



FINDERS

Tailor Made Investments

Marni 59, Metaxourgio, Athens

HIGHLIGHTS

It consists of 5 apartments which are all located on the same floor of the building, 3rd floor, and are under renovation. There are 3 studios, one apartment with one bedroom and living room, and one apartment with two bedrooms and living room.

All the apartment have natural light and sharing a laundry room, which is on the same floor.

Accessibility to the floor is either by the lift or the building's staircase.

The building provides facilities such as a doorman, who is present on weekdays from morning to noon and a renovated elevator.

Lately, a change in the use of the building has been voted by the building's General Assembly thus amending the statutes and the new use is allowing the mixed use of the property. In that manner the renovation of its spaces into apartments is thus enabled.

The apartments are sold individually and are perfect either for short-stay use or for renting by students, as the area has numerous educational institutions, both public and private.

The apartments are only 300m from Karaiskaki Square and 500m from the Omonia Square. The Metro Station "Metaxourgio" is only 6' away on foot and the Metro Station "Omonia" the same.



Marni 59, Metaxourgio, Athens

Studio/Apartment	Asking Selling Price	Price per sqm
E1 of 28,50sqm	85.000€	2.982€
E2 of 28 sqm	82.000€	2.929€
E3 of 28 sqm	82.000€	2.929€
E4 of 33 sqm	100.000€	3.030€
E5 of 53,90 sqm	160.000€	2.968€
Current Condition	Available for Sale/Under Construction	

Marni 59, Metaxourgio, Athens

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, and an art gallery, which host festivals and events that attract visitors and residents.

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

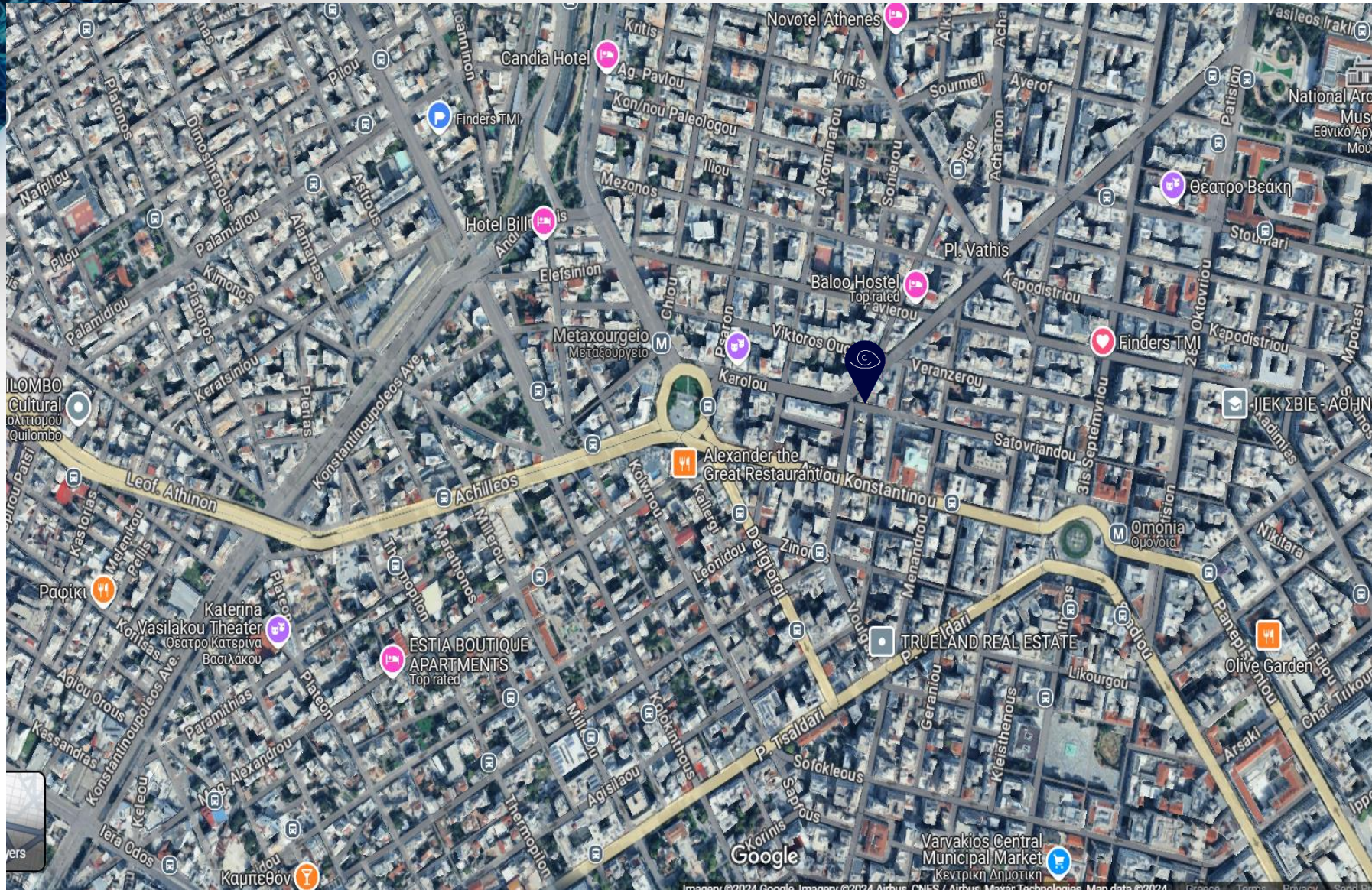
The property has an easy access to the city center on foot or other ways of public transportation.



Distance from the closest metro station in km	0.3
Distance from Omonia square & “Omonia Metro” in km	0.5
Distance from Monastiraki in km	1.1
Distance from Syntagma square in km	1.6
Distance from Acropolis in km	1.9
Distance from the airport in km	35

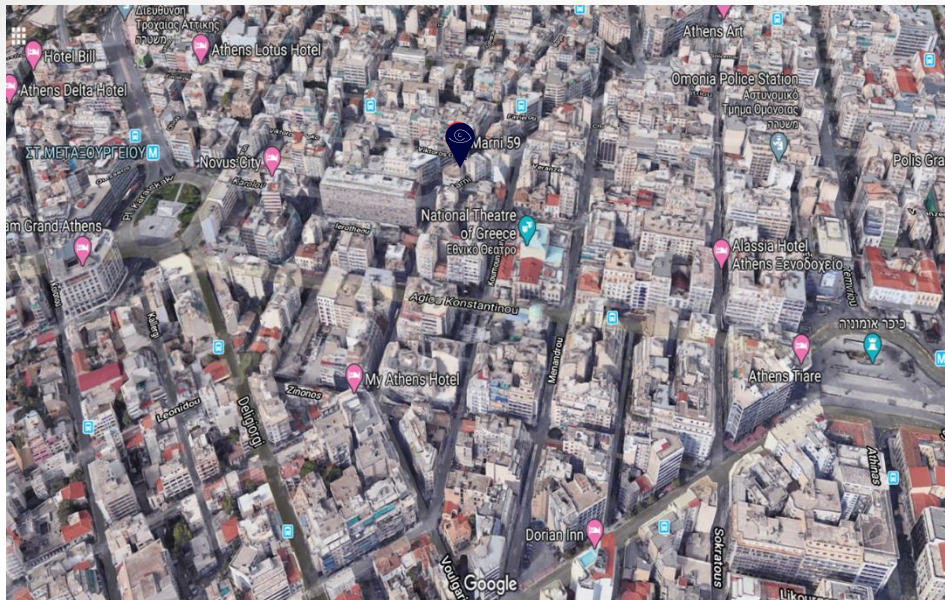


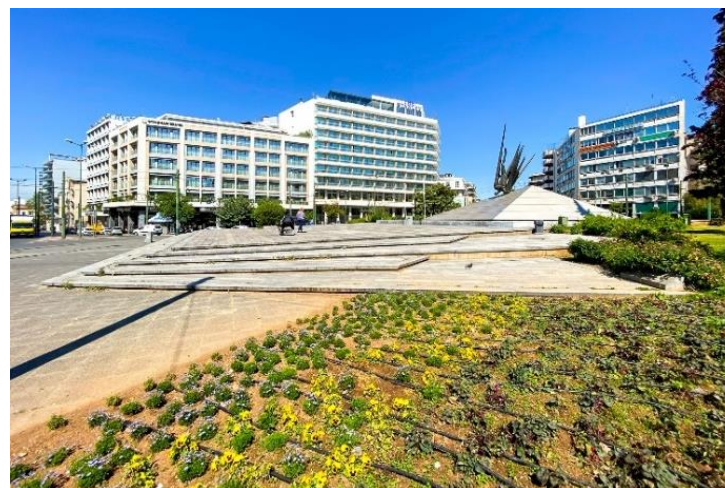
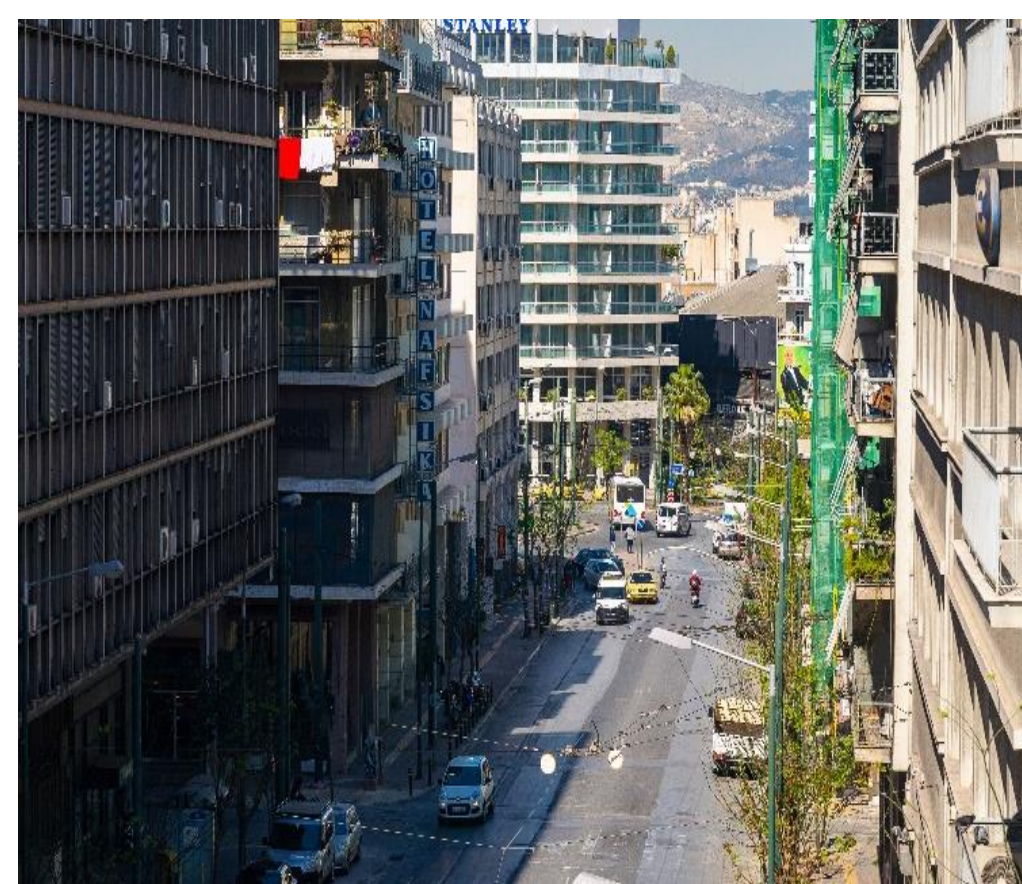
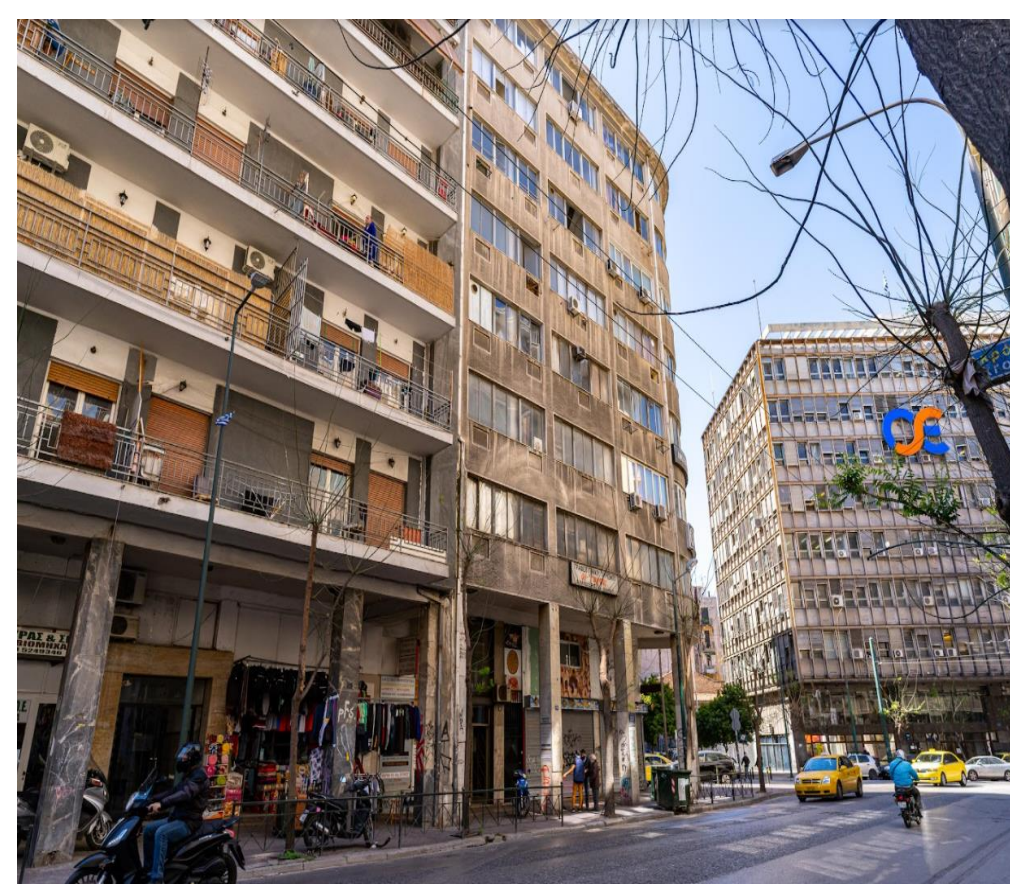
Marni 59, Metaxourgio, Athens



Marni 59, Metaxourgio, Athens

MAP & STREET VIEW

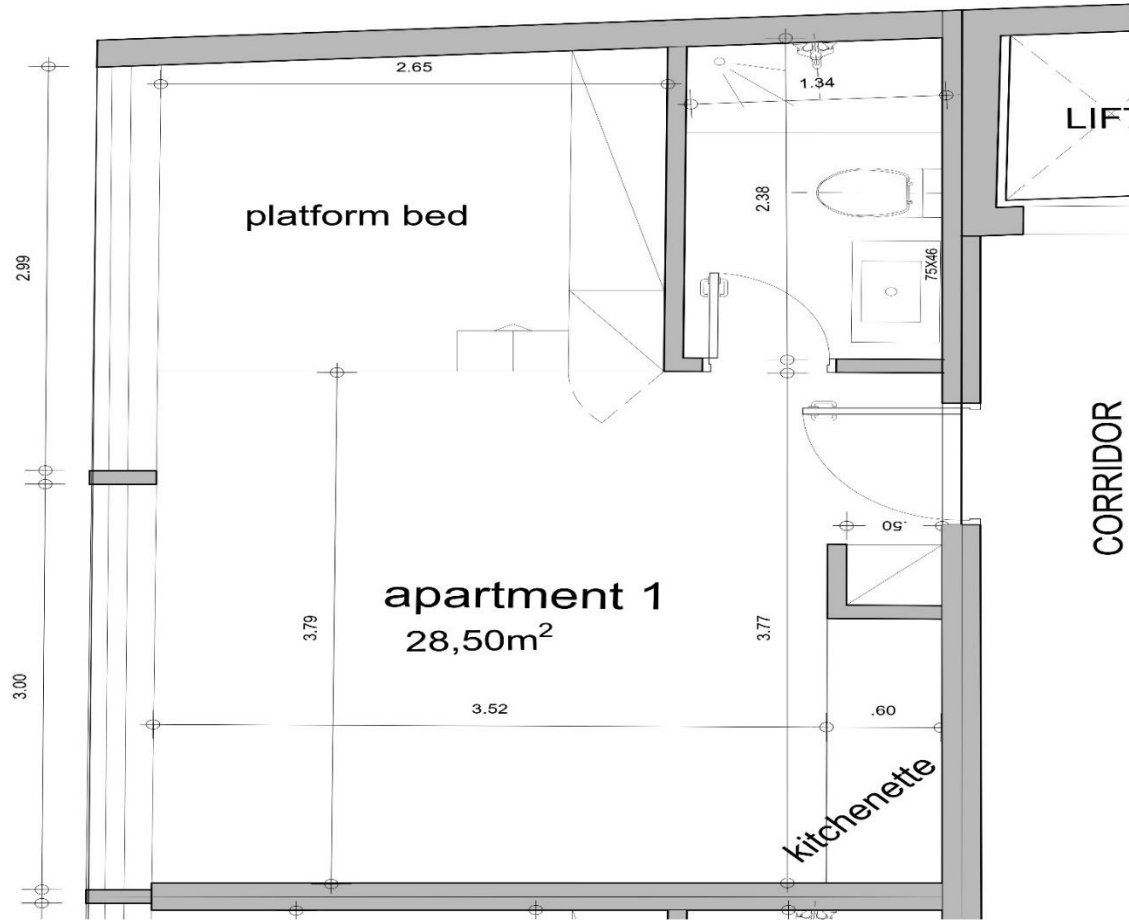




E1 studio 3d Proposal



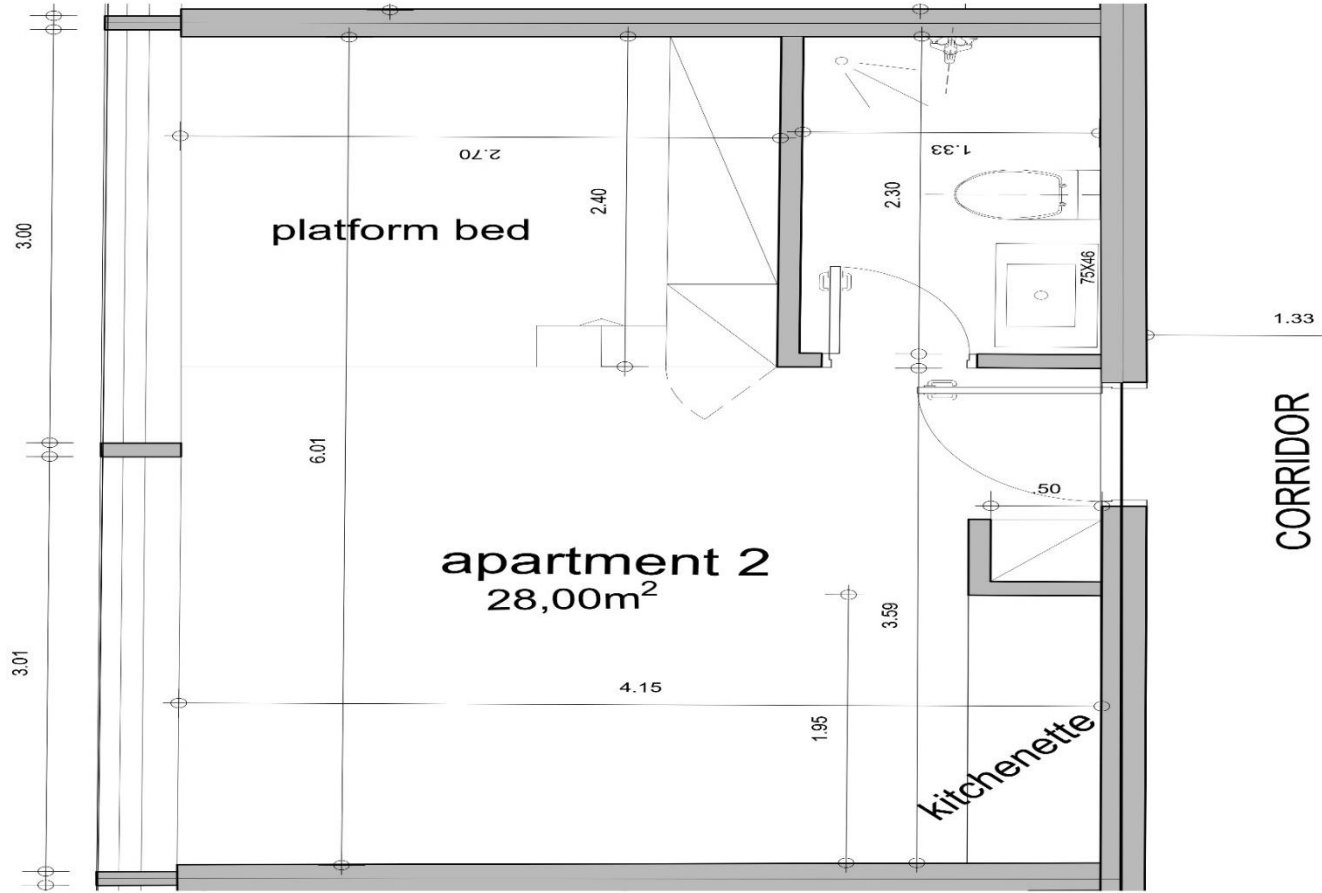
E1 studio floor plan



E2 Studio 3d Proposal



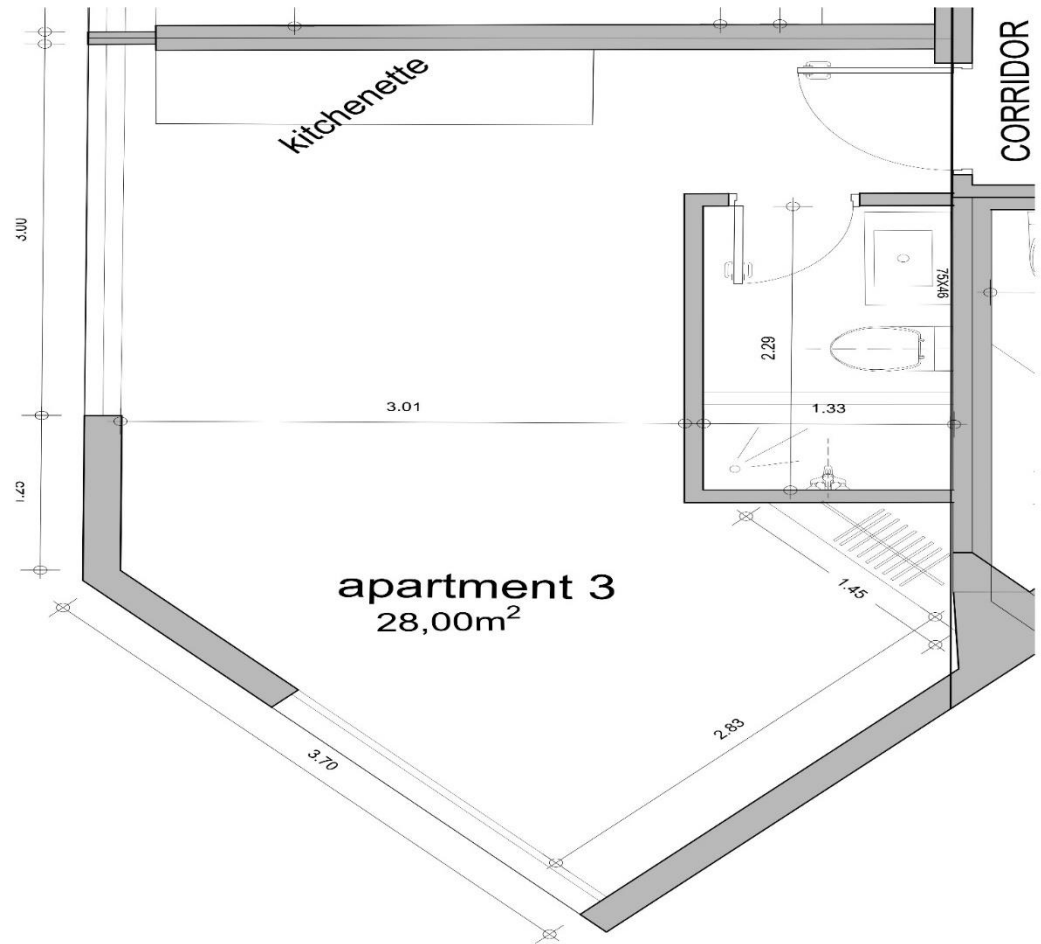
E2 studio floor plan



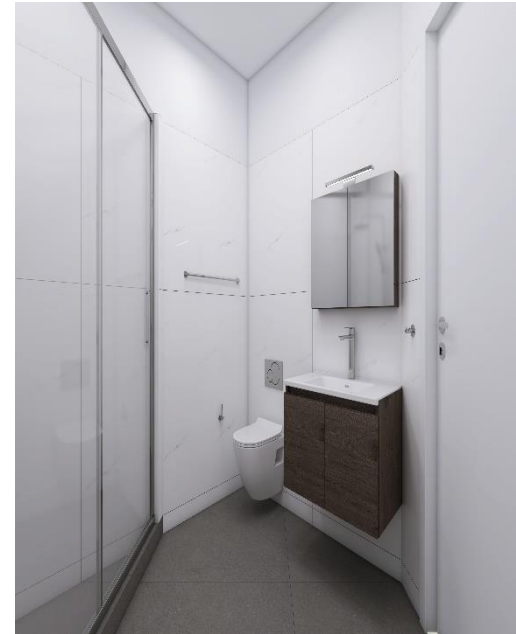
E3 Studio 3d Proposal



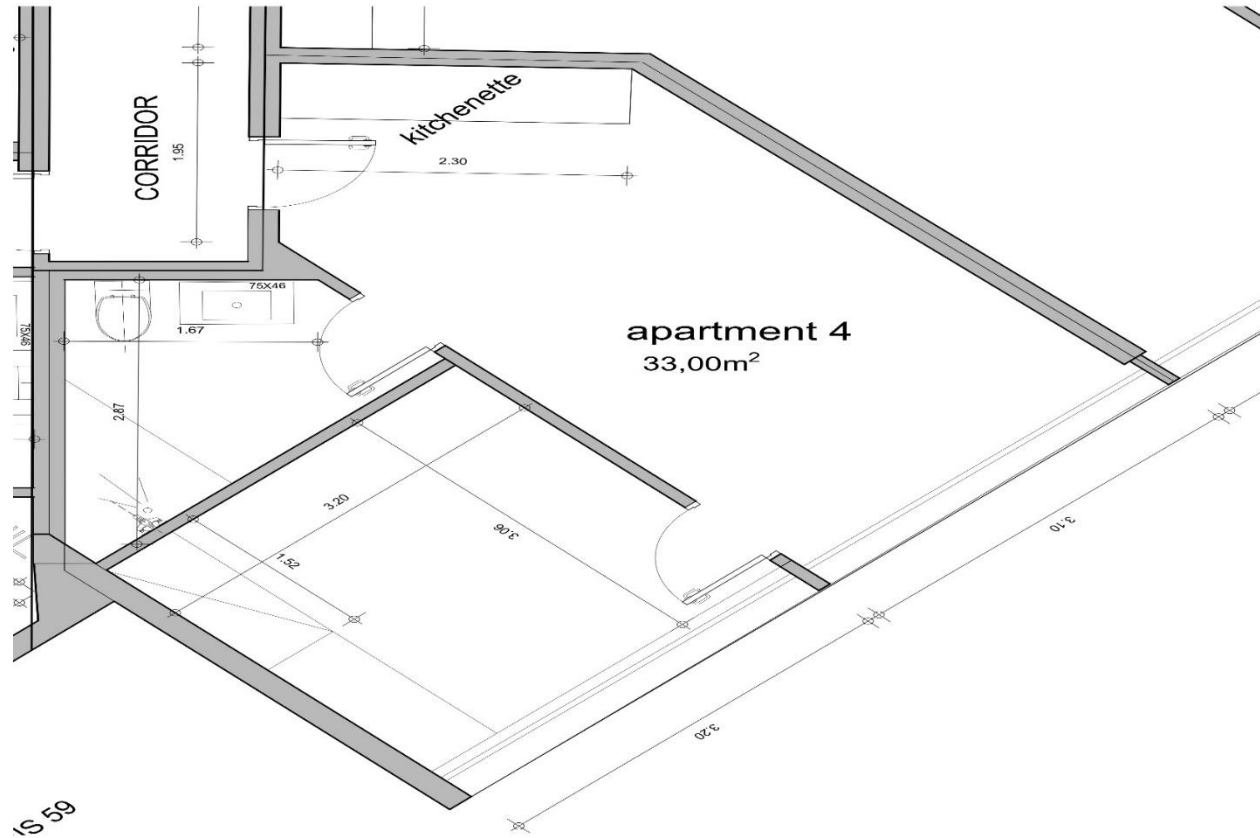
E3 studio floor plan



E4 One-Bedroom Apartment 3d Proposal



E4 apartment floor plan



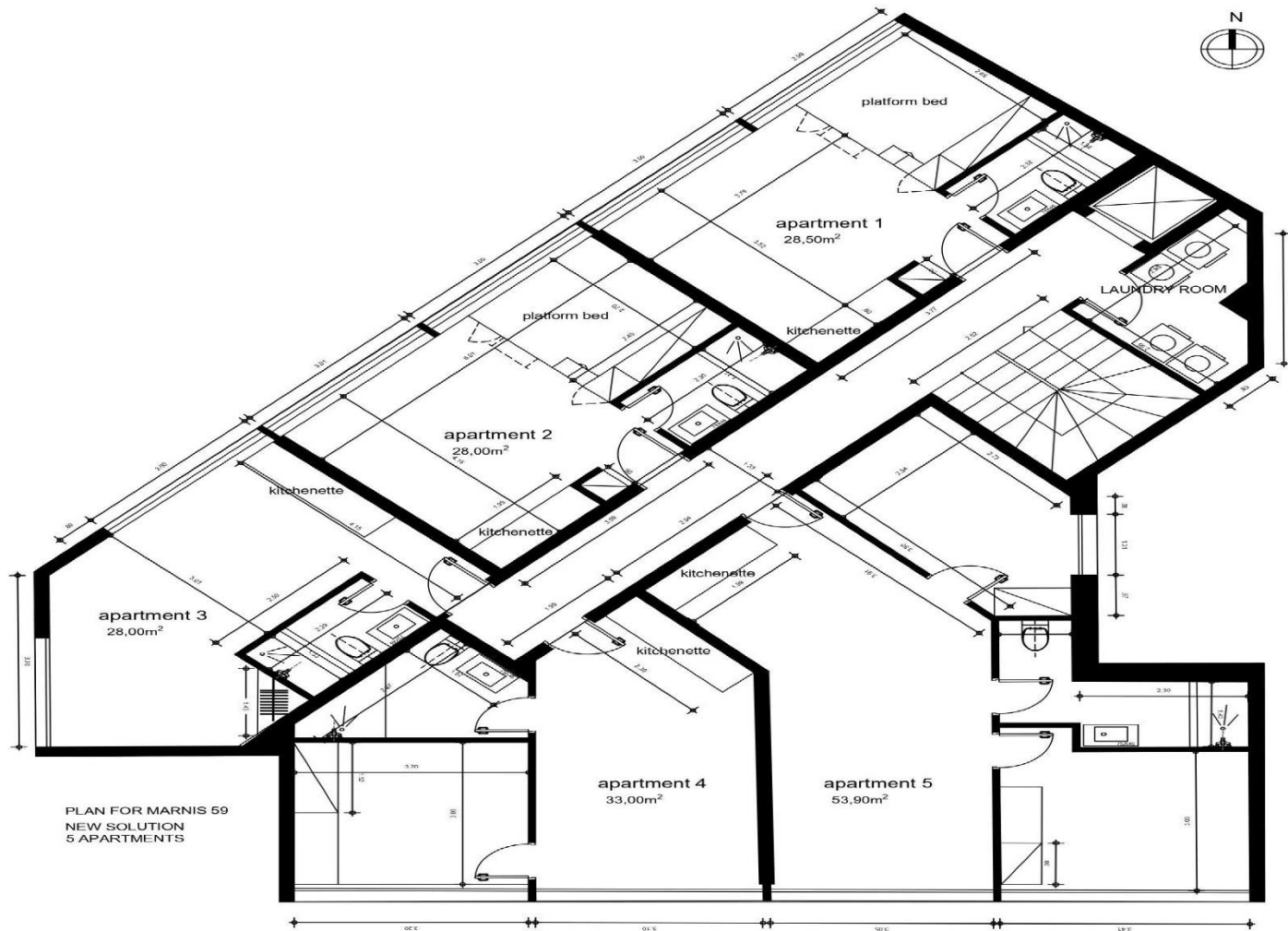
E5 Two-Bedrooms Apartment 3d Proposal



E5 Two-Bedrooms Apartment 3d Proposal



5 Studios/Apartments Renovation Floorplan





The square has undergone a recent redesign, unveiled in May 2020, which has restored the iconic fountain and incorporated eco-friendly materials and technologies. The square is located at the nexus of several major streets and is considered a symbol of the modern city. It has a rich history, dating back to 1862 when it was the site of an informal political truce between rival political parties.

Big change is in the air: starting with the latest revamp of Omonia Square by the City of Athens and new hotels like Brown Acropolis at 1 Pireos Street (a rebranding of the iconic Acropolis hotel), Moxy hotel part of the chain Marriott, and the upcoming hospitality management company [Vision Greece](#) with its flagship hotel [Vision Omonia](#).

These worldly arrivals are bringing rooftop bars and cool cafes and are sure to alter the beat of this working-class district that typically packs up its wares at the end of the day and turns out the lights. Omonia—as the planned origin for the e in the birth of a more pedestrian-friendly Athens.



Karaiskaki Square is an important urban hub of Athens. It is located 500 meters west of Omonia Square, with which it is connected via Agios Konstantinos Street. Karaiskaki Square is located in the district of Metaxourgeio and below it is the homonymous station of line 2 of the metro. As the square is the largest and best known in the district, many people mistakenly call it Metaxourgiou Square, which is actually two blocks to the west, at the junction of Lenormann and Achilleos Streets.

The square is quite large in size, similar to that of Omonia Square, and most of it has been landscaped as a green space with trees and grass. In the centre of the square on a pyramidal base is the Icarus Fallen Airmen Monument, a modern metal statue created in 1987 by sculptor Evangelos Moustakas and architect Ioannis Moustakas.

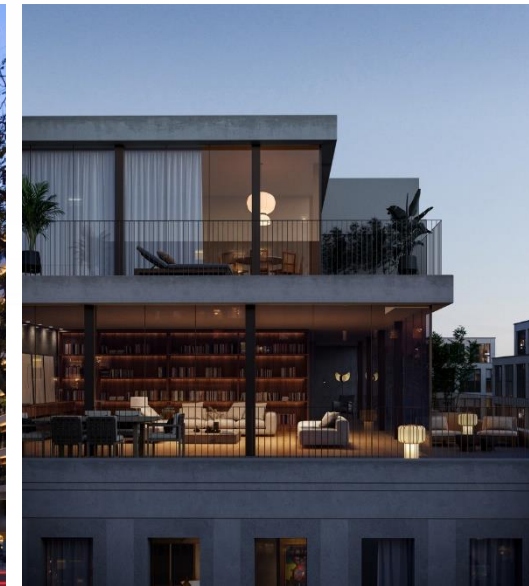
The Minion Project

Large investment projects are expected to radically change the image of Omonia and they are underway in the near future. The aim is to change the image of abandonment and degradation that has prevailed in the region in recent years.

One of the largest investments that is expected to start immediately is the new Minion in which a preferred candidate was named buyer the Dimand. This historic building of "Minion" on Patisson street, near Omonia, in which it housed for decades the country's first department store, enters in a new area. The building will be transformed into a modern, "green" bioclimatic building of mixed uses and become an attractive destination that will

contribute to the modern history of the city and the revival of the wider area of the center of Athens.

The new "Minion" is expected to have commercial stores on its lower floors as well as restaurants, offices and business premises on the remaining floors. Among the concepts under consideration is to create apartments overlooking the Acropolis on the top floors.



Greece is the most educated country in Europe by student population ratio!

In Greece, the population is approximately 10.7 million people, according to the 2020 estimates by the Hellenic Statistical Authority (ELSTAT).

As for the number of students in Greece, there are approximately 2.5 million students enrolled in educational institutions at all levels, from primary school to university, according to data from the Ministry of Education and Religious Affairs (2020).

Here is a table with the estimated Greek population over the last 10 years, along with the ratio of Greek students in the population:

****Greek Population (estimated)****

Year	Population (thousands)
2013	10,770
2014	10,920
2015	11,030
2016	11,150
2017	11,270
2018	11,390
2019	11,510
2020	11,630
2021	11,750
2022	11,870

****Ratio of Greek Students****

Year	Number of Greek Students (thousands)	Ratio of Greek Students to Population (%)
2013	540	5.04%
2014	560	5.12%
2015	580	5.22%
2016	600	5.34%
2017	620	5.46%
2018	640	5.59%
2019	660	5.73%
2020	680	5.87%
2021	700	6.02%
2022	720	6.17%

Note: The numbers are estimates and may vary depending on the source.

Sources: * Greek population: Hellenic Statistical Authority (ELSTAT)

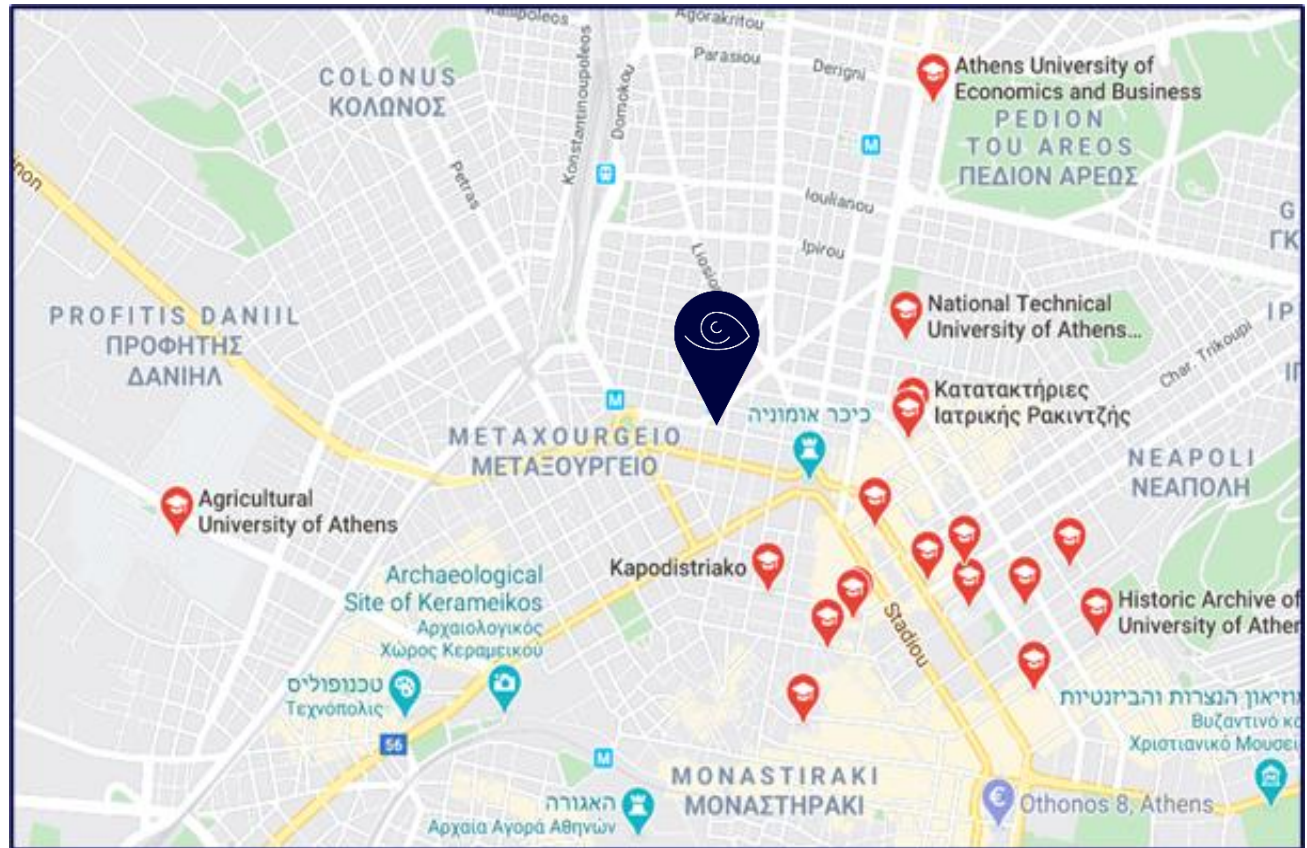
* Ratio of Greek Students: Ministry of Education and Religious Affairs (Greece)

Please note that the ratio of Greek students to population may not add up to exactly because of rounding errors.



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 (650m 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)





FINDERS

Tailor Made Investments

Contact Details:

Harokmim 26, Azrieli Center, Building C, 4th Floor, Holon
3rd Septemvriou 17, Athens

Tel: +972-3-9565657 Israel
+30 210 3808083 Greece

Web: www.finders.gr

IG: [@finders_real_estate](https://www.instagram.com/finders_real_estate)

IN: <https://www.linkedin.com/company/finders-real-estate/mycompany/>

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 above statements. It is not intended to constitute an offer of securities or any other financial product.