



FINDERS

Tailor Made Investments

השקעות נדל"ן
אטרקטיביות ביוון

Ipeirou 24, Omonia, Athens

HIGHLIGHTS

Price of the property	100,000 €
Total built area in sqm	68
Price per SQM	1,471 €
Construction year	1952

A bright first floor apartment part of seven-story apartment building, positioned in a highly central area, near Omonia Square and the National Archaeology Museum.

The apartment was constructed in 1952. It consists of a hallway, a living room/dining area, an office space, a bedroom, a separate kitchen with a food storage room and 1 bathroom. Moreover, it features wooden floors, a balcony and a security door. The apartment can be separated into 2 smaller apartments.

The property has easy access to the city center (700 meters from Omonia Square Metro Station).



Ipeirou 24, Omonia, Athens

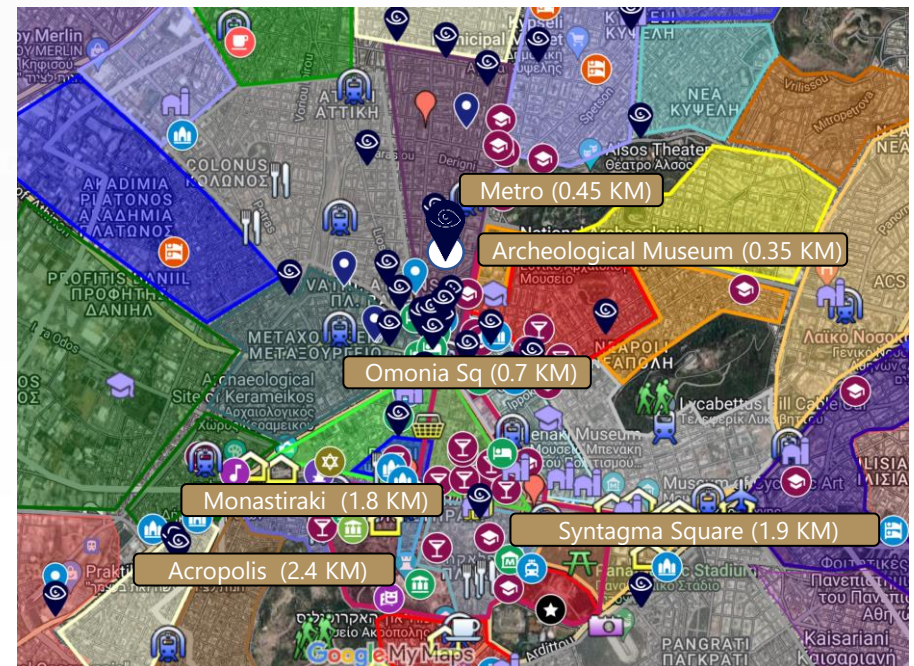
ABOUT THE AREA



The property is located near Omonia Square - part of the famous historic triangle of Athens and the oldest square in the city. In 2020 the Athens Municipality has completed extensive renovations to the square. The area is once again becoming a prominent place in the city of Athens and is an integral part of the city's famous historic triangle.

Over the past few years famous hotel brands have purchased and leased a number of properties around the square such as Marriot, Brown and Melia.

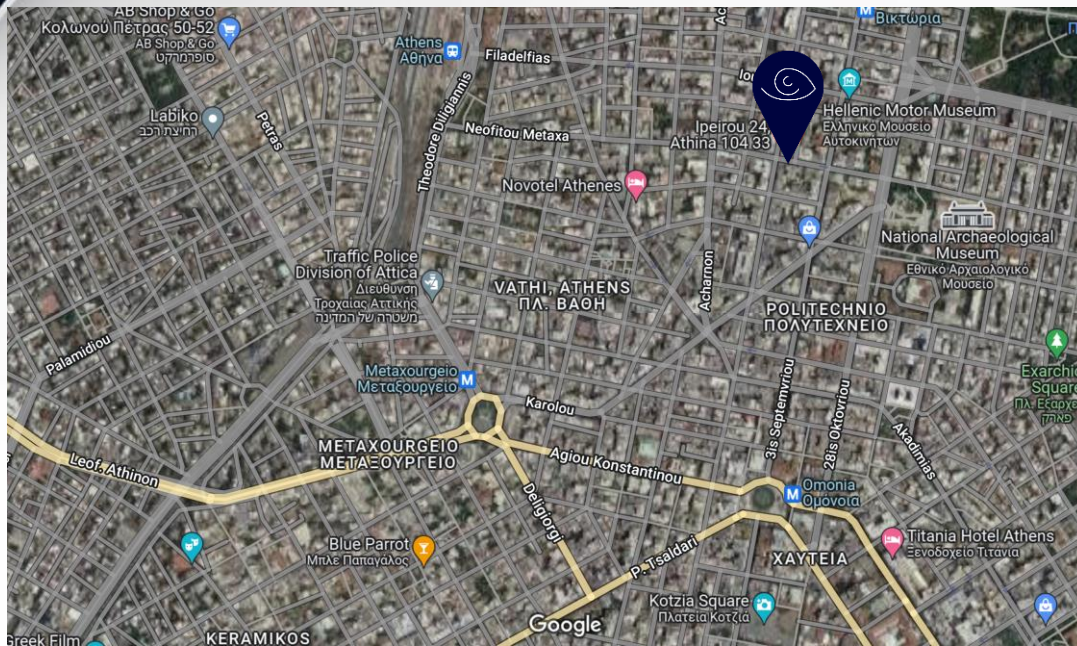
The property has easy access to the city center (convenient public transport, just 450 meters from Victoria Metro Station and 700 meters from Omonia Square Metro Station).



Distance from the National Archaeological Museum in km	0.35
Distance from metro station in km	0.45
Distance from Monastiraki in km	0.7
Distance from Syntagma square in km	1.8
Distance from Acropolis in km	1.9
Distance from Acropolis museum in km	2.4
Distance from the airport in km	2.8
Distance from Omonia sq. & metro station in km	38.8

Ipeirou 24, Omonia, Athens

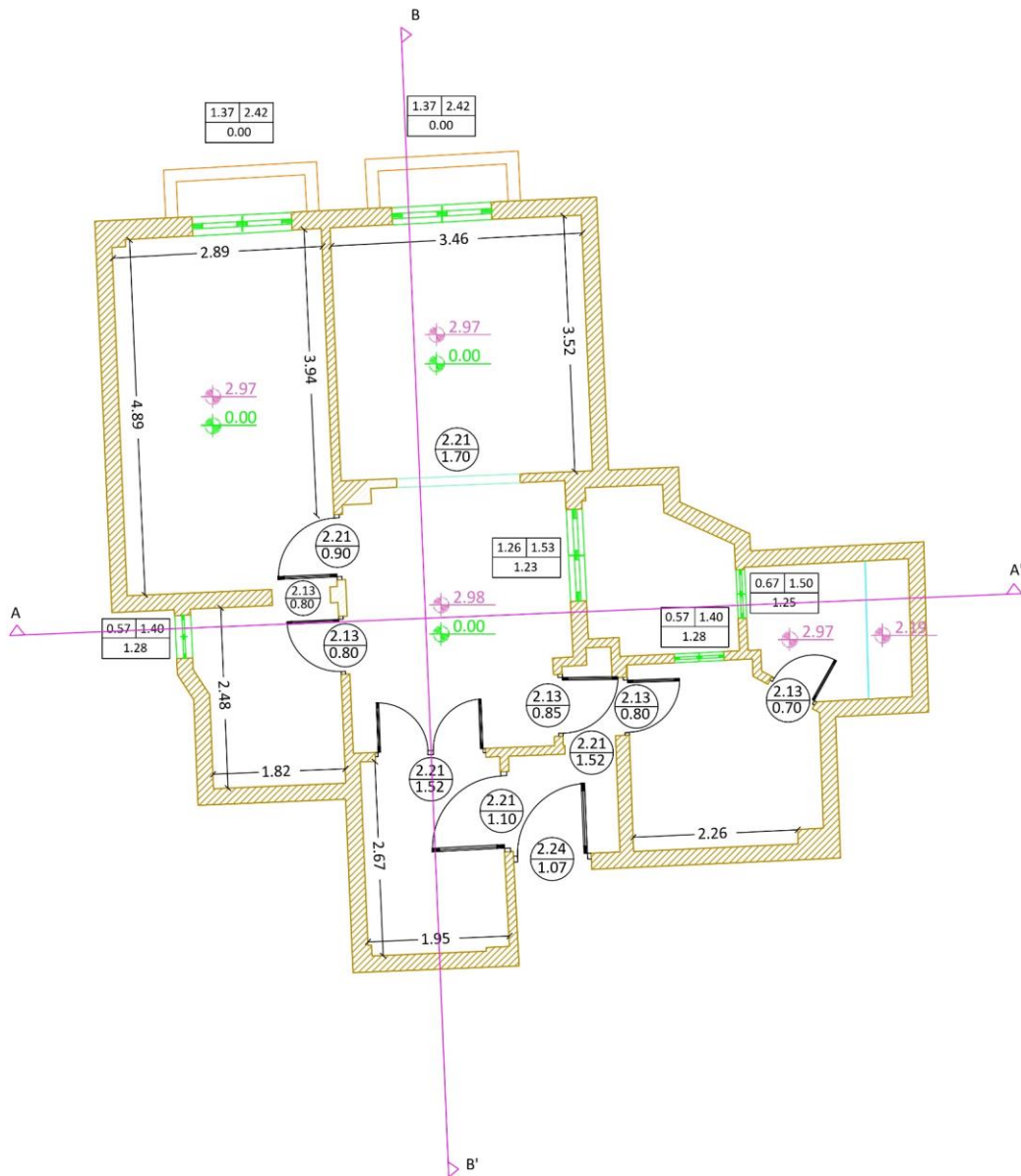
MAP & STREET VIEW











ΥΠΟΜΝΗΜΑ ΣΥΜΒΟΛΙΣΜΩΝ			
	Τοίχος		Στάθμη δαπέδου
	Μπαλκόνι		Στάθμη οροφής
	Πατάρι		ΑΝΟΙΓΜΑ
	Άνοιγμα		ΥΨΟΣ
	Παράθυρο		ΠΟΔΙΑ
	Πόρτα		ΥΨΟΣ
			ΑΝΟΙΓΜΑ

ΚΥΡΙΟΙ ΤΟΥ ΕΡΓΟΥ	FINDERS	
ΘΕΣΗ ΕΡΓΟΥ	ΟΔΟΣ ΗΠΕΙΡΟΥ ΑΡ. 24 Ο.Τ. 77017 - ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ Π.Ε. ΚΕΝΤΡΙΚΟΥ ΤΟΜΕΑ ΑΘΗΝΩΝ - ΠΕΡΙΦΕΡΕΙΑ ΑΤΤΙΚΗΣ ΝΟΜΟΣ ΑΤΤΙΚΗΣ	
ΕΡΓΟ	ΑΠΟΤΥΠΩΣΗ ΥΦΙΣΤΑΜΕΝΗΣ ΚΑΤΑΣΤΑΣΗΣ	
ΜΕΛΕΤΗ	ΚΑΤΩΨΗ	ΑΡΙΘΜΟΣ ΣΧΕΔΙΟΥ
ΚΑΤΩΨΗ Α' ΟΡΟΦΟΥ		K.1 ΚΩΔΙΚΟΣ ΕΡΓΟΥ 02423/1
ΧΡΟΝΟΣ ΜΕΛΕΤΗΣ	ΦΕΒΡΟΥΑΡΙΟΣ 2023	ΚΛΙΜΑΚΑ 1:50
ΣΦΡΑΓΙΔΑ ΕΤΑΙΡΕΙΑΣ	ΣΦΡΑΓΙΔΑ ΜΗΧΑΝΙΚΟΥ	



Omonia Square after the Renovation - February 2020



[Link to a video about the renovation of the square](#)



Omonia Square

The property is located near Omonia Square. The square is a bustling place where tourists, street vendors and passersby meet. The square was a cosmopolitan meeting place for people from the middle-class until World War II, with many large hotels, such as the Megas Alexandros and the Bageion Hotel. After the war, restaurants, theaters, cafes and hotels were built near the square. An extensive renovation of the square was completed on early 2020.

Today, many hotel chains purchase and lease properties around the square, for example: the Old County Hall building will become a Marriott chain hotel; The Brown Hotel chain acquires and leases properties around the square and operates varying star rating hotels: the former Old La Mirage Hotel, Ilion Hotel, Acropol Hotel, Theatrou Street property; The British Foundation recently purchased the Titania Hotel (400 rooms) at a cost of € 55,000,000; Wyndham Hotel Group opens another hotel in the square (in addition to the hotel currently operating not far from Omonia Square); The Hilton Hotels chain is also in the process of acquiring a property and renovating it to a luxury hotel near the square; In addition, the French company Boisee Finances is currently acquiring a property near the National Archeology Museum to make it another luxury hotel.



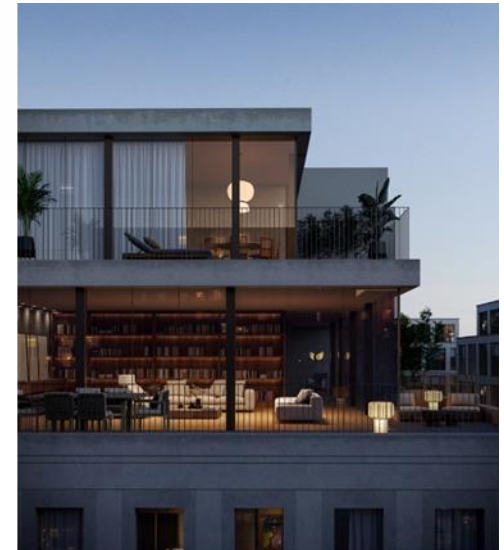
The Minion Project

Large investment projects are expected to radically change the image of Omonia and they are underway in the near future.

The aim is to change the image of abandonment and degradation that has prevailed in the region in recent years.

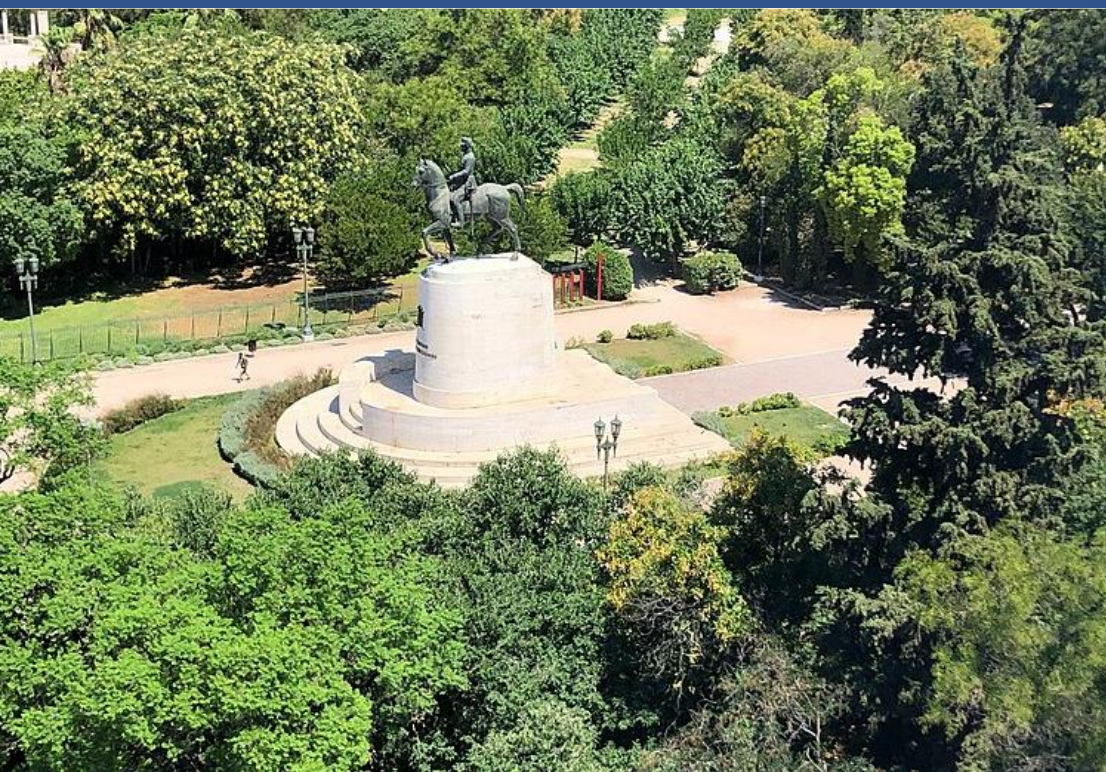
One of the largest investments that is expected to start immediately is the new Minion in which a preferred candidate was named buyer the Dimand. This historic building of "Minion" on Patisson street, near Omonia, in which it housed for decades the country's first department store, enters in a new area.

The property is set to be transformed into a modern, environmentally-friendly mixed-use building, featuring dining areas, retail stores, offices, and residences, revitalizing the center of Athens.



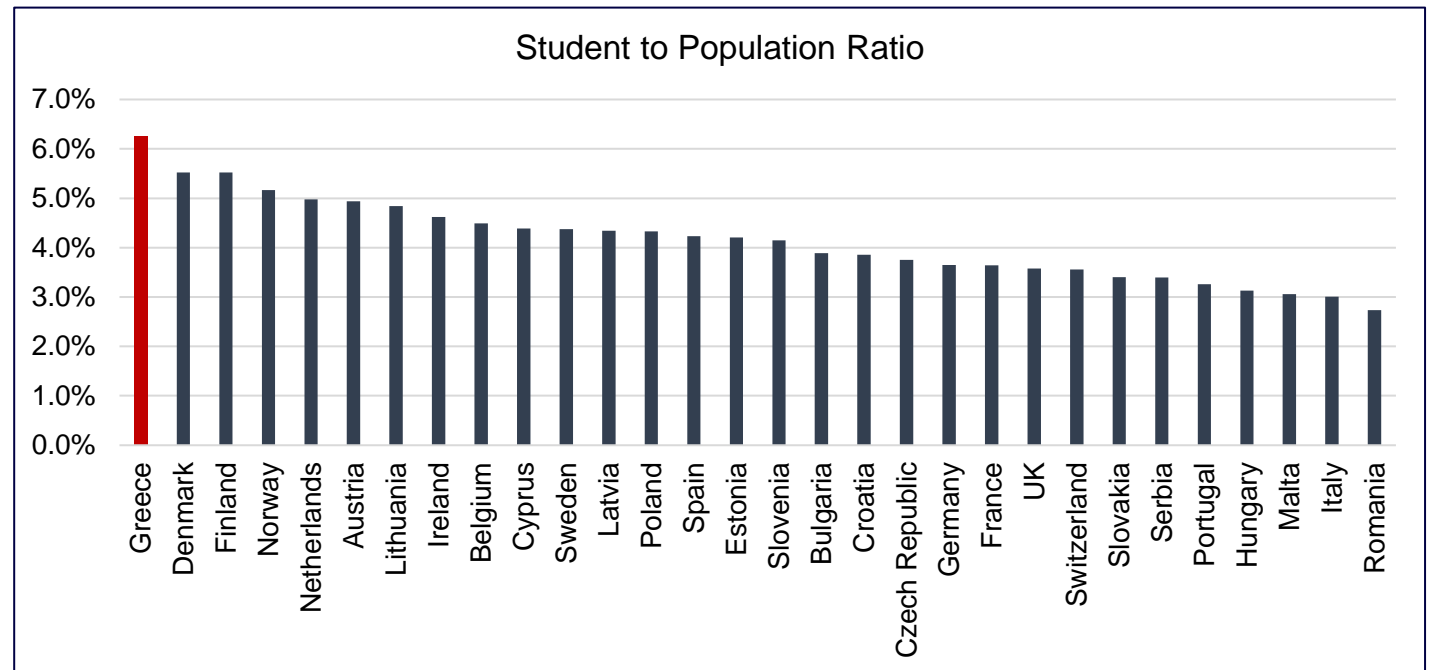
PLACES OF INTEREST

- **The National Archaeological Museum** - One of the most important and prominent museums in Athens (350m from the property).
- **Pedion tou Areos** - One of the largest public parks within the municipality of Athens and one of the oldest planned recreational areas in the city (550m from the property).
- **The National Theater** – An impressive building built between 1882 and 1890 by the architect Ernest Ziller in an eclectic style (750m from the property).
- **Kotzia Square** - One of the most famous squares in Athens. It houses the City Hall, the National Bank, the Municipal Theater and the Presidential Estate (1.1km from the property).
- **Kentriki Agora Central Market** - Located near Omonia Square and housed in a huge 19th century style metal structure. Visitors to the place are guaranteed a celebration of fish, seafood and meats, plenty of vegetable and fresh fruit stalls. Around the building are more small markets that also offer various food products (1.2km from the property).
- **The National Library of Greece** - The building was designed in a neoclassical style by the Danish architect Thophil Fryer von Hansen as part of a trilogy of neoclassical buildings, together with the Greek National Academy of Sciences and the University of Athens. The library was founded in 1832. The library's collections now contain 4,500 manuscripts, a collection of scripts and antiquities (1.4km from the property).



Academic Institutions in Athens

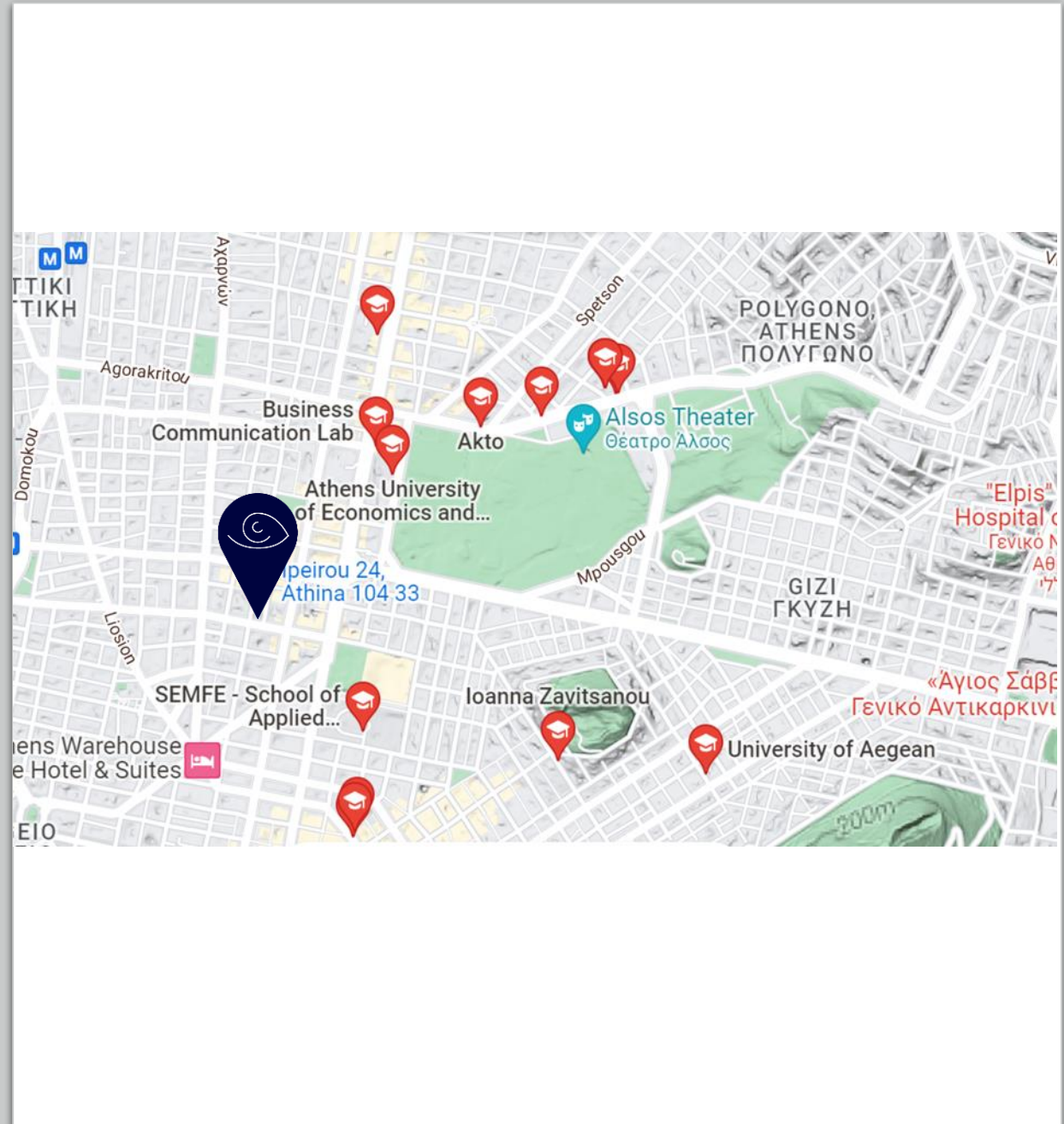
Greece is the most educated country in Europe by student population ratio!



- More than 470,000 students all over Greece.
- More than 150,000 in Athens.
- More than 60 universities, 30 of them - in Athens.
- Most of the academic institutions are located downtown.
- Only 8 universities offer student dorms. The rest of the students usually rent apartments / rooms throughout Athens.
- Only 3,000 beds in government dorms.
- The University of Athens for Economics and Business (AUEB) was ranked high in the ranking of the world's best universities in 2018 (<http://www.eduniversal-ranking.com/>).

Academic Institutions near the Property

- Vellios School of Art (500 m from the property)
- National Technical University of Athens - School of Architecture (600 m from the property)
- Hellenic Open University (850 m from the property)
- Athens University of Economics (750 m from the property)
- Mediterranean College (850 m from the property)
- Astropaidia (1 km from the property)
- AKTO (1.1 km from the property)
- National and Kapodistrian University of Athens (1.4 km from the property)
- University of The Aegean (1.4 km from the property)
- University of Cambridge ESOL (1.7 km from the property)
- Agricultural University of Athens (2.6 km from the property)





FINDERS

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