



FINDERS

Tailor Made Investments

השקעות נדל"ן
אטרקטיביות ביוון

Solomou 57, Omonia, Athens

HIGHLIGHTS

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

The 80m2 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. Moreover, there is a shared elevator in the building.

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 located very close to schools, supermarkets and public transportation.

Status of the property	For Sale
Price of the property	120,000 €
Total built area in sqm	80
Price per sqm	1,500 €
Construction year	1960
Renovation year (partial)	2020



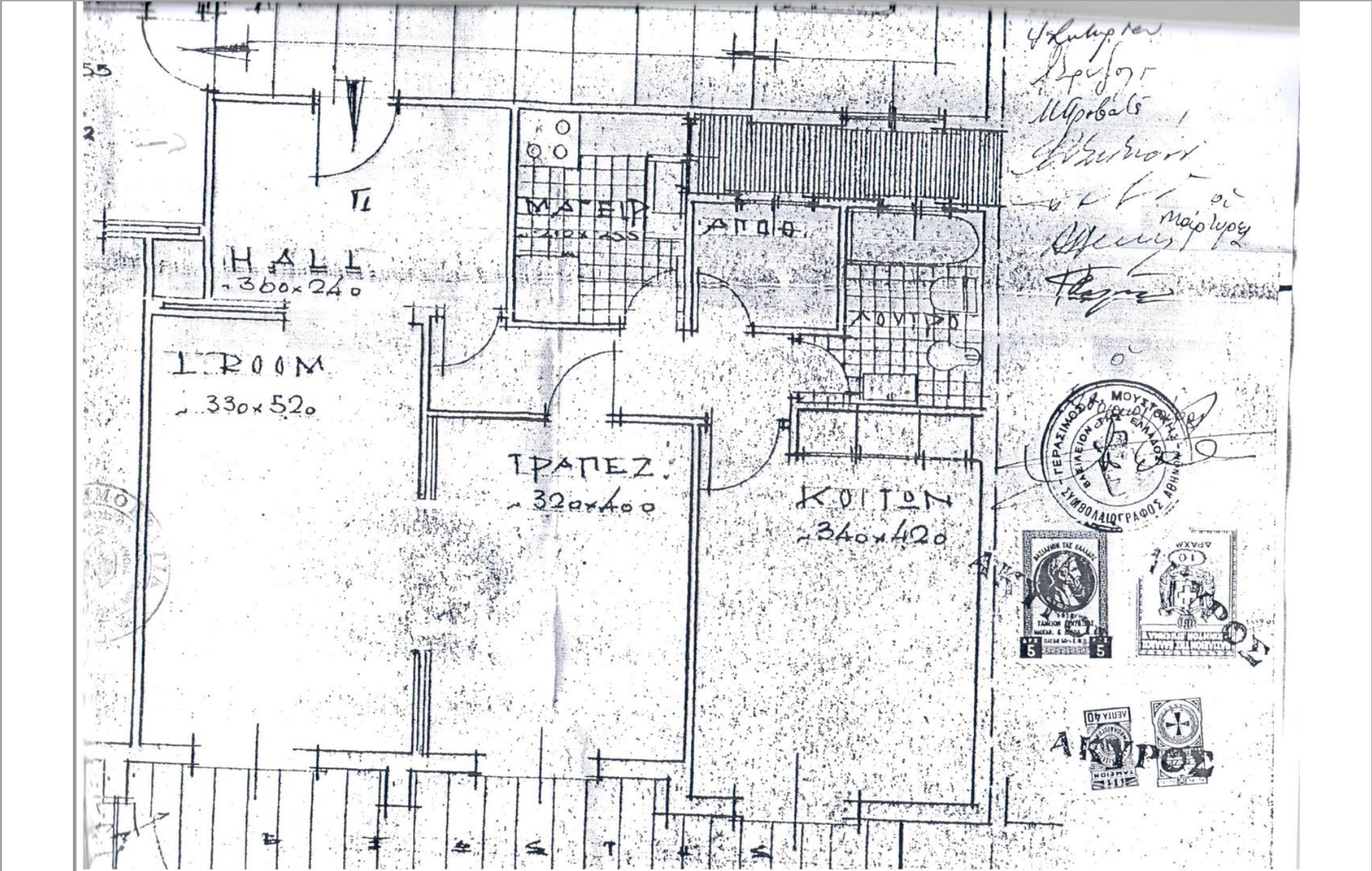








BLUEPRINTS



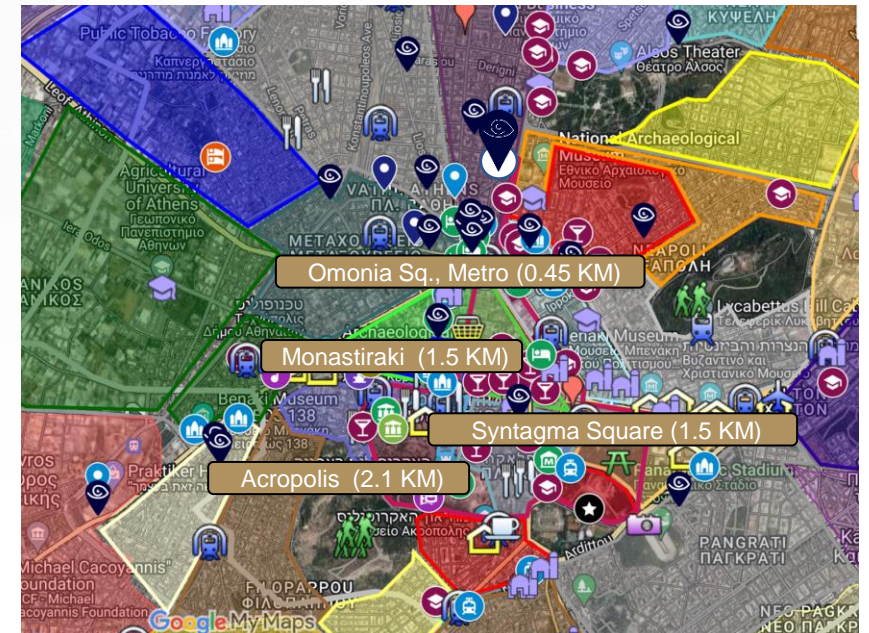
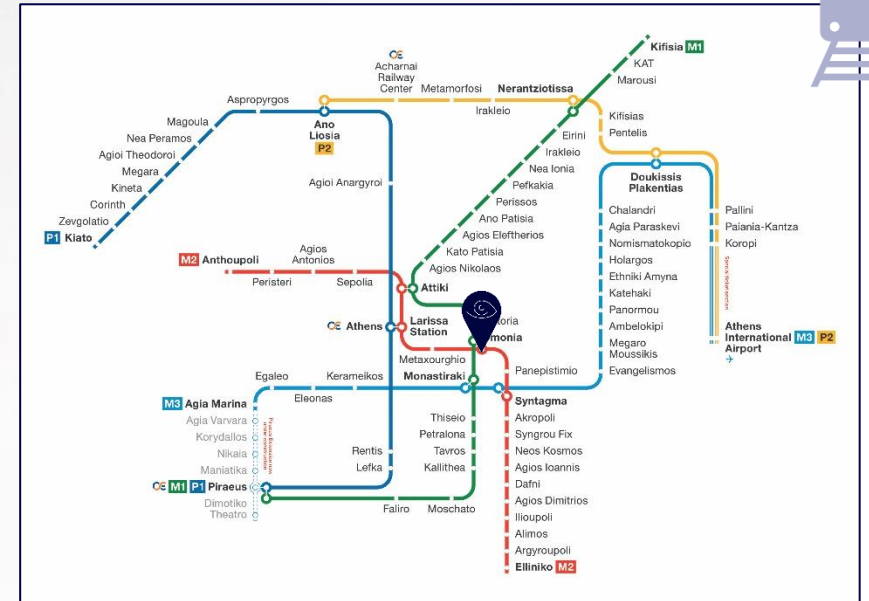
Solomou 57, Plateia Vathis, Omonia, Athens

ABOUT THE AREA

This spacious apartment is located in a privileged spot in the center of Athens. The apartment is located 350 m from Omonia square with its metro station, 650 m from Exarchia square where a metro station is also being built, and 700 m from Metaxourgeio metro station.. The area is full with theaters, cafes, shops, but also many educational institutions, such as the Technical University of Athens and the National Archaeological Museum.

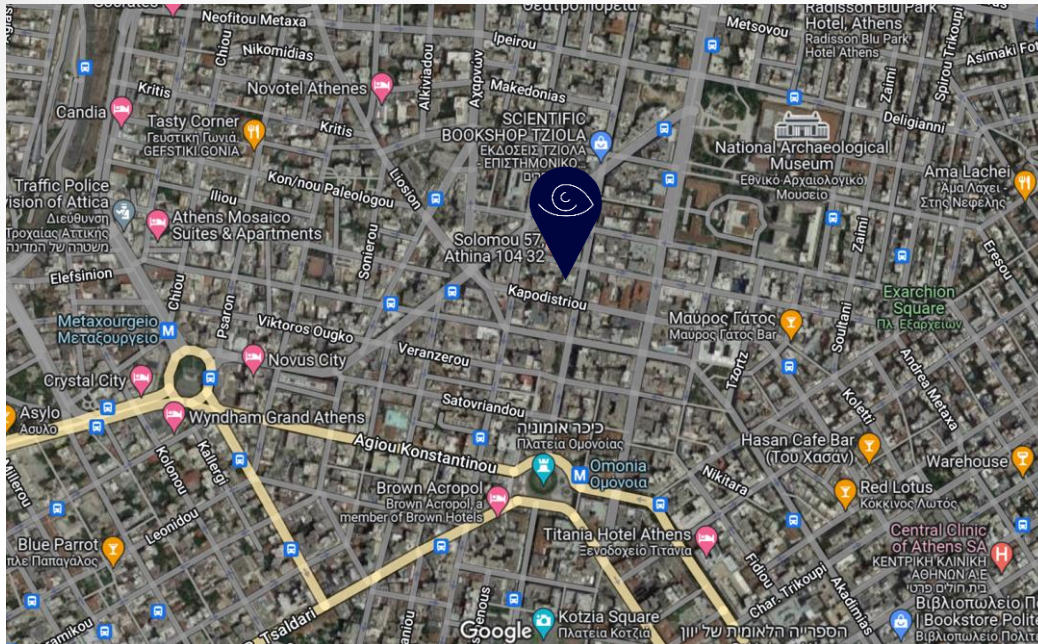
Besides all the above, the "Pedion Areos" is just 800m away, offering a green park for sports and cultural activities available to all citizens.

Distance from Omonia sq. & metro station in km	0.35
Distance from National Archaeological Museum in km	0.55
Distance from Monastiraki in km	1.4
Distance from Syntagma square in km	1.5
Distance from Acropolis in km	2
Distance from Acropolis museum in km	2.5
Distance from the airport in km	33.9



Solomou 57, Plateia Vathis, Omonia, Athens

MAP & STREET VIEW



Omonia Square

The property is located near Omonia Square. The square is a bustling place where tourists, street vendors and passersby meet. The square was a cosmopolitan meeting place for people from the middle-class until World War II, with many large hotels, such as the Megas Alexandros and the Bageion Hotel. After the war, restaurants, theaters, cafes and hotels were built near the square. An extensive renovation of the square was completed on early 2020.

Today, many hotel chains purchase and lease properties around the square, for example: the Old County Hall building will become a Marriott chain hotel; The Brown Hotel chain acquires and leases properties around the square and operates varying star rating hotels: the former Old La Mirage Hotel, Ilion Hotel, Acropol Hotel, Theatrou Street property; The British Foundation recently purchased the Titania Hotel (400 rooms) at a cost of € 55,000,000; Wyndham Hotel Group opens another hotel in the square (in addition to the hotel currently operating not far from Omonia Square); The Hilton Hotels chain is also in the process of acquiring a property and renovating it to a luxury hotel near the square; In addition, the French company Boisee Finances is currently acquiring a property near the National Archeology Museum to make it another luxury hotel.





Omonia Square after the Renovation - February 2020



[Link to a video about the renovation of the square](#)



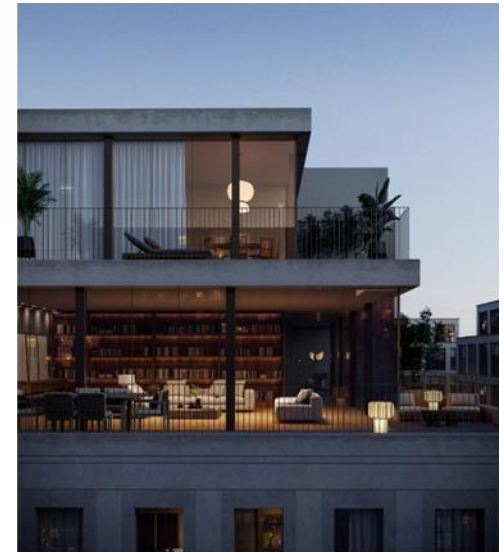
The Minion Project

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 property is set to be transformed into a modern, environmentally-friendly mixed-use building, featuring dining areas, retail stores, offices, and residences, revitalizing the center of Athens.



- **The National Theater of Greece** - located in a neoclassical building from 1901 and designed by Ernst Ziller. The theater was built according to the order of King Gaugrius I who wanted to create a permanent residence for the Greek theater. Until 1908 it was used as the royal theater for the enjoyment of the king's guests. Today, the theater puts on a variety of shows, from classical plays to contemporary musicals (450 m from the property).
- **The National Archaeological Museum** - One of the most important and prominent museums in Athens (500m from the property).
- **Kotzia Square** - One of the most famous squares in Athens. It houses the City Hall, the National Bank, the Municipal Theater and the Presidential Estate (750m from the property).
- **Kentriki Agora Central Market** - Located near Omonia Square and housed in a huge 19th century style metal structure. Visitors to the place are guaranteed a celebration of fish, seafood and meats, plenty of vegetable and fresh fruit stalls. Around the building are more small markets that also offer various food products (900m from the property).
- **Chinatown** - Many Asian grocery stores and clothing stores. The area is located between Kolonou and Kolokythous streets (900 m from the property).
- **The National Library of Greece** - The building was designed in a neoclassical style by the Danish architect Thophil Fryer von Hansen as part of a trilogy of neoclassical buildings, together with the Greek National Academy of Sciences and the University of Athens. The library was founded in 1832. The library's collections now contain 4,500 manuscripts, a collection of scripts and antiquities (1km from the property).



PLACES OF INTEREST





FINDERS

Tailor Made Investments

Legal Disclaimer

This presentation is informative and contains general information only and does not constitute a securities offer or/and invitation to offer securities. The following presentation is not a recommendation or an opinion in regard to any investment and shall not be a substitute to the sole discretion of the investor and shall not be a foundation for any investment.

Any offer to invest is made solely to qualified investors in accordance with applicable securities laws and will be subject to the terms of the governing documentation with respect to the company and is not designated to the public. For Israeli investors, the following presentation is designated to investors included in the investors types under the first schedule of The Israeli Securities Law, 5728-1968 in according to section 15(a)(b)1 (to this law only) "qualified investors" and also to non-qualified investors as the amount of non-qualified investors does not exceed 35 per annum.

In considering prior performance information of the company, prospective investors should bear in mind that past performance may not be indicative of future performance. There can be no assurance that the results achieved by prior investments will be achieved in the future and there can be no assurance that the company will be able to implement its investment strategy or achieve its investment objectives. Past performance is presented for illustrative purposes only. Target performance set forth herein is presented for illustrative and informational purposes only and has been presented based on various assumptions made in relation to the investment strategy being pursued by the company, any of which may prove to be incorrect. Due to various risks, uncertainties and changes beyond the control of the company, the actual performance could differ materially from the target performance presented herein. No assurance, representation or warranty is made that target performance will be achieved and undue reliance should not be placed on it.

The company or related entities will not bear any obligation under the following presentation and will not bear any responsibility towards any person or entity which may endure any damages as a result of using or relying on such presentation. The following presentation contains confidential information and any person who receives it is hereby obligated not to transfer it or the included information, fully or partially, directly or indirectly to any other person and/or entity.

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: Finders.co.il
IG: [@finders.real_estate](https://www.instagram.com/finders.real_estate)
F: [Finders TMI](https://www.facebook.com/FindersTMI)