



FINDERS

Tailor Made Investments

6 LAVRAGA ST  
METAXOURGEIO, ATHENS 

# HIGHLIGHTS



The property at a glance

Total Number of Apartments: 11

Apartments Sold: A3 & B3

Total sqm: 22 – 81,76

Underground parking: 7 spots

Status: Completion February 2025,

Operating April 2025

The building is discreetly situated on a tranquil street, while simultaneously being at the heart of Athens' lively center. This project serves as a genuine urban retreat, featuring 11 thoughtfully crafted apartments that extend over 924sqm and four floors of modern comfort.

The layout is as follows:

Ground Floor: 2 Duplex apartments-accommodating up to 4 guests/apartment

1<sup>st</sup> & 2<sup>nd</sup> Floors: 3 apartments per floor-accommodating up to 3 guests/apartment

3<sup>rd</sup> Floor: 2 apartments – accommodating up to 3 guests/apartment

4<sup>th</sup> Floor: Penthouse with exclusive use of the terrace. The terrace has a jacuzzi with Acropolis view – accommodating up to 5 guests

The building also has an underground parking of two levels and the access is done by a car elevator.

The apartments are sold as service apartments with full furniture and accessories. The Hospitality Management Company Vision Greece-Hosts of Superior Living, is managing the project.

It combines city luxury, comfort and easy access to any place using your own car, the metro station or an uber service.

The Metro Station “Metaxourgio” is only 550m away from the building.

# GROUND FLOOR

**I1:**

Duplex with  
Façade View

The property at a glance

Bedroom: 1

Bathrooms: 2

Living Room

Kitchenette

Fully furnished and

Equipped

Underground Parking Spot



SQM

**57.30**

RENOVATION

**In progress**

# GROUND FLOOR

## I2:

### Duplex with Exclusive use of Back Yard



The property at a glance

- Bedroom: 1
- Bathrooms: 2
- Living Room
- Kitchenette
- Exclusive use of Back Yard with jacuzzi: 40.26sqm
- Fully furnished and Equipped
- Underground Parking Spot



SQM

**68,85**

RENOVATION

**In progress**

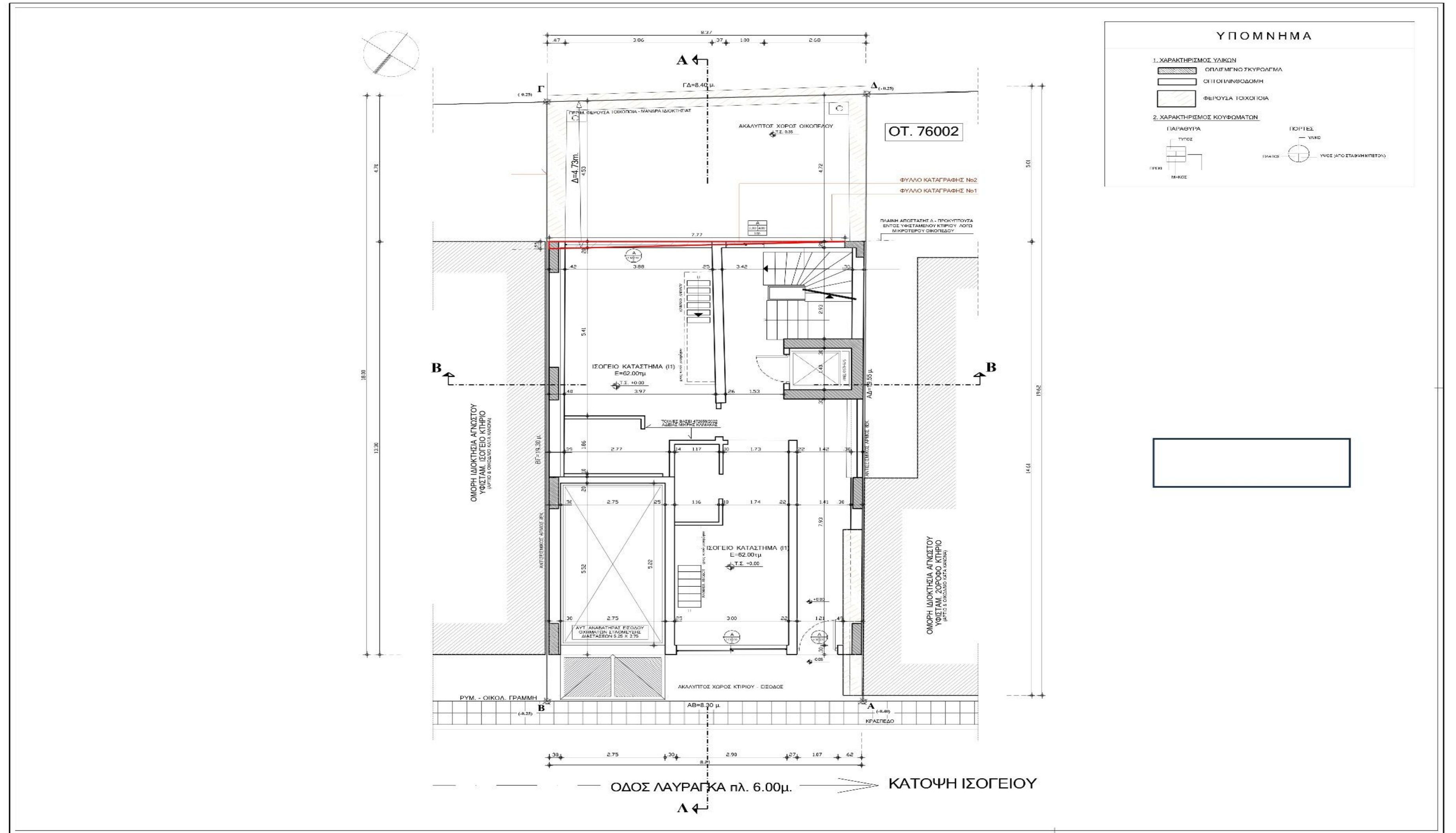
# FLOORPLAN

## GROUND FLOOR

### I1 & I2

The property at a glance

- Bedroom: 1
- Bathrooms: 2
- Living Room
- Kitchenette
- I2: Exclusive use of Back Yard with jacuzzi: 40.26sqm
- Fully furnished and Equipped
- Underground Parking Spot (1spot for each apartment)



SQM

**I1: 57,30**  
**I2: 68,85**

RENOVATION

**In progress**

# APARTMENTS

## 1<sup>ST</sup> & 2<sup>ND</sup> FLOORS

### A1, A2, B1, B2

The properties at a glance

**A3 & B3: ARE SOLD**

One Space Bedroom and  
Living Room

Bathroom: 1

Kitchenette

Balcony

A1 & B1: Front Balcony 8.5sqm

A2 & B2: Front Balcony 8.50sqm &  
Back 1,68sqm

**A2 & B2: Parking Spot**



SQM

**A1: 32,40**

**A2: 33,95**

**B1: 32,40**

**B2: 33,95**

RENOVATION

**In progress**



# APARTMENTS

## 3<sup>rd</sup> FLOOR

### C1 & C2

The properties at a glance

C1:

One Space Bedroom with  
Living Room

Bathroom: 1

Kitchenette

Front Balcony 12,80sqm

Parking Spot

C2:

Bedroom: 1

Separate Living Room

Kitchenette

Front Balcony 8.80sqm

Back Balcony 1.68sqm

Parking Spot



SQM

**C1: 31**  
**C2: 42,45**

RENOVATION

**In progress**



# FLOORPLAN

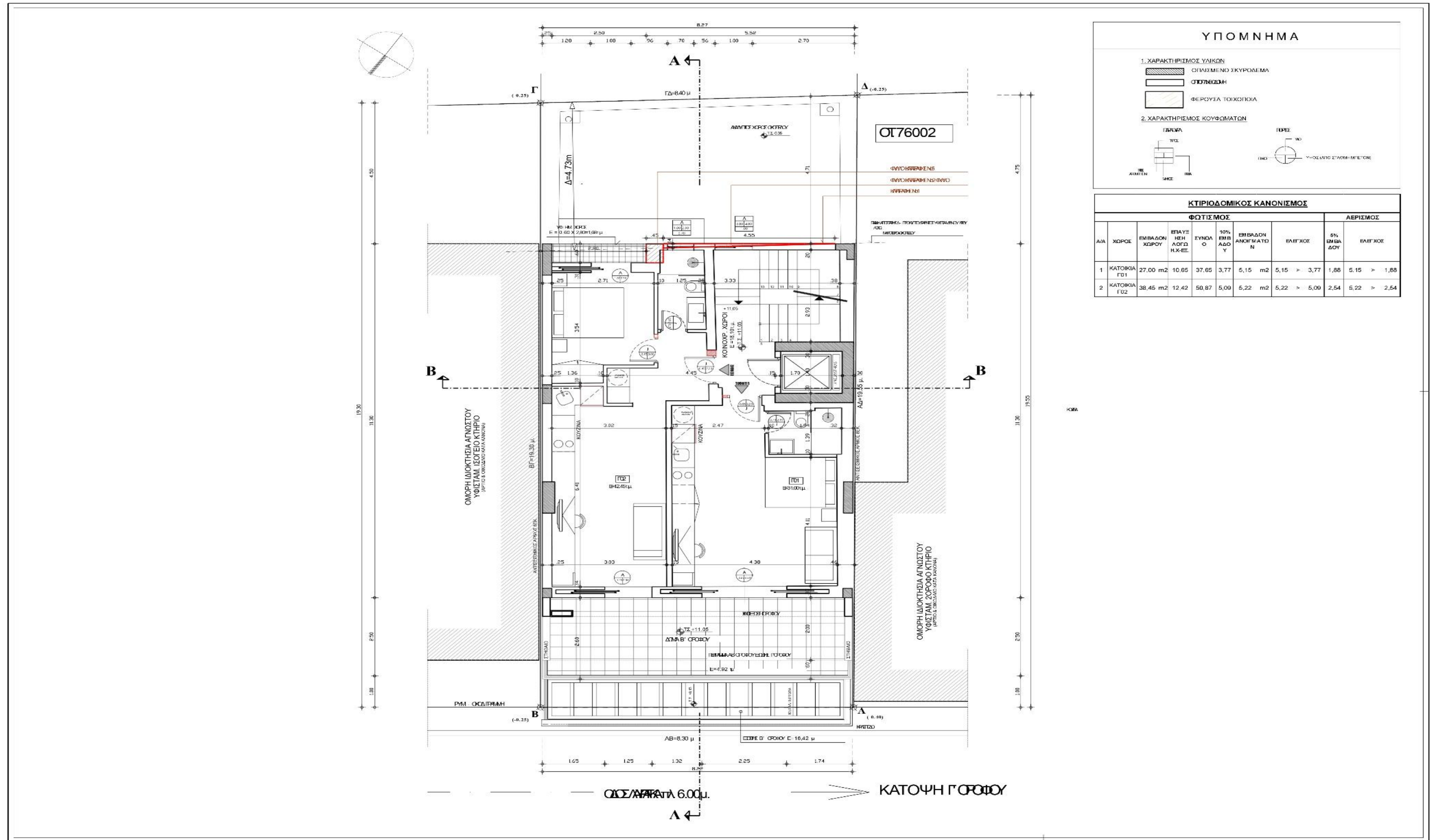
## 3<sup>rd</sup> FLOOR

### C1 & C2

The properties at a glance

- C1:  
 One Space Bedroom with  
 Living Room  
 Bathroom: 1  
 Kitchenette  
 Front Balcony 12,80sqm  
 Parking Spot

- C2:  
 Bedroom: 1  
 Separate Living Room  
 Kitchenette  
 Front Balcony 8.80sqm  
 Back Balcony 1.68sqm  
 Parking Spot



SQM

**C1: 31**

**C2: 42,45**

RENOVATION

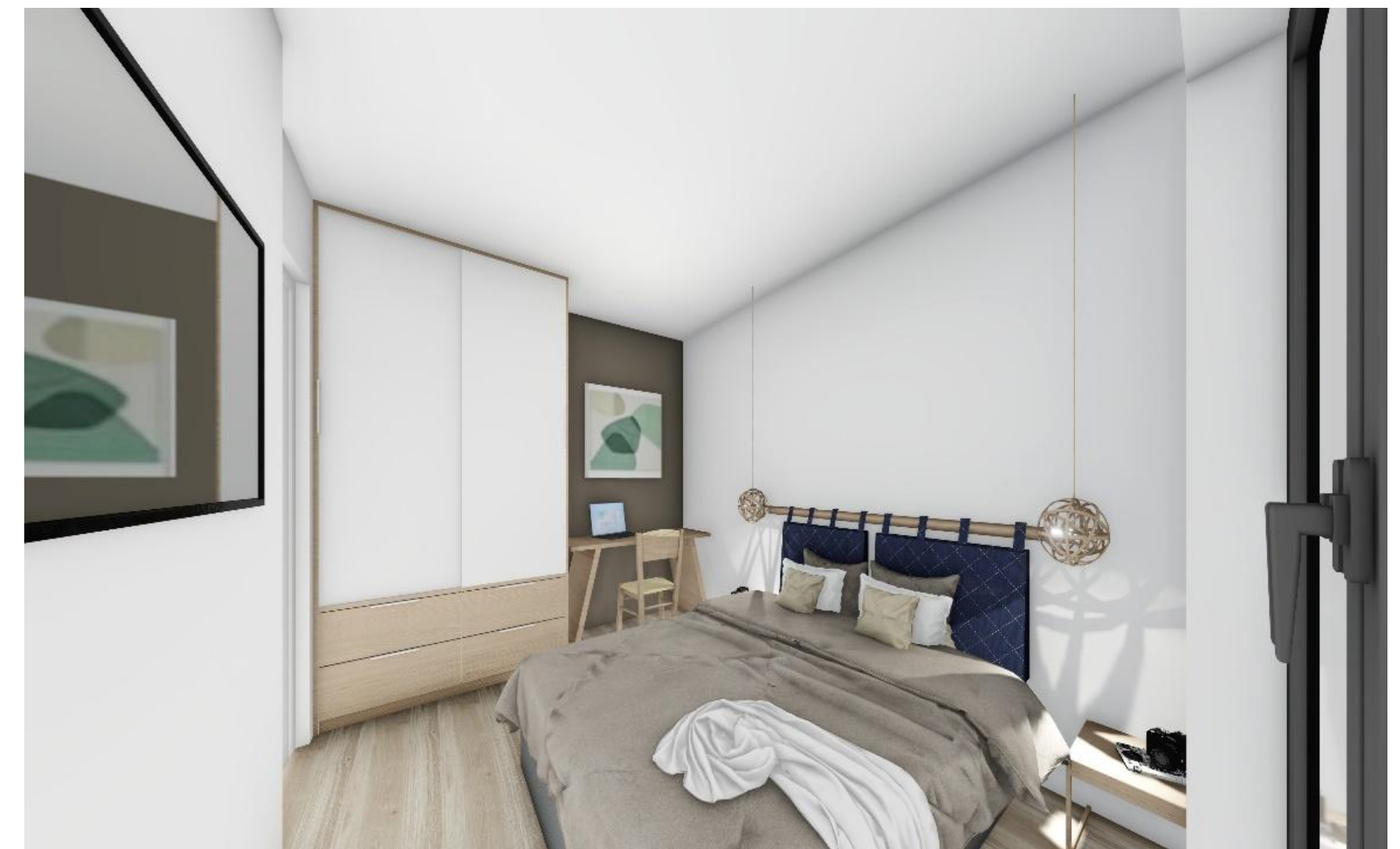
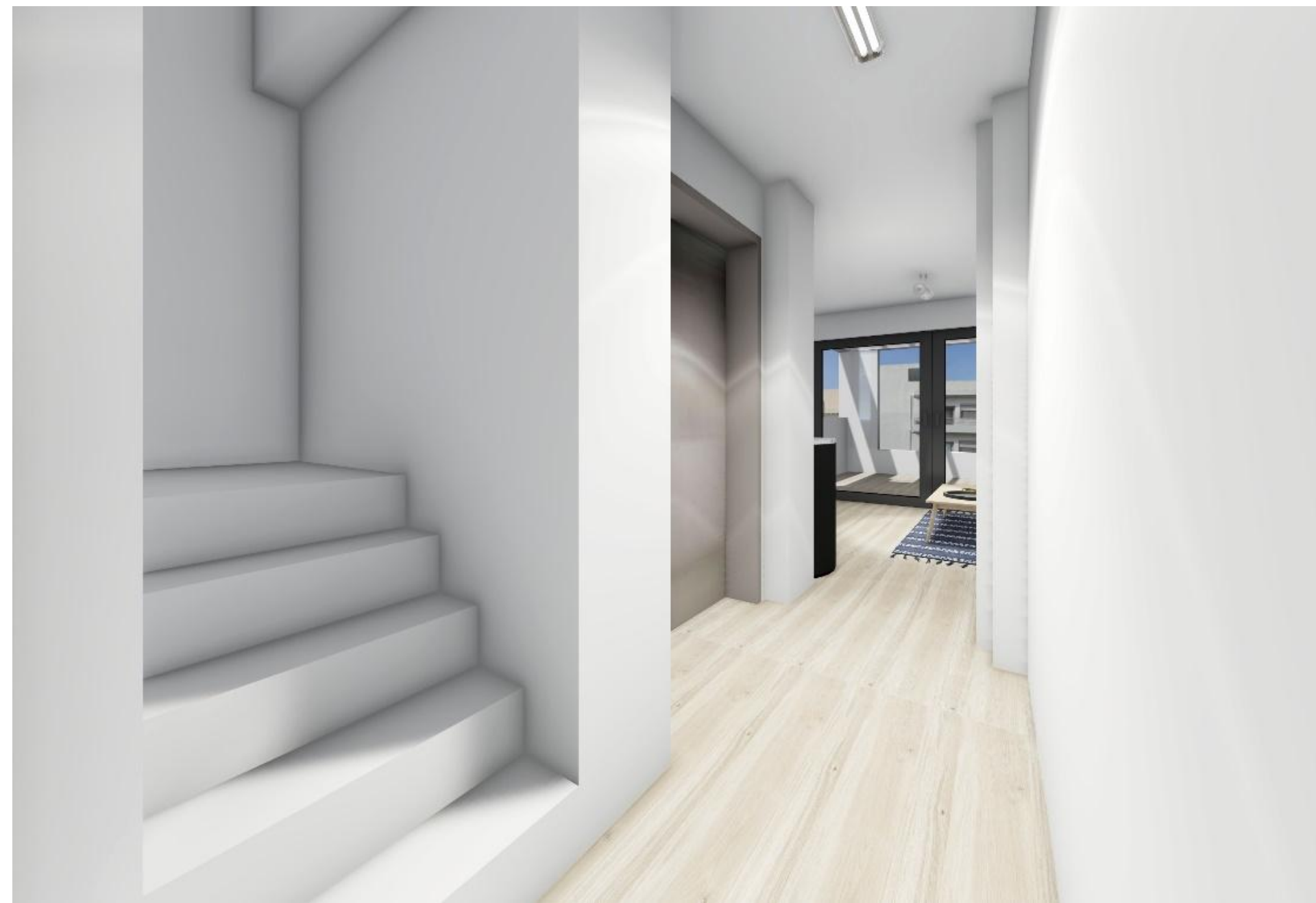
**In progress**

# PENTHOUSE

## 4rth FLOOR

The Penthouse at a glance

- Bedroom: 2
- Bathroom: 1
- Living Room
- Kitchenette
- Front Balcony 26,70sqm
- Back Balcony 1,59sqm
- Elevator with direct access
- Exclusive use of terrace with jacuzzi Acropolis View
- Parking Space



SQM

**81.76**

RENOVATION

**In progress**

# PENTHOUSE THE TERRACCE

The Penthouse at a glance

- Bedroom: 2
- Bathroom: 1
- Living Room
- Kitchenette
- Front Balcony 26,70sqm
- Back Balcony 1,59sqm
- Elevator with direct access
- Exclusive use of terrace with jacuzzi Acropolis View
- Parking Space



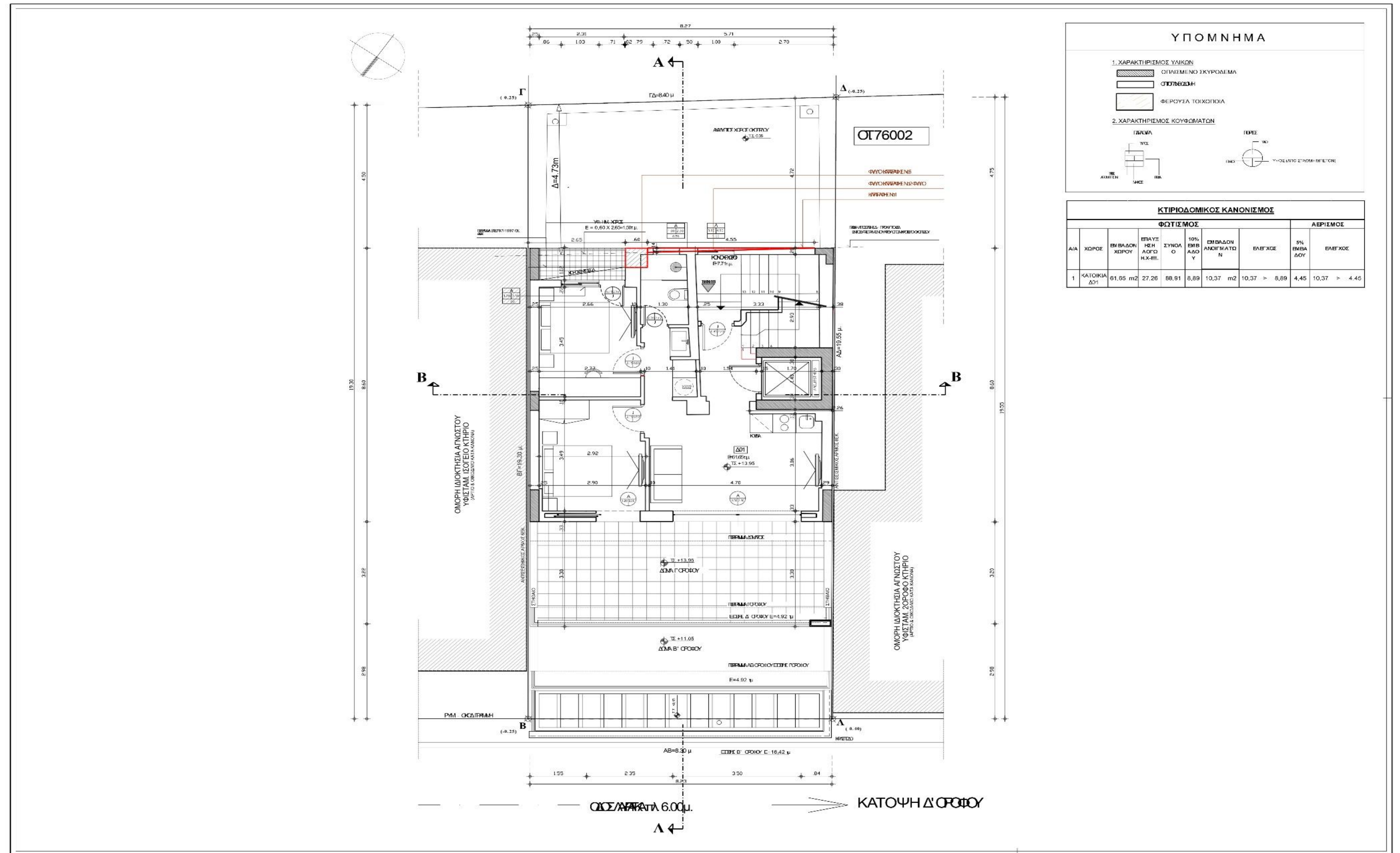
SQM  
**81.76**

RENOVATION  
**In progress**

# FLOORPLAN PENTHOUSE 4th FLOOR

The Penthouse at a glance

- Bedroom: 2
- Bathroom: 1
- Living Room
- Kitchenette
- Front Balcony 26,70sqm
- Back Balcony 1,59sqm
- Elevator with direct access
- Exclusive use of terrace with jacuzzi Acropolis View
- Parking Space



SQM  
**81.76**

RENOVATION  
**In progress**

# FLOORPLAN THE TERRACCE

The Penthouse at a glance

Bedroom: 2

Bathroom: 1

Living Room

Kitchenette

Front Balcony 26,70sqm

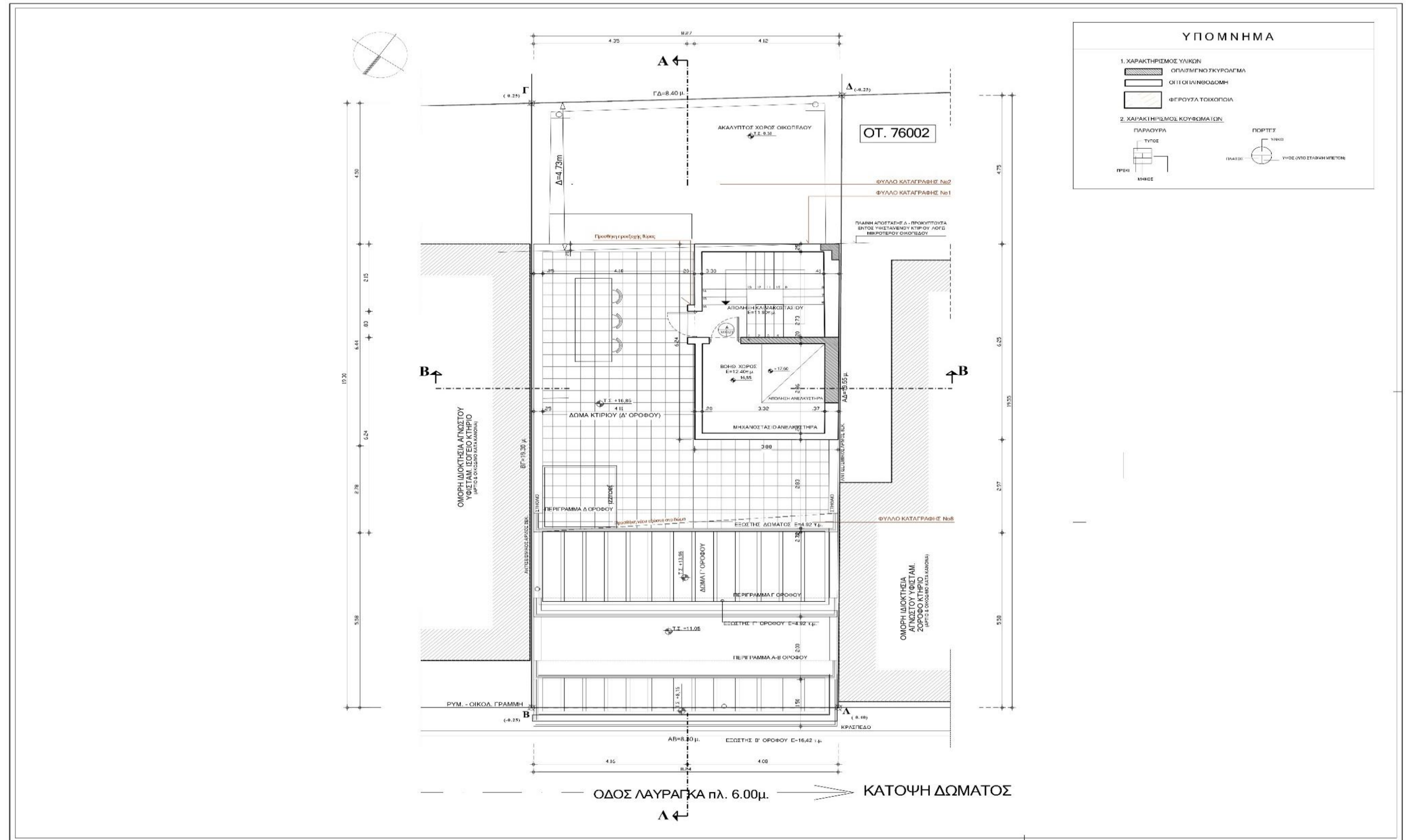
Back Balcony 1,59sqm

Elevator with direct access

Exclusive use of terrace with

jacuzzi Acropolis View

Parking Space



SQM

**81.76**

RENOVATION

**In progress**



# ABOUT THE AREA



The property is located in the Metaxourgio neighborhood, a 6 minutes walk from "Metaxourgio" metro station offering easy accessibility to all of Athens' historic and contemporary attractions.

The nearby areas are Kerameikos, and Gazi Areas. The Technopolis Gazi Live Music Stage, the Benaki Museum, and the Kerameikos Archaeological site are all within a short distance.

The tranquil ambiance of this building apartment is a pleasant contrast to the bustling charm of the nearby Metaxourgio Square and its hip multicultural vibes. Just a leisurely stroll away, the popular areas of Monastiraki and Plaka offer a journey through Athens' rich tapestry of history and modernity



The iconic Omonia Square, is very close to the property and has been redesigned, with a new layout unveiled in May 2020 that revitalizes the historic fountain and incorporates sustainable materials.

Located at key intersections, it symbolizes modern urban life while holding historical significance since 1862, when it hosted a political agreement. The City of Athens is transforming Omonia Square with renovations and new hotels, including the rebranded Brown Acropol, the Moxy hotel, and the newcoming Vision Omonia.

These developments are introducing rooftop bars and trendy cafes, aiming to shift the area's traditional working-class dynamic and promote a more pedestrian-friendly Athens.

## 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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