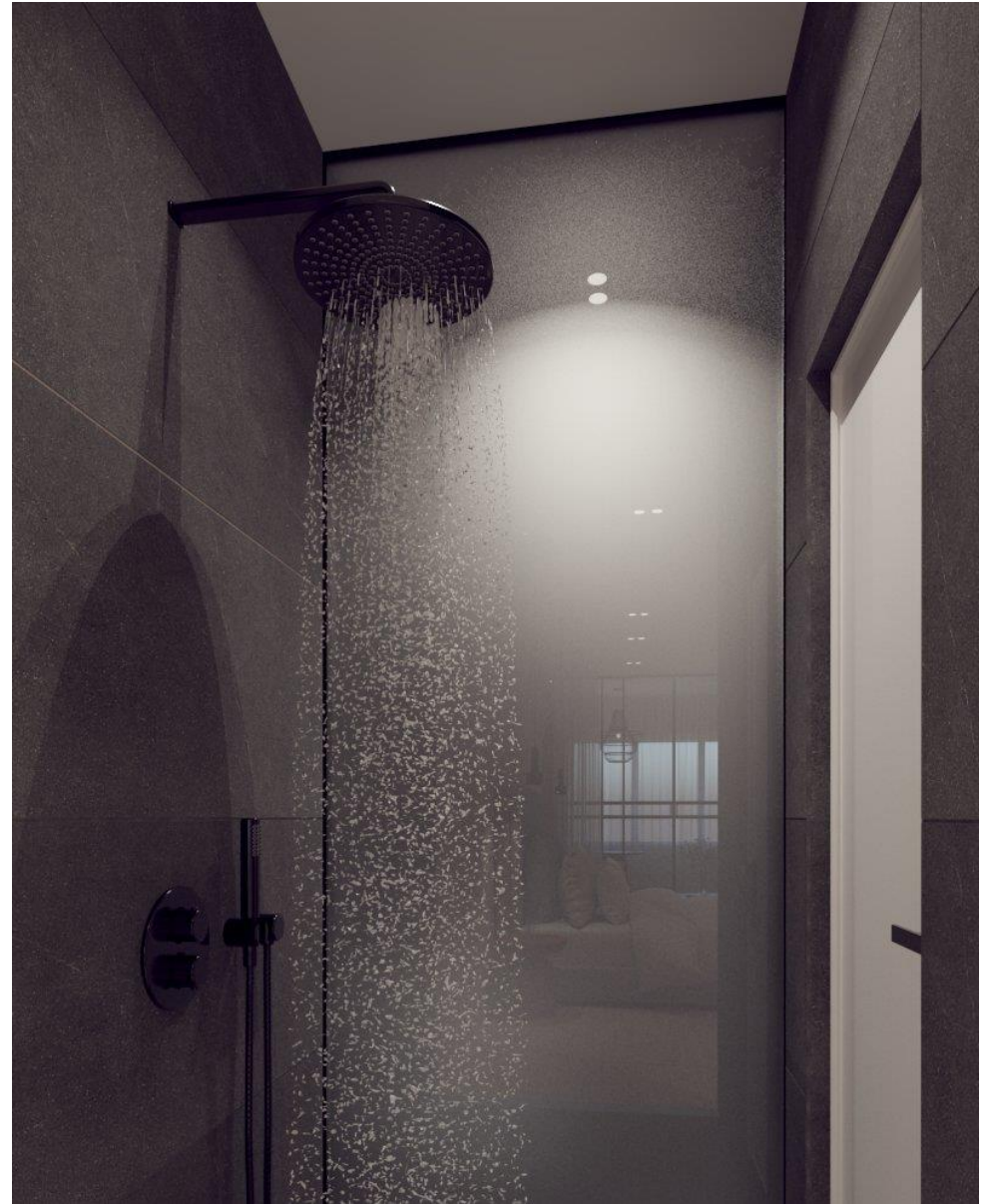


Four apartments covering an area of 151 square meters on the fifth floor of a building located in the heart of the Greek capital, Athens, near the Parliament Square - Syntagma Square, on Ermou Street (corner of Fokionos Street) known as the oldest and most popular commercial street in the city. The building has an operating elevator, and the property has 5 bathrooms. Renovation of the property is required.

All the apartments will be operated as a short-stay units under the Vision-Hosts of Superior Living hospitality brand.







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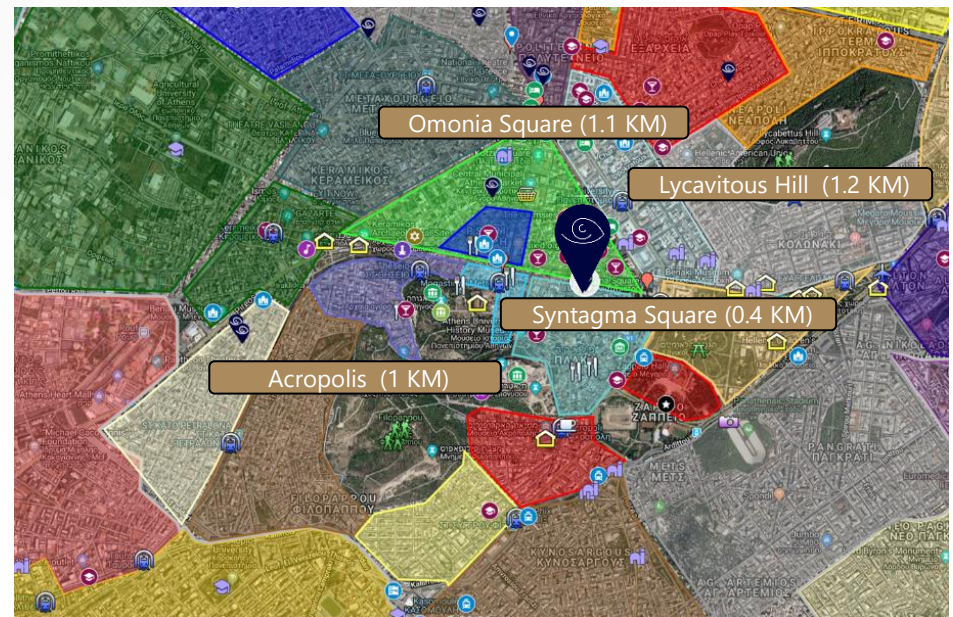
ABOUT THE AREA

The area is the central entertainment district of Athens and it includes a lot of restaurants, shops of the best leading brands, government offices, recreation centers and everything a large and central city may offer.

Syntagma Square is only 400m from the property and the square is connected by many means of transportation.

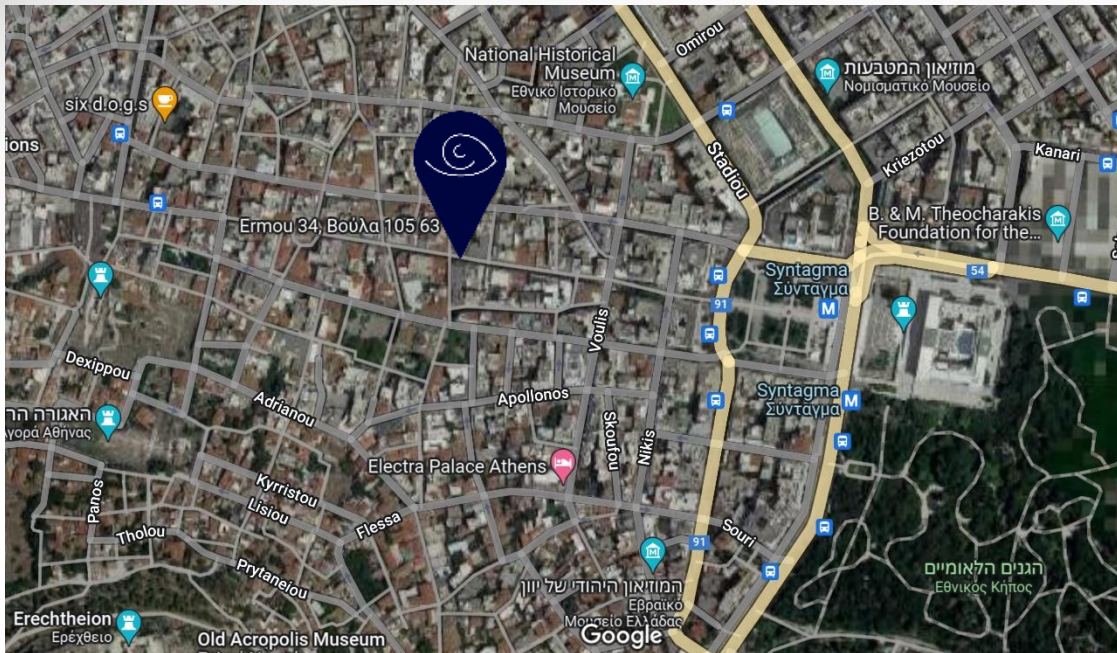


Distance from Syntagma Sq. & Metro st. in km	0.4
Distance from Monastiraki in km	0.5
Distance from central market in km	0.7
Distance from Acropolis in km	1
Distance from Acropolis Museum in km	1
Distance from Lycabettus Hill in km	1.2
Distance from Omonia Sq. in km	1.1
Distance from the airport in km	33



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MAP & STREET VIEW



In the 1830s, the historical triangle was designed as the center of the city of Athens, and today most of the city's major attractions are concentrated in this area. The historical triangle covers a large and lively area of modern Athens and includes three focal points in the three main districts of the city - Syntagma Square, Monastiraki Square and Omonia Square.

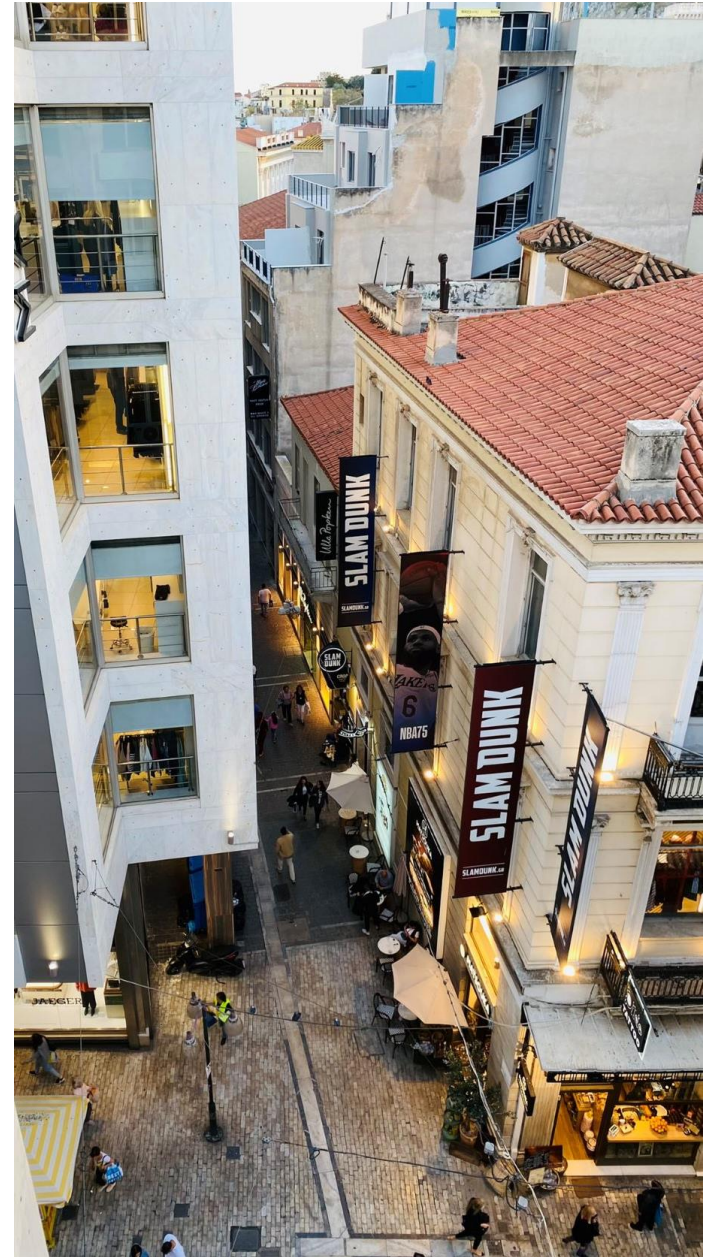
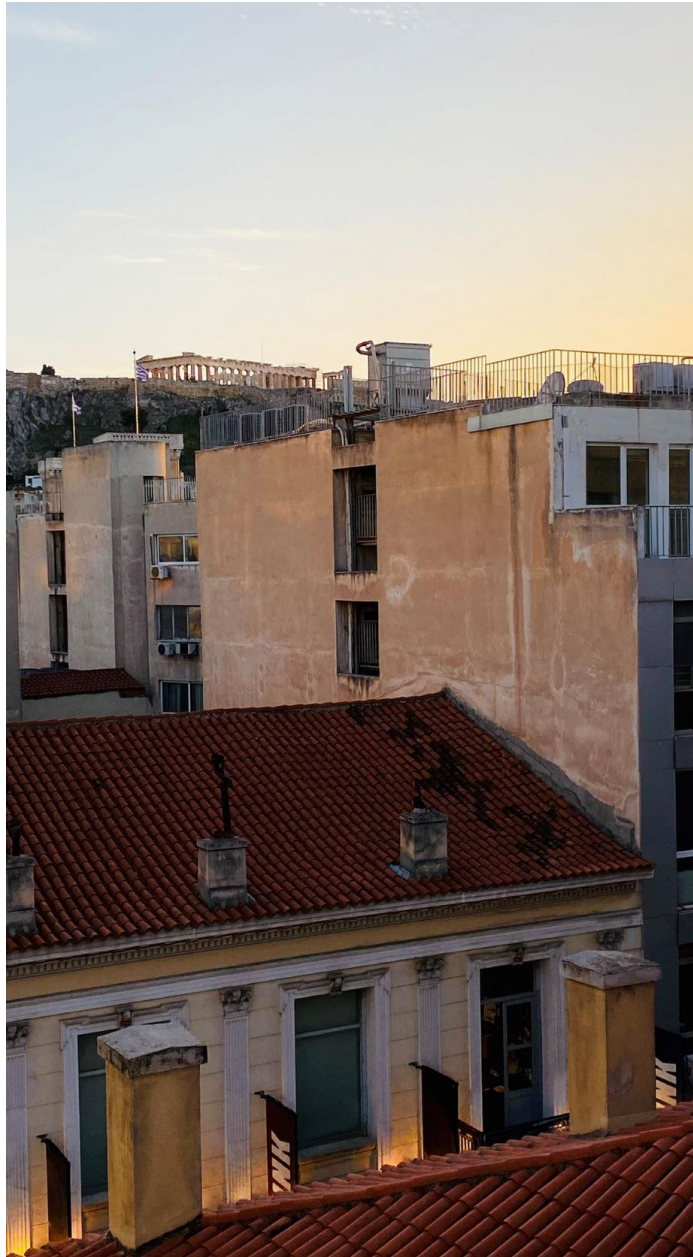
Syntagma Square is the largest and most central square in Athens. Its name means the "Constitution" - after the Greek constitution of 1844. Many of the tiny streets that start from the square lead to the high areas and the slopes of the city. The main attraction in the square is the former royal palace of King Otto. The king and his wife Queen Amalia lived in the neoclassical building until the riots and rebellion of 1843, which led to the establishment of a democratic constitution. The building was renovated and reopened and today the Hellenic Parliament is housed in the magnificent building.

Omonia Square is the oldest square in Athens. The square is bustling with all-day life, and the square is a popular entertainment destination for Athenians on Saturday nights. The area of Omonia Square is undergoing a development boom in recent years and the square is returning to its glorious days.

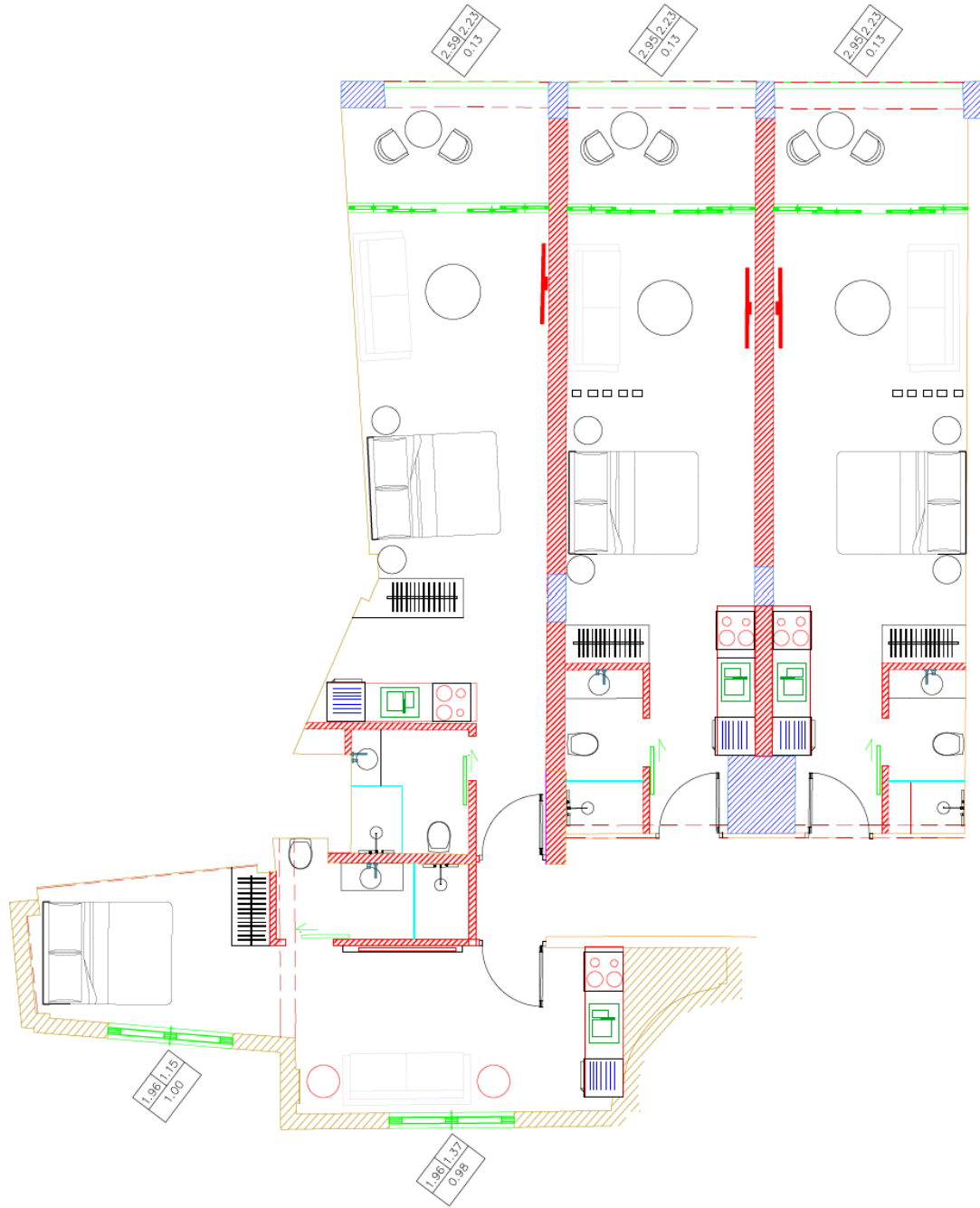
In **Monastiraki Square** you can find masses of people, many shops and antique shops where you can buy souvenirs, clothes and postcards from Athens. The square has many cafés, taverns and restaurants. Athens' famous flea market is a popular attraction for both tourists and journalists.

Within the historical triangle you can also find the **Ermou** pedestrian mall, the main pedestrian shopping street of the city of Athens. In the pedestrian mall are shops and branches of many international chains as well as local designers.





BLUEPRINTS





ERMOU STREET – THE MAIN SHOPPING STREET OF ATHENS

From Sintagma Square to Monastiraki Square, Ermou Street is the main shopping street in Athens. The street faces a magnificent view of ancient mountains, monuments and temples.

In the pedestrian mall, which is closed to traffic, it is very convenient to take a shopping trip. All the international brands such as Barshaka, E-Spirit, Zara, H&M, Mango and Marks & Spencer are present, along with hundreds of well-known local stores of Greek products and brands. In the street you can buy everything. From fashion and souvenirs to luxury goods and electronics, sweets, spices and more.

Ermou is not only the famous shopping street in Athens but also the most interesting in the city. The combination of a mix of international and local brands, along with a lively and illustrated pedestrian mall, right in the center of Athens, with street performances by local and foreign artists and many beautiful young people full of joy, is a winning combination.



PLACES OF INTEREST

- **The Parliament building** (where the Greek Parliament sits) is located next to the monument of the Unknown Soldier, opposite Syntagma Square. The main attraction is the shift of the Greek soldiers called "Evzoni". "Evzonos" comes from an ancient Greek word that means "well belted". It is found in the epic poems of Homer, identifying the very tall, strong, and well-groomed warriors. The change of shifts takes place every hour to the sound of an orchestra. The change of guards becomes a real ceremony on Sundays. The building was built between 1842 and 1836 and was used as a palace for the Greek kings (400m from the property).
- **Syntagma Metro Station** is one of the most interesting and unique metro stations in the world and is a must-see attraction in Athens. During the excavation of the station, rare archaeological finds from different periods were discovered, and these are displayed in huge glass walls that form the walls of the station (500m from the property).
- The **Plaka** neighborhood - the neighborhood at the foot of the Acropolis in Athens is the most famous and oldest neighborhood of Athens (500m from the property).
- **Psyri** neighborhood - the coffee shops around the small squares are filled all day long with young people who come to get their espresso and sit with friends. At night the places turn into bars where the Athenians gather around. On the weekends there are all kinds of events, and if you are lucky you can catch a festival of local rock bands who usually settle in one of the squares and start playing (650m from the property).
- **Voukourestiou Street** is a rather narrow street in the Kolonaki district of Athens known for its high-end boutiques. In the 1950s, the street became popular for hip and trendy European and American goods in the Greek capital as well as gold and jewelry shops (750m from the property).



SHOPPING NEAR THE PROPERTY

- The property is located on the main shopping street of Athens and includes all the international chains: ZARA, H & M, MANGO, Marks & Spencer (the branch is located right next to the property) and more.
- City Link - One of the most popular shopping and entertainment centers in the city of Athens, with shops of leading brands, cafes and restaurants and entertainment options for the whole family (500m from the property).
- Monastiraki Flea Market - the most famous open market in town. The wide market is located at the edge of the Plaka area at the foot of the Acropolis and stretches around Monastiraki Square and along the streets of Ermou and Pandrossou. The market is full of shops and stalls selling clothes, toys, antiques, second hand objects and different realities. The market is filled with people mainly on Sundays, as well as countless cafes and restaurants around it (500m from the property).
- The central market of Athens is located in the Agora in the heart of the city. As its name implies, it is a busy, vibrant, colorful and interesting market. The central market is mainly a food market, which includes a vegetable and fruit complex, a meat complex and a fish compound. It is recommended to walk around the market with closed shoes because the floor is slightly wet and smoother, especially in the fish area. Around the market are small shops selling food such as olives, spices and cheese, as well as many taverns (700m from the property).





FINDERS

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