



FINDERS

Tailor Made Investments

8, PLITHONOS GEMISTOU,
SIKELIAS HILL, KALLITHEA



HIGHLIGHTS

The property at a glance

Asking selling price: 350.000€

Total sqm: 130

Price sqm: 2,692 €

Construction year: 1968

Renovation year: 2024



Renovated and spacious 3rd-floor apartment of 130 sqm., offering stunning views of both the Acropolis and Lycabettus Hill.

Located in a beautiful and convenient area near Sygrou Avenue and Panteion University, on a quiet cul-de-sac, this apartment combines comfort, style, and functionality.

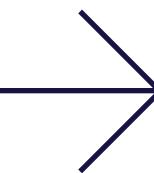
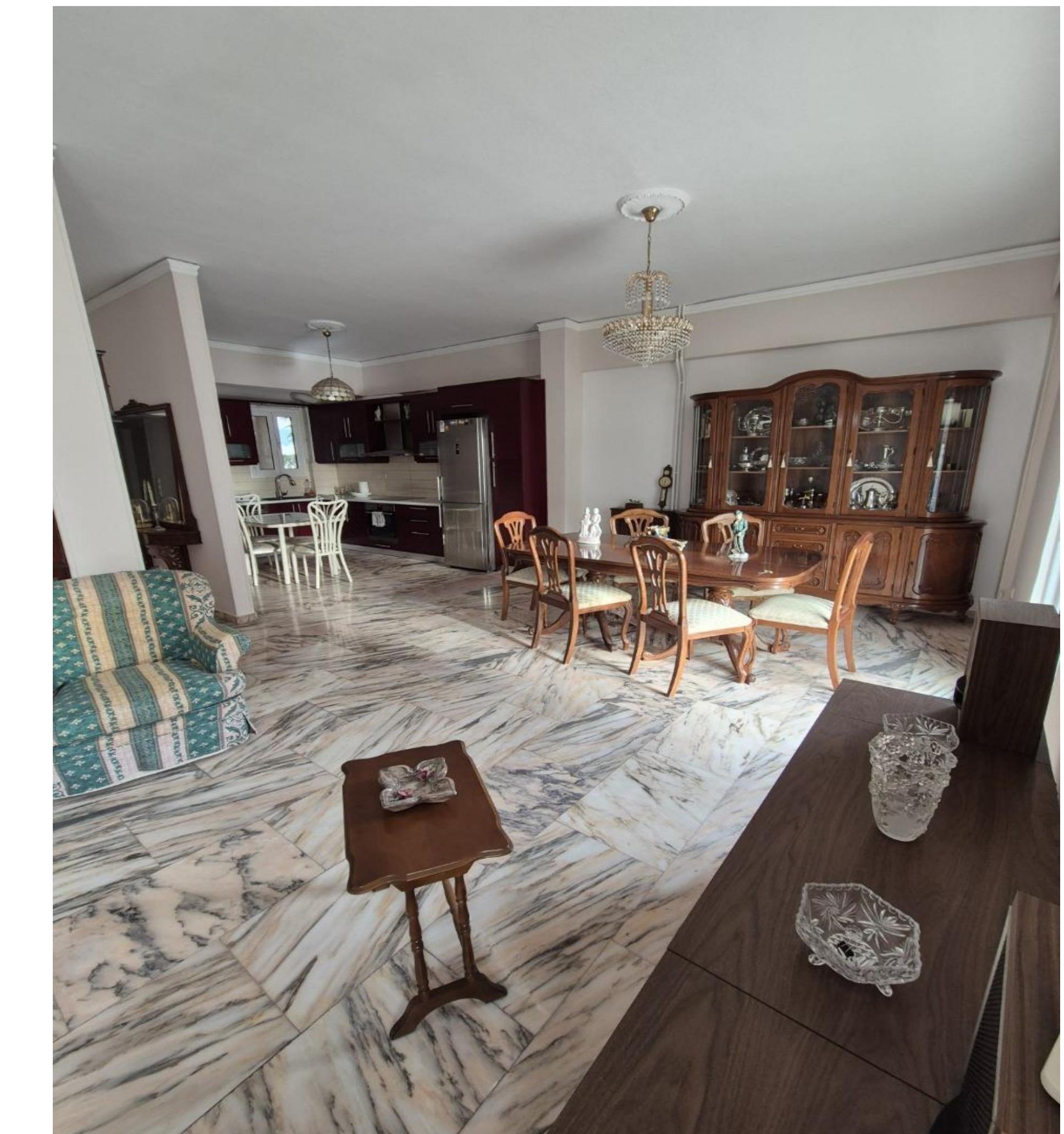
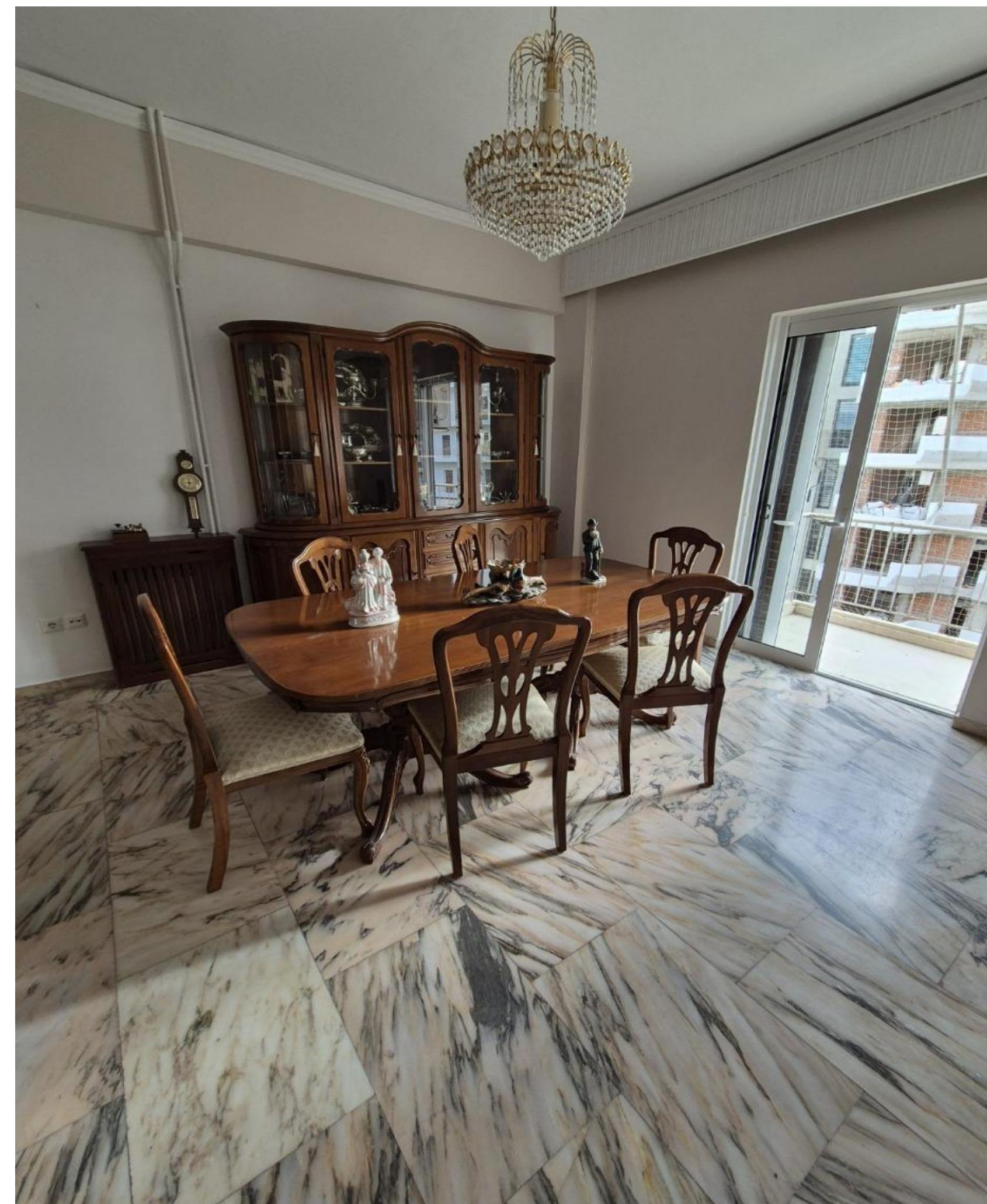
It features a large living room, an open-plan kitchen, two generously sized bedrooms, a full bathroom, a comfortable WC, front and rear balconies, and an internal storage room next to the kitchen.



The apartment is finished with marble floors throughout, wooden flooring in the bedrooms, double-glazed aluminum windows with insect screens, a solar water heater, central oil heating, video intercom, modern electrical appliances, and a secure entrance door.

This bright and elegant apartment is an excellent choice for both personal residence and investment, offering a rare combination of prime location, beautiful views, and high-quality finishes. It maintains the feel of outdoor living with modern comfort.

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Sikelias Hill, Kallithea



SQM

130

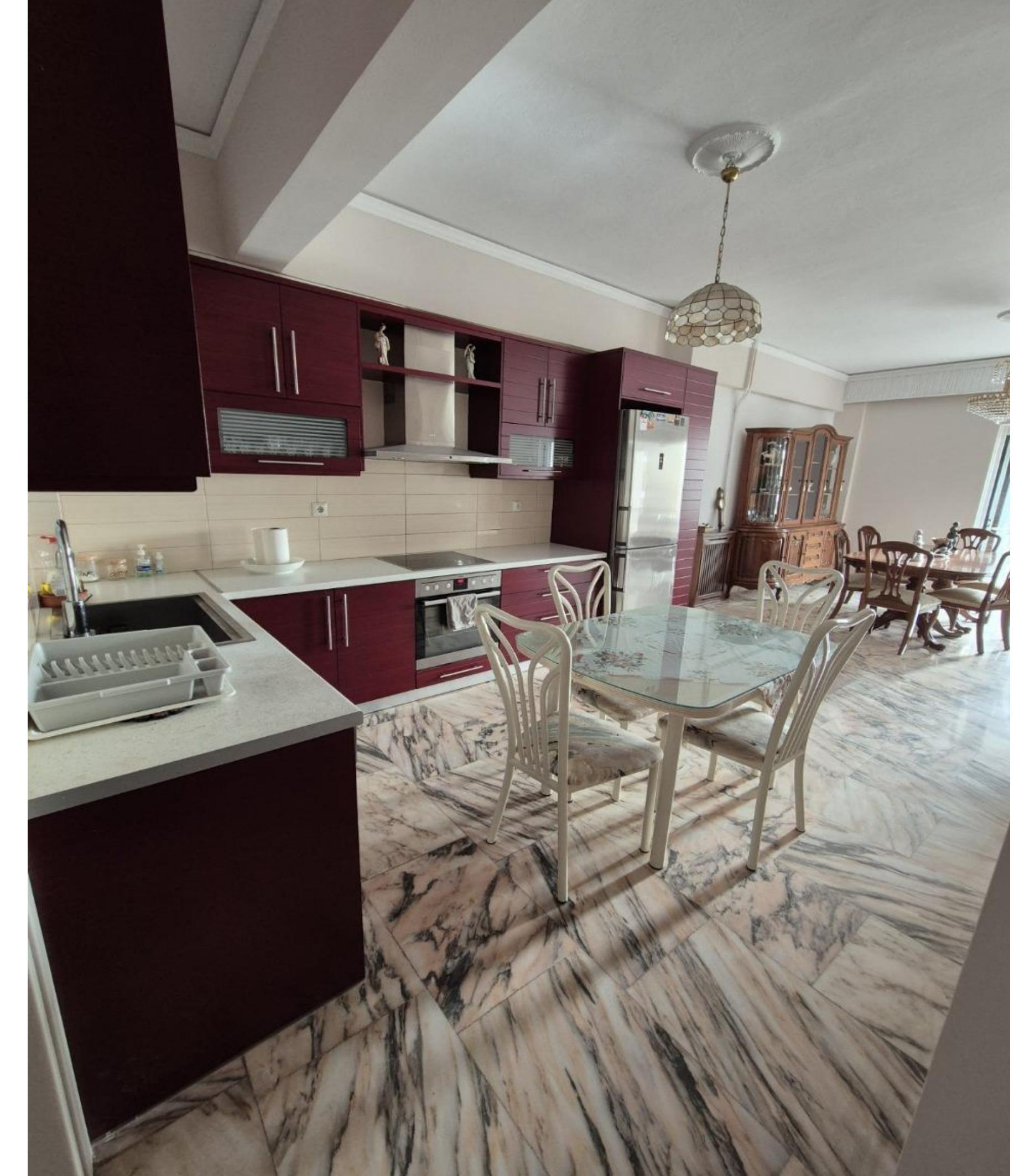
ASKING SELLING PRICE

350,000€

PRICE/SQM

2,692€

8, Plithonos Gemistou,
Sikelias Hill, Kallithea



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SQM

124

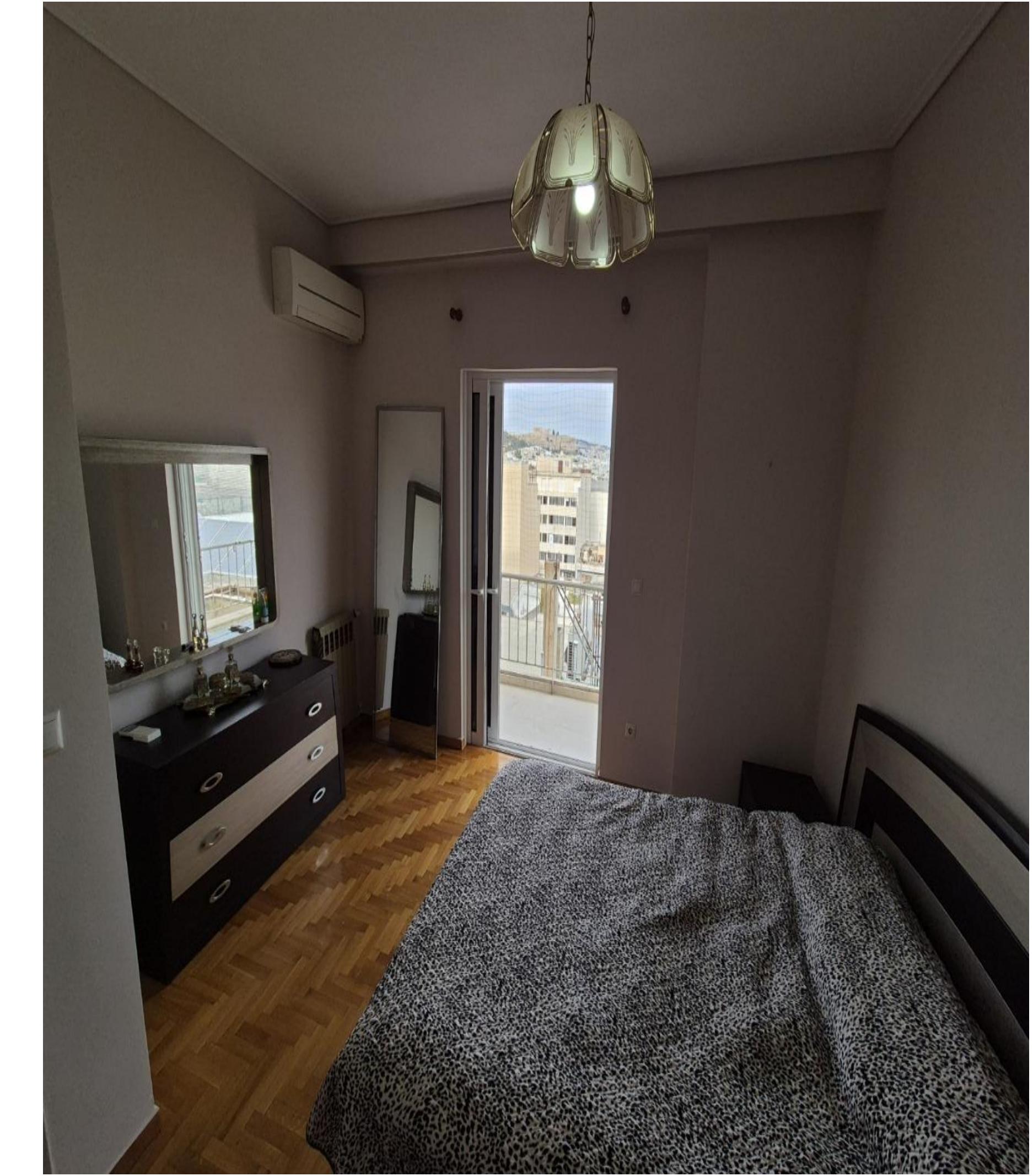
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SQM

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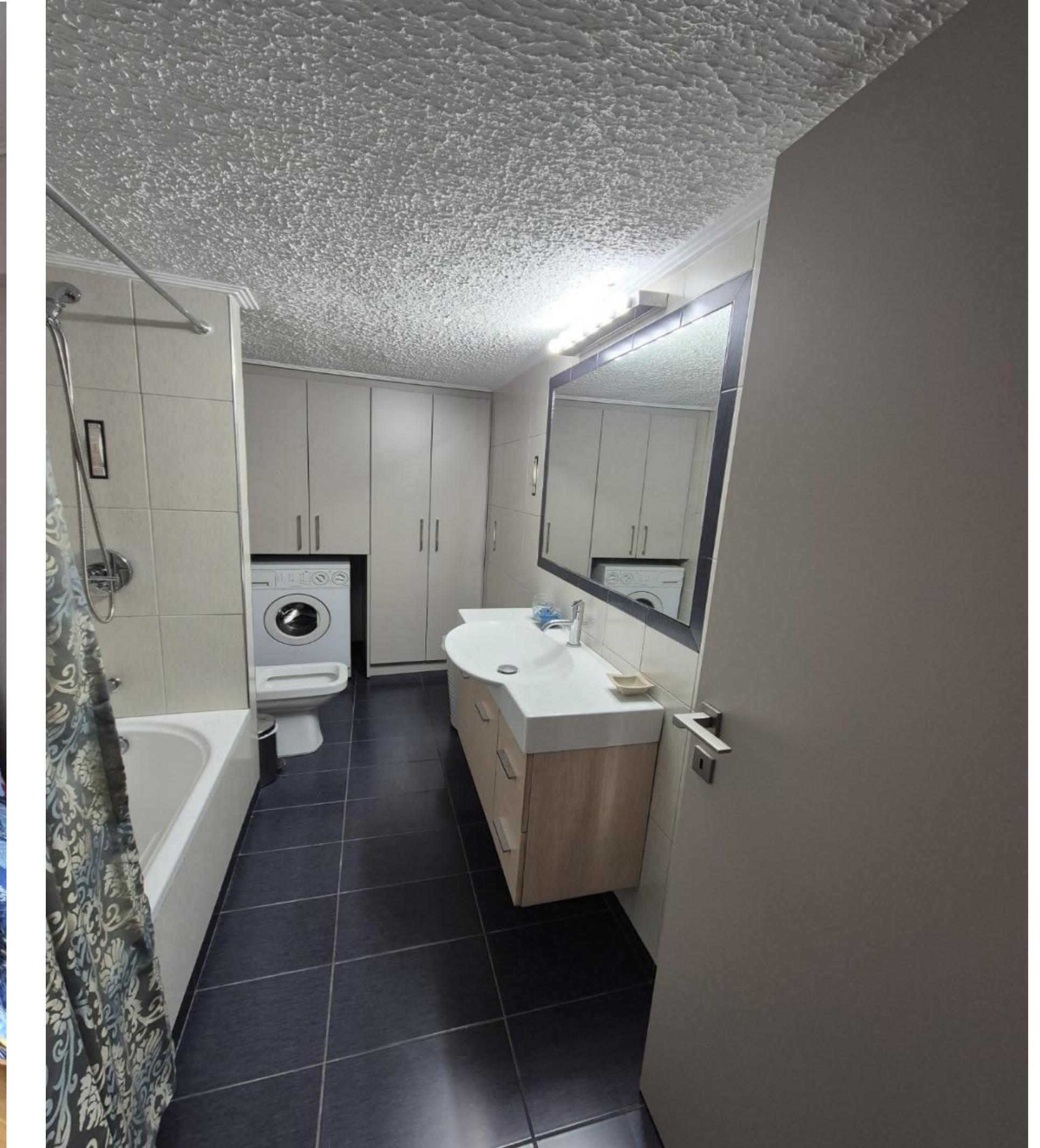
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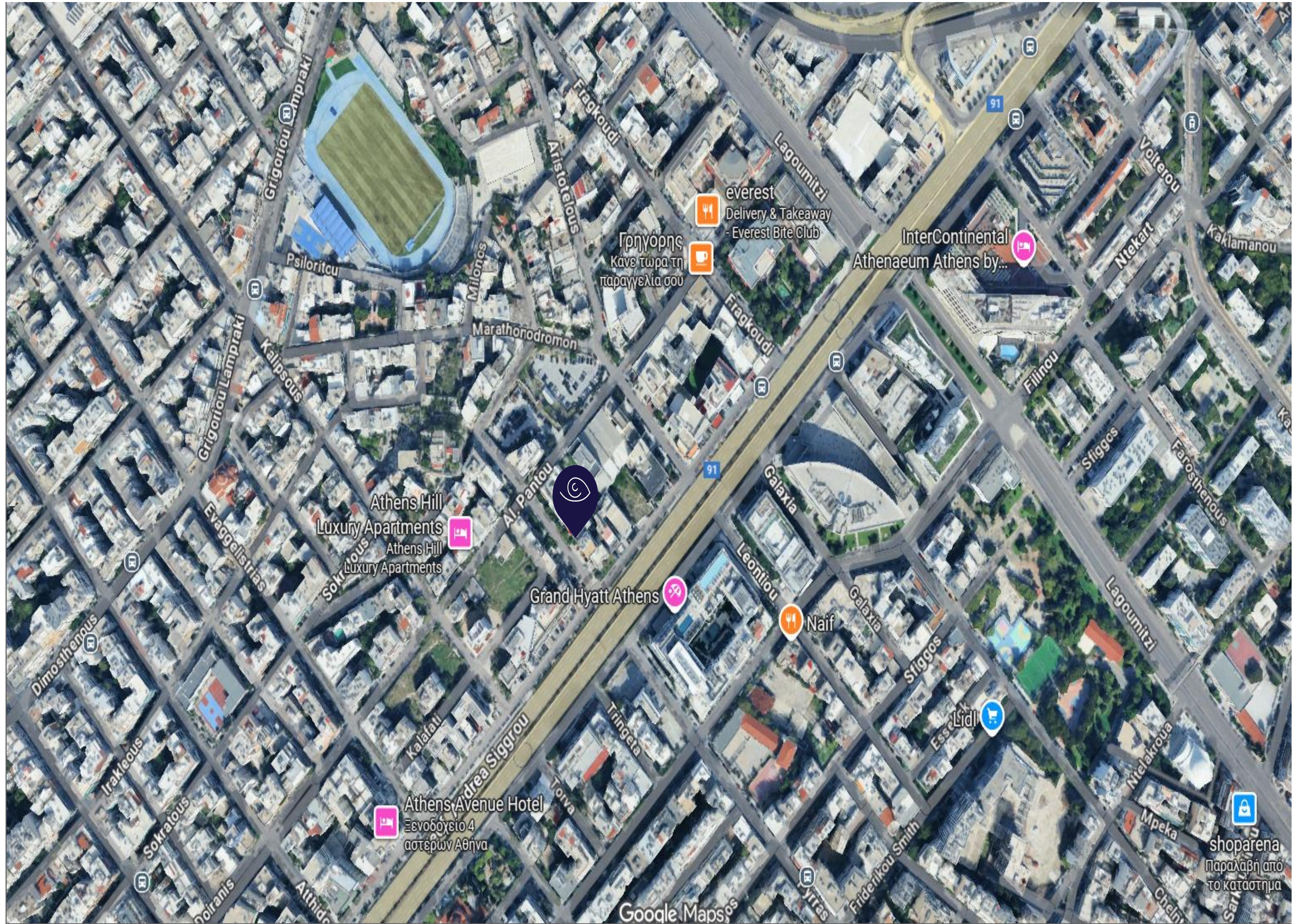
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MAP & STREET VIEW



ABOUT THE AREA



This area is one of the most sought-after neighborhoods in Athens, offering an ideal combination of central location, convenience, and lifestyle.

Situated close to Syggrou Avenue and the city center, it provides excellent access to public transport, major roads, and all essential services.



The proximity to Panteion University and other educational institutions makes the neighborhood particularly attractive to students and young professionals, creating strong and consistent demand for rental properties.

The area also features a variety of cafes, restaurants, shops, and cultural venues, while maintaining a quiet and safe residential character. Its central position, vibrant community, and excellent connectivity make it a prime location for both living and investment opportunities.

About Vision Greece

- 'VISION Hosts of Superior Living' was established in 2022 in an effort 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 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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