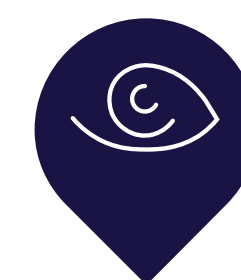




FINDERS

Tailor Made Investments

**27 IOANNOU FOKIANOU,
KALLIMARMARO**



HIGHLIGHTS



The property at a glance

Asking selling price: 180.000€

Total sqm: 42

Price/sqm: 4.286€

Renovated: 2024

Fully Furnished and Equipped

Discover an exquisite ground floor apartment located just 100 meters from the iconic Panathenaic Stadium in Athens.

Situated in the fashionable Pagrati neighborhood, this recently renovated 2024 residence features a serene bedroom with a plush double bed, a stylish living room with a sofa bed, and a fully outfitted open-plan kitchen.

With dual access from Ioannou Fokianou Street and Vassileos Konstantinou Avenue, this apartment offers both convenience and sophistication in one of Athens' most sought-after areas.

The apartment is located near the historic Panathenaic Stadium, the venue of the inaugural modern Olympic Games in 1896 and the only stadium in the world made entirely of marble.

The Pagrati neighborhood is a lively and stylish area offering a blend of modern office spaces, chic boutiques, cozy cafés, gourmet restaurants, vibrant bars, and art galleries.

The property is well-connected, with the Evangelismos Metro Station just 1 kilometer away, providing access to line 3 and direct connections to Athens International Airport. Its prime location and luxurious amenities make it an ideal choice for urban living or short-term stays.

[VIRTUAL TOUR](#)

27 IOANNOU FOKIANOU ST



SQM

ASKING SELLING
PRICE

PRICE/SQM

RENOVATED YEAR & FURNISHED

42

180,000€

4,286€

2004

27 IOANNOU FOKIANOU ST



SQM

ASKING SELLING
PRICE

PRICE/SQM

RENOVATED YEAR & FURNISHED

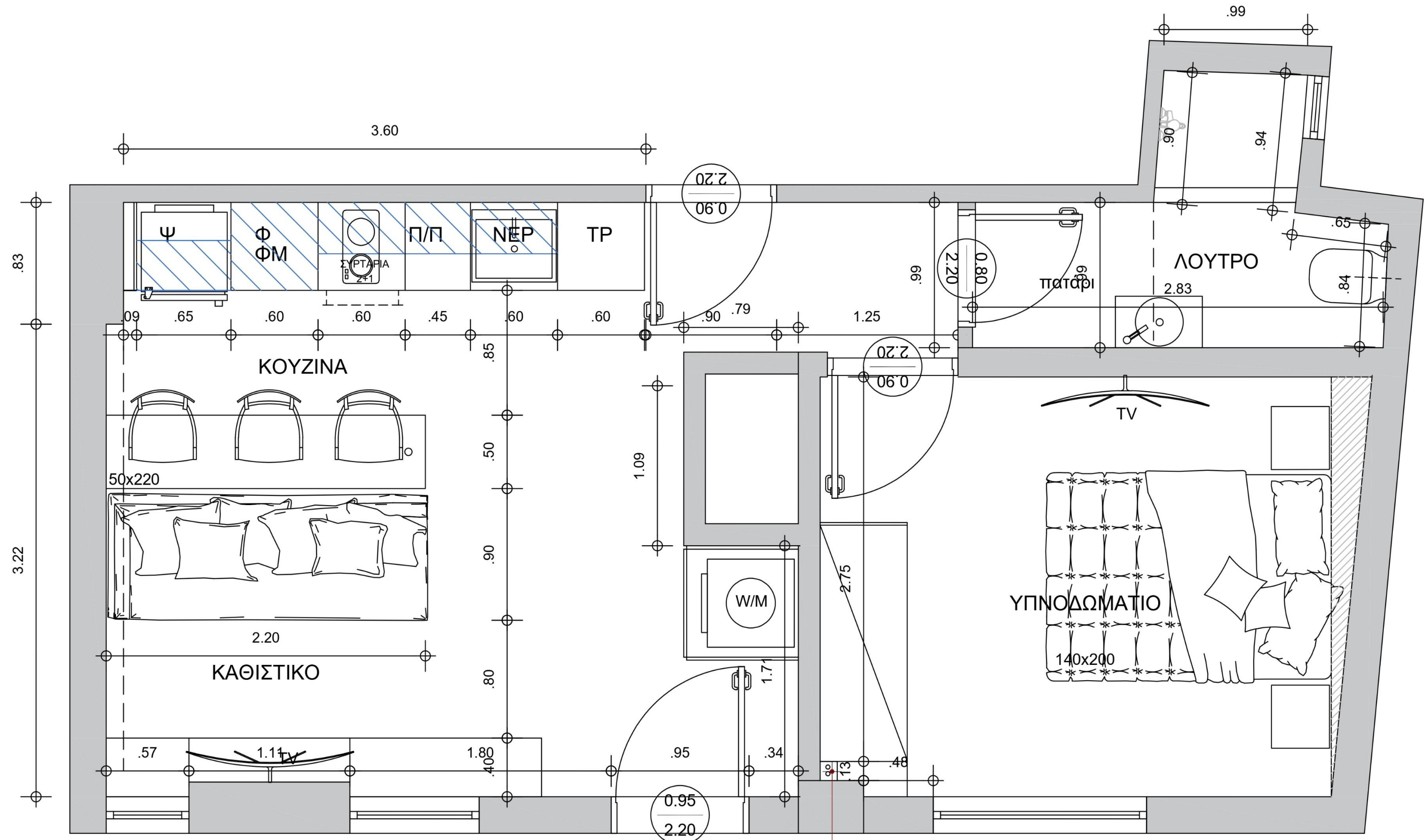
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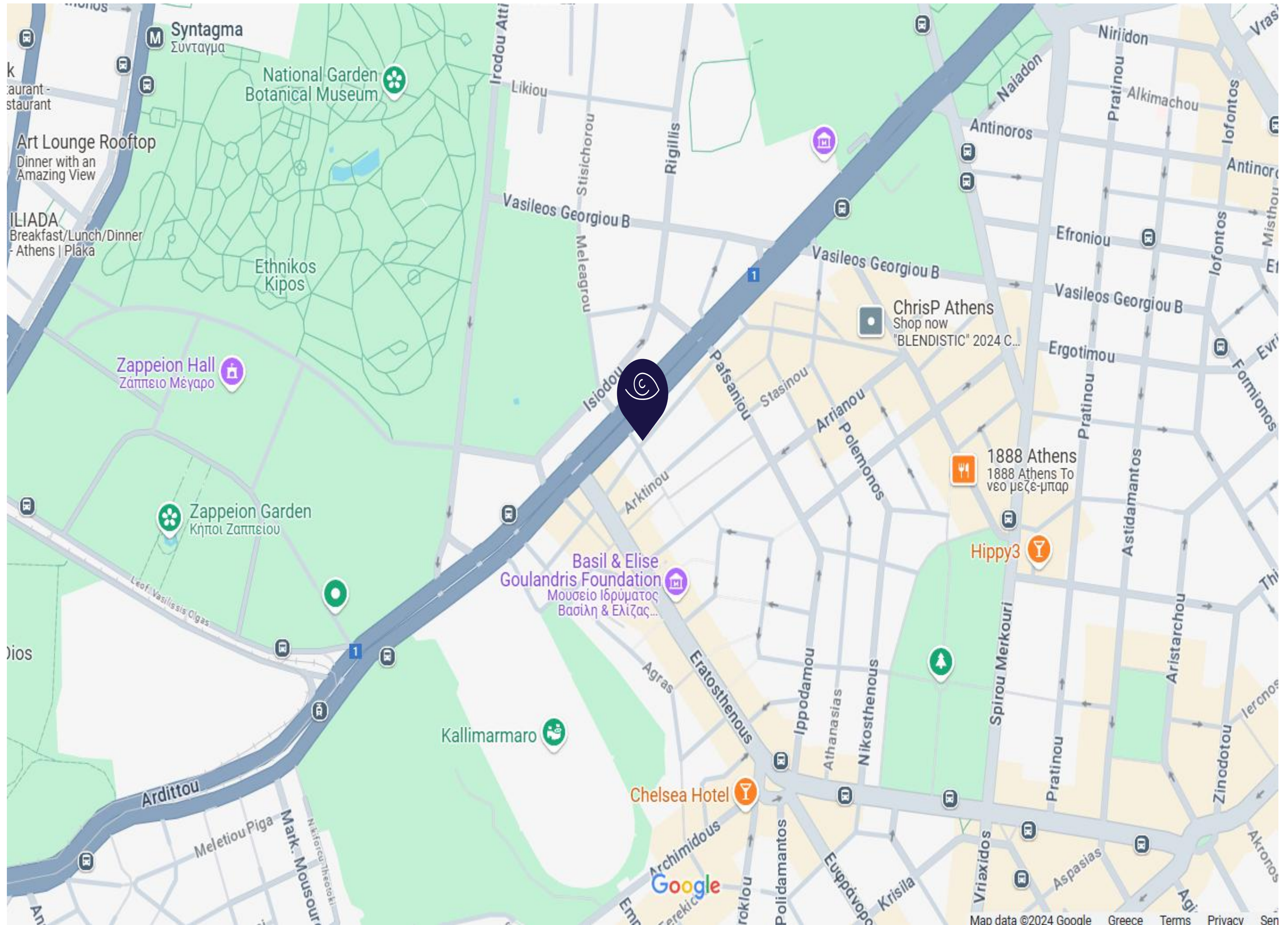
FLOOR PLAN OF 27 IOANNOU FOKIANOU ST



ΑΠΟΤΥΠΩΣΗ

ΚΕΝΤΡΙΚΗ
ΣΤΗΛΗ
ΚΑΛΟΡΙΦΕΡ

MAP & STREET VIEW



ABOUT THE AREA



The apartment is ideally located in close proximity to the magnificent Panathenaic Stadium, a historic landmark that holds a special place in the annals of sports history as the venue for the inaugural modern Olympic Games in 1896.

This remarkable stadium is not only significant for its role in the revival of the Olympic spirit but also for its unique architectural feature: it is the only stadium in the world constructed entirely from pristine white marble, a testament to the artistry and craftsmanship of ancient Greek architecture.

The surrounding area is a vibrant blend of the old and the new, where contemporary office buildings stand alongside charming boutique shops that offer a variety of unique goods and local crafts.

This lively neighborhood is further enhanced by an array of inviting cafés, where you can enjoy a leisurely coffee or a quick bite, and diverse restaurants that serve everything from traditional Greek cuisine to international dishes, catering to all tastes and preferences.

As the sun sets, the area comes alive with lively bars that offer a great atmosphere for socializing, as well as intriguing art galleries that showcase the work of both established and emerging artists, making it a cultural hub for residents and visitors alike.

For those who need to navigate the city or travel further afield, Evangelismos Station is conveniently located just a kilometer away. This metro stop is part of line 3, which provides a direct and efficient connection to the airport, making it easy for travelers to access their flights without the hassle of navigating through traffic.

The proximity to public transportation ensures that residents can explore all that the city has to offer, from its rich historical sites to its modern attractions, all while enjoying the comforts of their beautifully situated apartment.

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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