

Ippokratous 88, Neapoli, Athens

HIGHLIGHTS



Price of the property	1,800,000 €
Total built area in sqm	893.91
Price per sqm	2,014 €
Plot area in sqm	174.06

Five-story office building with basement and roof, located in the center of Athens close to Strefi hill.

The building was built at the end of the decade about 70 years ago and is in relatively good condition. The location of the building is central and convenient thanks to the proximity to metro stations.

The property is partially rented, and eviction requests have been submitted for the rented floors. A Building permit is also acquired so as to convert it to a 14-unit Apartment building.

Floor	SQM
Basement	122.91
Ground floor & Loft	122.91 + 84.29
Floors 1 - 3	122.97 each floor
4th floor	101.35
5th floor	79.72
Roof	13.82

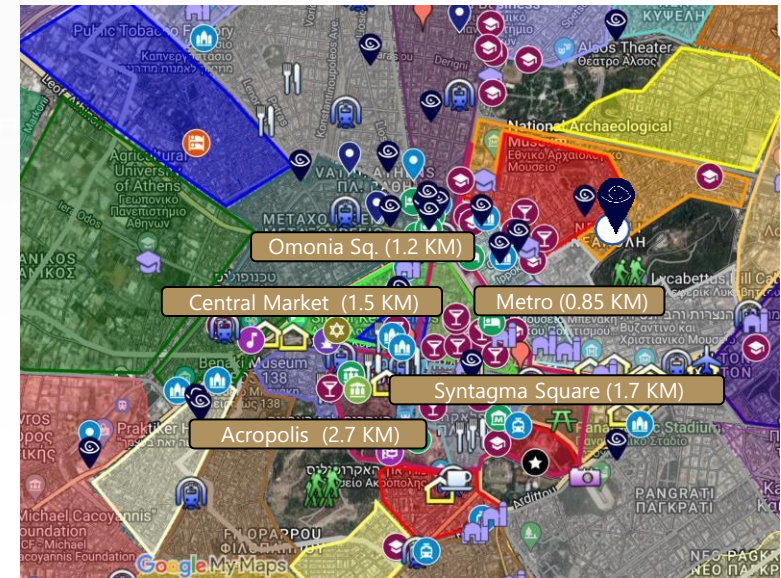
Ippokratous 88, Neapoli, Athens

ABOUT THE AREA

The property is located in a privileged spot in the center of Athens, 850m from Panepistimio metro station, 650m from Exarchia square where a metro station is also being built, and about 1 km from the central Omonia square. The area is full with theaters, cafes, shops, but also many educational institutions, such as the Technical University of Athens and the National Archaeological Museum.

The Strefi Hill & Lycabettus Hill Parks are nearby, offering green spots for recreation and leisure activities available to all residents.

Distance from Strefi Hill in km	0.4
Distance from Lycabettus Hill in km	0.5
Distance from metro station in km	0.85
Distance from Omonia square in km	1.2
Distance from the central market in km	1.5
Distance from Syntagma square in km	1.7
Distance from Acropolis in km	2.7
Distance from the airport in km	32.8



PLACES OF INTEREST

- **Strefi Hill** - a green hill overlooking Athens. On the hill is a pleasant park (400m from the property).
- **Lycabettus Theater** – a theater under the sky. The place where history and culture meet. The theater hosts the best summer festivals in Athens every year (500m from the property).
- **The Epigraphic Museum** - a unique museum in Greece, the largest of its kind in the world. It holds 14,078 inscriptions, most of them in Greek, from early historical periods to the late Roman period (1.1km from the property).
- **The National Archaeological Museum of Athens** - one of the most important and beautiful museums of its kind. The museum, opened in 1874, contains more than any other museum in the world, the ancient treasures from the various coffers in ancient Greece, including from the Mycenaean period, wall paintings discovered in Akrotiri on the island of Santorini, displayed from the island of Delos and more (1.3km from the property).
- **Benaki Museum** - considered one of the most popular museums in Athens. The exhibitions in the museum review the development of Greek art throughout the years and history. Among other things, jewelry, ancient art objects, and a spectacular historical costume exhibition with colorful costumes from all over Greece are displayed in the museum (1.5km from the property).



Restaurants & Nightlife close to the Property

- Caracas cafe bar – bar (90m from the property)
- Jimmy's Hall - Cafe (170m from the property)
- Blue Fox cocktail bar (180m from the property)
- Sélas – coffee shop (400m from the property)
- Pink elephant DownTown - Indian restaurant (400m from the property)
- Avli - Greek restaurant (550m from the property)
- The Warehouse bar (550m from the property)
- Ama Lachei – traditional family restaurant (700m from the property)
- Giántes - Greek restaurant (750m from the property)
- Rakoumel - Greek restaurant (800m from the property)
- Dr Feelgood - coffee bar (900m from the property)
- An Club – nightclub and live performances (1km from the property)
- Revolt street bar (1.1km from the property)
- The Black Cat Bar – cocktail bar (1.1km from the property)
- BlackbirD Bar (1.2km from the property)



Academic Institutions near the Property

- University of The Aegean (110m from the property)
- University of West Attica (600m from the property)
- Vakalo Art & Design College (750m from the property)
- CELT Athens (1.1km from the property)
- Metropolitan College (1.1km from the property)
- National Technical University of Athens (1.2km from the property)
- Hellenic Open University (1.3km from the property)
- Attic College (1.3km from the property)
- University of Cambridge ESOL (1.3km from the property)
- Aegean College (1.4km from the property)
- Vellios School of Art (1.5km from the property)
- AKTO (1.5km from the property)
- Athens University Of Economics And Business (1.6km from the property)
- Webster University Athens Campus (2km from the property)

