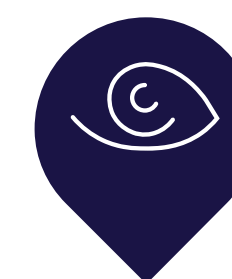




FINDERS

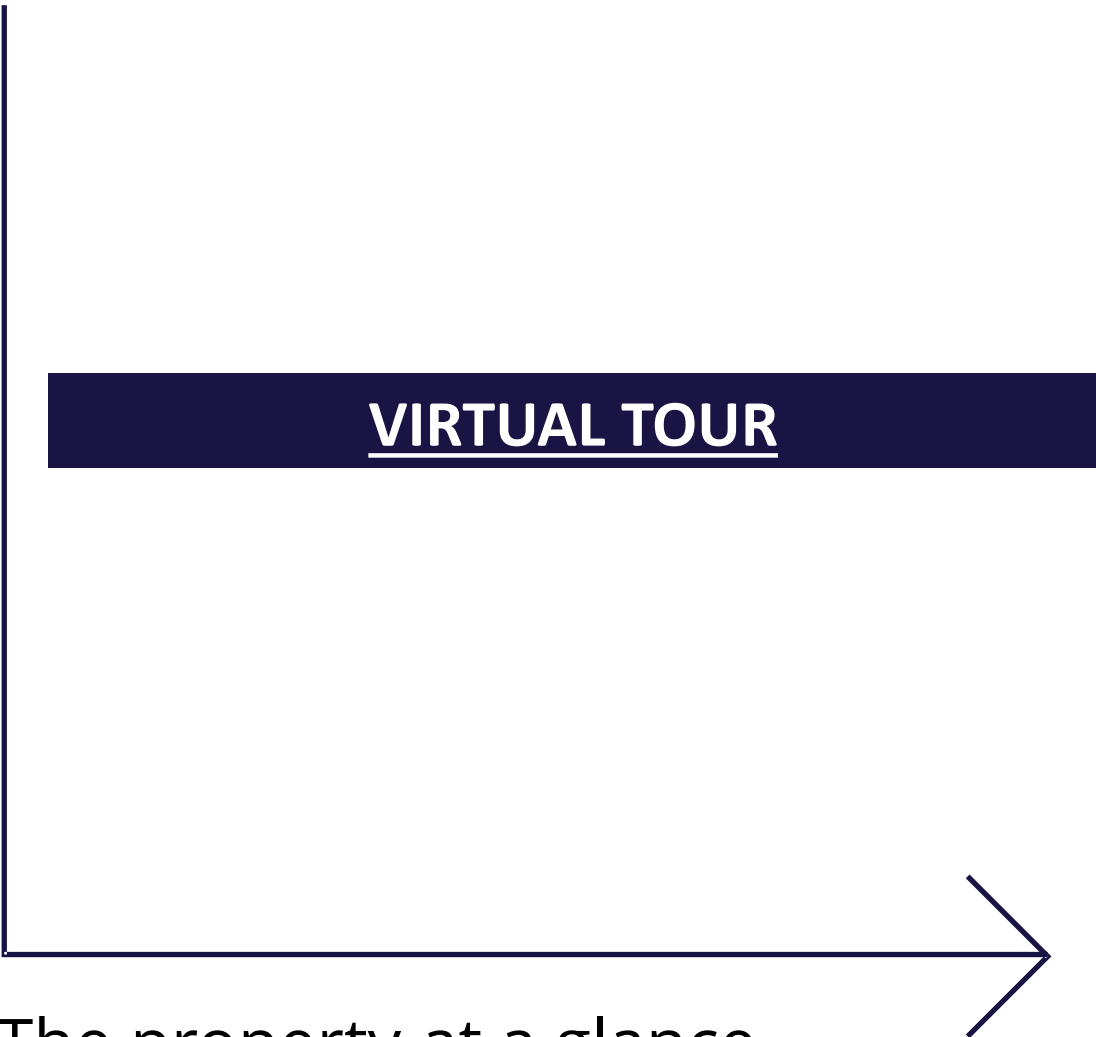
Tailor Made Investments

5 KRITIS ST, ATHENS





# HIGHLIGHTS



The property at a glance

Asking Selling Price: 1.200.000€

Total sqm: 1.138,94

Price per sqm: 1.054€

Plot area sqm: 240,83

Number of apartments after reconstruction: 26

Additional Building Rights sqm: 150  
Construction year: 1981



The building is located in the heart of Athens, between Omonia Square and Karaiskaki Square.

The previous use of the building was offices and a private training school and was changed to a building with residential apartments.

The new architectural study foresees that the building, after renovation and utilization of the additional 150 structural sqm, will be converted into 26 apartments.

Ground floor: 6 apartments with floors and semi-subterranean spaces with planting

1st, 2nd & 3rd floor: 6 apartments on each floor

4th floor: 2 apartments with jacuzzi on the terrace of each apartment



The new facade of the building will have the form of an ancient mantle or chiton and will enclose vertically every floor of the building.

This facade gives plasticity and depth and contributes to the symbolic connection of the building with the city of Athens through the contemporary expression of an element of classical antiquity.

The building will be upgraded in terms of energy through bioclimatic design, thermal insulation, selection of suitable electromechanical systems of high technologies, the use of renewable energy technologies and the application of automatic control devices for the operation of the of electromechanical installations, to limit unnecessary their use.

The building is under the management operation of the Hospitality Company Vision-Hosts of Superior Living.



5, KRITIS



SQM

STATUS

1,138.94

UNDER CONSTRUCTION



5, KRITIS



SQM

1,138.94



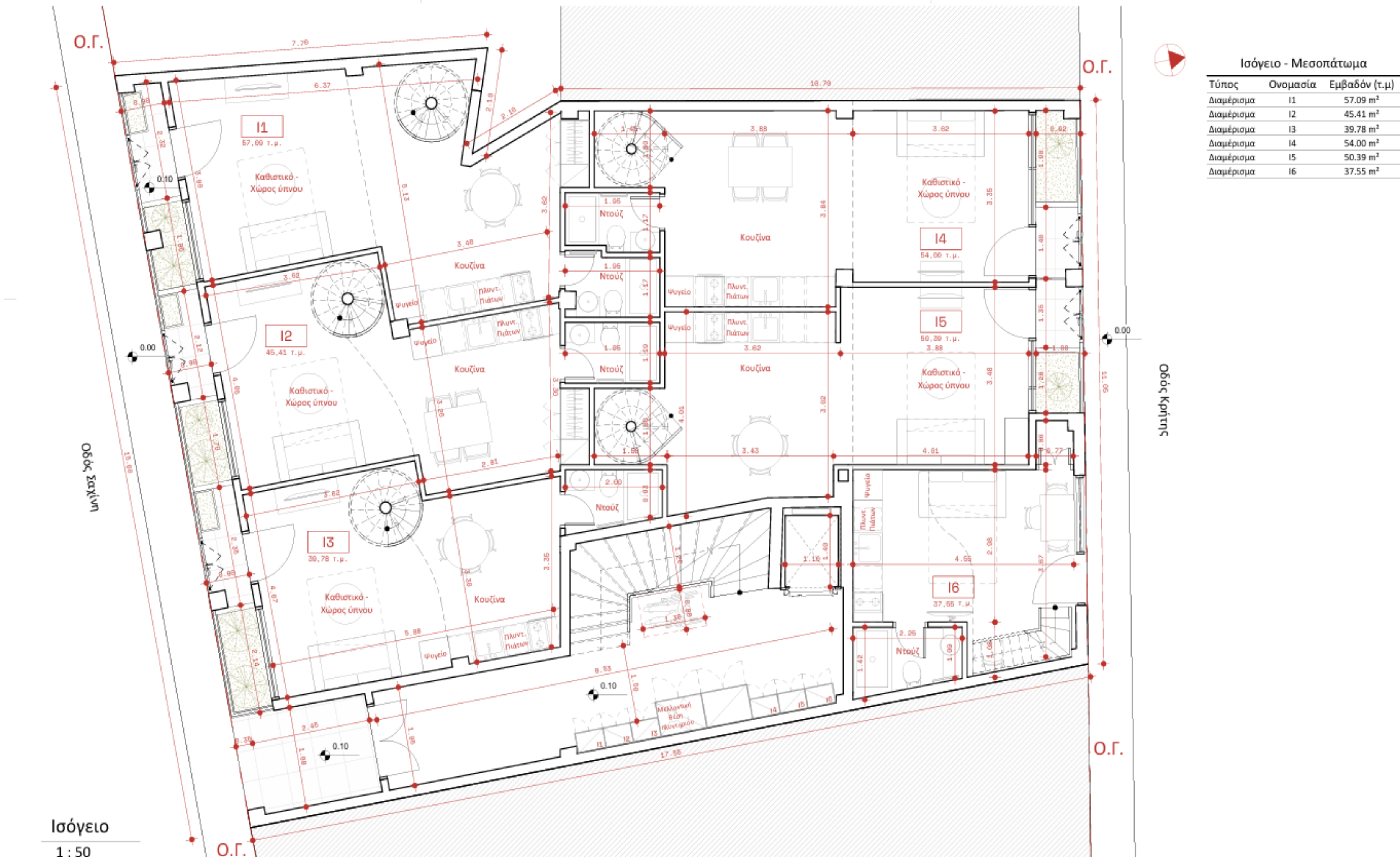
STATUS

UNDER CONSTRUCTION



# FLOORPLAN

## GROUND FLOOR



SQM

288,22

STATUS

6 APARTMENTS



SQM

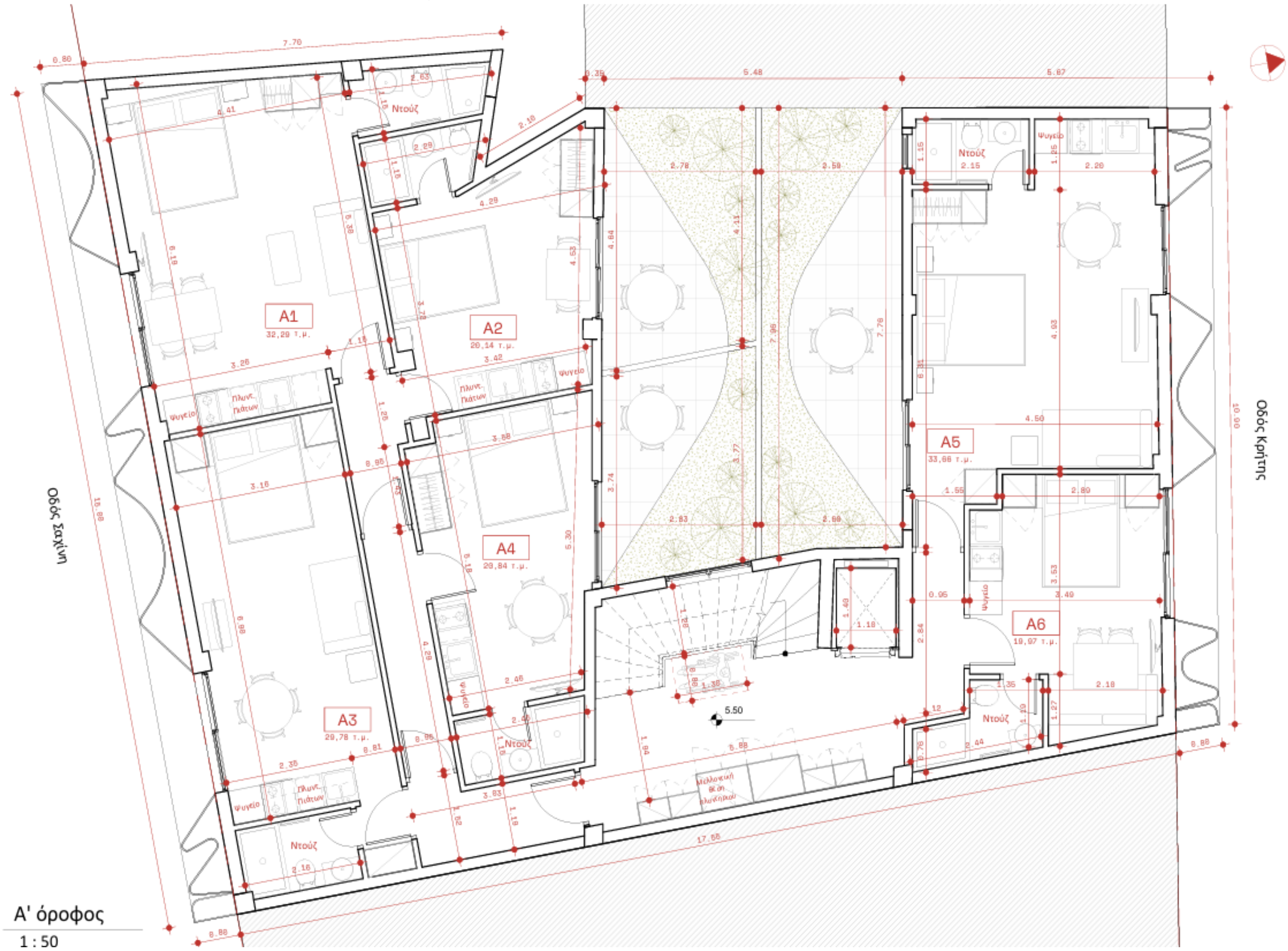
STATUS

STATUS



# FLOORPLAN

## 1ST - 3RD FLOOR



Α' Όροφος		
Τύπος	Ονομασία	Εμβαδόν (τ.μ)
Διαμέρισμα	A1	32.29 m²
Διαμέρισμα	A2	20.14 m²
Διαμέρισμα	A3	29.78 m²
Διαμέρισμα	A4	20.84 m²
Διαμέρισμα	A5	33.66 m²
Διαμέρισμα	A6	19.97 m²

SQM

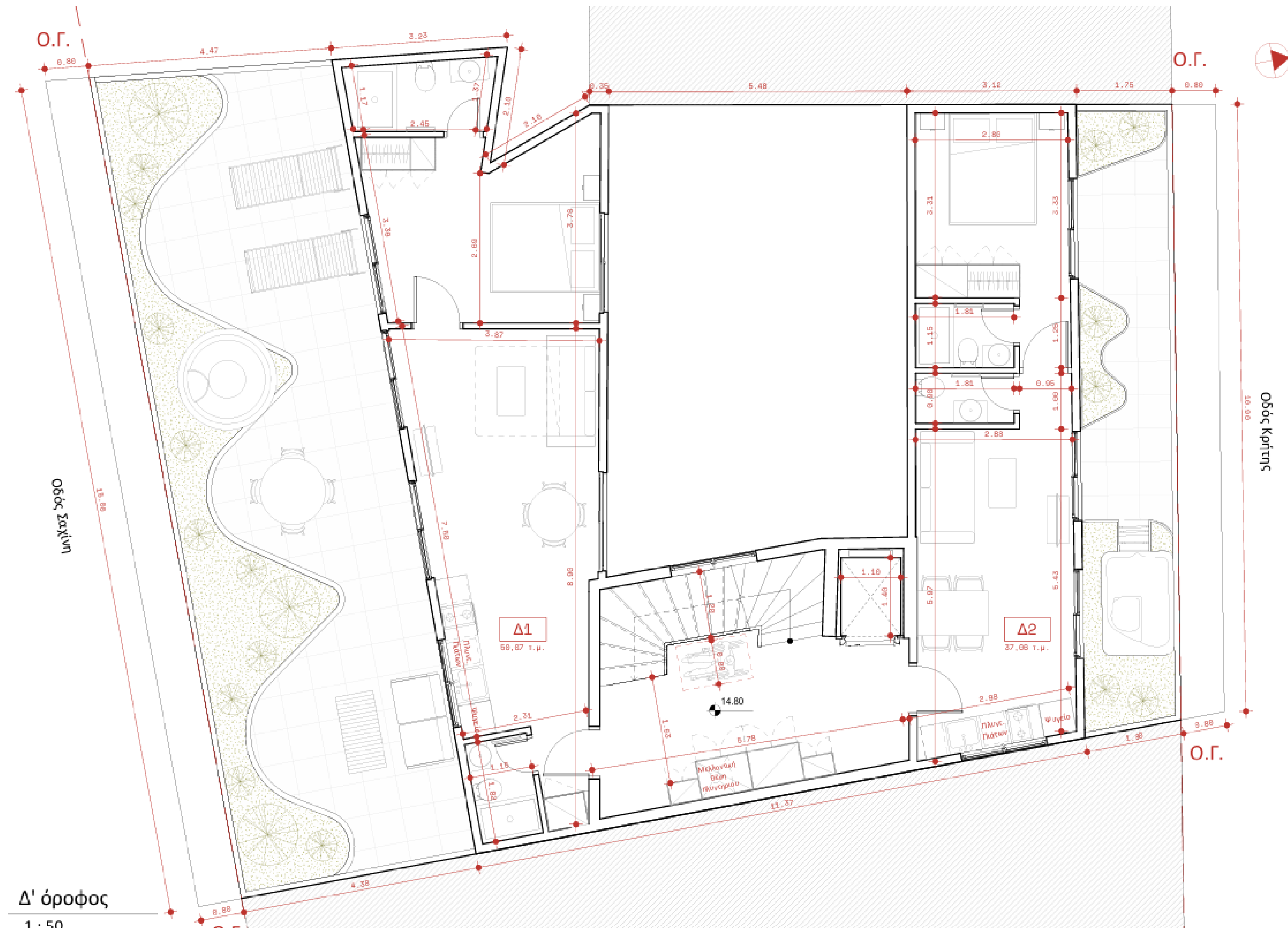
156.68/FLOOR

STATUS

6 APARTMENTS/FLOOR

# FLOORPLAN

## 4RTH FLOOR



SQM

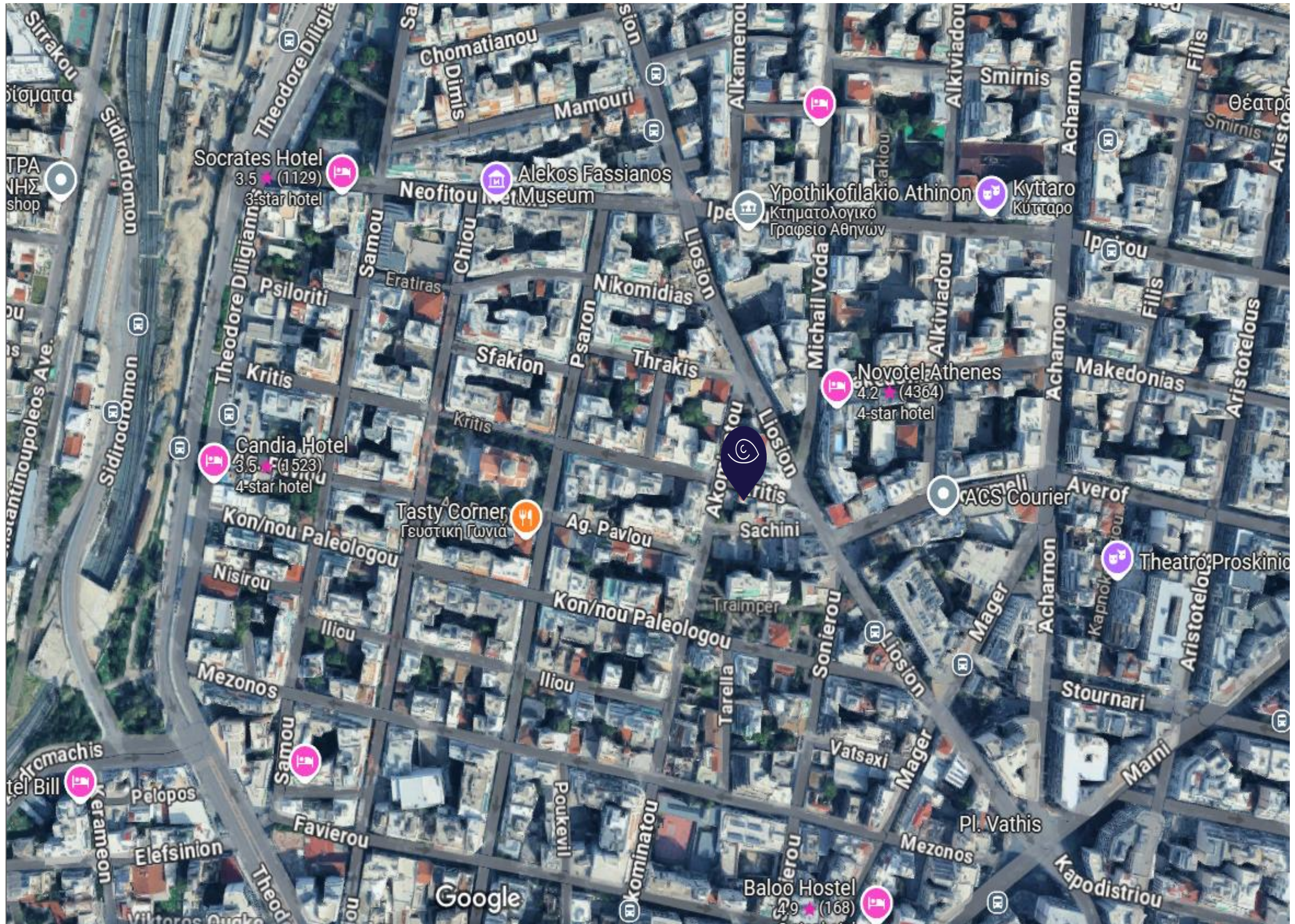
STATUS

87,13

2 APARTMENTS



# MAP & STREET VIEW





# ABOUT THE AREA



The "Kritis 5" building serves as your gateway to uncovering the hidden treasures of the city.

Embrace the local lifestyle as you wander through the vibrant street stalls of Monastiraki, journey through time at the National Archaeological Museum, and soak in the majestic aura of the Acropolis.

This exquisite location provides unparalleled comfort in the very heart of Athens, placing you in close proximity to all the city's iconic attractions.



The "Metaxourgio" metro station is conveniently situated just 600 meters from your doorstep, ensuring effortless exploration.

All residents will have privileged access to the nearby Vision Omonia's rooftop pool, gym, meeting rooms and restaurant, a perfect spot to relax after a day of sightseeing before returning to your apartment to rest before the next day's adventures.



## About Vision Greece

- 'VISION Hosts of Superior Living' was established in 2022 to fill in the gap between rented short stay apartments and hotels.
- Vision Omonia is the first hotel of what is to become a family of accommodation in the heart of the Hellenic capital. Vision aspires to fill the gap between hotels and short-stay rentals, with the aim of reaching out to its guests with the famous Hellenic hospitality, bespoke services tailor-made VISION APP and a humane, relaxing approach within the vibrant urban environment.
- **We are here to offer a unique concept of serviced apartments with 24/7 Hotel Services, and back of house support in the fields of Management and Guest Services.**
- **Specifically, VISION Greece offers an expertise in Property Management, Sales, Reservations, Price Yielding, Promotion, Marketing, Maintenance and Food & Beverage.**



# 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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