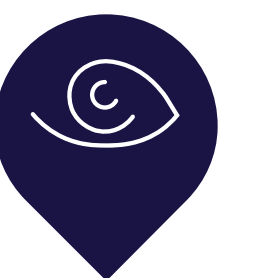




FINDERS

Tailor Made Investments

34, ERMOU & FOKIONOS  
SYNTAGMA, ATHENS



# HIGHLIGHTS



The property at a glance

## **Apartment 1 38,07sqm | Acropolis View**

Asking selling price: 350.000€

Price sqm: 9,193 €

## **Apartments 2 & 3 38,07sqm each | Front**

Asking Selling price: 320.000€

Price sqm: 8,405 €

## **Apartment 4 37,64sqm | Back**

Asking selling price: 295.000€

Price sqm: 7,837€

Nestled on the prestigious Ermou street, this refined 151 sqm asset is being transformed into four premium apartments, each crafted to deliver an exceptional short-stay living experience.

Every residence features a sophisticated double-bedroom layout and an elegant living area equipped with a sleek bar station, refrigerator, and carefully curated coffee and tea amenities.

Three of the apartments also include charming indoor balcony spaces, seamlessly blending the feel of outdoor living with modern comfort.

Guests will benefit from 24/7 reception services, accessible through the VISION app or by phone, ensuring both privacy and a fully supported, hotel-level stay.

The property is operated under the *Finders Hospitality* by *Finders* brand, providing a seamless blend of style, comfort, and high-quality service in the heart of Athens.

**Two out of four properties are fully eligible for the Greek Golden Visa Residency Program**, offering international investors the opportunity to acquire a prime property while securing long-term residency benefits in Greece.

# 34, ERMOU & FOKIONOS STREET

The property at a glance:  
Apartment 1 | 551 Gem

- 5<sup>th</sup> Floor
- Acropolis view
- Studio with double bed and sofa bed
- Bathroom with shower
- Internal balcony
- Kitchenette
- Fully furnished and Equipped



SQM

**38,07**

ASKING SELLING PRICE

**350.000€**

PRICE/SQM

**9.193€**

OPERATING ASSET

**Finders Hospitality**

# 34, ERMOU & FOKIONOS STREET

The property at a glance:  
Apartment 2 | 552 Pulse

- 5<sup>th</sup> Floor
- Ermou street view
- Studio with double bed and sofa bed
- Bathroom with shower
- Internal balcony
- Kitchenette
- Fully furnished and Equipped



SQM

**38,07**

ASKING SELLING PRICE

**320.000€**

PRICE/SQM

**8.405€**

OPERATING ASSET

**Finders Hospitality**

# 34, ERMOU & FOKIONOS STREET

The property at a glance:  
Apartment 3 | 553 Vibe

5<sup>th</sup> Floor  
Ermou street view  
Studio with double bed and sofa bed  
Bathroom with shower  
Internal balcony  
Kitchenette  
Fully furnished and Equipped



SQM

**38,07**

ASKING SELLING PRICE

**320.000€**

PRICE/SQM

**8.405€**

OPERATING ASSET

**Finders Hospitality**

# 34, ERMOU & FOKIONOS STREET

The property at a glance:  
Apartment 4 | 554 Urban

5<sup>th</sup> Floor  
Back apartment  
Studio with double bed and  
sofa bed  
Bathroom with shower  
Internal balcony  
Kitchenette  
Fully furnished and  
Equipped



SQM

**37,64**

ASKING SELLING PRICE

**295.000€**

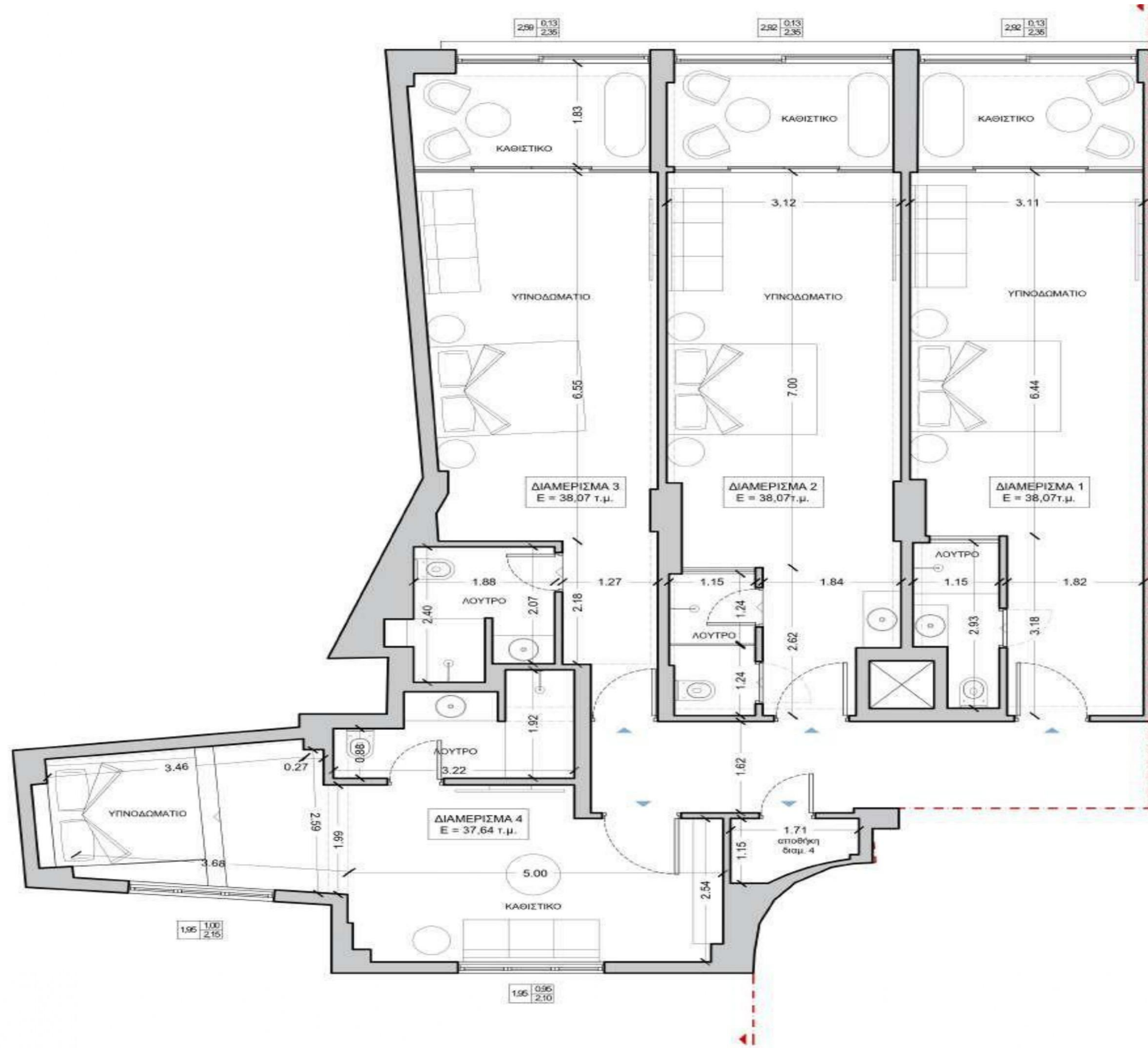
PRICE/SQM

**7. 837€**

OPERATING ASSET

**Finders Hospitality**

# FLOOR PLAN



# MAP & STREET VIEW



# ABOUT THE AREA



Ermou street is Athens' premier shopping avenue, stretching from Syntagma Square to Monastiraki Square.

As one of the most vibrant and high-profile streets in the city, it is lined with international fashion brands, luxury boutiques, and charming local stores, making it a paradise for shoppers.

Beyond retail, Ermou's lively atmosphere is enhanced by street performers, cafés, and neoclassical architecture that reflect the city's rich cultural heritage.

At the heart of Athens, Syntagma Square is the city's central hub and a landmark of historical and political significance.



Home to the Hellenic Parliament, it is where visitors can witness the iconic Changing of the Guard ceremony by the Evzones in front of the Tomb of the Unknown Soldier.

The square is surrounded by luxury hotels, upscale restaurants, and cultural institutions, making it the perfect gateway to Athens' most famous sites, including the Acropolis, Plaka, and the National Garden.

With its unbeatable location, a stay near Ermou Street and Syntagma Square offers the perfect blend of modern elegance, historical grandeur, and vibrant city life.

# 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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