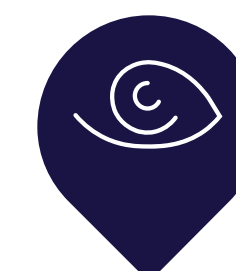




FINDERS

Tailor Made Investments

**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



This remarkable five-story structure encompasses an impressive 1,448 m² 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 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.

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

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

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

2nd Floor

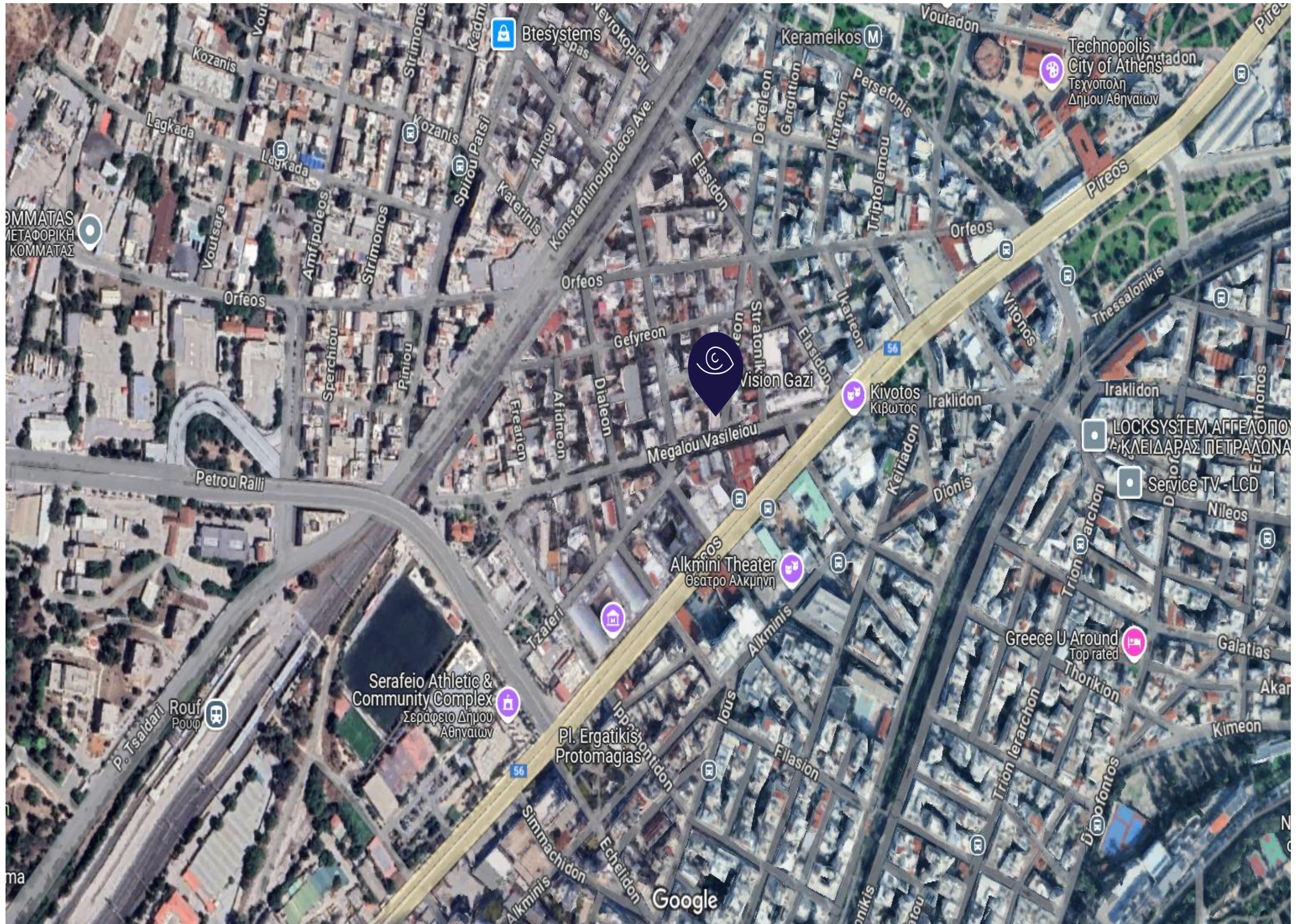


FLOORPLAN

3rd Floor



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 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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