



FINDERS

Tailor Made Investments

**59 MARNI ST
METAXOOURGIO, ATHENS** 

HIGHLIGHTS

The property at a glance

C2: SOLD | C4: SOLD

C1 28,5sqm

Asking selling price: 89,000€

Price/sqm: 3,123€

C3 28sqm

asking selling price: 80,000€

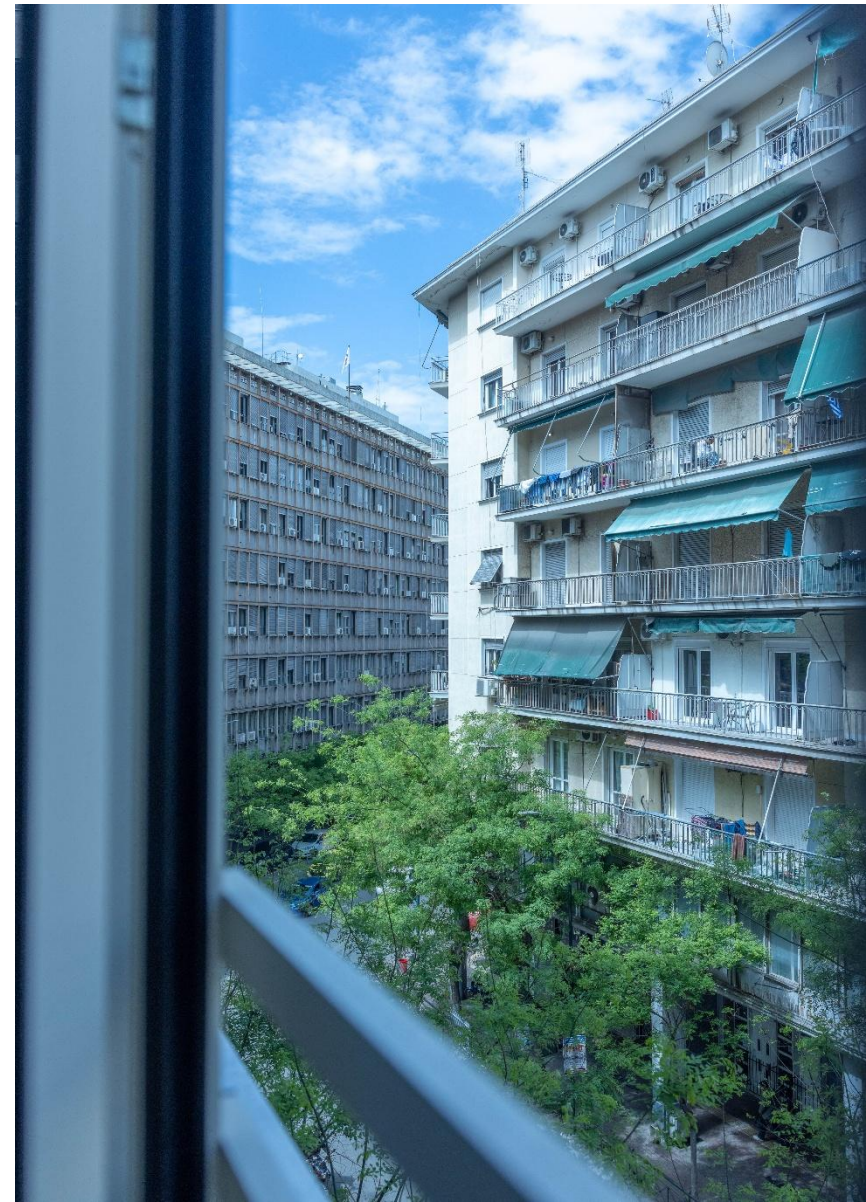
Price/sqm: 2,857€

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.

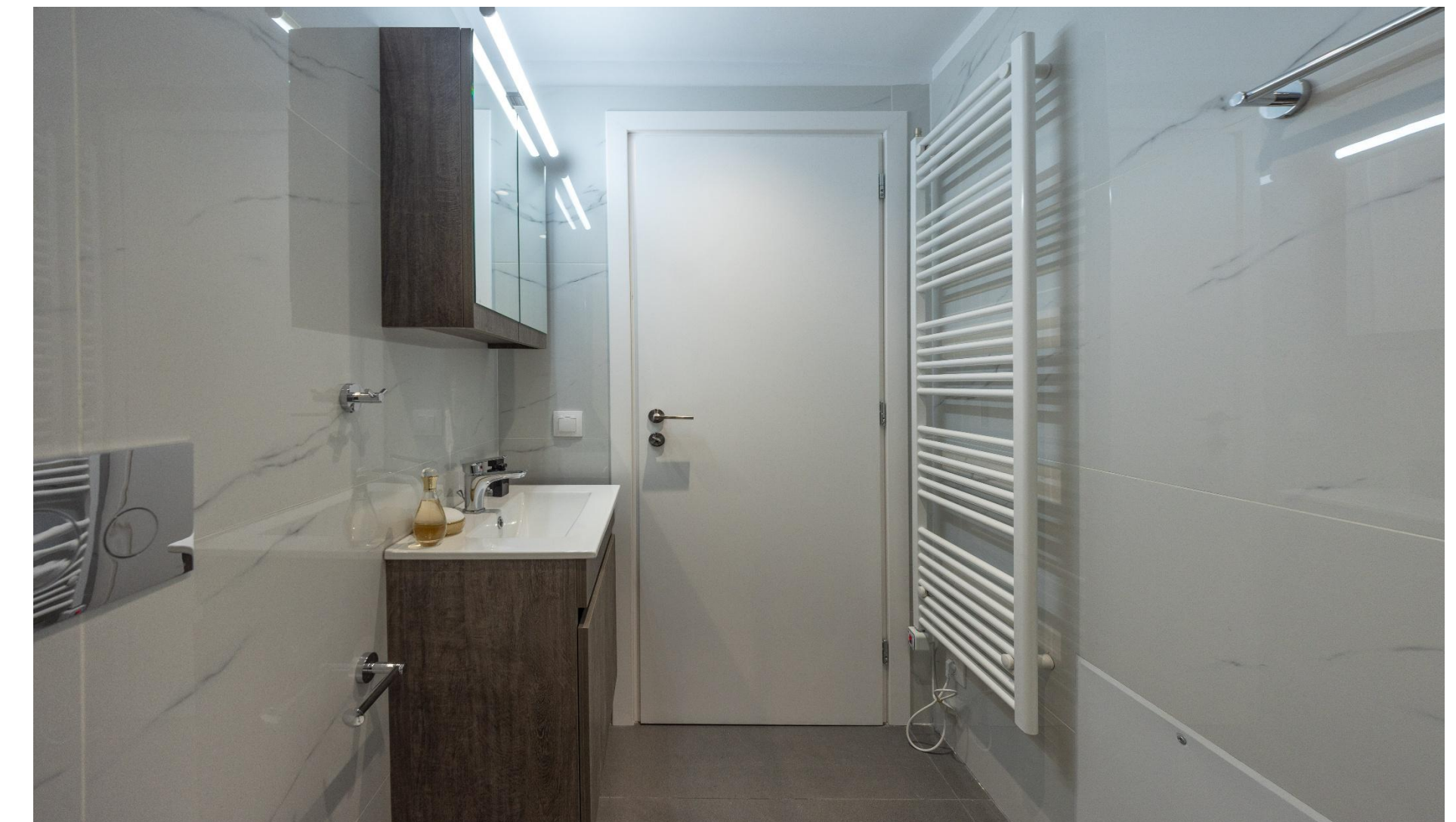
The building offers a doorman on weekday mornings and a recently renovated elevator. Thanks to a recent legal change regarding building usage, mixed-use of the property is now permitted, allowing it to be utilized as residential apartments.

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

ASKING SELLING PRICE

PRICE/SQM

STATUS

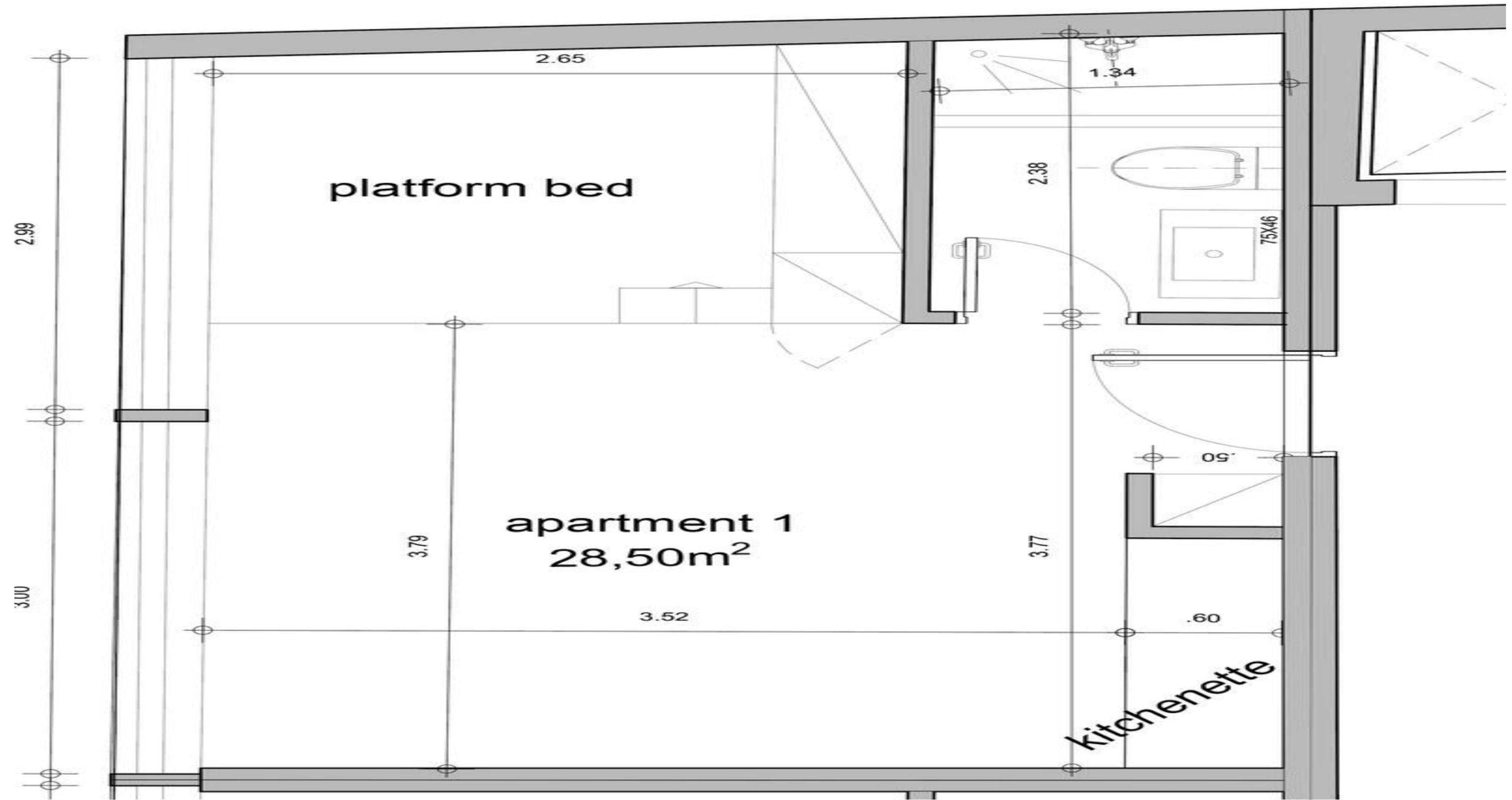
28.50

89,000€

3,123€

For Sale

STUDIO C1



SQM

ASKING SELLING PRICE

PRICE/SQM

STATUS

28.50

89,000€

3,123€

For Sale

STUDIO C2

VIDEO C2



SQM

28.00

STATUS

SOLD

STUDIO C2

VIDEO C2



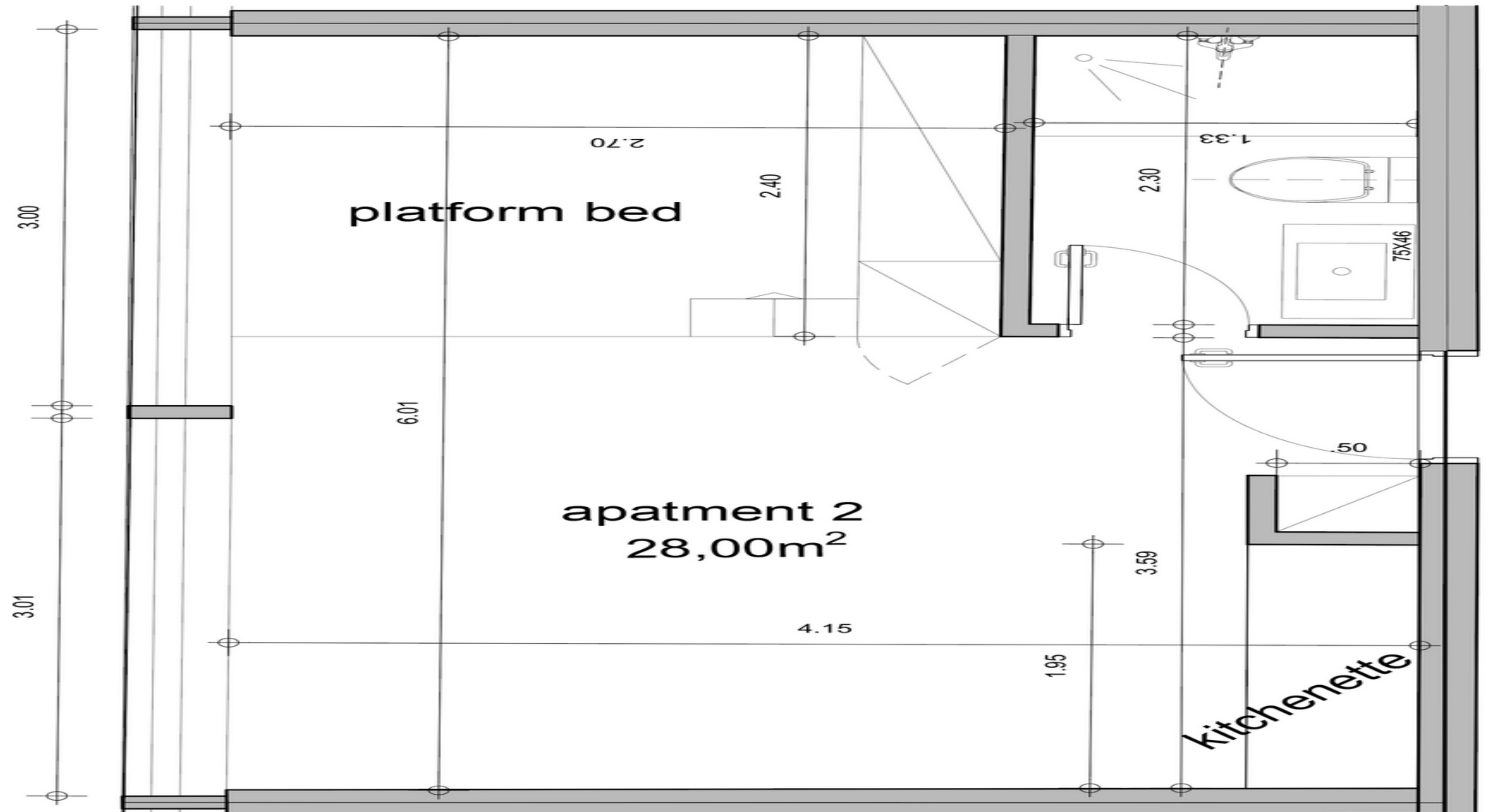
SQM

28.00

STATUS

SOLD

STUDIO C2



SQM

28.00

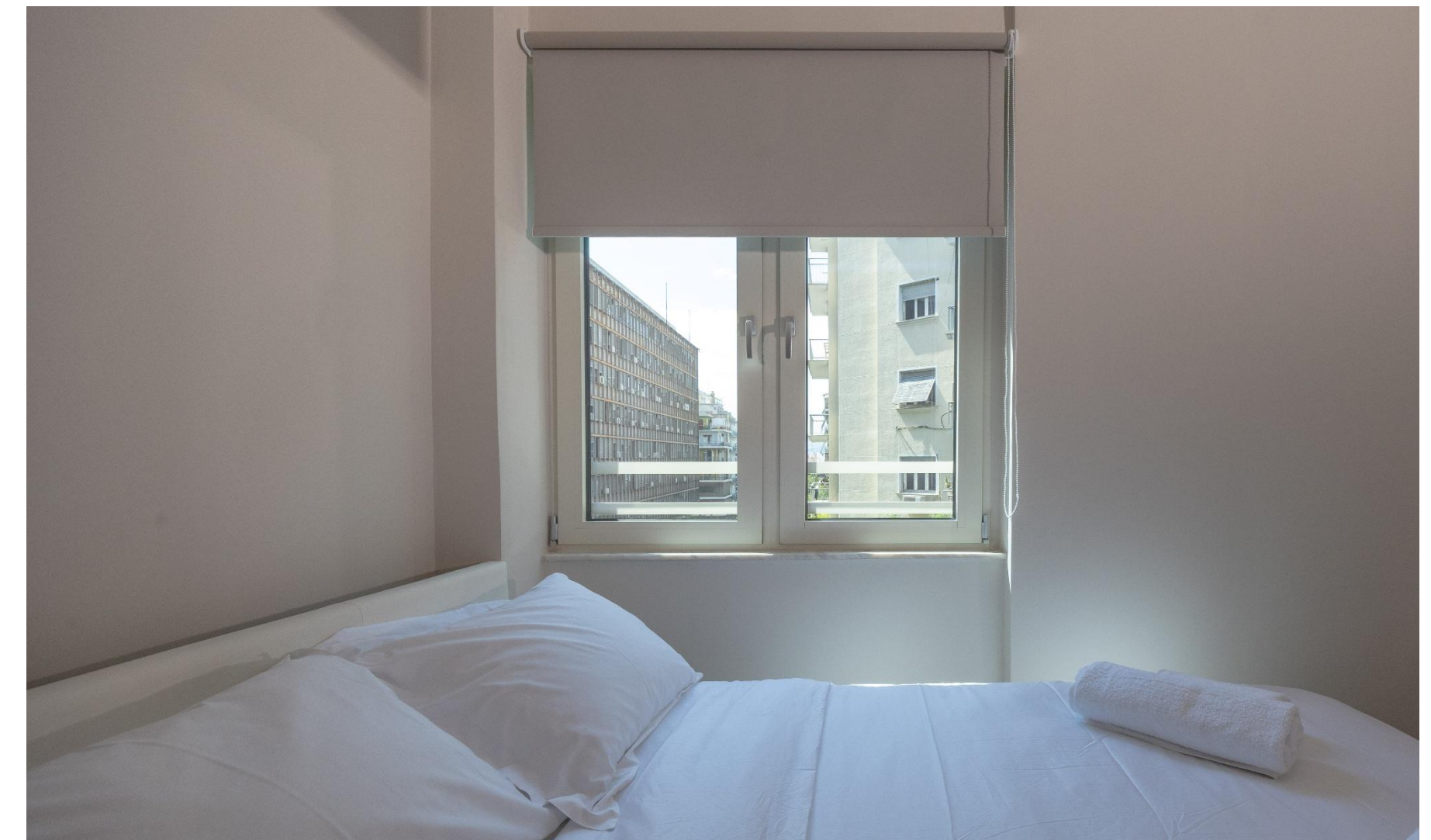
STATUS

SOLD

STUDIO C3

VIDEO

ROI: 7%
guarantee for
2 years



SQM

ASKING SELLING PRICE

PRICE/SQM

STATUS

28.00

80,000€

2,857€

For Sale

STUDIO C3

VIDEO

ROI: 7%
guarantee for
2 years



SQM

ASKING SELLING PRICE

PRICE/SQM

STATUS

28.00

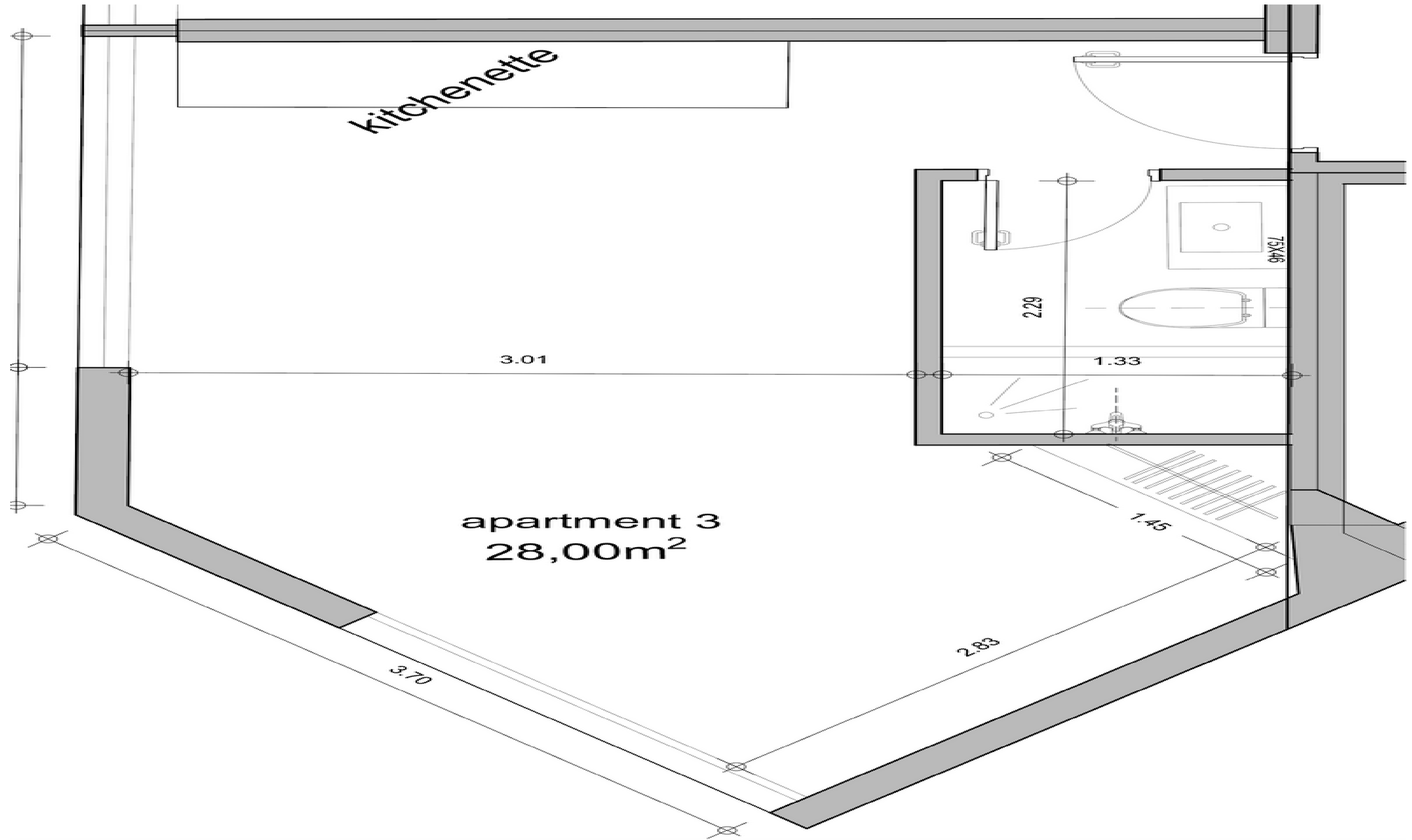
80,000€

2,857€

For Sale

STUDIO C3

ROI: 7%
guarantee for
2 years



SQM

ASKING SELLING PRICE

PRICE/SQM

STATUS

28.00

80,000€

2,857€

For Sale

APARTMENT C4



SQM

STATUS

33.00

SOLD

APARTMENT C4



SQM

STATUS

33.00

SOLD

APARTMENT C4



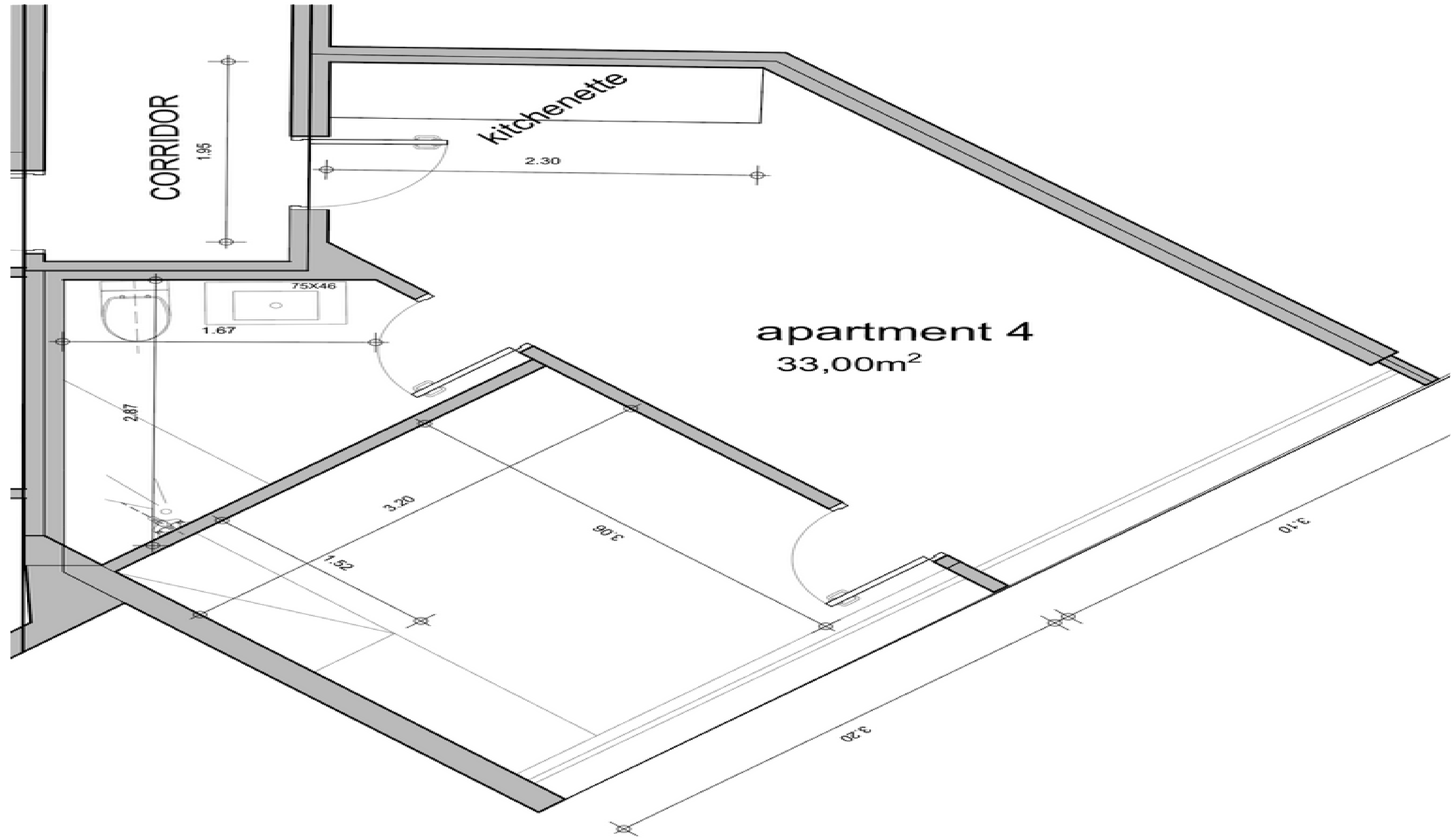
SQM

STATUS

33.00

SOLD

APARTMENT C4



SQM

STATUS

33.00

SOLD

APARTMENT C5

VIDEO

ROI:6%
guarantee for
2 years



SQM

ASKING SELLING
PRICE

PRICE/SQM

STATUS

53.90

149,000€

2,764€

For Sale

APARTMENT C5

VIDEO

ROI:6%
guarantee for
2 years



SQM

ASKING SELLING
PRICE

PRICE/SQM

STATUS

53.90

149,000€

2,764€

For Sale

APARTMENT C5

ROI:6%
guarantee for
2 years



SQM

ASKING SELLING
PRICE

PRICE/SQM

STATUS

53.90

149,000€

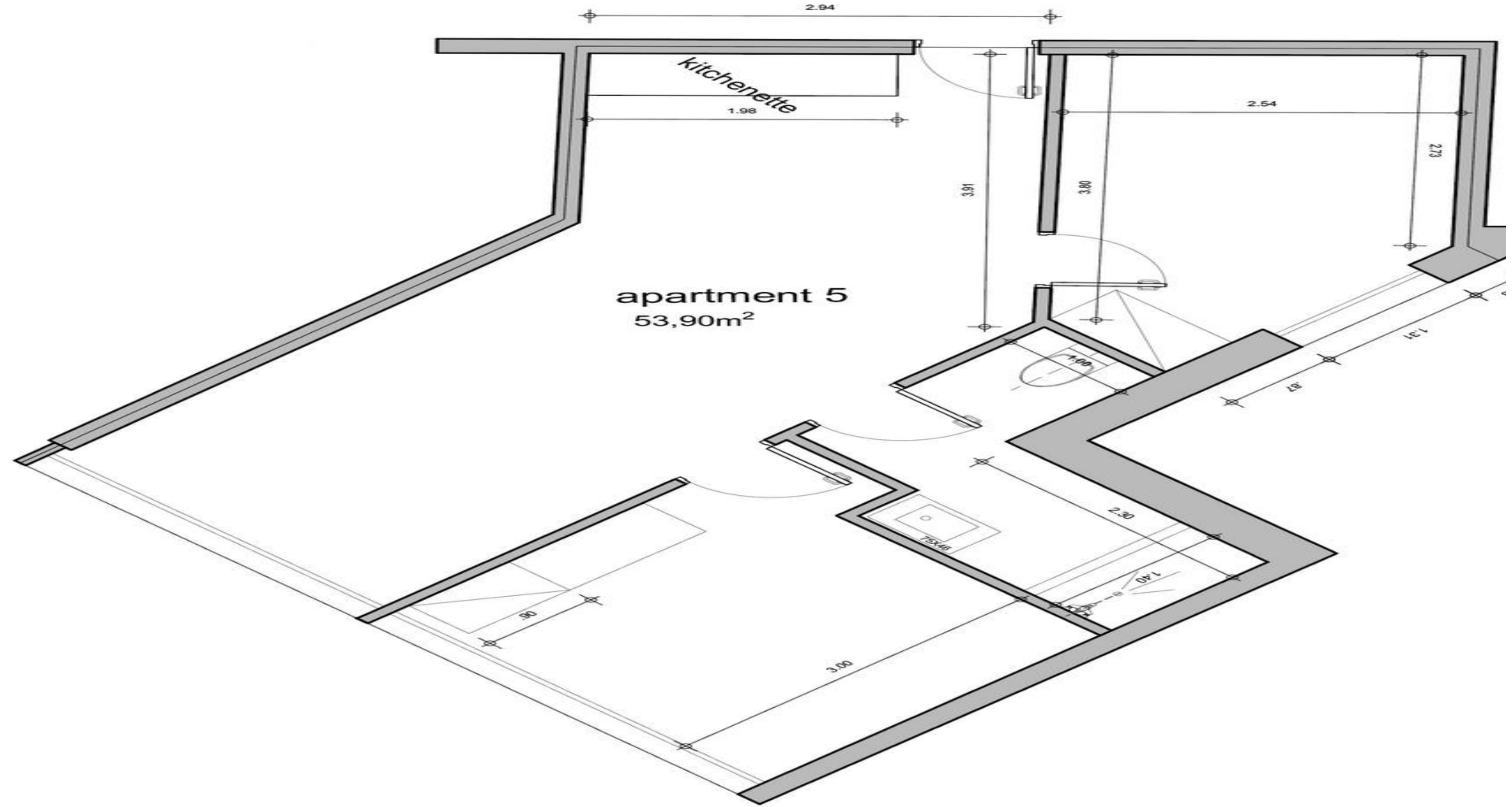
2,764€

For Sale

APARTMENT C5

[VIDEO](#)

ROI:6%
guarantee for
2 years



SQM

ASKING SELLING
PRICE

PRICE/SQM

STATUS

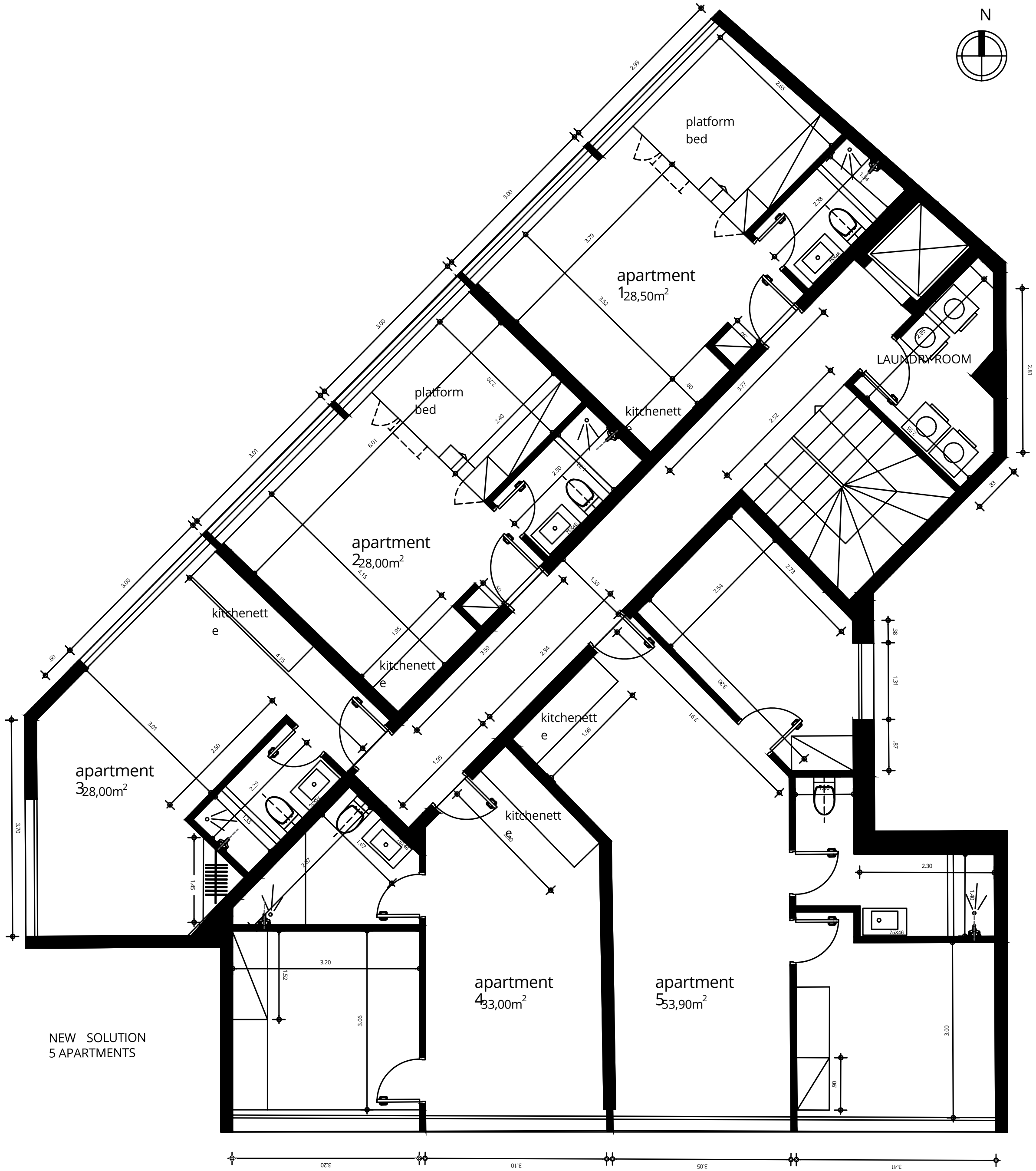
53.90

149,000€

2,764€

For Sale

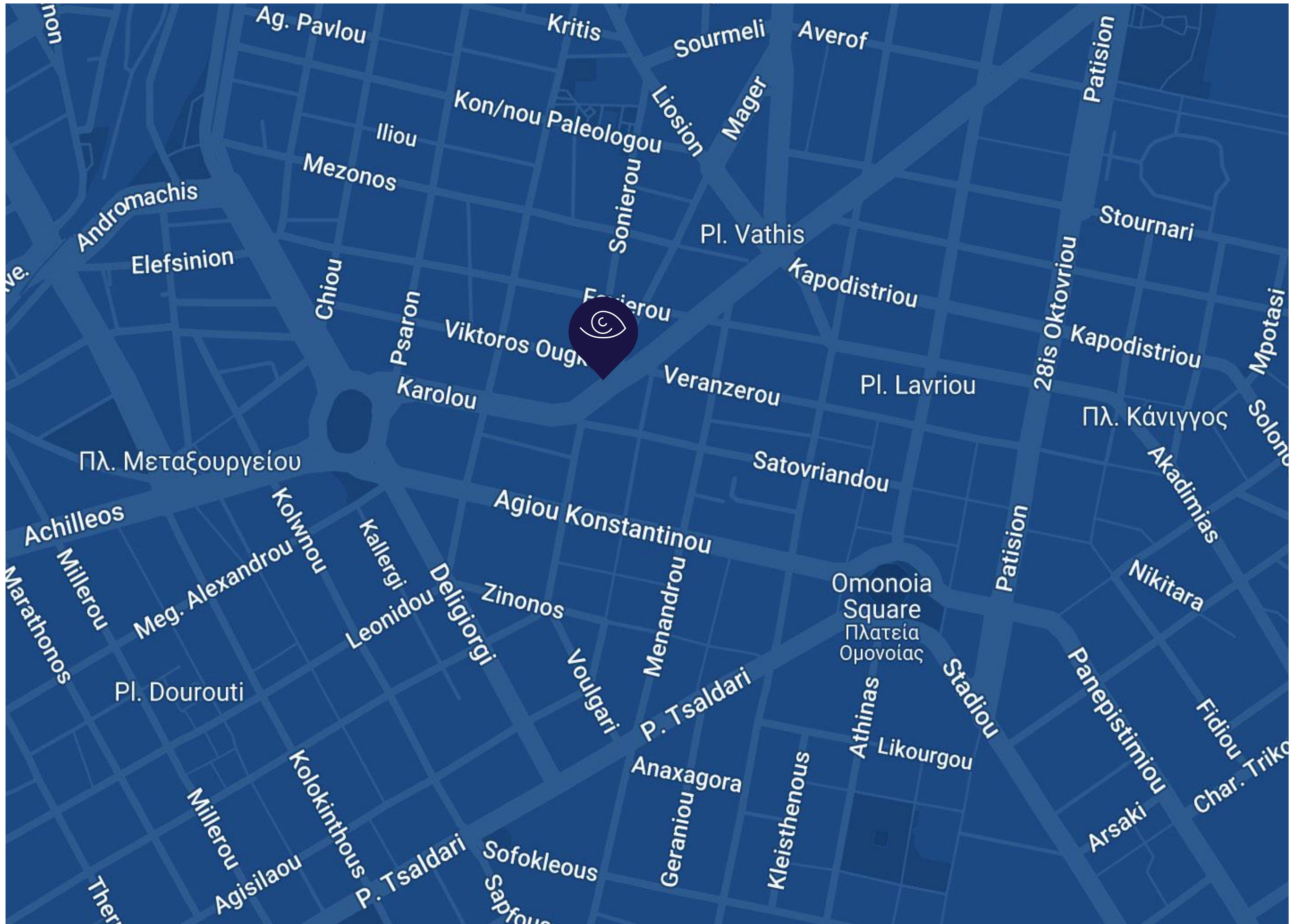
FLOOR PLAN OF 59 MARNIS ST



DETAILS IN ALL APARTMENTS



MAP & STREET VIEW



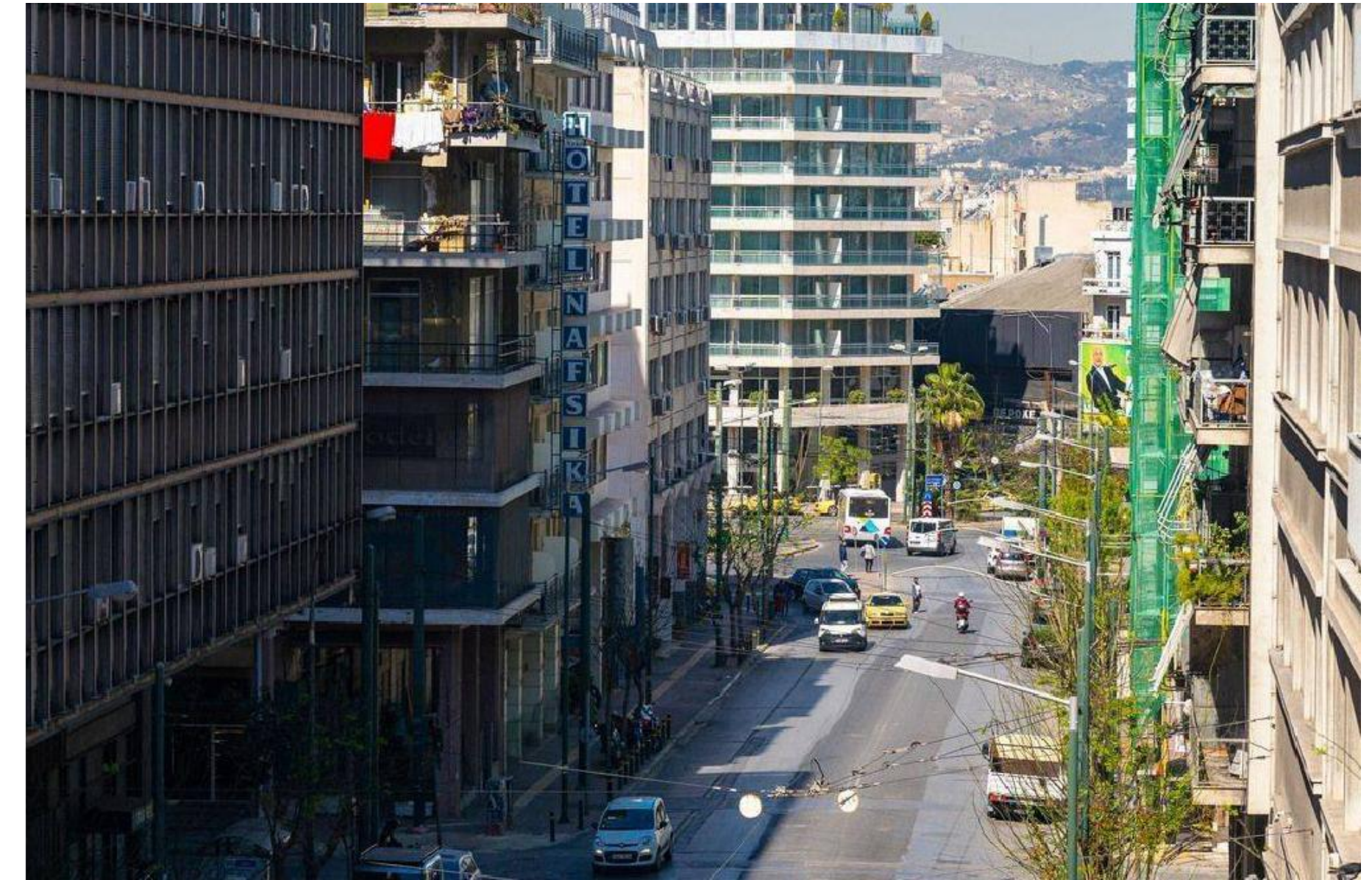
ABOUT THE AREA



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.

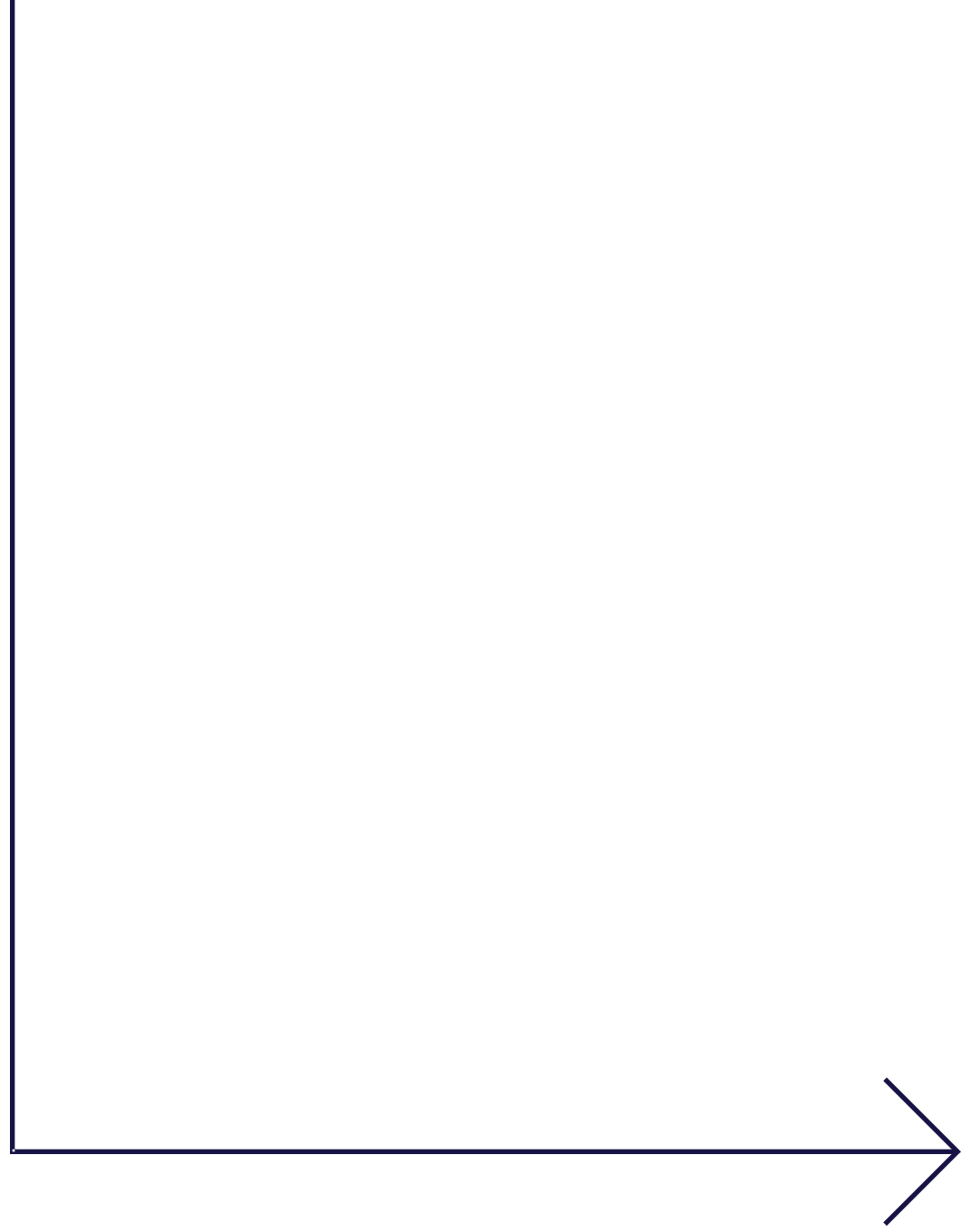


The square is surrounded by amenities such as restaurants, cafes, theaters, an art gallery, and the museum "Greece in Miniature", which host festivals and events that attract visitors and residents.

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

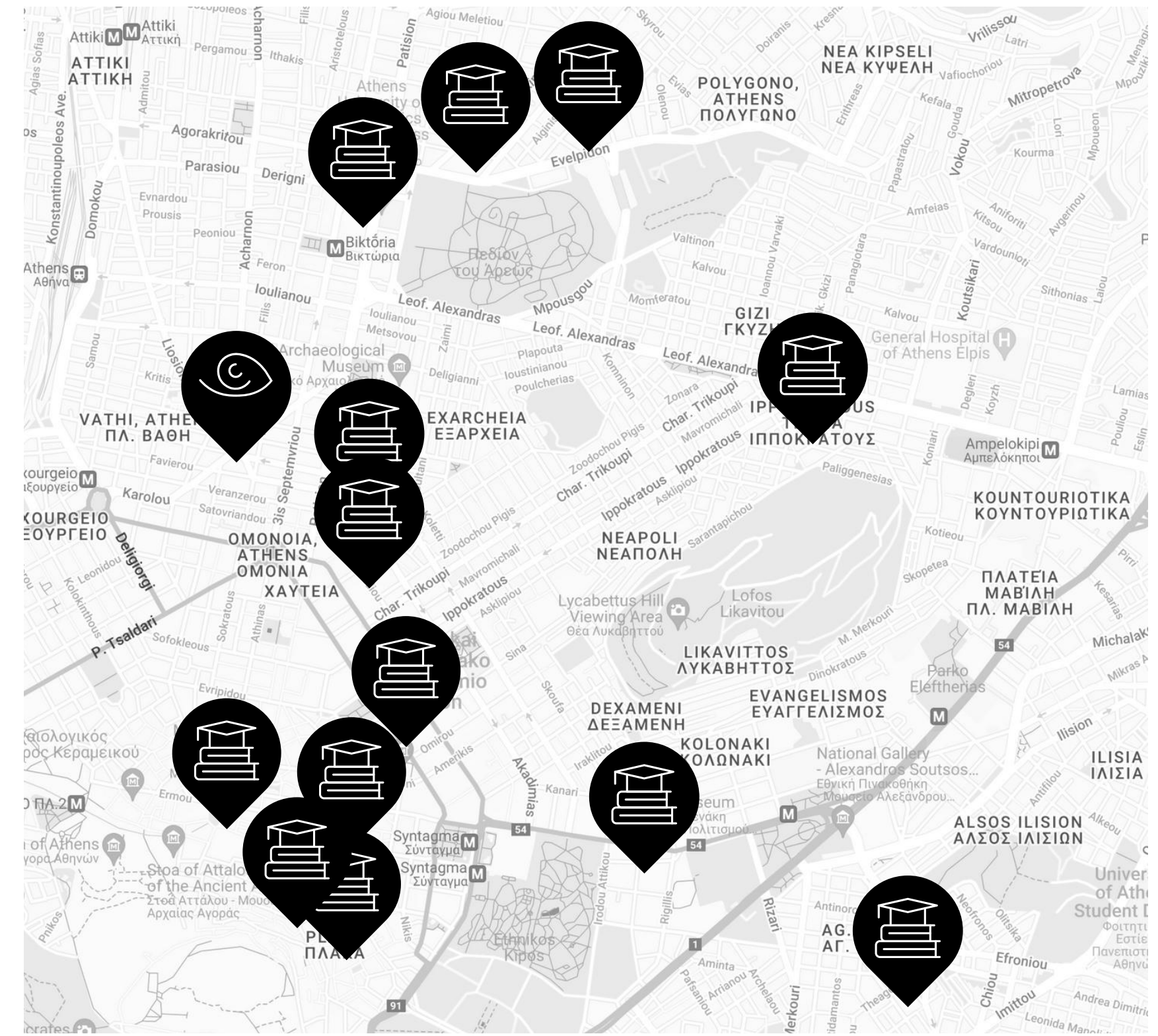


Greece is the most educated country in Europe by student population ratio! The property has an easy access to the city center on foot or other ways of public transportation.

- 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)

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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