



FINDERS

Tailor Made Investments

**88 IPPOKRATOUS ST,
EXARCHEIA, ATHENS**



HIGHLIGHTS

The property at a glance

Asking selling price: 1.800.000€

Total sqm: 893,91

Price/sqm: 2.014€

Plot area sqm: 173.55

Issued Building Permit for 13 apartments, f&b outlet, storages and auxiliary space

Construction year: 1976



This stunning five-story office building, which includes a basement and a beautiful rooftop, is perfectly located near Strefi Hill and the lively Exarchia district in the heart of Athens.

Exceptionally well-maintained, this property comes with an approved building permit for the development of 13 luxurious apartments, making it an outstanding investment opportunity.

Its prime location offers unparalleled accessibility, with metro stations nearby and easy access to the city's most famous landmarks.



The surrounding area is a vibrant mix of culture and activity, featuring theaters, high-end boutiques, and charming cafes.

Renowned educational institutions, such as the Technical University of Athens and the National Archaeological Museum, enhance its appeal.

Residents will enjoy the peaceful green spaces of nearby Strefi Hill and Lycabettus Hill Parks, which offer perfect spots for relaxation and outdoor activities.

With its exceptional location and promising development potential, this property represents an ideal blend of urban sophistication and residential charm.

IPPOKRATOUS

88



SQM

893,91

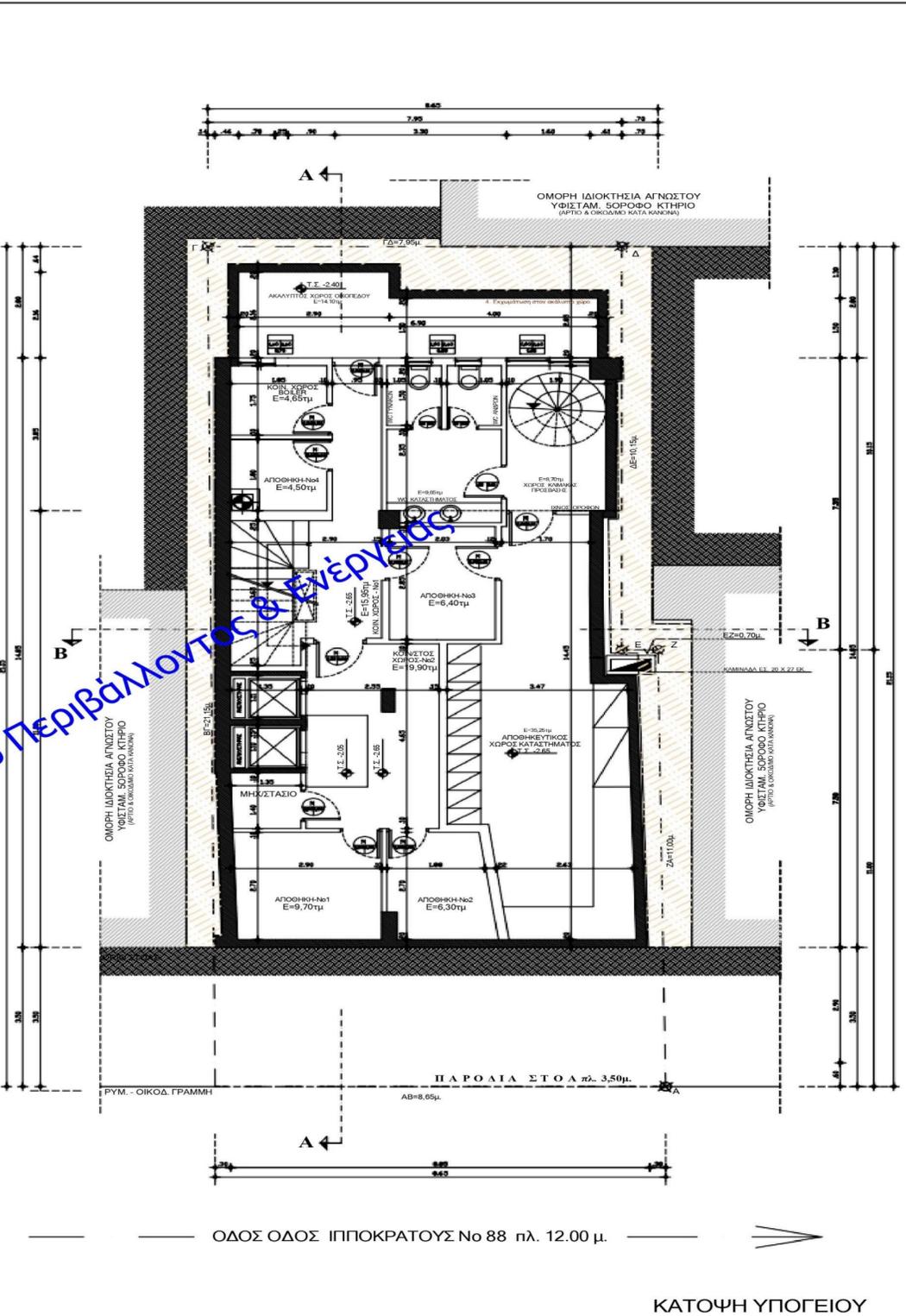
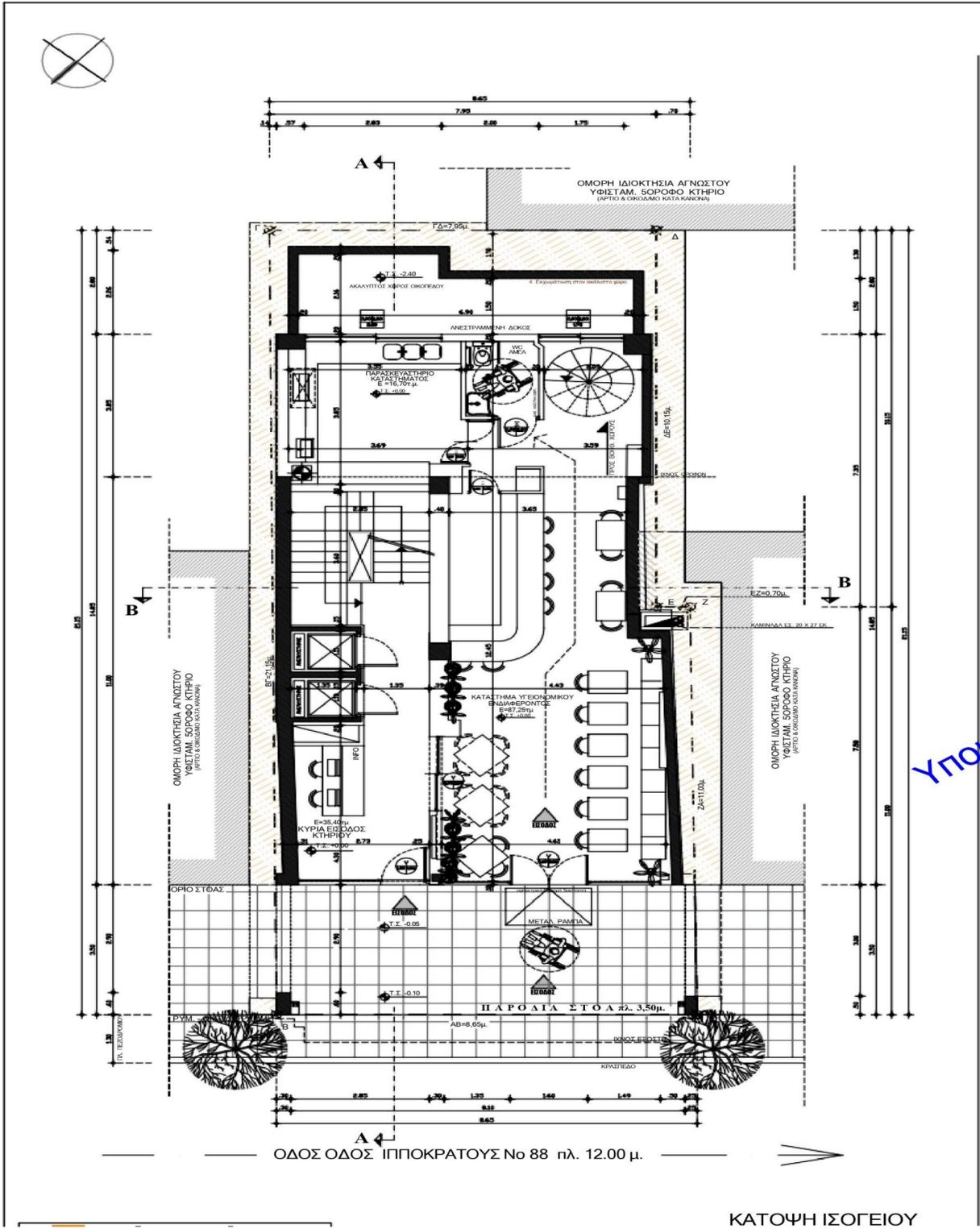
ASKING SELLING
PRICE

1,800,000€

PRICE/SQM

2,014€

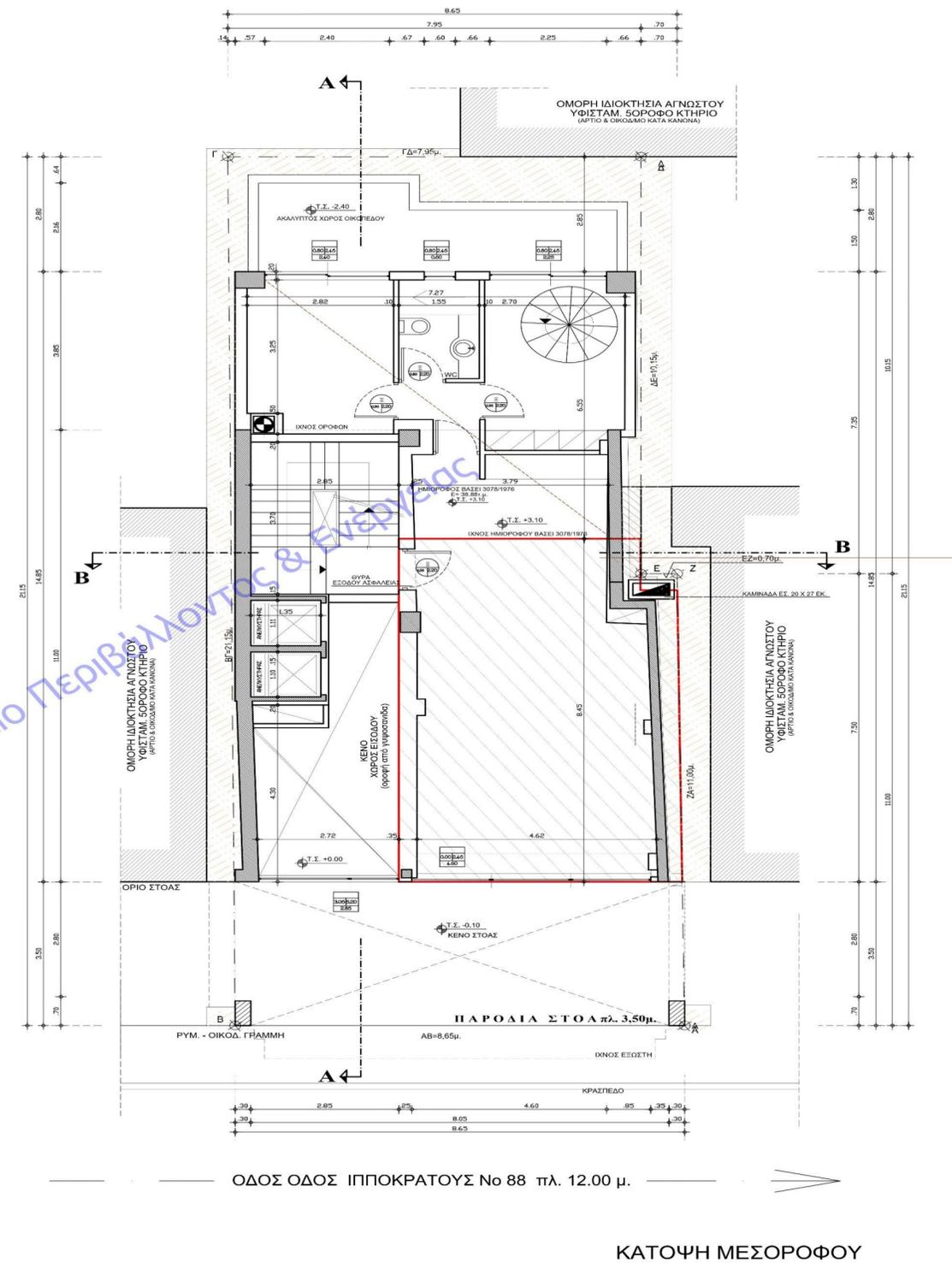
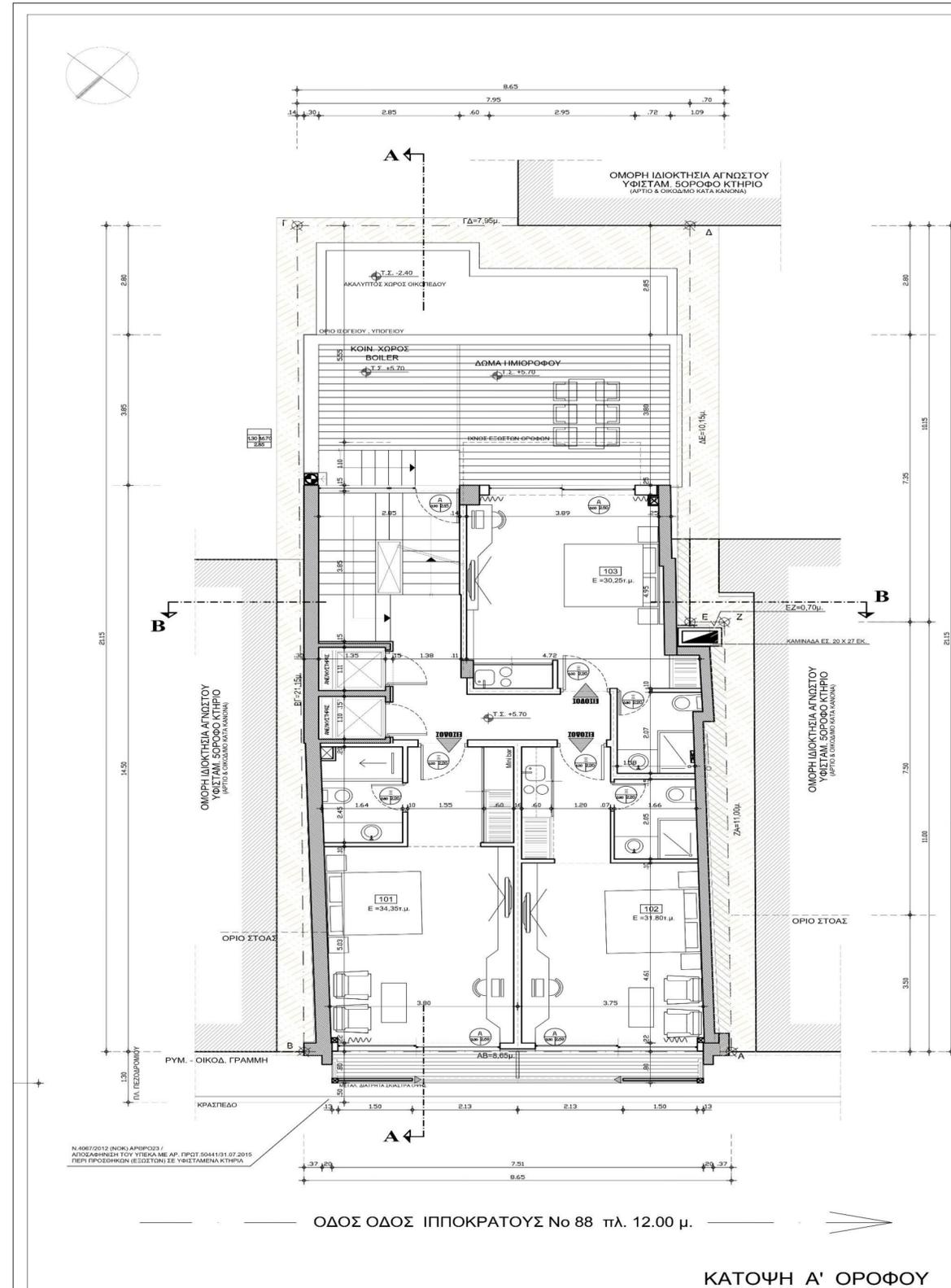
FLOOR PLAN BASEMENT & GROUND FLOOR



SQM
Basement: 121
Ground Floor: 122.65

DESCRIPTION
Basement: Storage for the store and other auxiliary spaces
Ground Floor: Main Entrance and Retail Shop

FLOOR PLAN SEMI FLOOR & 1st FLOOR



SQM

Semi floor: 83
1st Floor: 96,40

DESCRIPTION

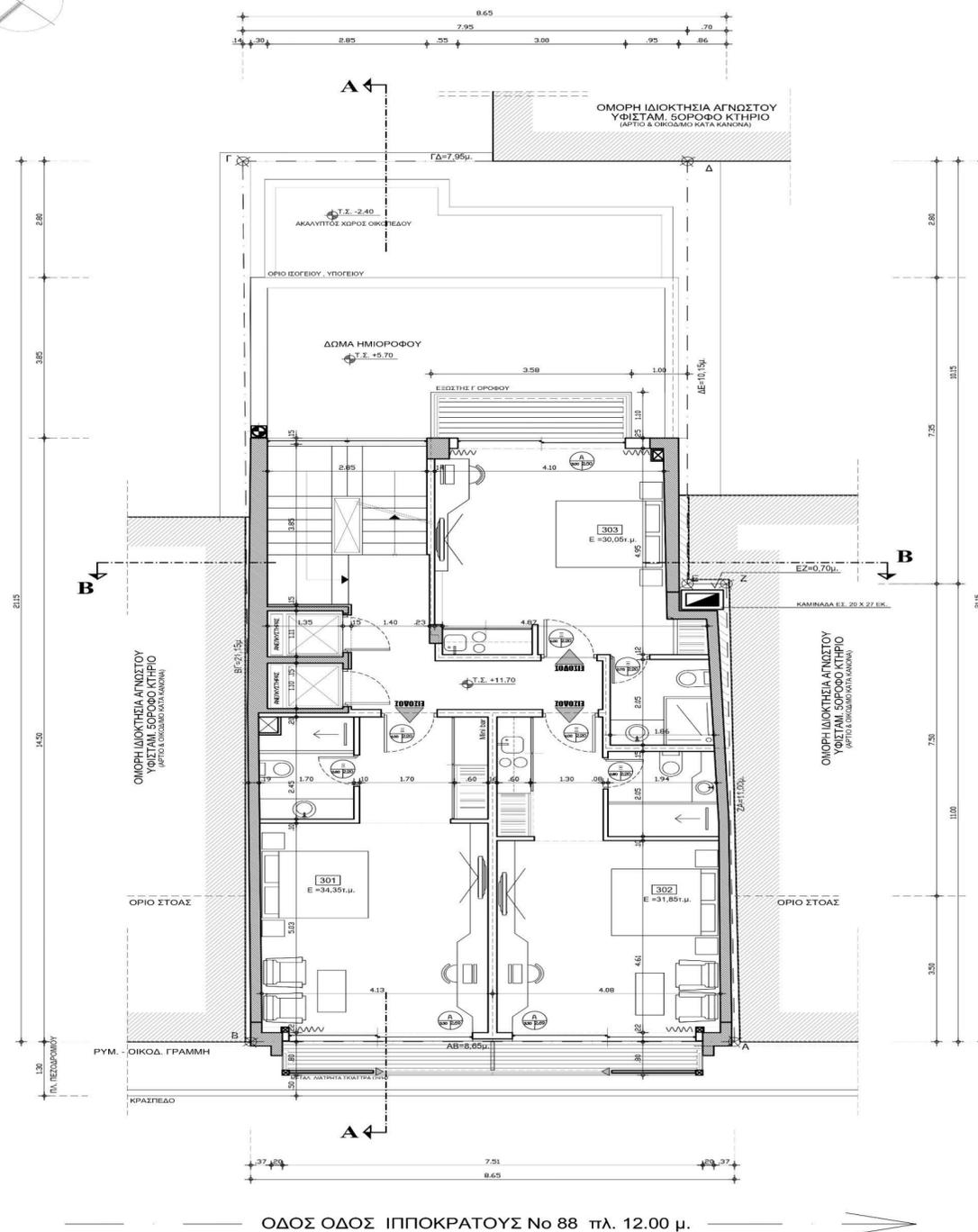
Semi floor: Auxiliary spaces
1st Floor: 3 apartments

FLOOR PLAN

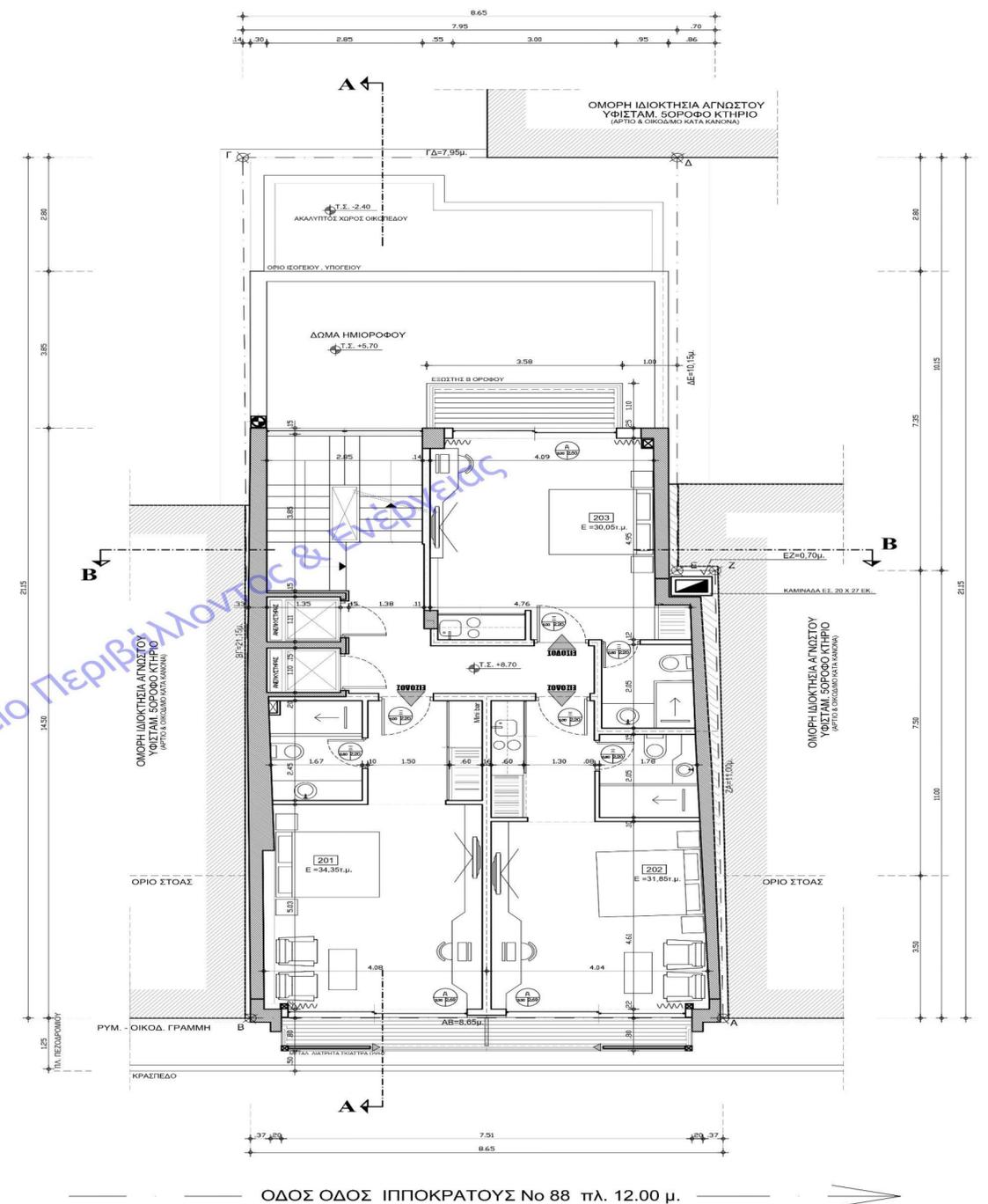
2nd

&

3rd FLOORS



ΚΑΤΟΨΗ Γ' ΟΡΟΦΟΥ



ΚΑΤΟΨΗ Β' ΟΡΟΦΟΥ

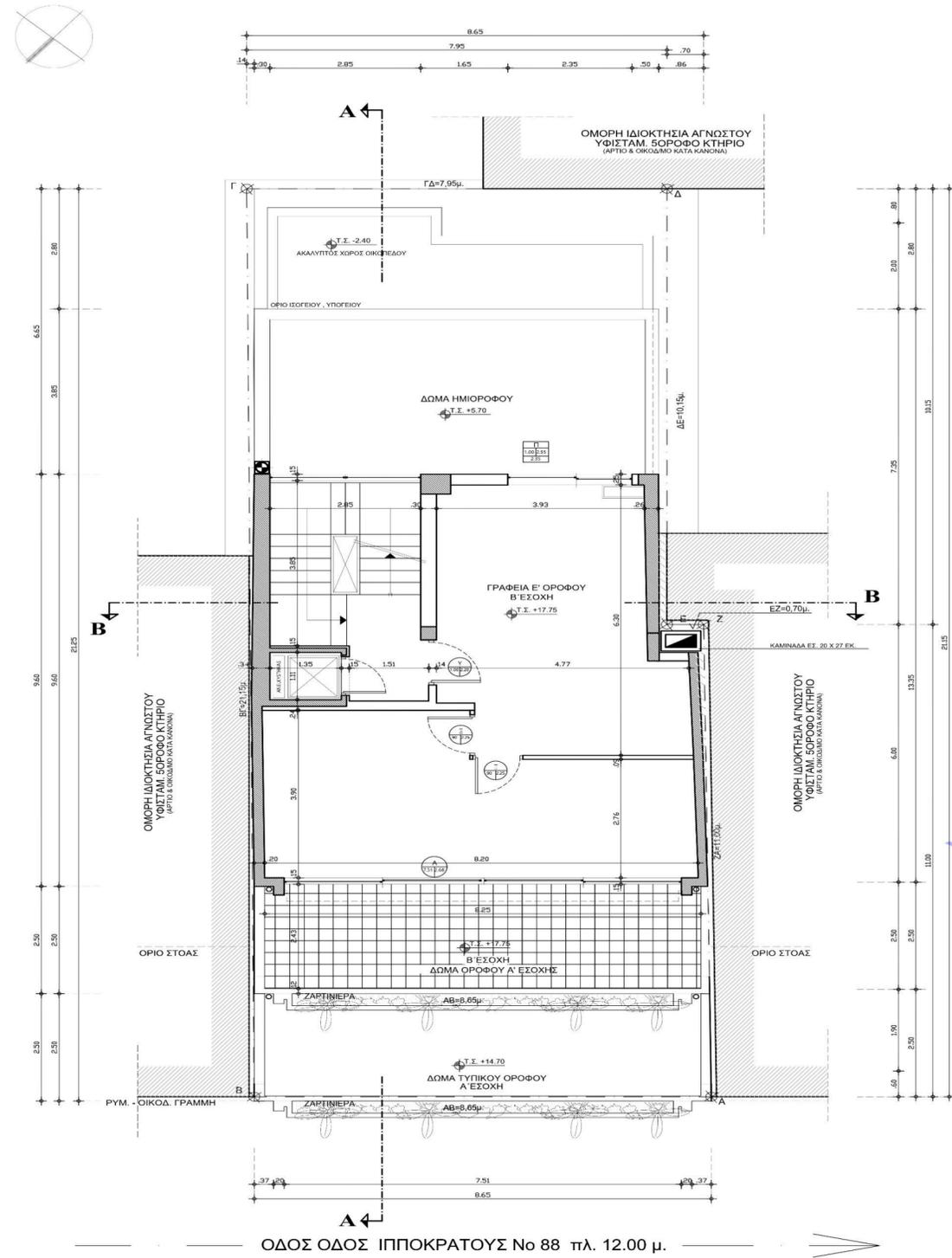
SQM

2nd & 3rd Floors: 96,25 each

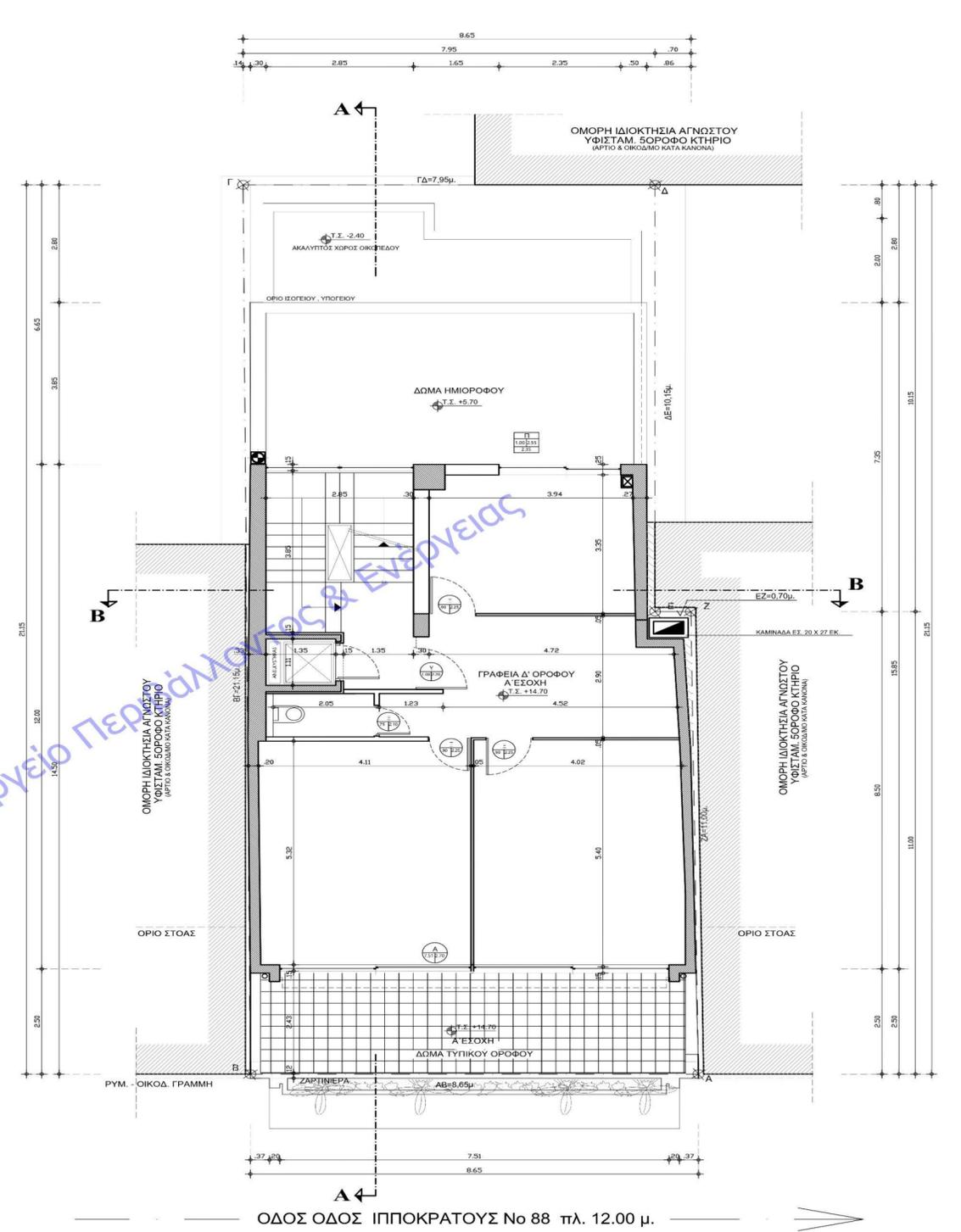
DESCRIPTION

3 apartments in each floor

FLOOR PLAN 4th & 5th FLOORS



ΚΑΤΟΦΗ Ε' ΟΡΟΦΟΥ (Β' ΕΣΟΧΗΣ)



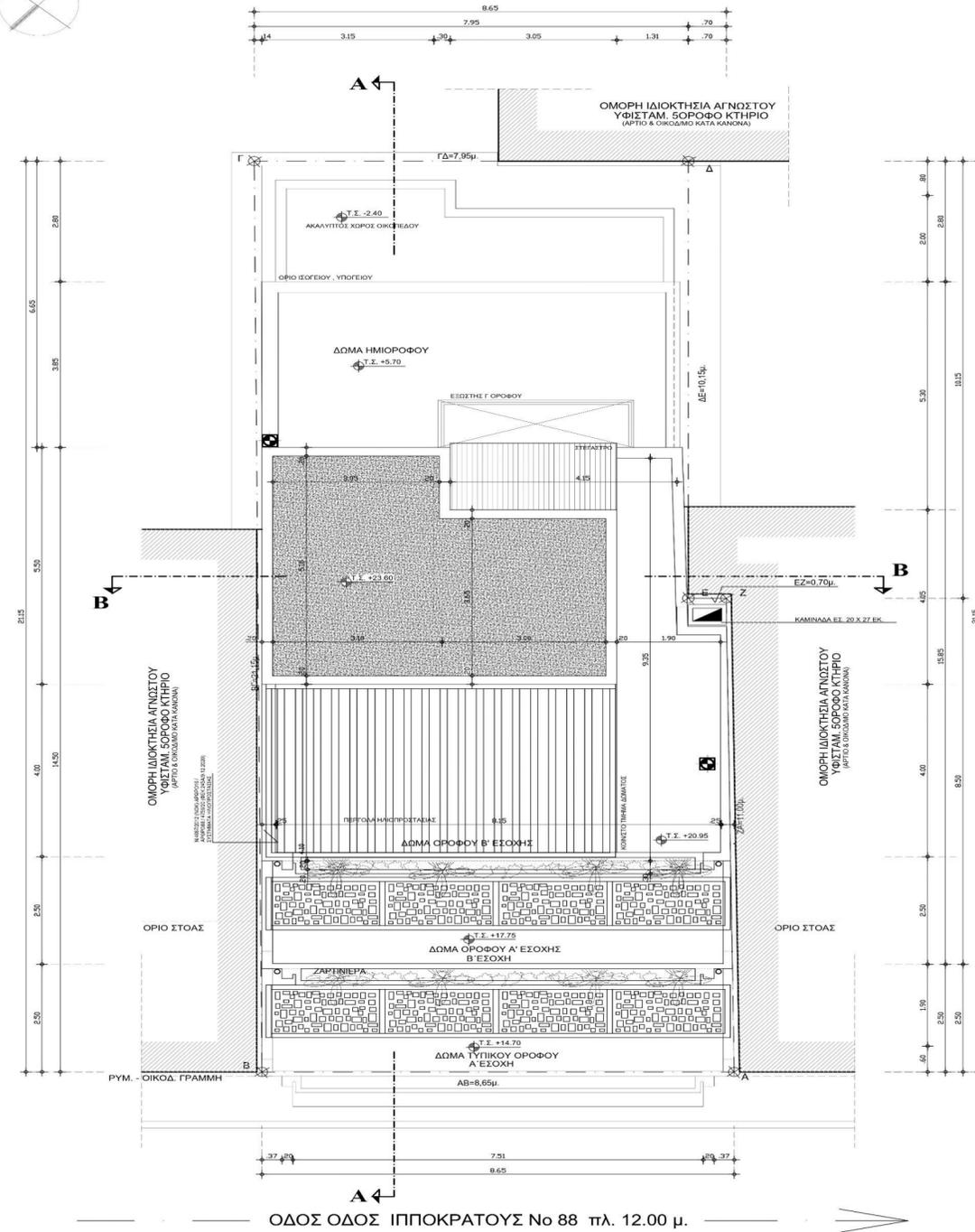
ΚΑΤΟΦΗ Δ' ΟΡΟΦΟΥ-ΚΑΤΟΦΗ Α' ΕΣΟΧΗΣ

SQM
4th Floor: 81,10
5th Floor: 60,80

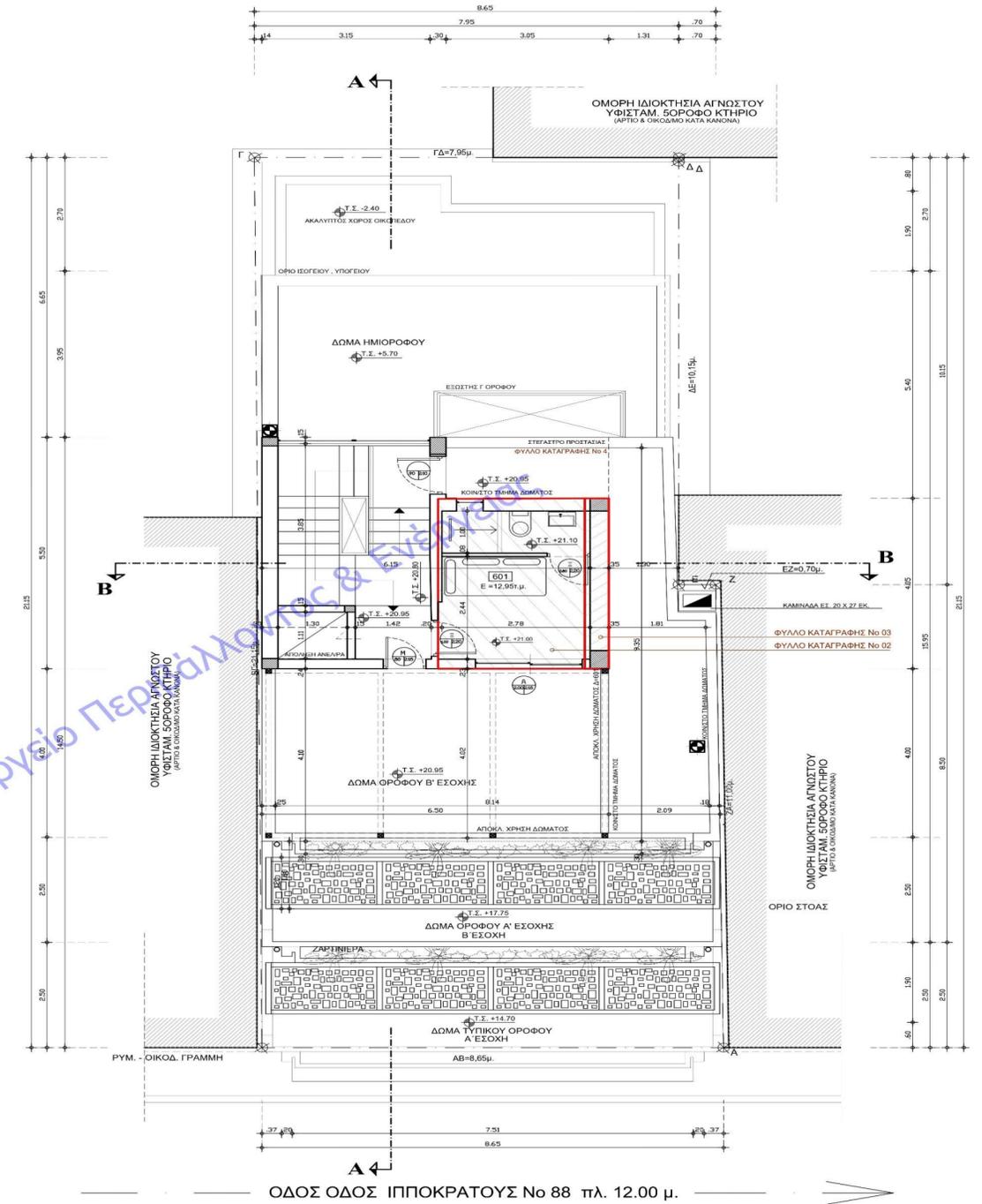
DESCRIPTION
4th Floor: 2 apartments
5th Floor: 1 apartment

FLOOR PLAN

6th Floor



ΓΕΝΙΚΗ ΚΑΤΟΨΗ ΔΩΜΑΤΩΝ



ΚΑΤΟΨΗ ΔΩΜΑΤΟΣ

SQM
12,95

DESCRIPTION
1 apartment with exclusive use of the terrace

ABOUT THE AREA



Exarchia is a district located in Athens, Greece, recognized for its lively cultural environment, historical importance, and role as a center for leftist politics and activism.

The area is often described as alternative and bohemian, drawing in students, artists, and intellectuals. Its distinctive character is marked by a diverse array of cafes, bars, bookstores, and street art, contributing to a vibrant atmosphere.

Exarchia hosts several significant cultural institutions, including art galleries and theaters. The architectural landscape of the area is unique, showcasing a blend of neoclassical, modernist, and traditional Greek styles.



Exarchia is a vibrant neighborhood in Athens, Greece, known for its bohemian atmosphere and cultural significance. The closest metro stations to Exarchia are:

1. Omonia Station (Line 1 and Line 2) - Located to the southwest of Exarchia, this station is about a 15–20-minute walk from the heart of the neighborhood.
2. Panepistimio Station (Line 2) - This station is slightly closer to the western edge of Exarchia, about a 10–15-minute walk.
3. Exarchia Station is under construction in the “Exarcheion Square”, about 10-minute walk.

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.



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