



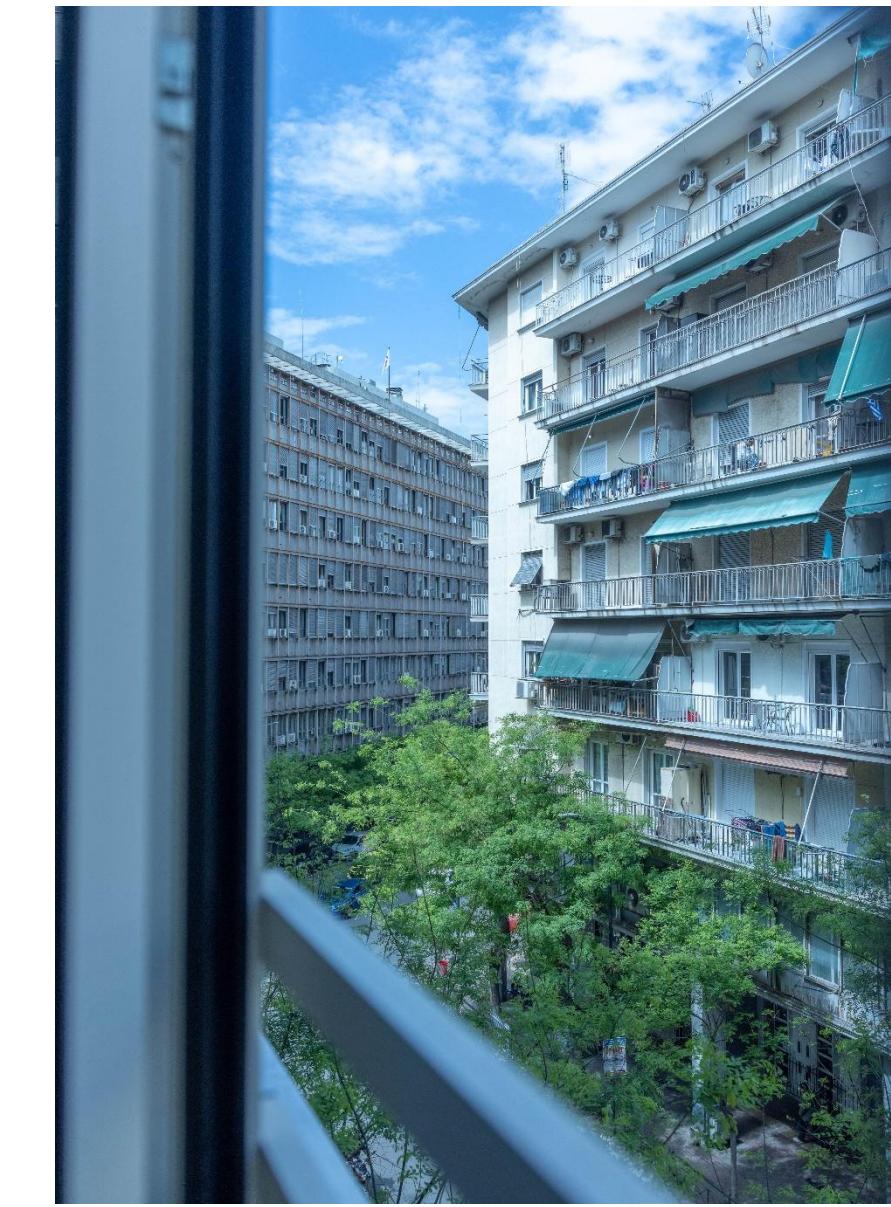
FINDERS

Tailor Made Investments

59 MARNI ST
METAXOURGIO, ATHENS



HIGHLIGHTS



The property at a glance

C1: SOLD

C2: SOLD

C4: SOLD

C3 28sqm

asking selling price: 80,000€

Price/sqm: 2,857€

C5 53,90sqm

asking selling price: 149,000€

Price/sqm: 2,764€

Renovation: 2025

The property consists of 5 fully renovated and fully equipped apartments, all located on the 3rd floor, with some currently rented.

Specifically, it includes 3 studios, one apartment with one bedroom and a living room, and one apartment with two bedrooms and a living room. All units enjoy abundant natural light.

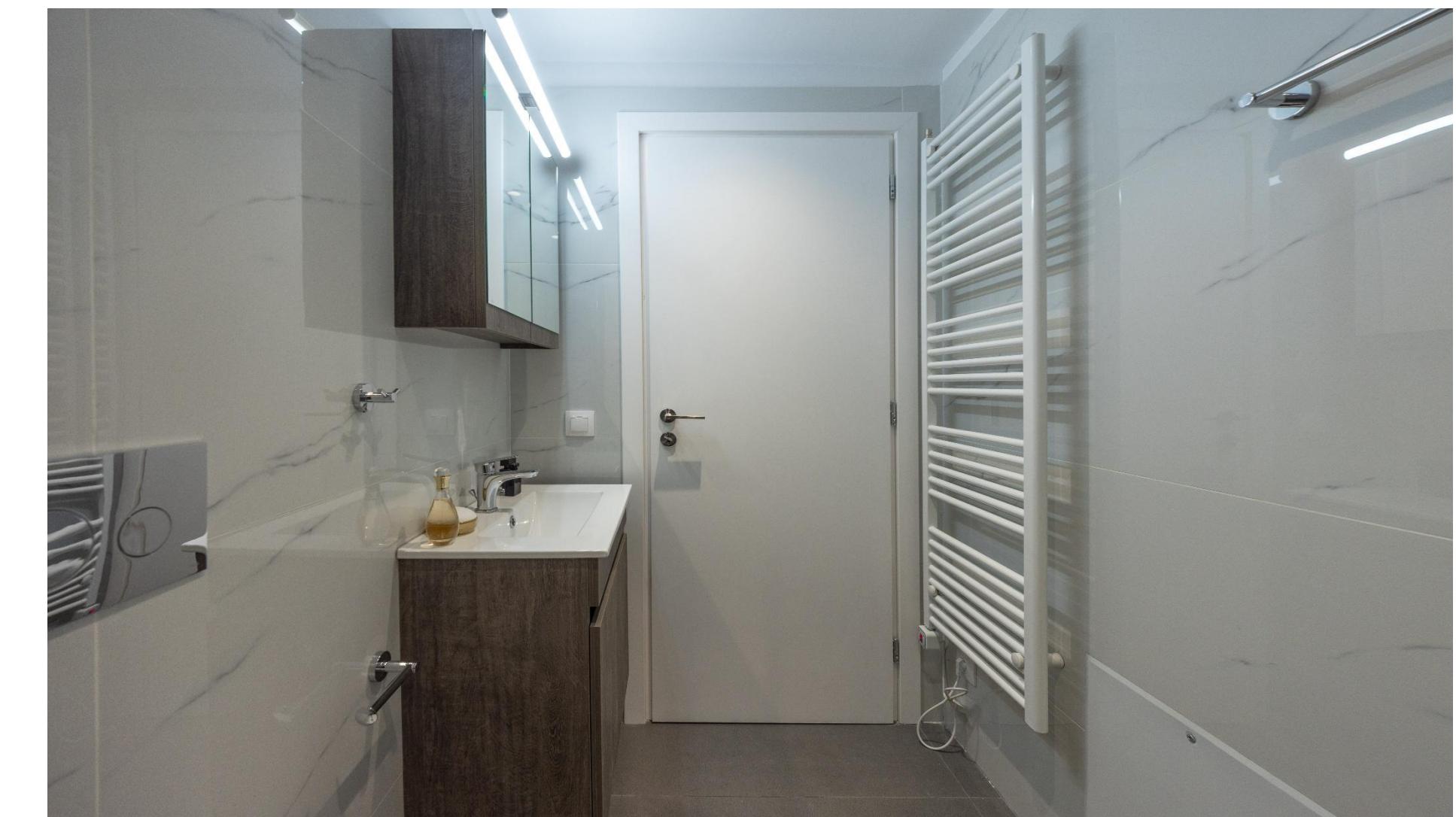
The building offers a doorman on weekday mornings and a recently renovated elevator. Thanks to a recent legal change regarding building usage, mixed-use of the property is now permitted, allowing it to be utilized as residential apartments.

The apartments are sold individually and are ideal for short-term rentals or student accommodation, as the area hosts numerous public and private educational institutions.

The property is in an excellent location, just 300 meters from Karaiskaki Square and 500 meters from Omonia Square. "Metaxourgeio" Metro Station is only a 6-minute walk away, and "Omonia" Metro Station is also easily accessible.

STUDIO C1

VIDEO



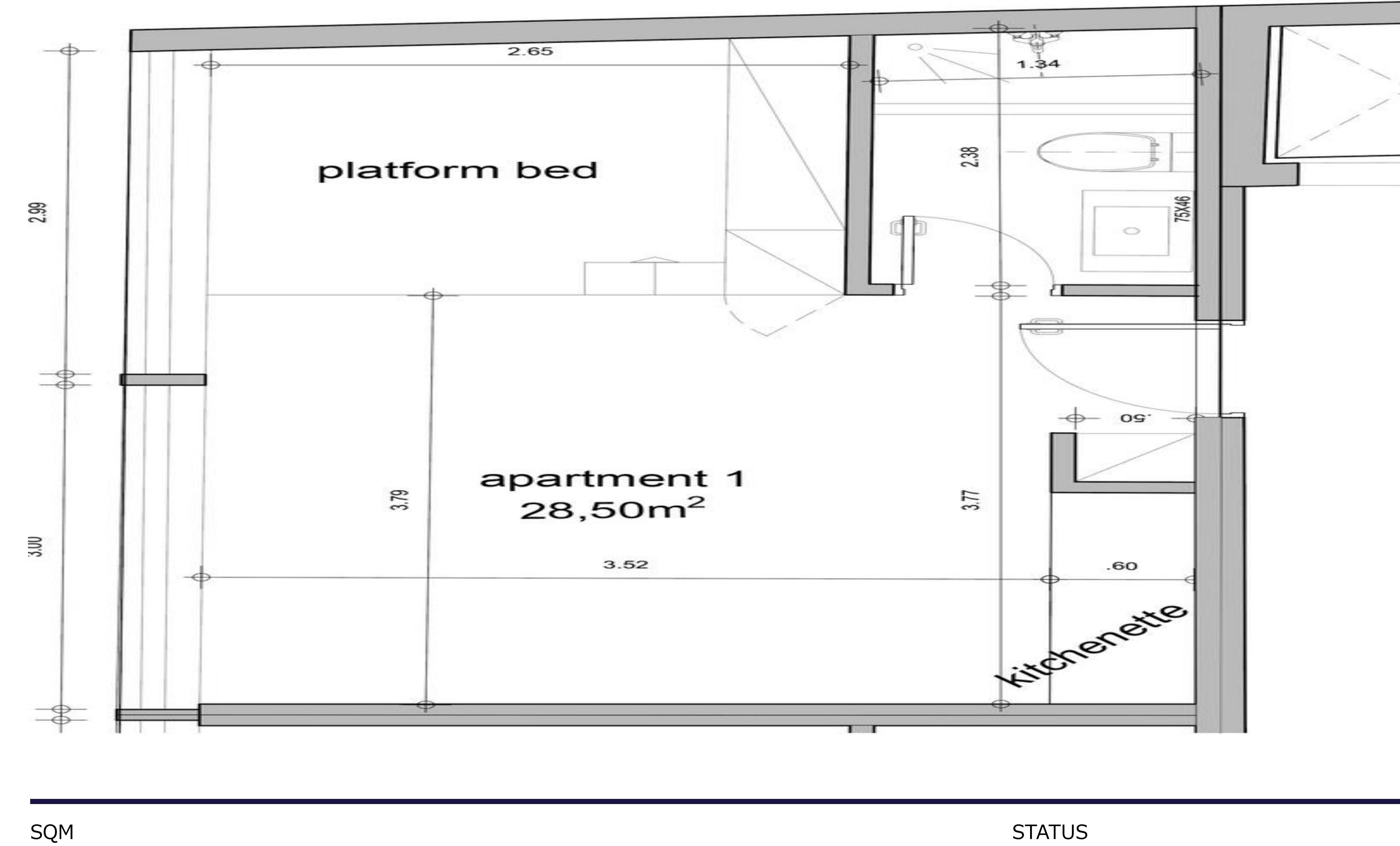
SQM

28.50

STATUS

SOLD

STUDIO C1



28.50

SOLD

STUDIO C2

VIDEO C2



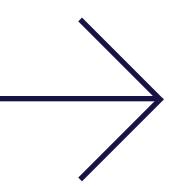
SQM

28.00

STATUS

SOLD

STUDIO C2
VIDEO C2



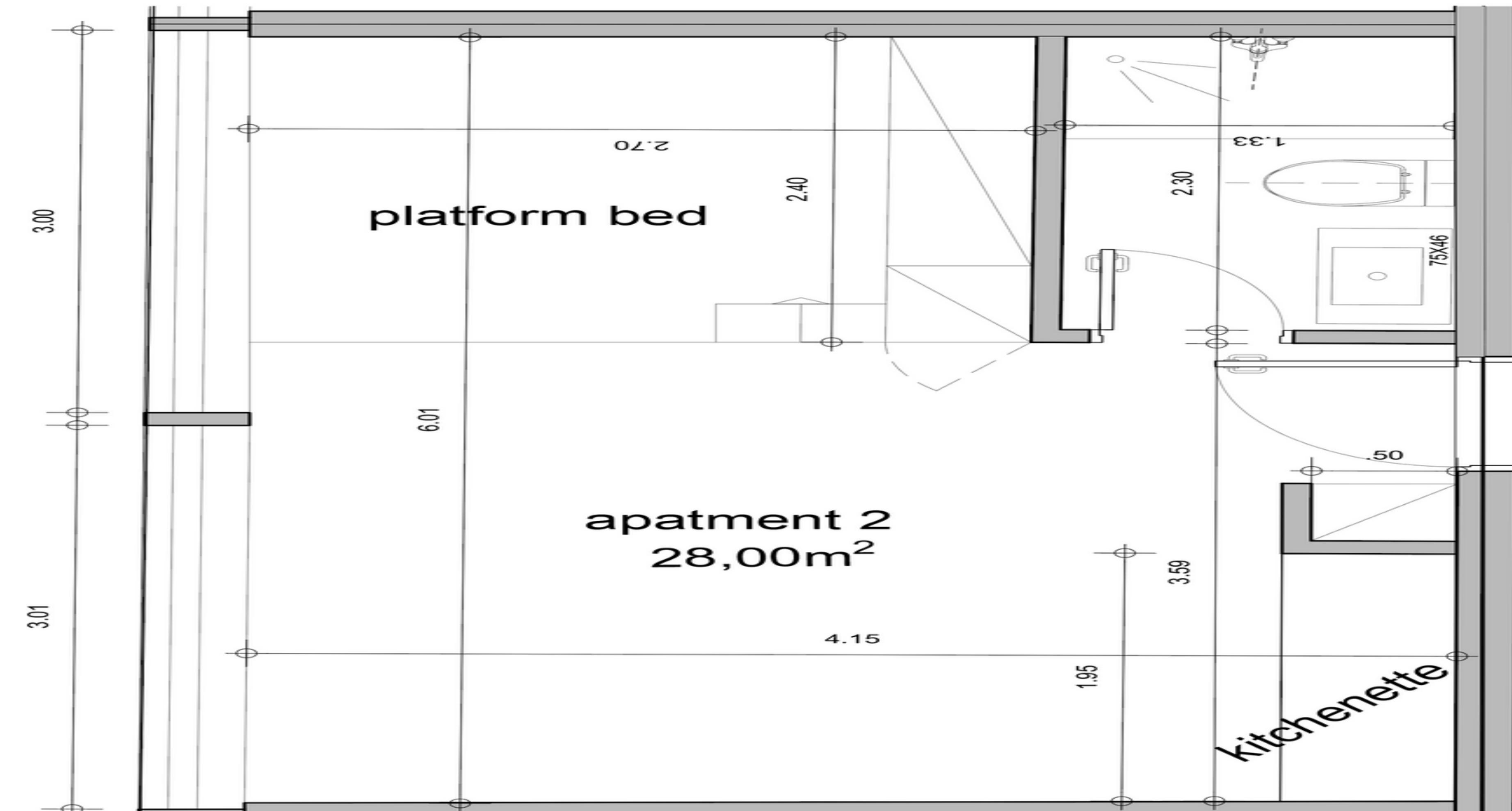
SQM

28.00

STATUS

SOLD

STUDIO C2



SQ

STATUS

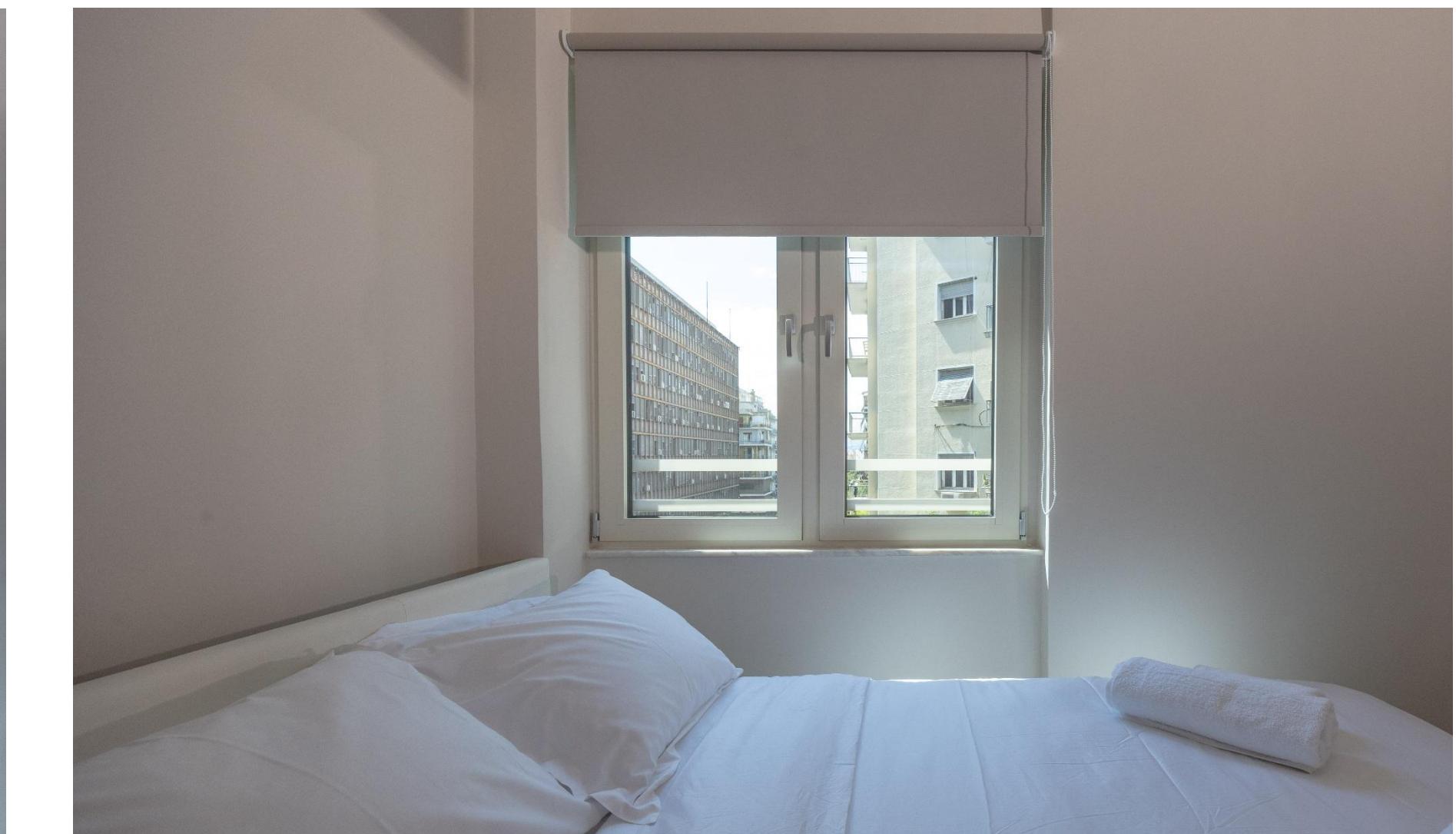
28.00

SOLD

STUDIO C3

VIDEO

ROI:7%
guarantee for
2 years



→
SQM

28.00

ASKING SELLING PRICE

80,000€

PRICE/SQM

2,857€

STATUS

For Sale

STUDIO C3

VIDEO

ROI:7%
guarantee for
2 years



→
SQM

28.00

ASKING SELLING PRICE

80,000€

PRICE/SQM

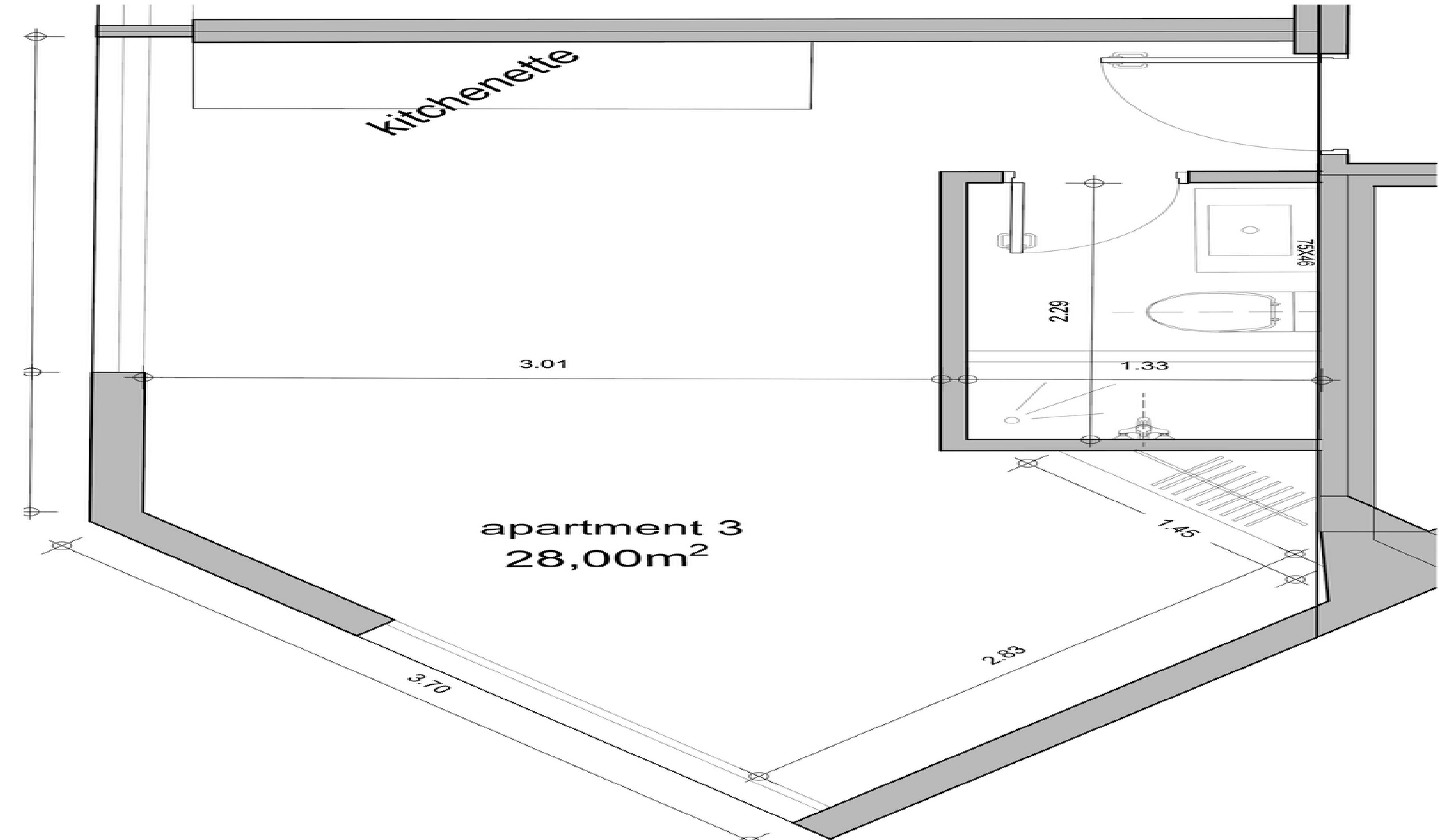
2,857€

STATUS

For Sale

STUDIO C3

ROI:7%
guarantee for
2 years



→
SQM

28.00

ASKING SELLING PRICE

80,000€

PRICE/SQM

2,857€

STATUS

For Sale

APARTMENT C4



SQM

33.00

STATUS

SOLD

APARTMENT C4



SQM

33.00

STATUS

SOLD

APARTMENT C4



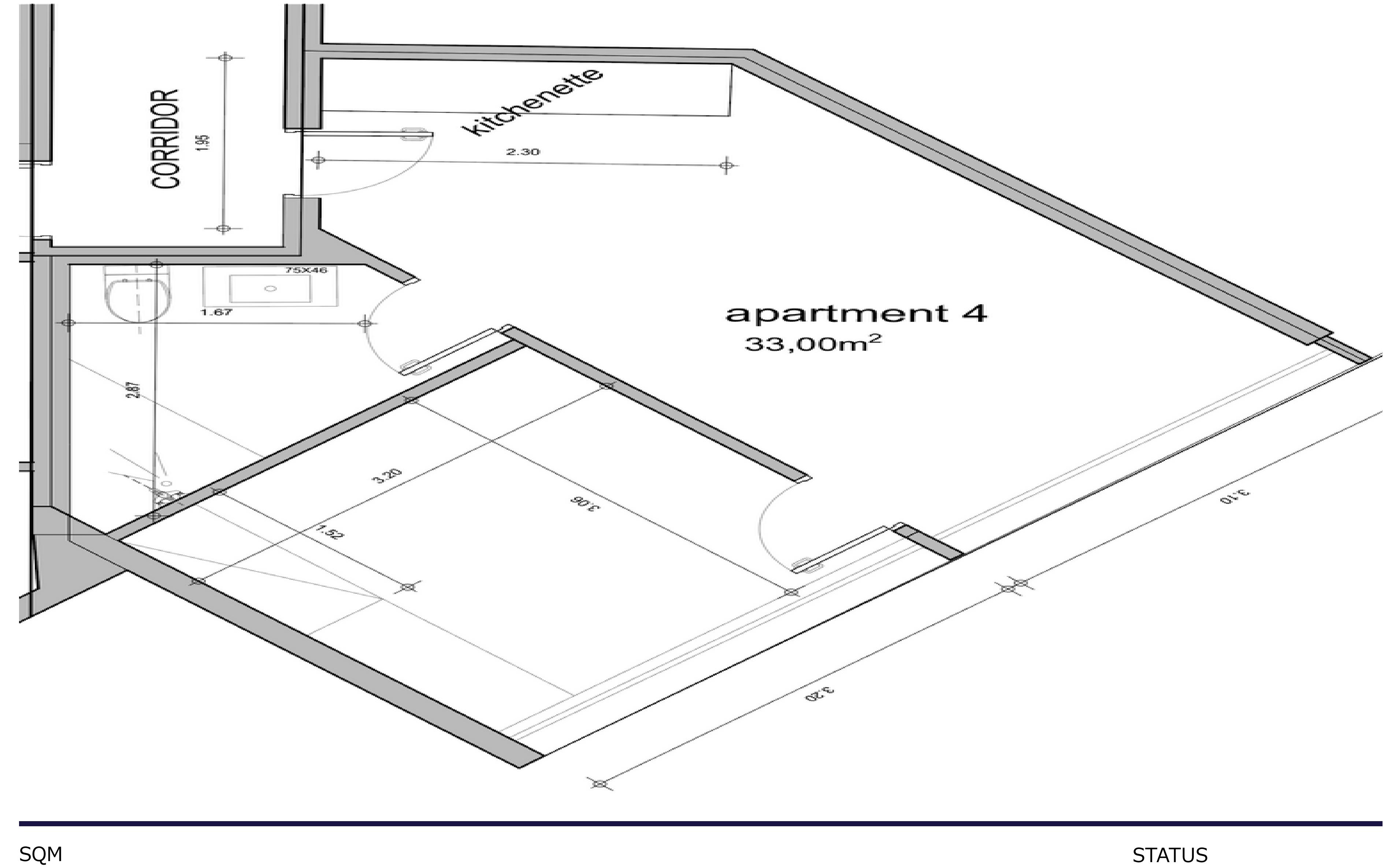
SQM

33.00

STATUS

SOLD

APARTMENT C4



APARTMENT C5

VIDEO

ROI:6%
guarantee for
2 years



→
SQM

53.90

ASKING SELLING
PRICE

149,000€

PRICE/SQM

2,764€

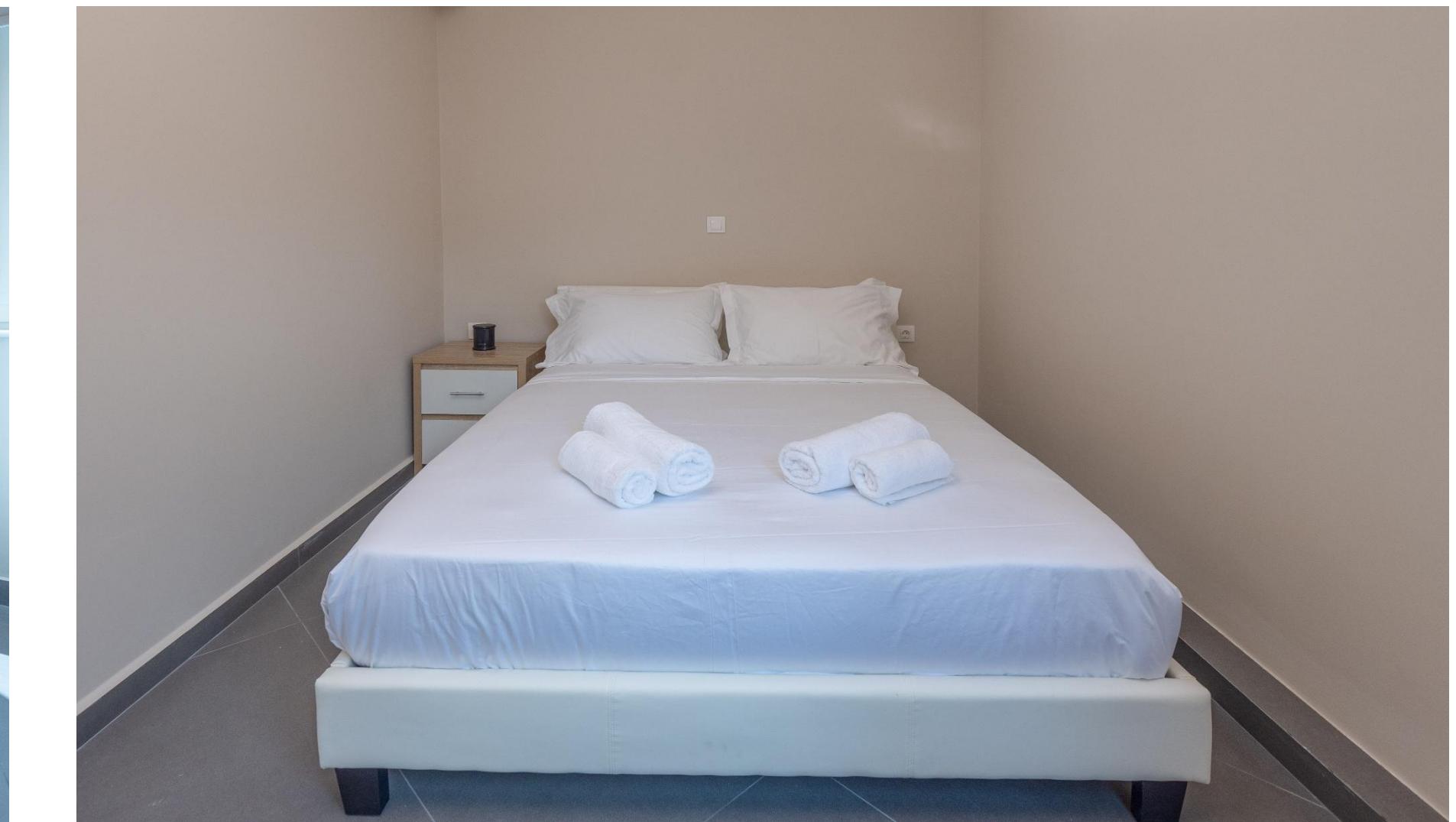
STATUS

For Sale

APARTMENT C5

VIDEO

ROI:6%
guarantee for
2 years



→
SQM

53.90

ASKING SELLING
PRICE

149,000€

PRICE/SQM

2,764€

STATUS

For Sale

APARTMENT C5

ROI:6%
guarantee for
2 years



→
SQM

53.90

ASKING SELLING
PRICE

149,000€

PRICE/SQM

2,764€

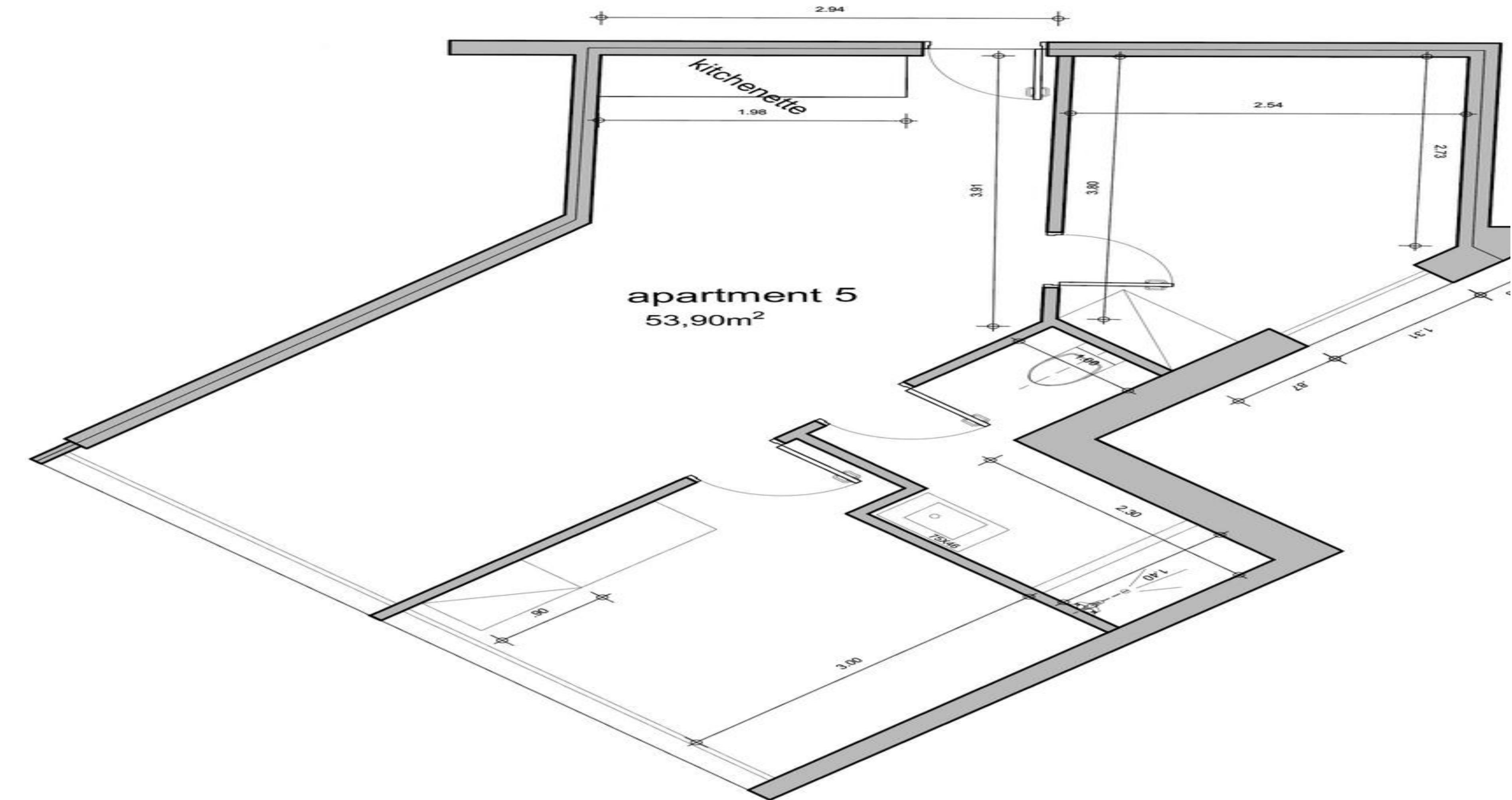
STATUS

For Sale

APARTMENT C5

VIDEO

ROI:6%
guarantee for
2 years



→ SQM

53.90

ASKING SELLING
PRICE

149,000€

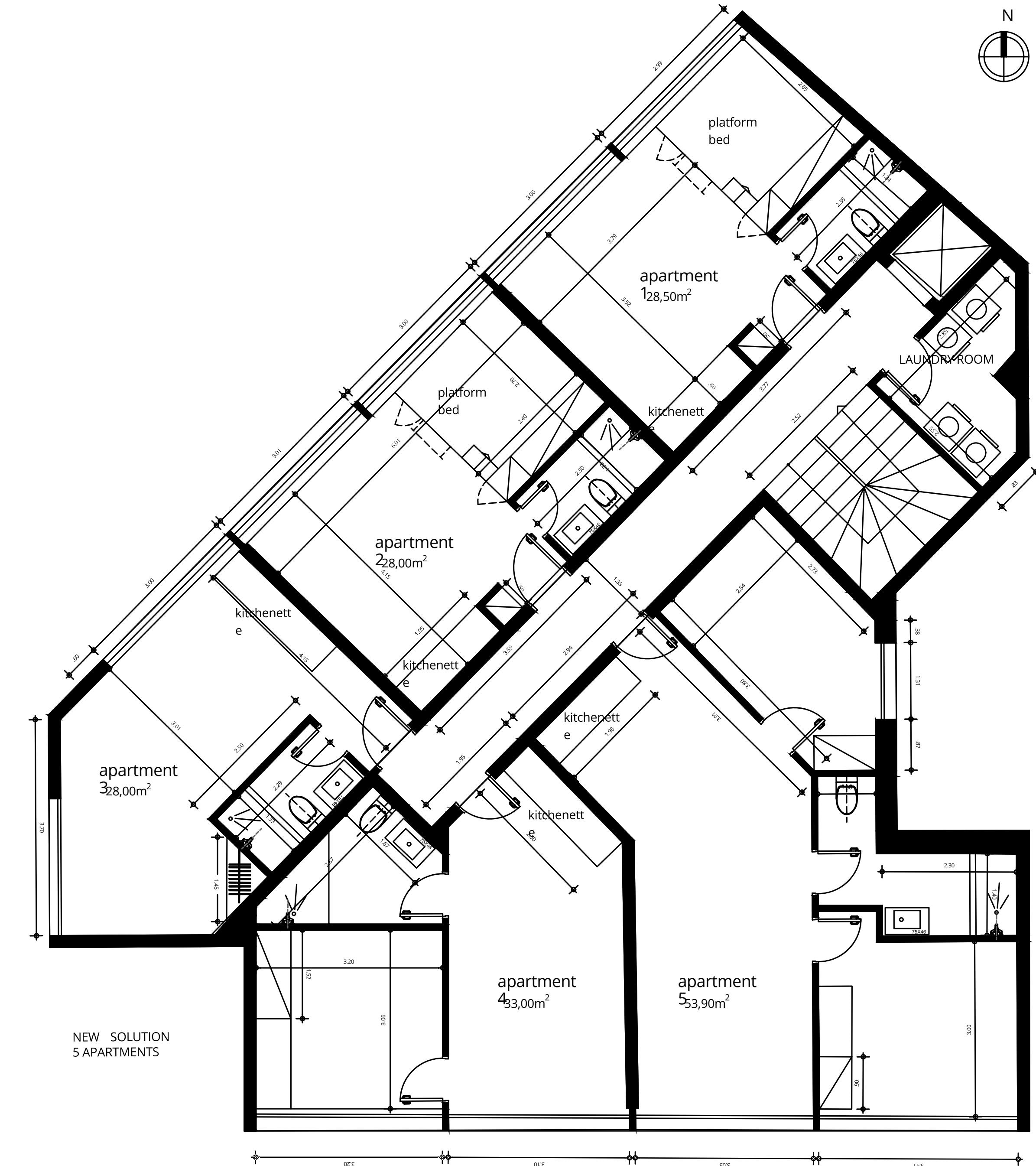
PRICE/SQM

2,764€

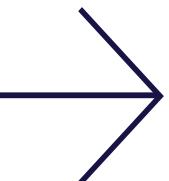
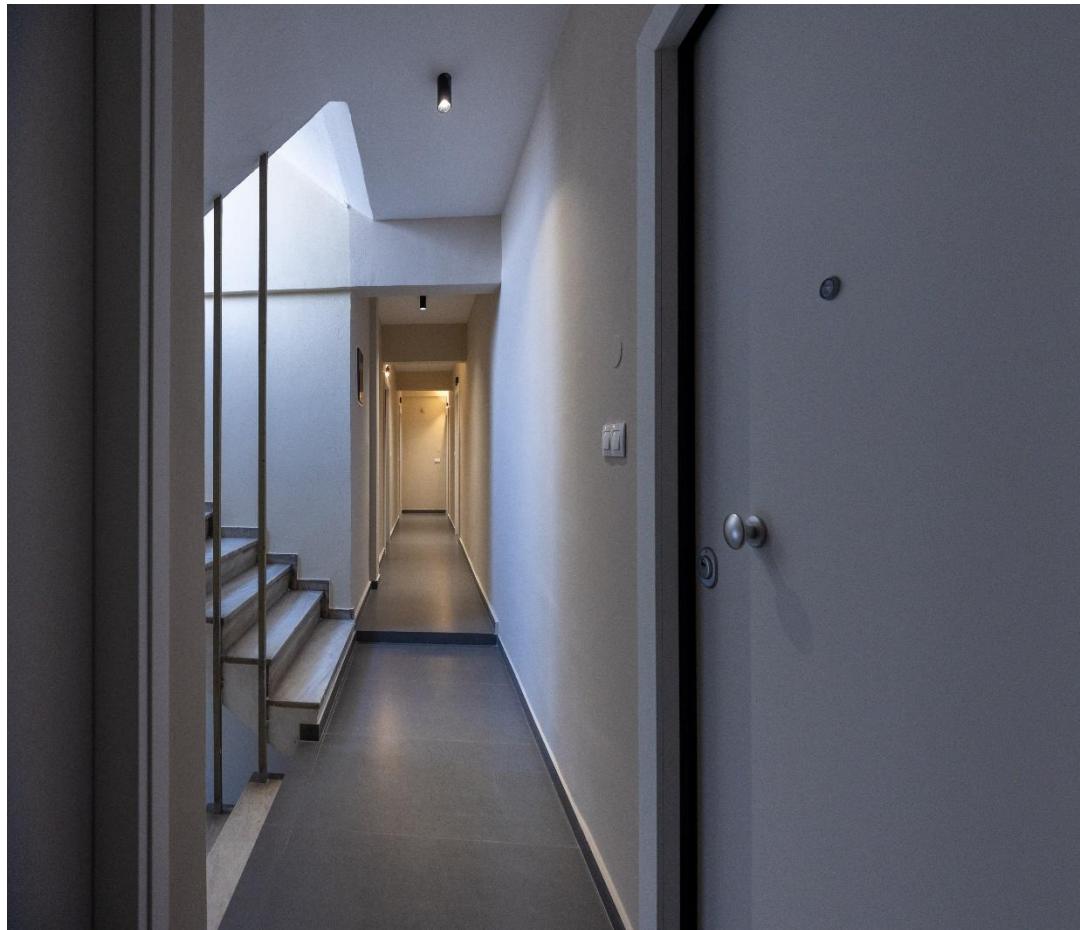
STATUS

For Sale

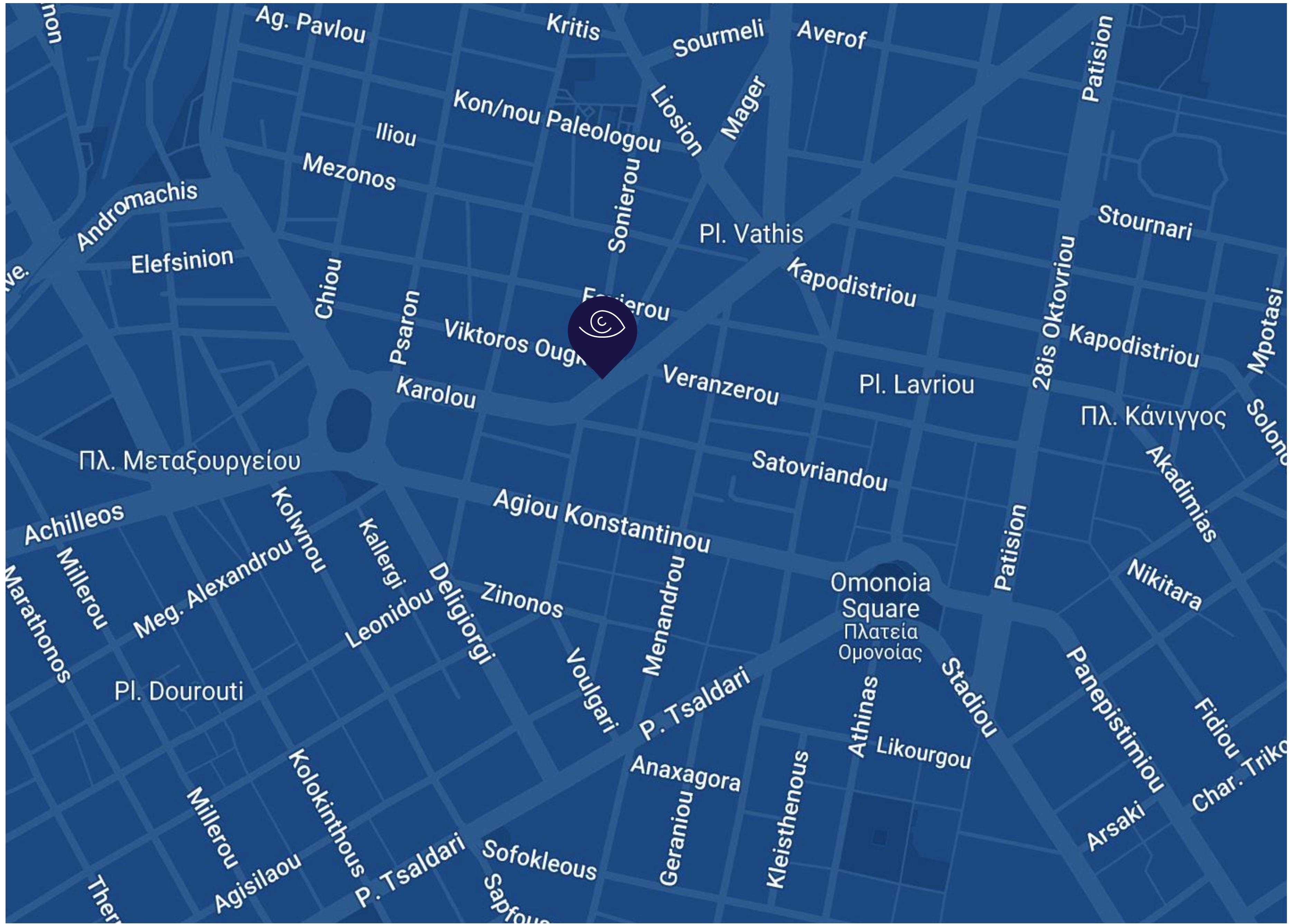
FLOOR PLAN OF 59 MARNIS ST



DETAILS IN ALL APARTMENTS



MAP & STREET VIEW



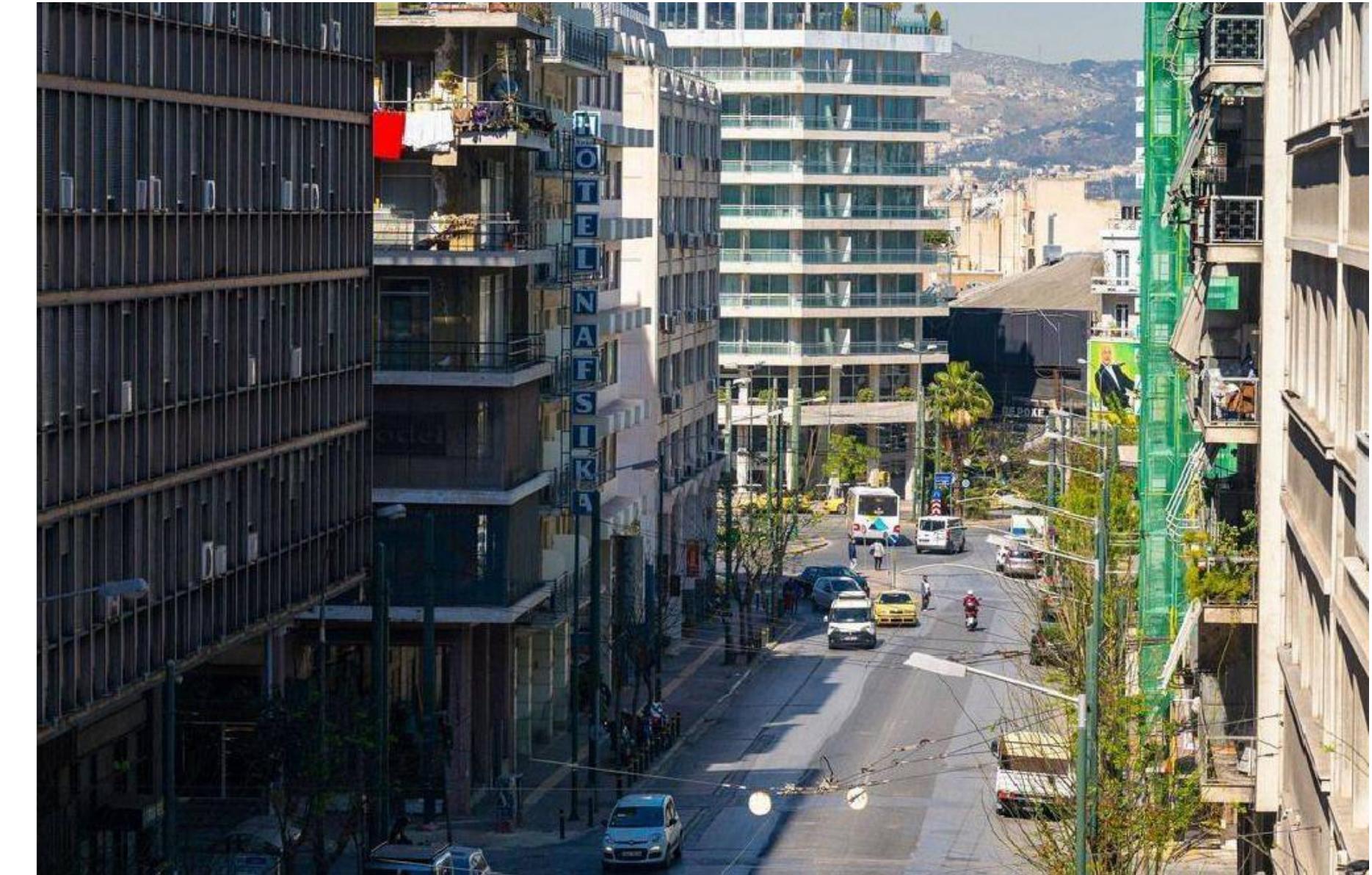
ABOUT THE AREA



The property is located in the heart of Athens' commercial center, close to Metaxourgio Square and Omonia Square.

Omonia Square is a historic and important location in Athens, with a recent renovation in 2020.

The area is becoming increasingly popular and is considered a prime location, with many famous hotel chains purchasing and leasing properties around the square.



The square is surrounded by amenities such as restaurants, cafes, theaters, an art gallery, and the museum "*Greece in Miniature*", which host festivals and events that attract visitors and residents.

The property has easy access to the city center on foot or by means of public transportation, with options including the metro stations Metaxourgio (300 m away) and Omonia Square (500 m away).



ACADEMIC INSTITUTIONS IN ATHENS

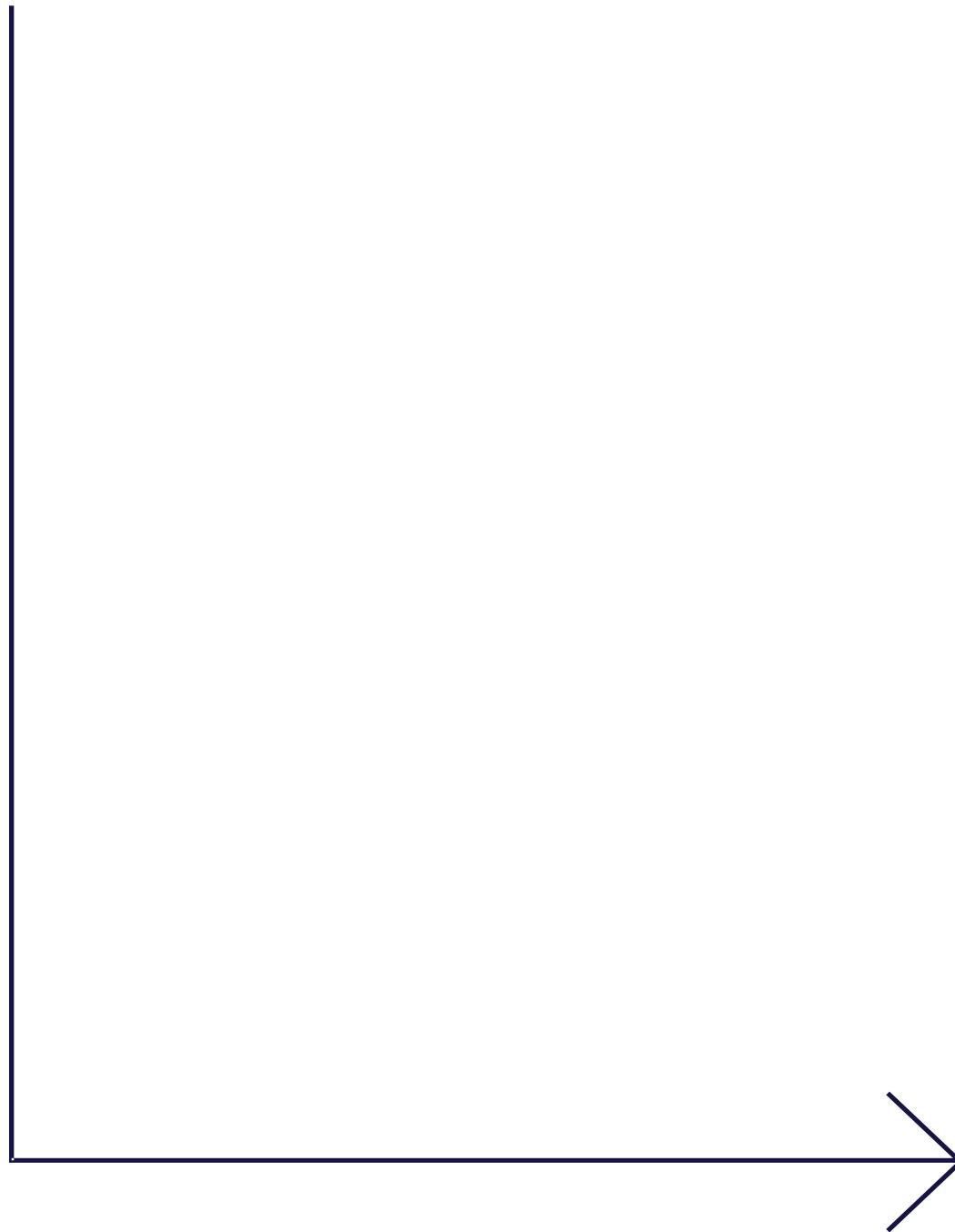


Greece is the most educated country in Europe by student population ratio! The property has an easy access to the city center on foot or other ways of public transportation.

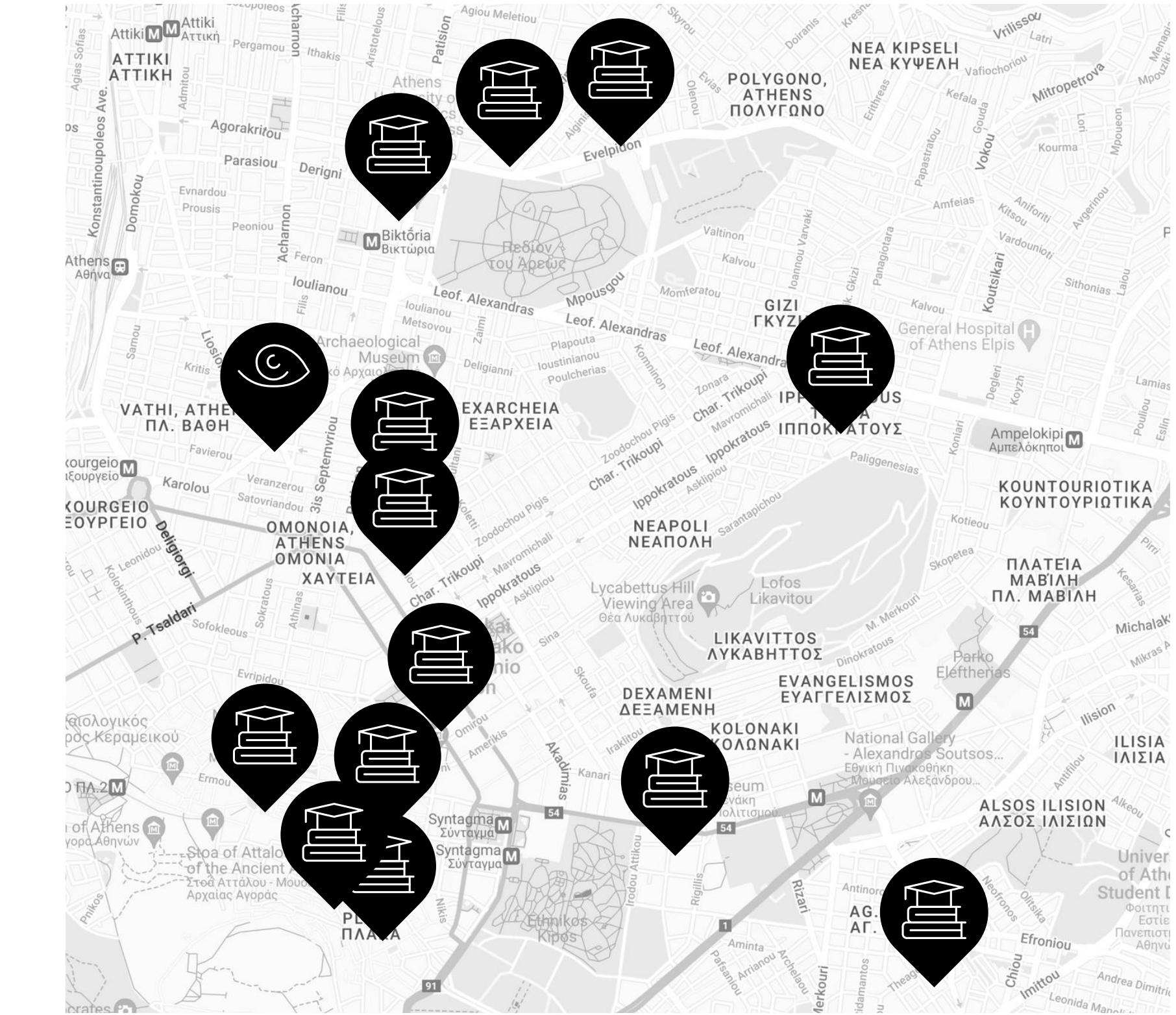
- More than 470,000 students all over Greece.
- More than 150,000 in Athens.
- More than 60 universities, 30 of them in Athens.
- Most of the academic institutions are located downtown.
- Only 8 universities offer student dorms.
- The rest of the students usually rent apartments /rooms throughout Athens.
- Only 3,000 beds in government dorms.
- The University of Athens for Economics and Business (AUEB) was ranked high in the ranking of the world's best universities in 2018

(<http://www.eduniversal-ranking.com/>).

ACADEMIC INSTITUTIONS NEAR THE PROPERTY



- Athens University of Economics and Business (1.2 km from the property)
- National & Kapodistrian University of Athens (1.2 km from the property)
- National Metsovio Polytechnic (650 m from the property)
- Hellenic Open University (650 m from the property)
- Mediterranean College (1.4 km from the property)



- University of Cambridge ESOL (1.5 km from the property)
- Agricultural University of Athens (2 km from the property)
- AKTO Art & Design College (1.6 km from the property)
- Athens University Law School (1.6 km from the property)
- Hellenic American College (1.9 km from the property)

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 accept 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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