

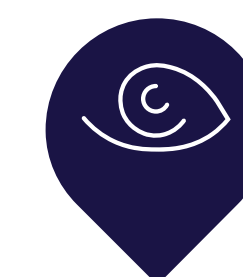


**FINDERS**

Tailor Made Investments

**SOLOMOU 57**

**OMONIA, ATHENS**





# HIGHLIGHTS



The property at a glance

Asking selling price: 120.000€

Total sqm: 80

Price/sqm: 1.500

Floor: 3rd

Construction year: 1957

Renovation year: 2020

A lovely apartment located on the 3rd floor of a 7 storey-apartment building at 57 Solomou Street, in the Omonia area.

This 80sqm apartment has the following room layout: an entry hall, a living room and dining area, a separate kitchen, a bedroom, a bathroom, a storage room in the building's basement, and a wide frontal balcony, reaching the bedroom.

It is possible to add an additional bedroom, by converting the dining area accordingly.

Currently there is a long-term lease contract. Nevertheless, the company holds the right of interrupting this contract whenever this is beneficiary to its business plans.

The apartment is close to schools, supermarkets and public transportation, 350m from Omonia square with its metro station, 650m from Exarchia square where a metro station is also being built, and 700m from Metaxourgeio metro station.

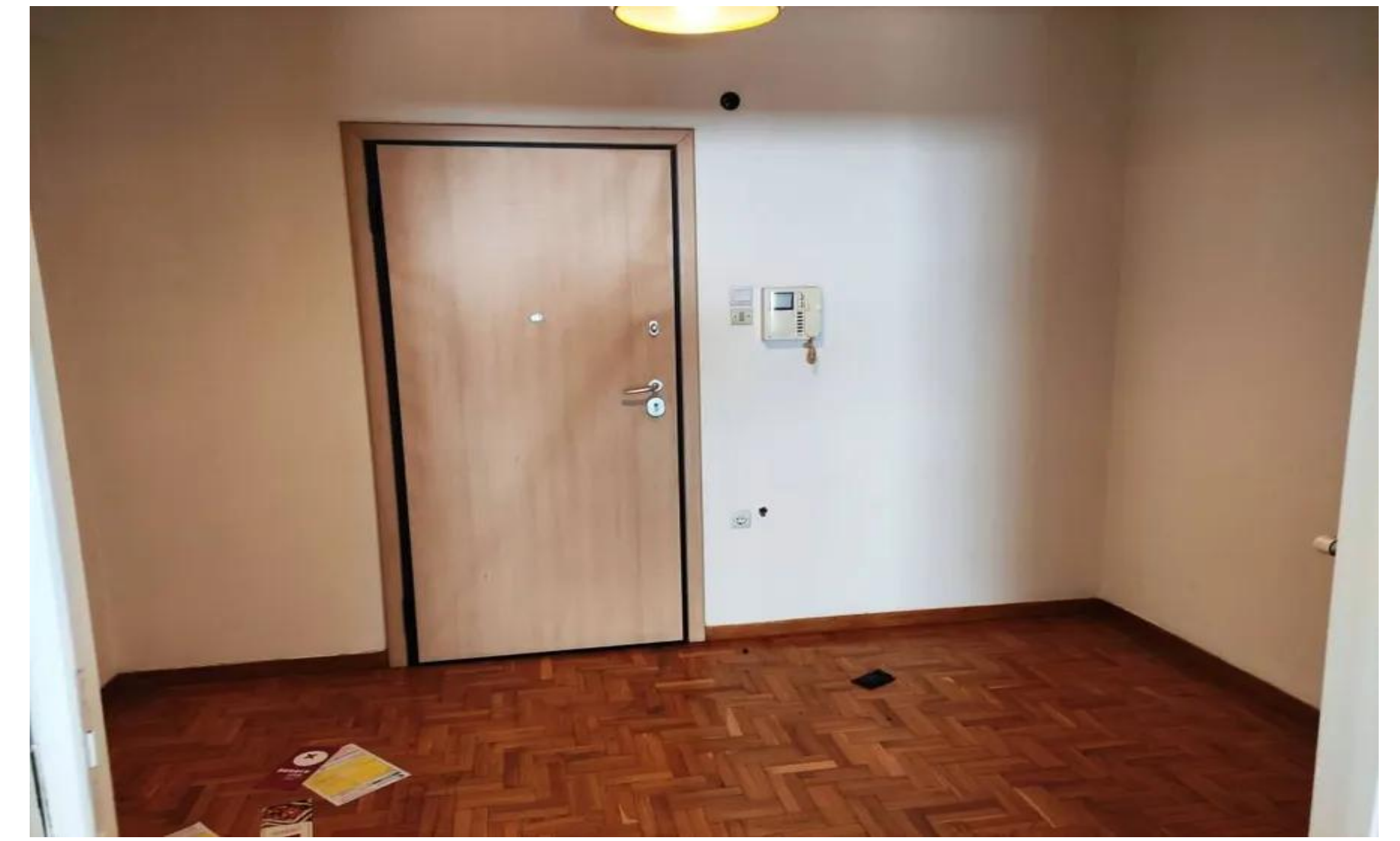
The area is full of theaters, cafes, shops, but also many educational institutions, such as the Technical University of Athens and the National Archaeological Museum.

Besides all the above, the "Pedion Areos" is just 800m away, offering a green park for sports and cultural activities available to all citizens.

Note, that this apartment can be divided into two apartments as the proposed layout shown in the next slides.



# SOLOMOU 57



SQM

ASKING SELLING  
PRICE

PRICE/SQM

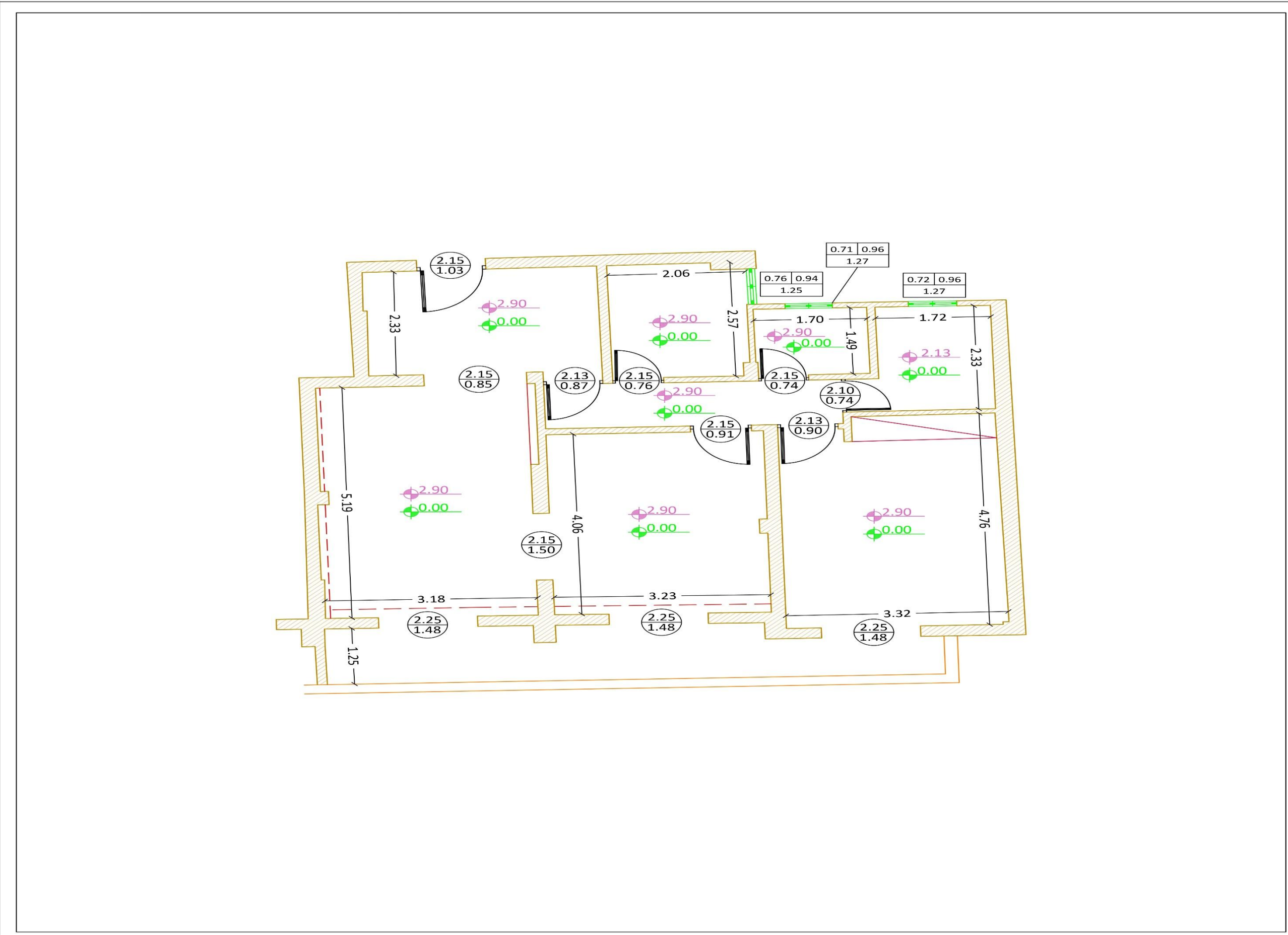
**80**

**120,000€**

**1,500€**



# FLOOR PLAN CURRENT



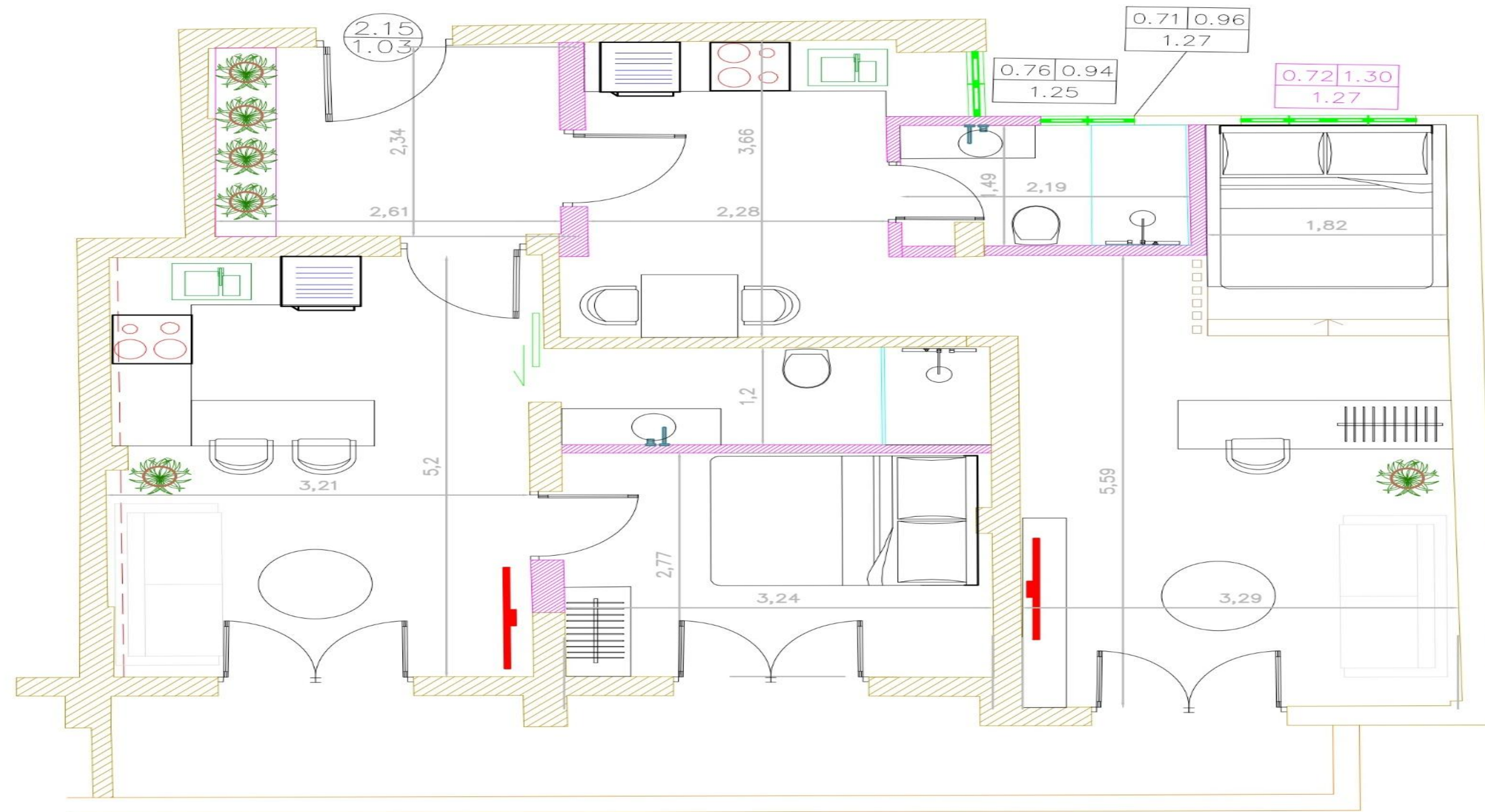
ΥΠΟΜΝΗΜΑ ΣΥΜΒΟΛΙΣΜΩΝ

Τοίχος	Στάθμη δαπέδου	166.17	Στάθμη οροφής	170.16
Μπαλκόνι	ΑΝΟΙΓΜΑ ΠΟΔΙΑ	0.80   1.20	ΥΨΟΣ	ΥΨΟΣ ΑΝΟΙΓΜΑ
Δοκάρι	1.21	2.15	0.98	
Ντουλάπα				
Παράθυρο				
Πόρτα				

ΚΥΡΙΟΙ ΤΟΥ ΕΡΓΟΥ	FINDERS	
ΘΕΣΗ ΕΡΓΟΥ	ΟΔΟΣ ΣΟΛΩΜΟΥ ΑΡ. 57 Ο.Τ. 73064 - ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ Π.Ε. ΚΕΝΤΡΙΚΟΥ ΤΟΜΕΑ ΑΘΗΝΩΝ - ΠΕΡΙΦΕΡΕΙΑ ΑΤΤΙΚΗΣ ΝΟΜΟΣ ΑΤΤΙΚΗΣ	
ΕΡΓΟ	ΑΠΟΤΥΠΩΣΗ ΥΦΙΣΤΑΜΕΝΗΣ ΚΑΤΑΣΤΑΣΗΣ	
ΜΕΛΕΤΗΤΗΣ	ΔΗΜΗΤΡΙΟΣ Φ. ΜΕΓΡΕΜΗΣ ΑΓΡΟΝΟΜΟΣ ΤΟΠΟΓΡΑΦΟΣ ΜΗΧΑΝΙΚΟΣ Ε.Μ.Π.	
ΜΕΛΕΤΗ	ΚΑΤΟΨΗ	ΑΡΙΘΜΟΣ ΣΧΕΔΙΟΥ
ΚΑΤΟΨΗ Γ' ΟΡΟΦΟΥ		<b>Κ.1</b> ΚΩΔΙΚΟΣ ΕΡΓΟΥ 02423/2
ΧΡΟΝΟΣ ΜΕΛΕΤΗΣ	ΦΕΒΡΟΥΑΡΙΟΣ 2023	ΚΛΙΜΑΚΑ 1:50
ΣΦΡΑΓΙΔΑ ΕΤΑΙΡΕΙΑΣ	ΣΦΡΑΓΙΔΑ ΜΗΧΑΝΙΚΟΥ	

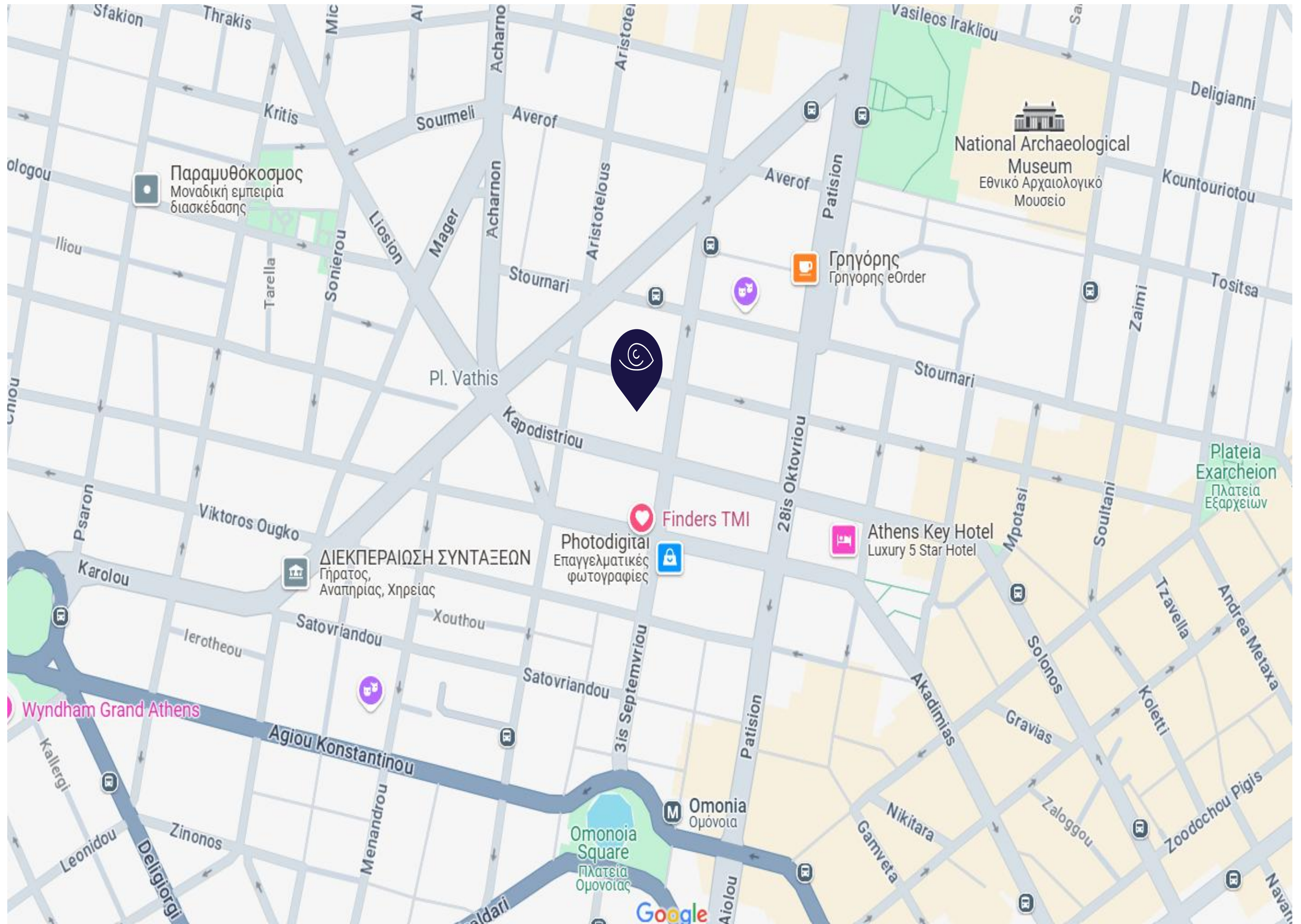
**DM SURVEYORS**  
 ΔΗΜΗΤΡΙΟΣ ΜΕΓΡΕΜΗΣ & ΣΥΝΕΡΓΑΤΕΣ ΙΚΕ  
 ΟΔΟΠΟΙΙΑ-ΚΤΗΜΑΤΟΛΟΓΙΟ-ΤΟΠΟΓΡΑΦΙΑ-ΒΥΘΟΜΕΤΡΗΣΕΙΣ  
 ΒΑΡΝΑΛΗ 33 & ΚΑΠΟΔΙΣΤΡΙΟΥ 25Α - ΧΑΛΛΑΝΔΡΙ - 15233 - ΕΛΛΑΔΑ  
 Τηλ/Φαξ +30 2106837018 - Κιω. +30 6974740366  
 ΕΜΠΟΡΕΙΟ ΘΗΡΑΣ - ΣΑΝΤΟΡΙΝΗ - 84703 - Τηλ +30 2286083339  
 W: dm-surveyors.gr E: info@dm-surveyors.gr

# FLOOR PLAN 2-APARTMENTS VERSION





# MAP & STREET VIEW





# ABOUT THE AREA



The apartment is conveniently situated near Omonia Square and the National Archaeological Museum.

Omonia has served as a pivotal hub in the city's layout since the initial plans for modern Greece were drawn up in the 19th century.

The redesigned square, revealed in May 2020, features a stunning fountain with 188 jets and 177 underwater lights, all crafted from eco-friendly materials and innovative cool pavement technologies.



The square forms one corner of the triangle that constitutes the city center, connecting Athinas, Stadiou, Panepistimiou, 3is Septemvriou, and Agiou Konstantinou Streets.

Interestingly, city planners once envisioned the royal palace being built on this prime location.

The name Omonia, meaning harmony in Greek, symbolizes the informal political truce established here in 1862 by leaders of opposing political factions following the removal of King Otto.



# 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 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.

# CONTACT DETAILS

HAROKMIM 26, AZRIELI  
CENTER, BUILDING C,  
4TH FLOOR, HOLON 17

3rd Septemvriou 17 St,  
Athens

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

[www.finders.gr](http://www.finders.gr)

SOCIAL  
MEDIA

Instagram  
[@finders.real\\_estate](https://www.instagram.com/finders.real_estate)

LinkedIn  
[Finders TMI](https://www.linkedin.com/company/finders-tmi)