

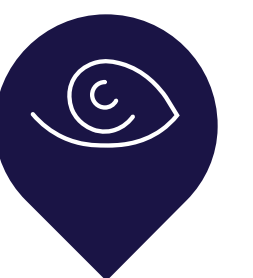


**FINDERS**

Tailor Made Investments

**IPEIROU 24**

**OMONIA, ATHENS**



# HIGHLIGHTS



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

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 property has easy access to the city center, just 450m from Omonia Square Metro Station.

It can be divided into two apartments as the proposed layout plan shown in the slide to follow.

Because of its close proximity to the National Archaeological Museum, the apartment is a rewarding investment, particularly in light of the recently planned developmental proposals of the area.

More precisely, the goal is to construct a large park surrounding the National Archaeological Museum, including a pedestrian road, thus aiding in the development of a greener, more citizen-friendly Athens.

Moreover, the construction work of an approximately 390-rooms luxury hotel next to the National Archaeological Museum has already begun, thanks to the efforts of the French business "Boisee Finances" while very important hotel chains, such as the "Radisson Blu" is present in the "Pedion Areos" area.

The property at a glance

Asking selling price: 100.000€

Total sqm: 68

Price/sqm: 1.471

Floor: 1st

Construction year: 1952

# IPEIROU 24



SQM

ASKING SELLING  
PRICE

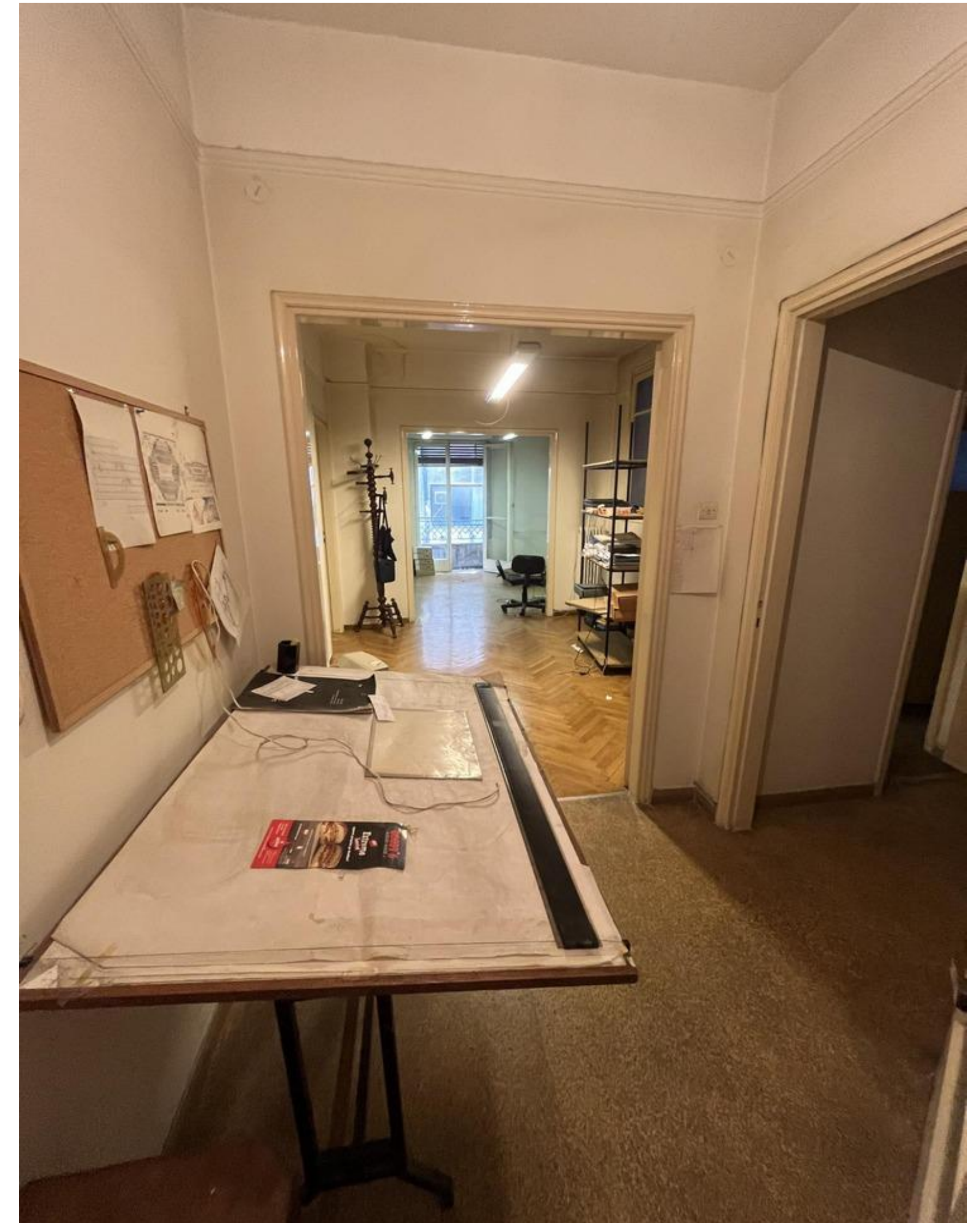
PRICE/SQM

**68**

**100,000€**

**1,471€**

# IPEIROU 24



SQM

ASKING SELLING  
PRICE

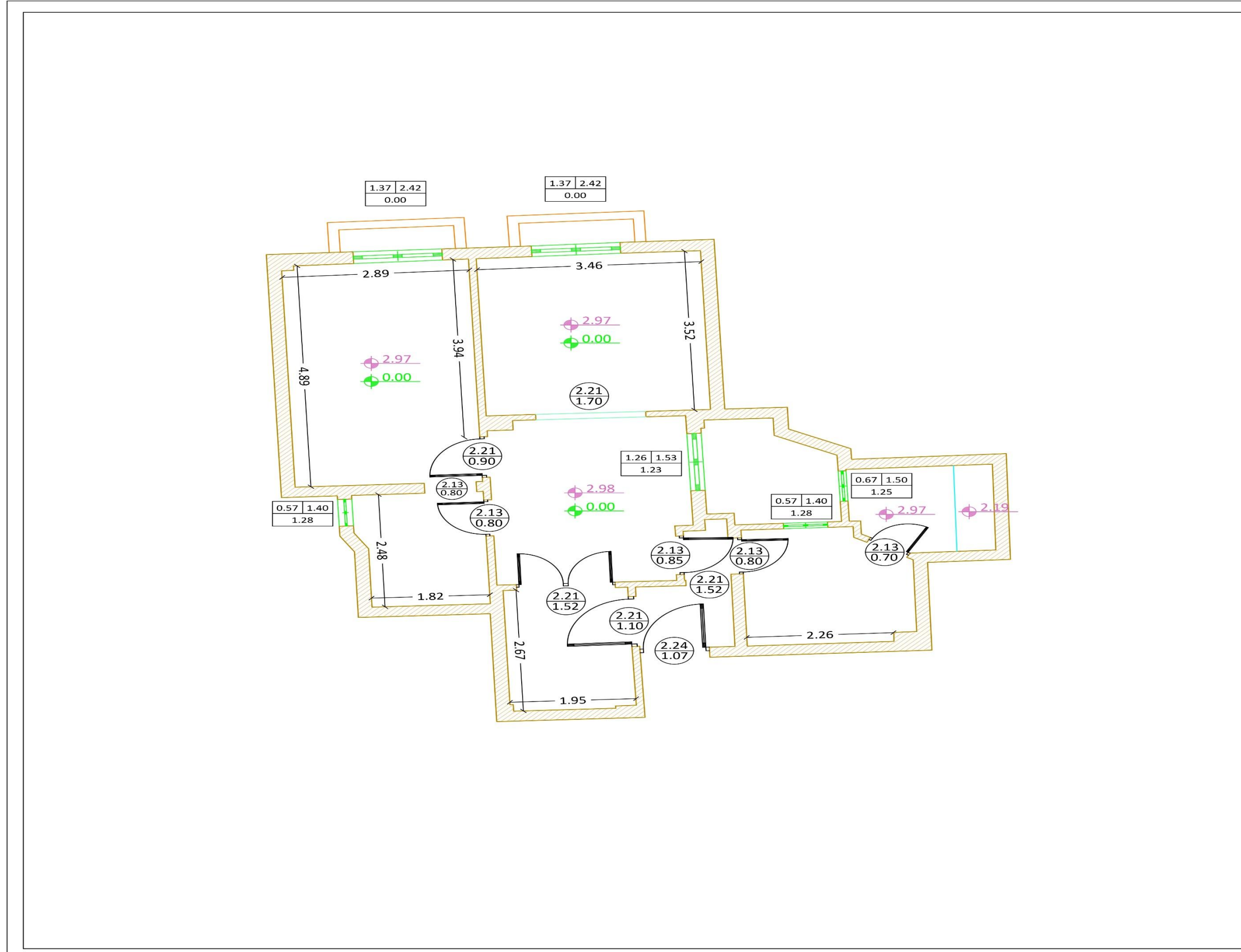
PRICE/SQM

**68**

**100,000€**

**1,471€**

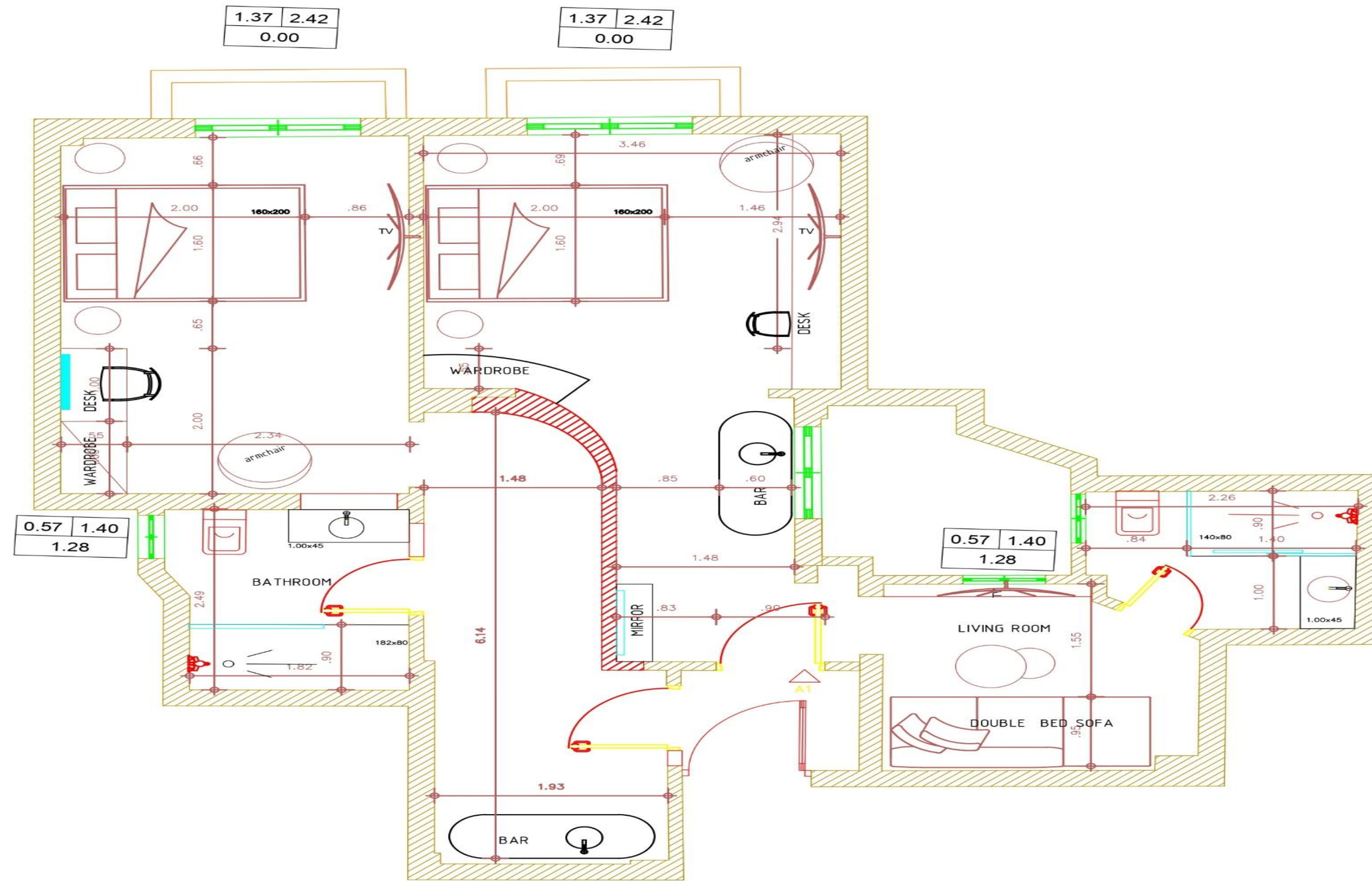
# FLOOR PLAN CURRENT



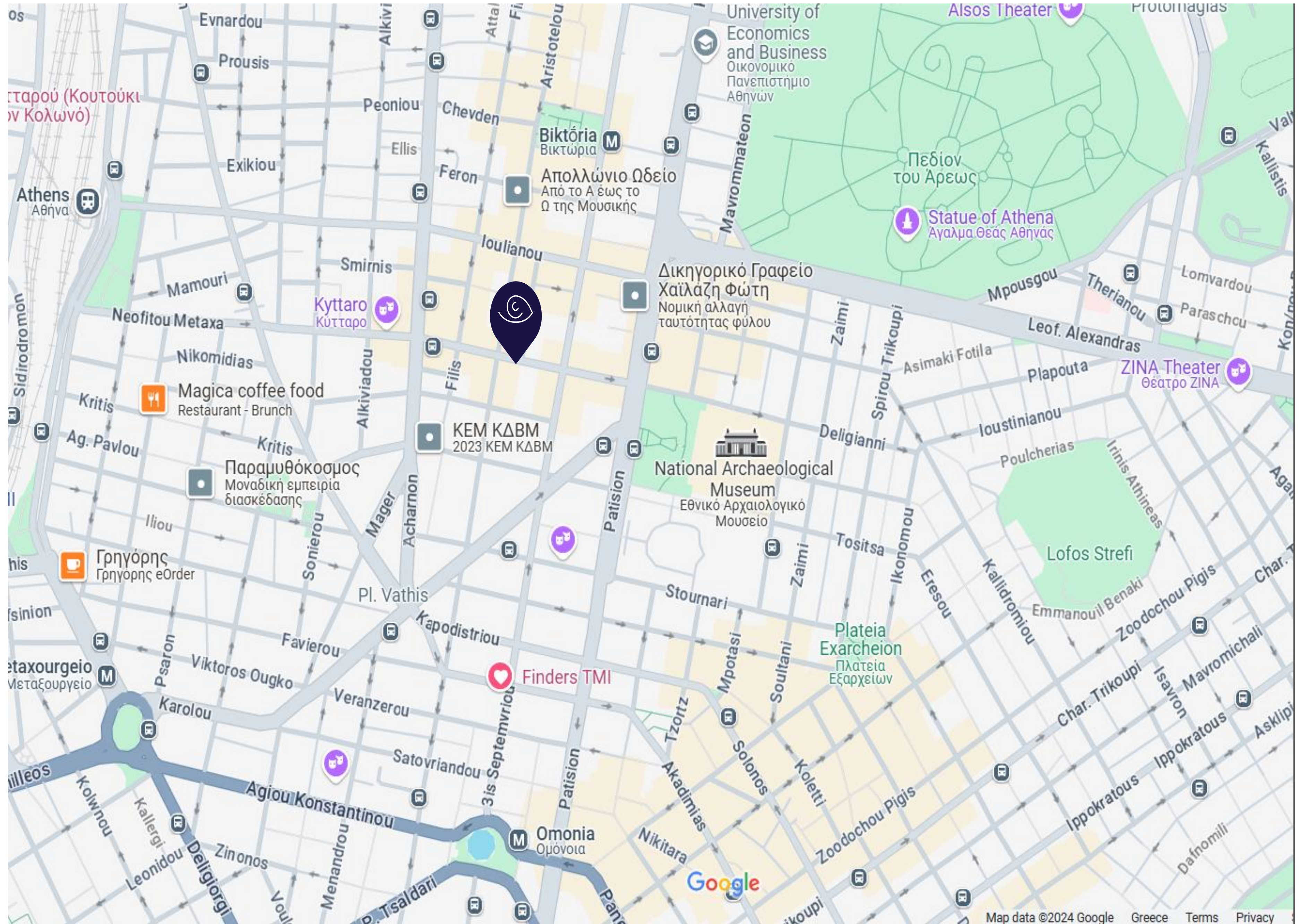
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	Μπαλκόνι		Στάθμη οροφής
	Πατάρι		ΛΝΟΙΓΜΑ
	Άνοιγμα		ΥΨΟΣ ΠΟΔΙΑ
	Παράθυρο		ΥΨΟΣ ΑΝΟΙΓΜΑ
	Πόρτα		

ΚΥΡΙΟΙ ΤΟΥ ΕΡΓΟΥ	FINDERS	
ΘΕΣΗ ΕΡΓΟΥ	ΟΔΟΣ ΗΠΕΙΡΟΥ ΑΡ. 24 Ο.Τ. 77017 - ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ Π.Ε. ΚΕΝΤΡΙΚΟΥ ΤΟΜΕΑ ΑΘΗΝΩΝ - ΠΕΡΙΦΕΡΕΙΑ ΑΤΤΙΚΗΣ ΝΟΜΟΣ ΑΤΤΙΚΗΣ	
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ΚΑΤΟΨΗ Α' ΟΡΟΦΟΥ		<b>K.1</b> ΚΩΔΙΚΟΣ ΕΡΓΟΥ 02423/1
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# FLOOR PLAN 2-APARTMENTS VERSION



# MAP & STREET VIEW



# ABOUT THE AREA



The apartment is conveniently situated near Omonia Square and the National Archaeological Museum.

Omonia has served as a pivotal hub in the city's layout since the initial plans for modern Greece were drawn up in the 19th century.

The redesigned square, revealed in May 2020, features a stunning fountain with 188 jets and 177 underwater lights, all crafted from eco-friendly materials and innovative cool pavement technologies.



The square forms one corner of the triangle that constitutes the city center, connecting Athinas, Stadiou, Panepistimiou, 3is Septemvriou, and Agiou Konstantinou Streets.

Interestingly, city planners once envisioned the royal palace being built on this prime location.

The name Omonia, meaning harmony in Greek, symbolizes the informal political truce established here in 1862 by leaders of opposing political factions following the removal of King Otto.



# 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

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