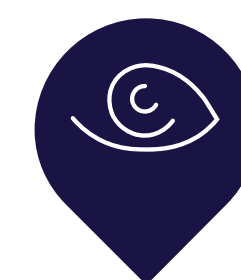




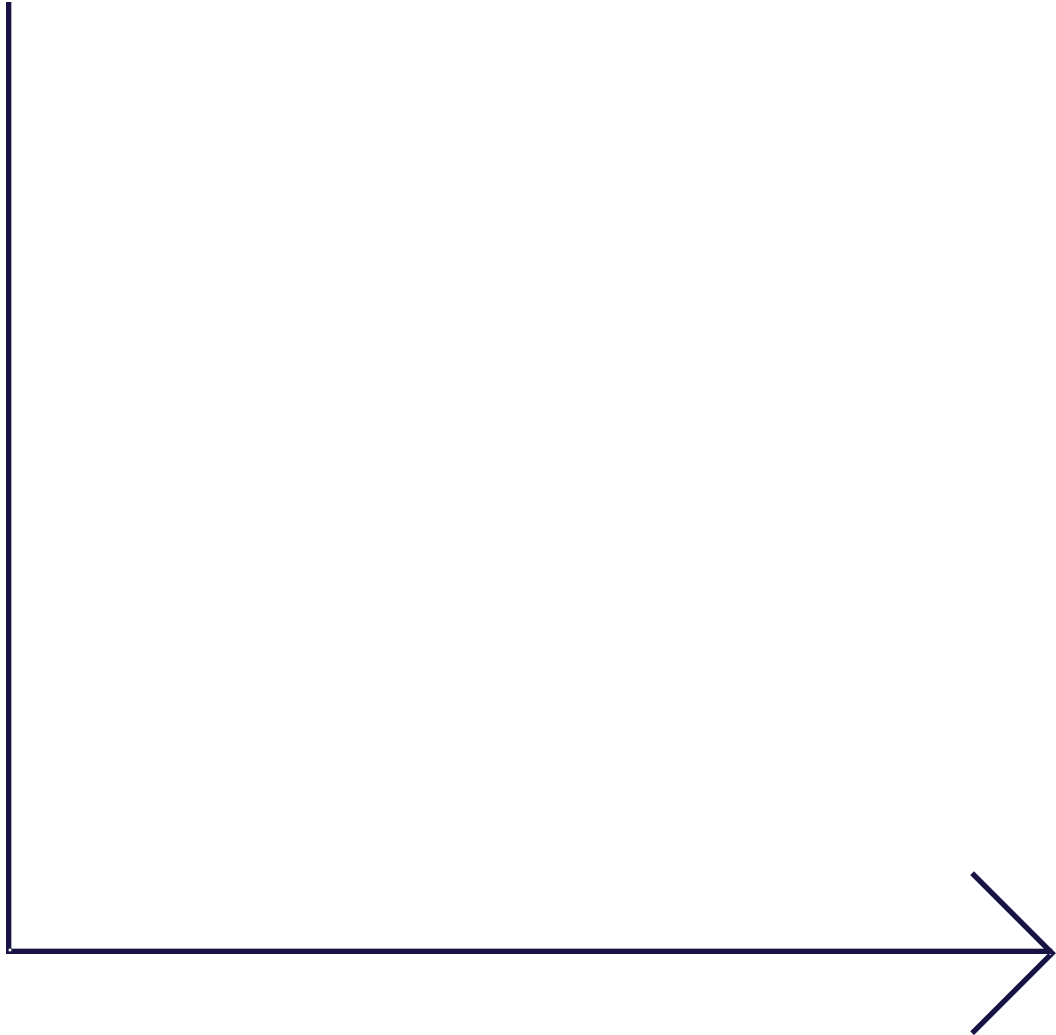
FINDERS

Tailor Made Investments

34, ERMOU & FOKIONOS
SYNTAGMA, ATHENS



HIGHLIGHTS



The property at a glance

Apartment 1 38sqm | Acropolis View

Asking selling price: 350.000€

Price sqm: 9,211 €

Apartments 2 & 3 38sqm | Front

Asking Selling price: 320.000€

Price sqm: 8,421 €

Apartment 4 38sqm | Back

Asking selling price: 295.000€

Price sqm: 7,763€



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 *Vision Greece – Hosts of Superior Living* hospitality brand, providing a seamless blend of style, comfort, and high-quality service in the heart of Athens.

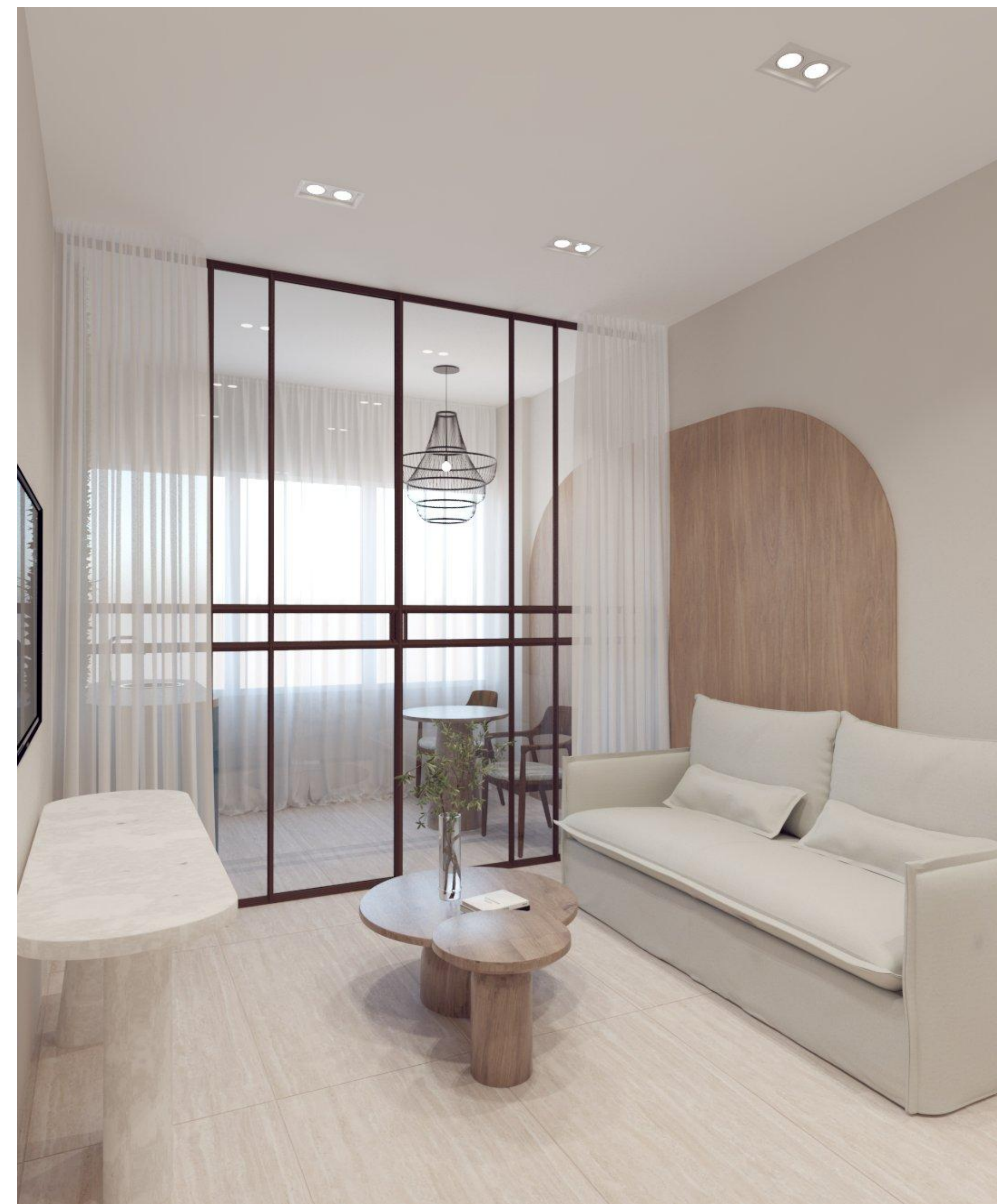
Two out of four properties are fully eligible for the Greek Golden Visa Residency Program, offering international investors the opportunity to acquire a prime property while securing long-term residency benefits in Greece.

**34, ERMOU &
FOKIONOS
STREET**



SQM

151



OPERATING ASSET

VISION GREECE

34, ERMOU &
FOKIONOS
STREET



SQM

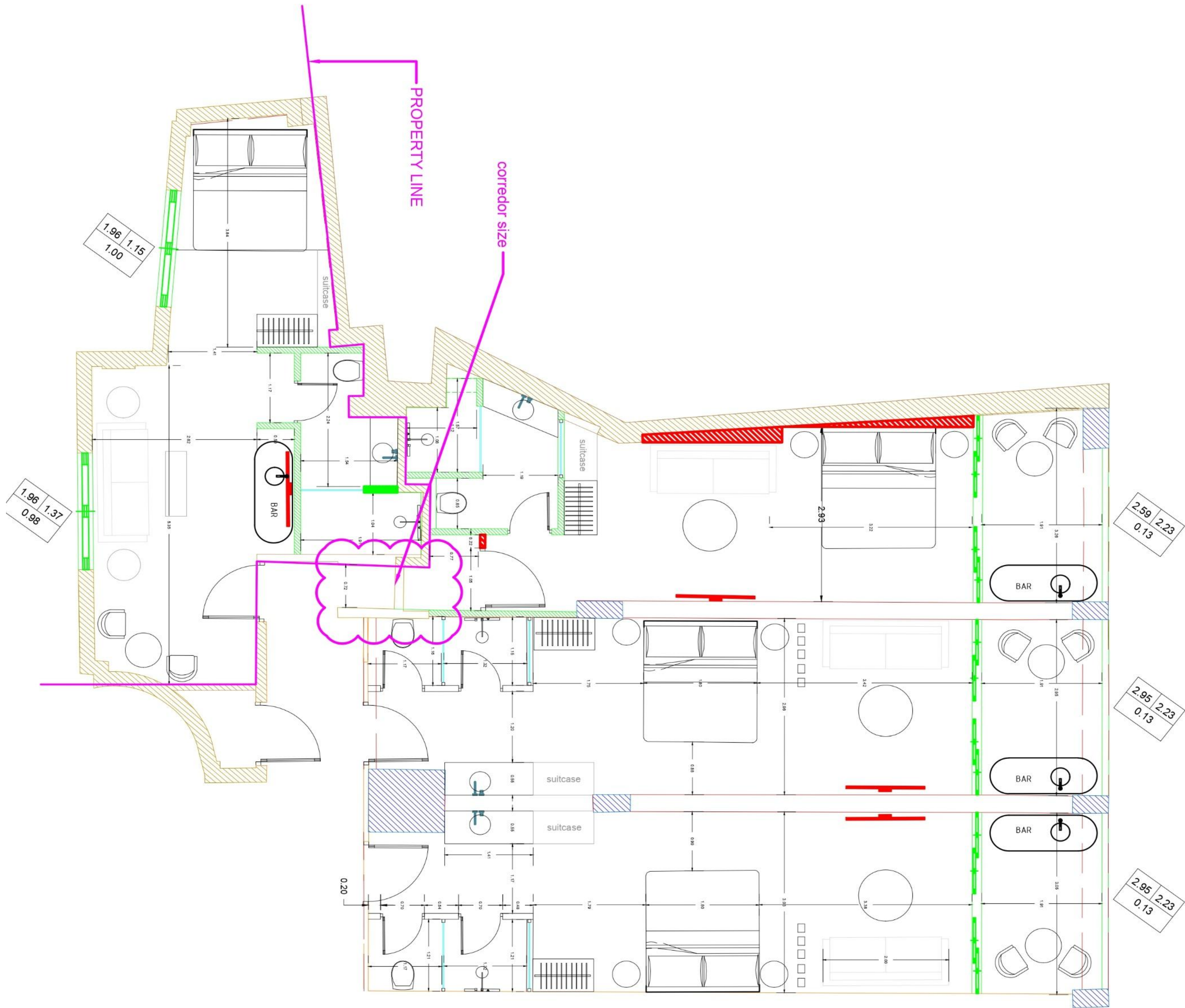
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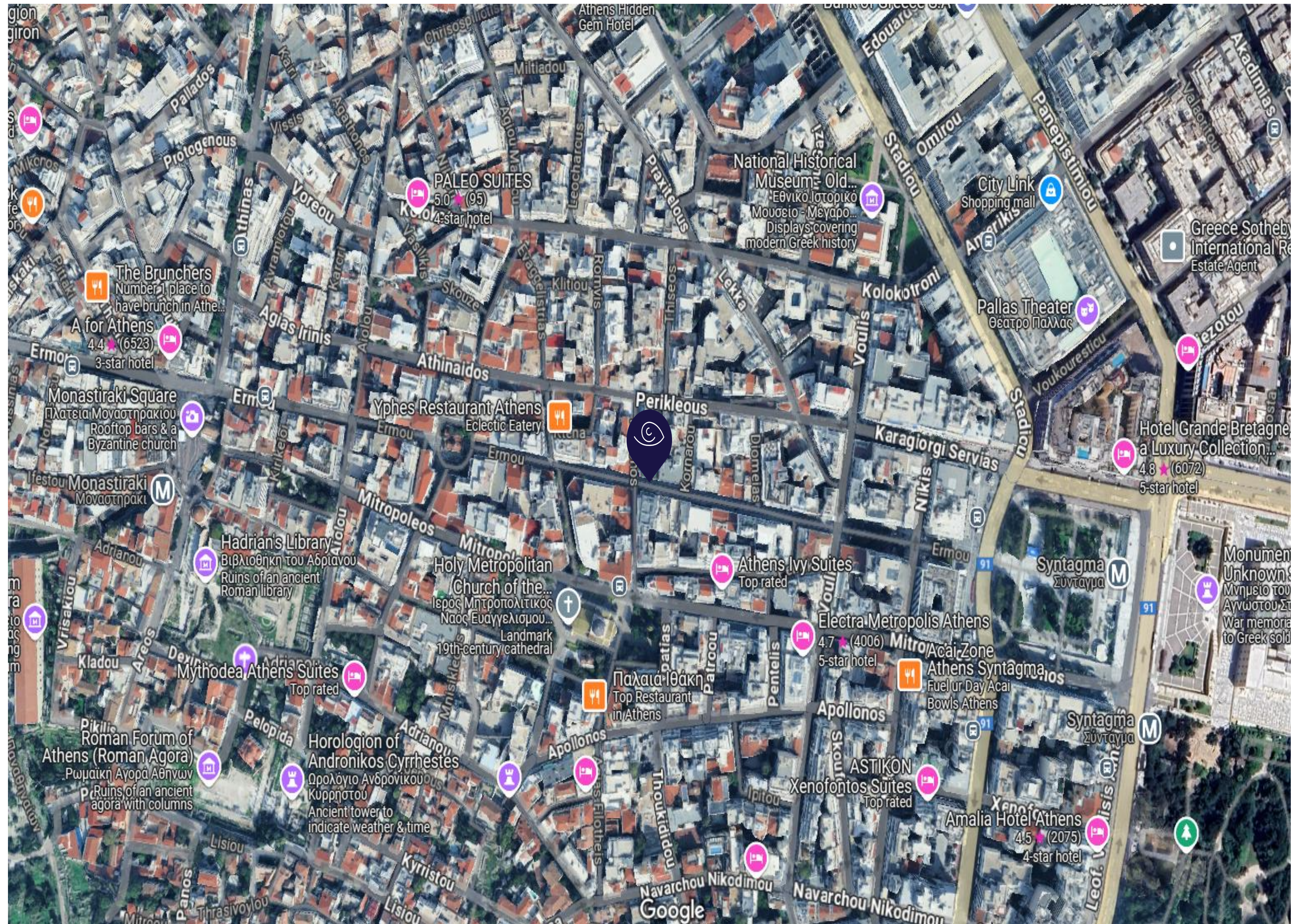
OPERATING ASSET

VISION GREECE

FLOOR PLAN OF 34, ERMOU & FOKIONOS



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 Vision Greece

- ‘VISION Hosts of Superior Living’ was established in 2022 in an effort 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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