



FINDERS

Tailor Made Investments

6 LAVRAGA ST
METAXOURGEIO, ATHENS 

HIGHLIGHTS

For the 5 remaining apartments, a dedicated cluster is implemented with a 20% discount.

The property at a glance

Total Number of Apartments: 11

Apartments Sold: 6

Asking selling price:

135,000 – 425,000€

Total sqm: 22 – 81,76

Price/sqm: 4,166 – 5,198€

Underground parking: 7 spots



This sophisticated building is discreetly located on a quiet street while remaining at the vibrant center of Athens. The building is a true urban retreat, featuring 11 thoughtfully designed apartments across 924 sqm and four floors of modern comfort.

Layout:

- Ground Floor:** 2 duplex apartments with facade views, each accommodating up to 4 guests. One of them is offered for Golden Visa eligibility, starting from €250,000, making them a unique opportunity for international investors.

- 1st & 2nd Floors:** 3 apartments per floor, each accommodating up to 3 guests.

- 3rd Floor:** 2 apartments, each accommodating up to 3 guests.

- 4th Floor:** Penthouse with exclusive terrace, featuring a jacuzzi with Acropolis views, accommodating up to 5 guests. The building also includes a two-level underground parking area with car elevator access.



All residences are delivered as fully furnished serviced apartments, equipped for high-end living.

The building, combines urban luxury, comfort, and effortless access to every part of the city, by private car, metro, or ride-hailing services such as Uber.

The Metaxourgio metro station is just 550 meters away.

This selective offering ensures that international buyers can acquire Ground Floor facade-view apartment with Golden Visa eligibility, while all other units remain premium serviced apartments for short-stay guests.

Experience the perfect blend of urban sophistication, luxury living, and investment potential in the heart of Athens.

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

Eligible for the Greek Golden Visa: Invest €250,000+ and secure both a modern, fully renovated apartment and the opportunity for residency



SQM

57.30

ASKING SELLING
PRICE

250,000€

PRICE/SQM

4,363€

STATUS

Operating

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

Eligible for the Greek Golden Visa: Invest €250,000+ and secure both a modern, fully renovated apartment and the opportunity for residency



SQM

57.30

ASKING SELLING PRICE

250,000€

PRICE/SQM

4,363€

STATUS

Operating

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

ASKING SELLING
PRICE

260,000€

PRICE/SQM

3,776€

STATUS

Operating

GROUND FLOOR

I2:

Duplex with
Exclusive use of
Back Yard

The property at a glance

Bedroom: 1

Bathrooms: 2

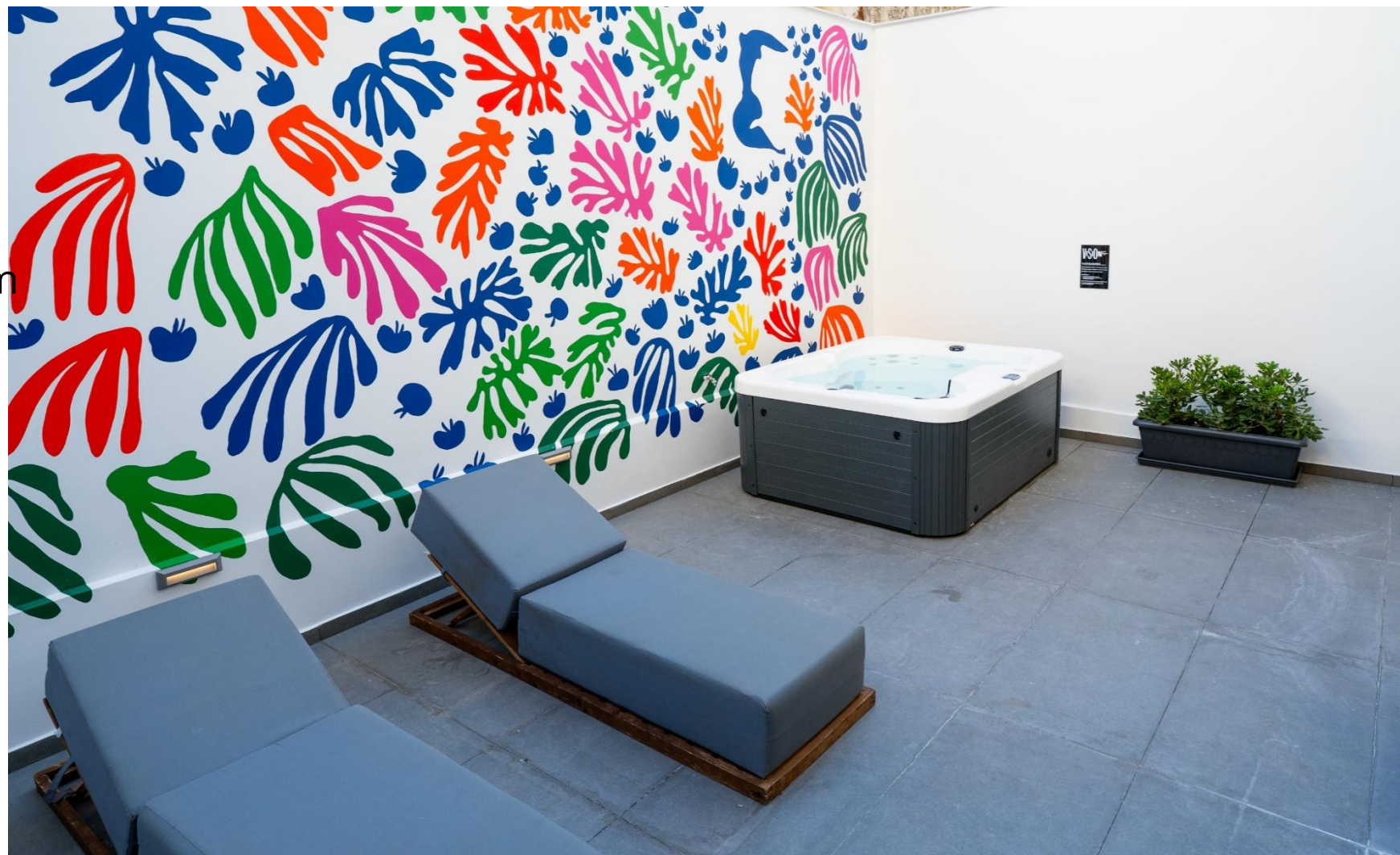
Living Room

Kitchenette

Exclusive use of Back Yard with jacuzzi: 40.26sqm

Fully furnished and Equipped

Underground Parking Spot



SQM

68,85

ASKING SELLING
PRICE

260,000€

PRICE/SQM

3,776€

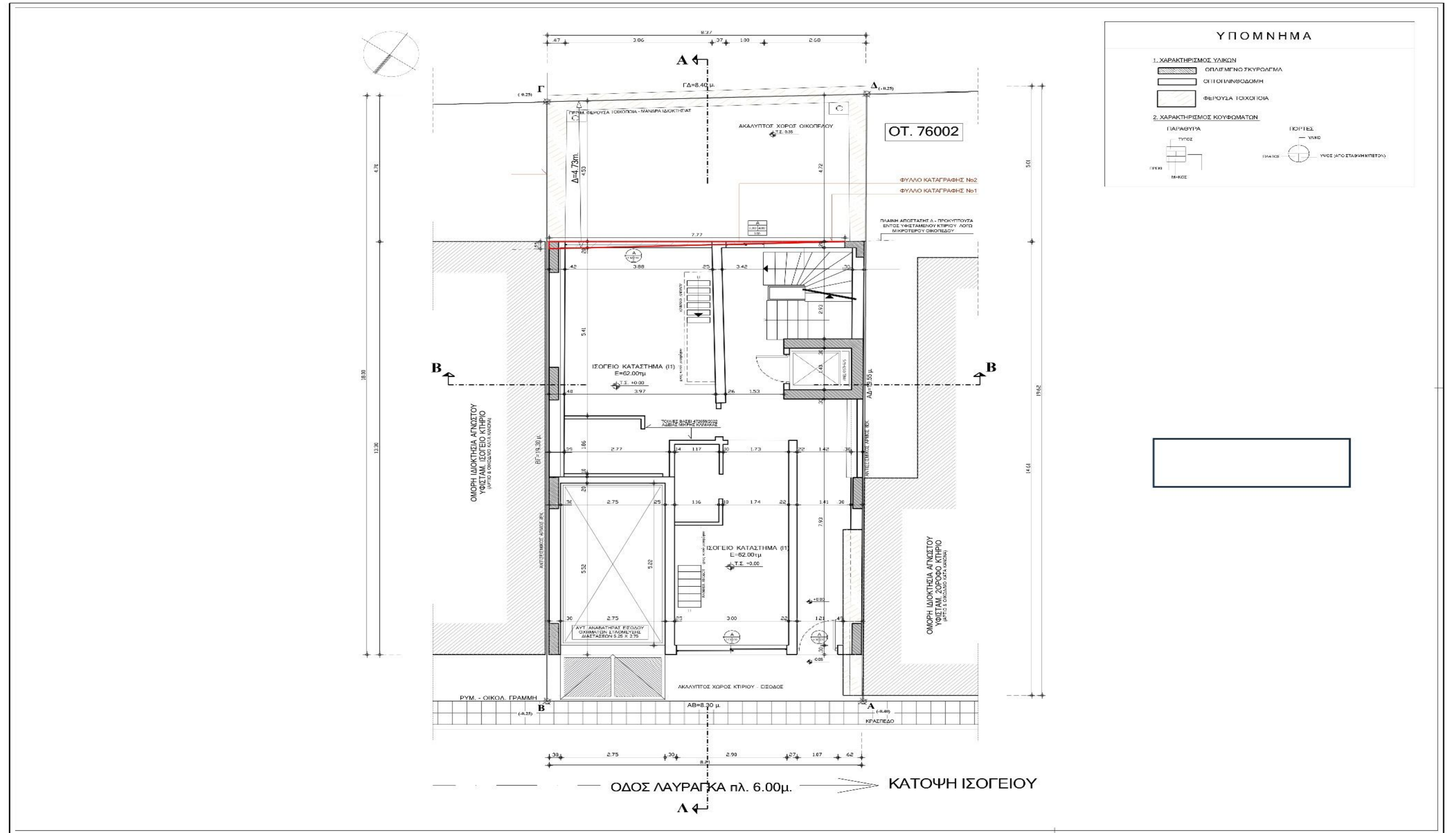
STATUS

Operating

FLOORPLAN

GROUND FLOOR

I1 & I2



SQM

I1: 57,30
I2: 68,85

ASKING SELLING
PRICE

I1: 250,000€
I2: 260,000€

PRICE/SQM

I1: 4,363€
I2: 3,776€

STATUS

Operating

APARTMENTS

2ND FLOOR

B2

The property at a glance

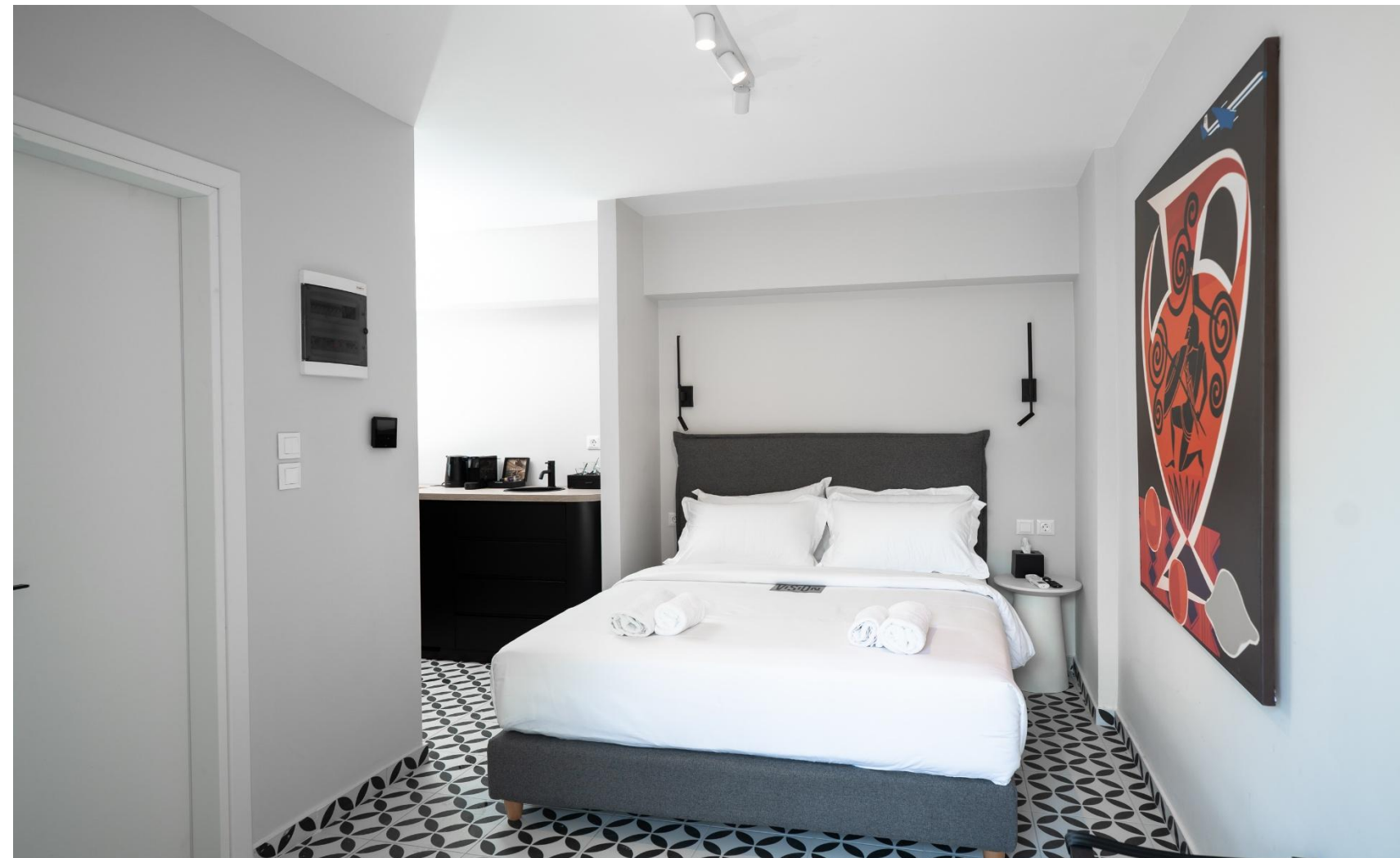
One Space Bedroom

Living Room

Bathroom: 1

Kitchenette

Front Balcony 8.50sqm



SQM

B2: 33,95

ASKING SELLING PRICE

B2: 155,000€

PRICE/SQM

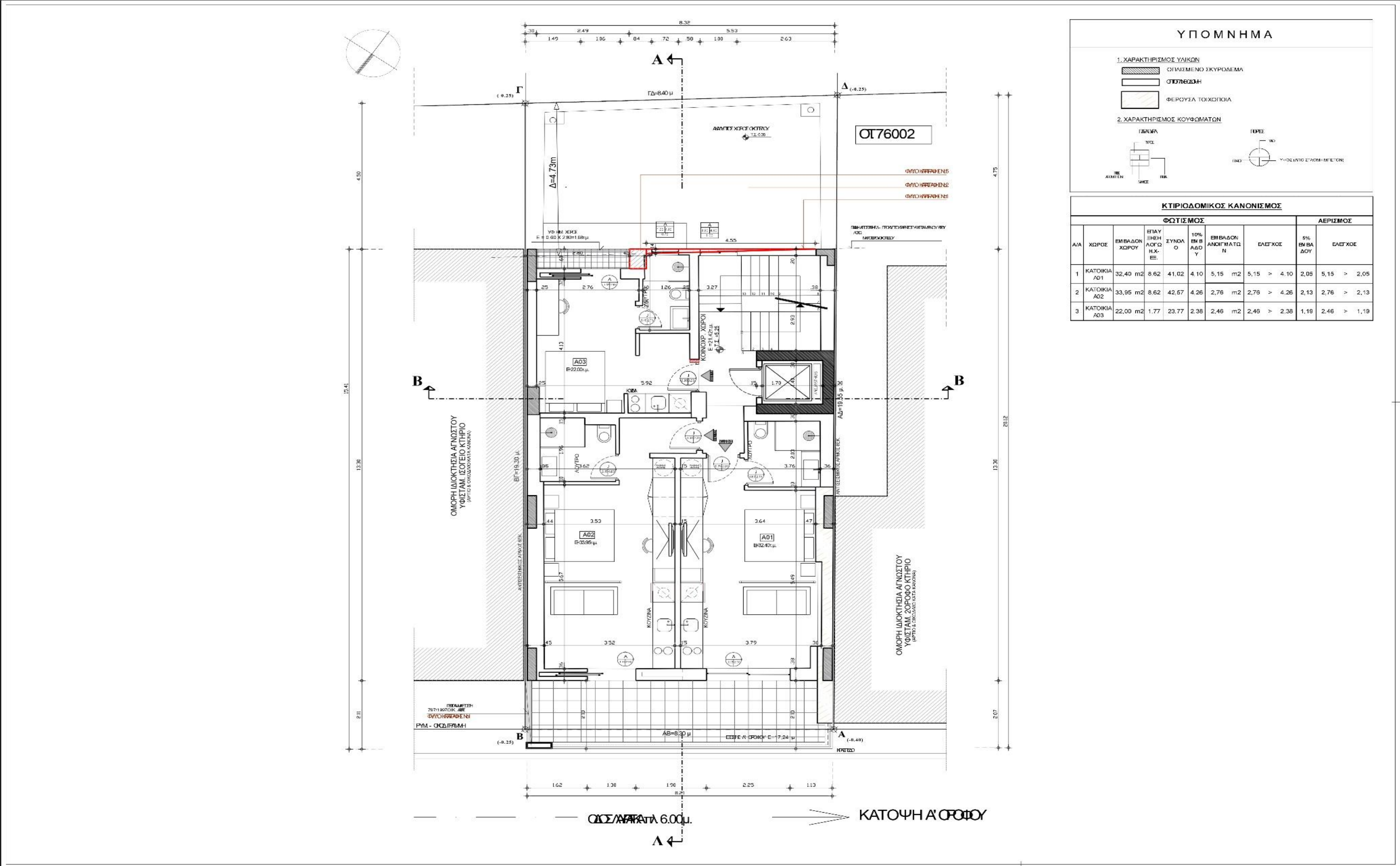
B2: 4,566€

STATUS

Operating

FLOORPLAN

1ST & 2ND FLOORS



APARTMENTS

3rd FLOOR

C2

The properties at a glance

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



SQM

C2: 42,45

ASKING SELLING PRICE

C2: 185,000€

PRICE/SQM

C2: 4,358€

STATUS

Operating

FLOORPLAN

3rd FLOOR

C2

The properties at a glance

C2:

Bedroom: 1

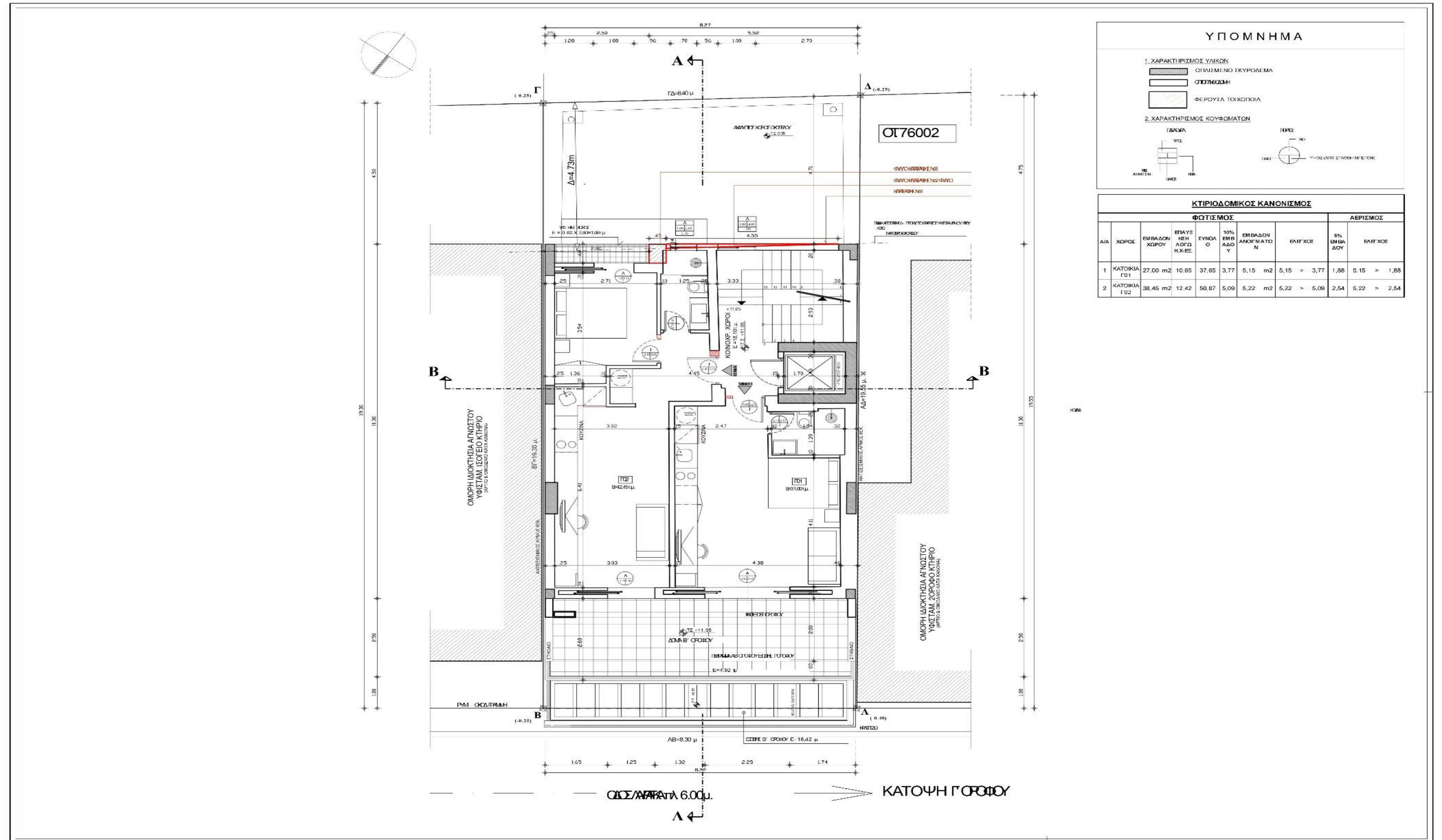
Separate Living Room

Kitchenette

Front Balcony 8.80sqm

Back Balcony 1.68sqm

Parking Spot



ΥΠΟΜΝΗΜΑ

1. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΥΛΙΚΩΝ

- ΣΥΝΤΗΜΕΝΟ ΕΚΚΥΡΩΜΑ
- ΣΤΥΡΩΣΗ
- ΦΕΡΟΥΣΑ ΤΟΙΧΟΠΟΙΑ

2. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΟΥΦΩΜΑΤΩΝ

ΠΑΡΚΑ
ΥΠΕΡ
ΑΜΦΙ
ΥΠΕΡ

ΠΡΟΣ
ΥΠΕΡ
ΥΠΕΡ

ΚΤΙΡΙΑΔΟΜΙΚΟΣ ΚΑΝΟΝΙΣΜΟΣ

Α/Α	ΧΩΡΟΣ	ΦΩΤΙΣΜΟΣ				ΑΕΡΙΣΜΟΣ					
		ΕΜΒΛΑΔΟΝ ΧΩΡΟΥ	ΕΓΧΑΥΡΗ ΑΔΕΙΑ Η.Χ.Ε.	ΣΥΝΟΛΟ	10% ΕΜΒΛΑΔΟΥ	ΕΜΒΛΑΔΟΝ ΑΝΟΓΜΑΤΩΝ	ΕΛΓΕΙΧΟΣ	5% ΕΜΒΛΑΔΟΥ	ΕΛΓΕΙΧΟΣ		
1	ΚΑΤΟΙΚΙΑ Γ01	27,00 m ²	10,65	37,65	3,77	5,15 m ²	5,15 >	3,77	1,88	5,15 >	1,88
2	ΚΑΤΟΙΚΙΑ Γ02	38,45 m ²	12,42	50,87	5,09	5,22 m ²	5,22 >	5,09	2,54	5,22 >	2,54



SQM	ASKING SELLING PRICE	PRICE/SQM	STATUS
C2: 42,45	C2: 185,000€	C2: 4,358€	Operating

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, private shower and Acropolis View

Parking Space



SQM

81.76

ASKING SELLING PRICE

425,000€

PRICE/SQM

5,198€

STATUS

Operating

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, private shower and Acropolis View

Parking Space



SQM

81.76

ASKING SELLING PRICE

425,000€

PRICE/SQM

5,198€

STATUS

Operating

PENTHOUSE

4rth FLOOR

The Penthouse at a glance

Bedroom: 2

Bathroom: 1

Living Room

Kitchenette

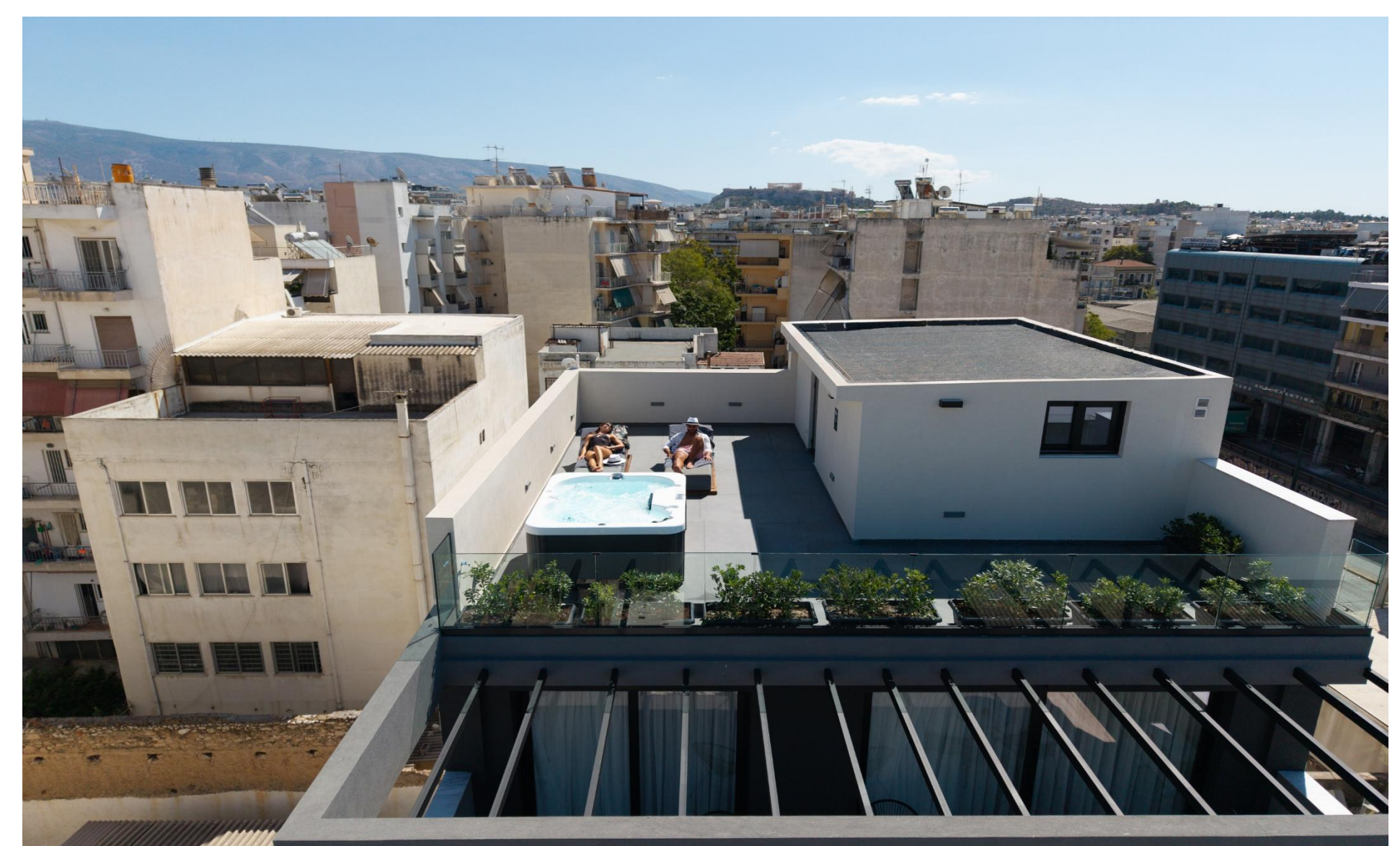
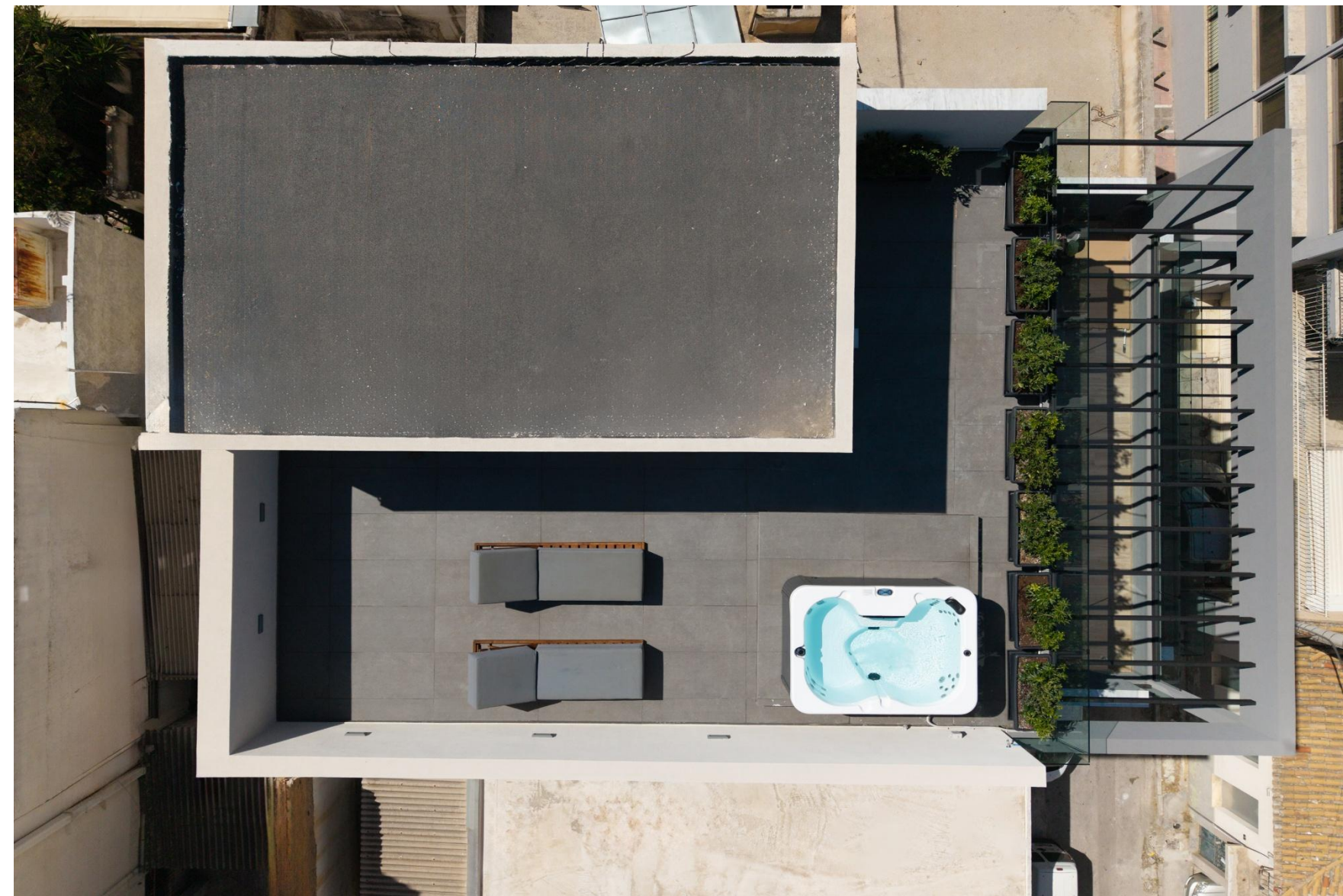
Front Balcony 26,70sqm

Back Balcony 1,59sqm

Elevator with direct access

Exclusive use of terrace with jacuzzi, private shower and Acropolis View

Parking Space



SQM

81.76

ASKING SELLING PRICE

425,000€

PRICE/SQM

5,198€

STATUS

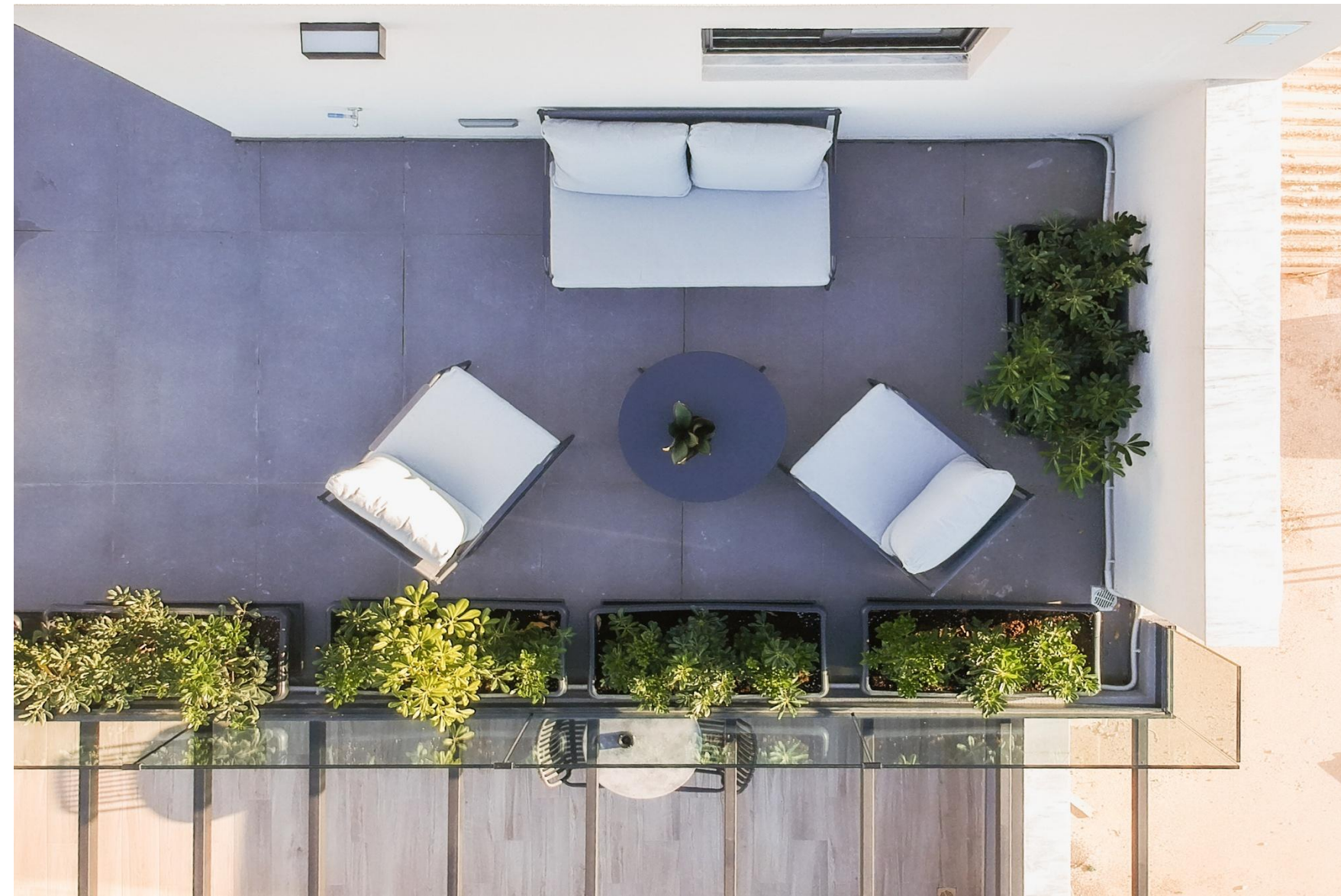
Operating

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, private shower and Acropolis View**
- Parking Space



SQM

81.76

ASKING SELLING PRICE

425,000€

PRICE/SQM

5,198€

STATUS

Operating

FLOORPLAN PENTHOUSE 4th FLOOR

The Penthouse at a glance

Bedroom: 2

Bathroom: 1

Living Room

Kitchenette

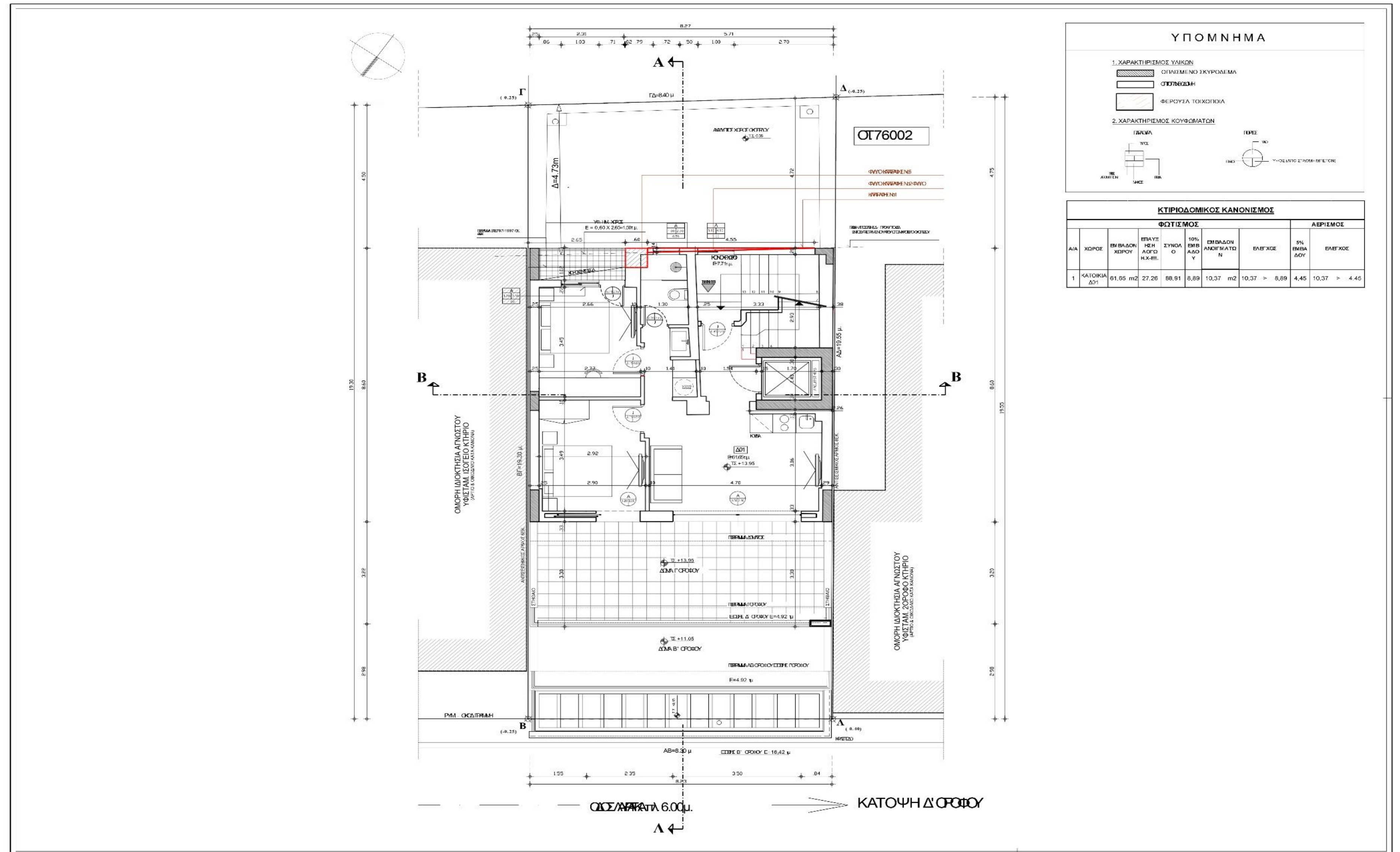
Front Balcony 26,70sqm

Back Balcony 1,59sqm

Elevator with direct access

Exclusive use of terrace with jacuzzi, private shower and Acropolis View

Parking Space



SQM

81.76

ASKING SELLING PRICE

425,000€

PRICE/SQM

5,198€

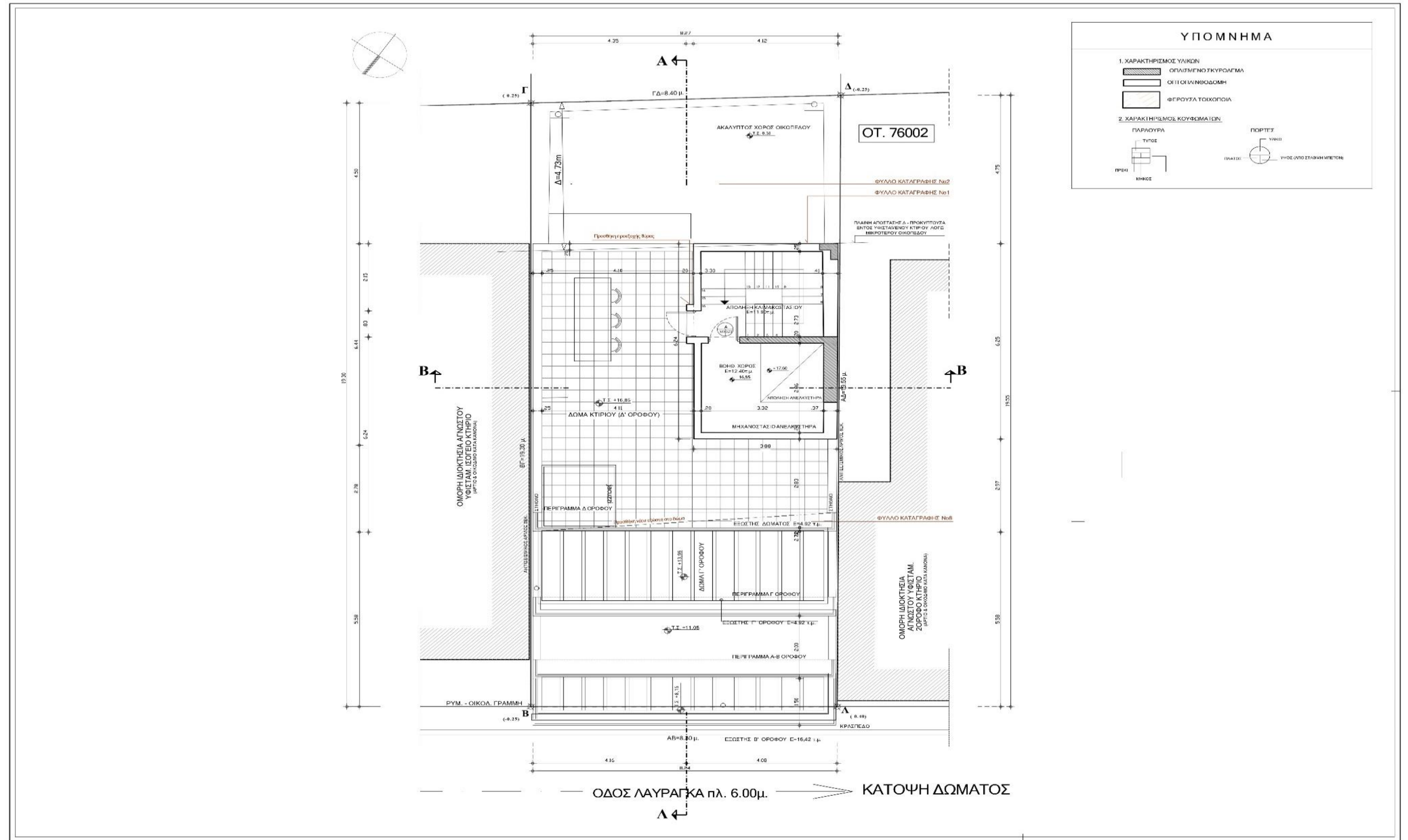
STATUS

Operating

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

ASKING SELLING PRICE

425,000€

PRICE/SQM

5,198€

STATUS

Operating

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 FINDERS & LEADERSHIP



Finders is a real estate investment and asset management platform specializing in the identification, acquisition, development, and strategic repositioning of high-potential properties across Greece.

Founded in 2014, the firm operates at the intersection of local market intelligence and international investment standards, providing global investors with direct access to opportunities within one of Europe's most dynamic real estate markets.

With offices in Israel, Athens, and Crete, Finders has built a vertically integrated platform capable of sourcing, structuring, developing, and managing real estate investments from concept to exit.

Over the past decade, the company has:

- Managed five private equity investment funds
- Completed 211 real estate transactions
- Deployed more than €169.6 million in capital
- Built and managed 122 active assets
- Executed transactions totaling over 51,000 sqm of real estate
- Delivered a 104% realized ROI for investment partners

Finders' strategy focuses on unlocking hidden value in assets often overlooked by traditional investors. By identifying underutilized, mispriced, or strategically located properties, the firm transforms them into high-performing, institutional-grade real estate assets through redevelopment, repositioning, and active asset management.

A key advantage of Finders lies in its proprietary market access. Through deep relationships with local stakeholders, including banks, developers, municipalities, architects, engineers, and legal experts, the company gains early visibility into opportunities that rarely reach the open market.

This access, combined with disciplined investment underwriting and hands-on project execution, allows Finders to consistently deliver high-value opportunities for international investors, family offices, and strategic partners seeking exposure to the Greek real estate market.

Today, Finders serves as a trusted gateway for global capital entering Greece, offering a fully integrated investment platform that spans:


- Opportunity sourcing
- Investment structuring
- Development and repositioning
- Branding and market positioning
- Asset management
- Exit strategy and value realization

ABOUT FINDERS & LEADERSHIP



Amir Mamou | Founder & CEO

“Every asset holds hidden potential, the key is knowing how to unlock it.”



Amir Mamou is an entrepreneur, real estate developer, and strategic advisor recognized for connecting international investors with high-potential real estate opportunities in Greece.

With a multidisciplinary background in finance, law, and business strategy, he approaches real estate as a strategic process of transformation, unlocking the hidden value of underutilized and mispriced assets.

Amir oversees the full lifecycle of every investment, acting as a hands-on advisor from initial opportunity sourcing and strategic underwriting to concept development, branding, market positioning, operational execution, and eventual exit.

His approach ensures that each project evolves from raw potential into a fully realized, high-performing investment platform.

Under his leadership, Finders has delivered award-winning projects, including the Vision Greece portfolio: a 42-room four-star hotel, a 20-unit serviced apartment complex, and an additional 11-unit development, all celebrated for design, operational excellence, and market impact.

By bridging global investors with Greece’s emerging real estate market, Amir combines international investment discipline with deep local insight, enabling partners to access, structure, and realize complex opportunities that might otherwise be overlooked.

His philosophy emphasizes foresight, execution, and strategic value creation, turning overlooked assets into sustainable, high-performing investments across residential, hospitality, and mixed-use sectors



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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