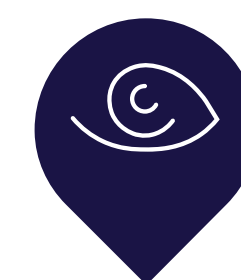




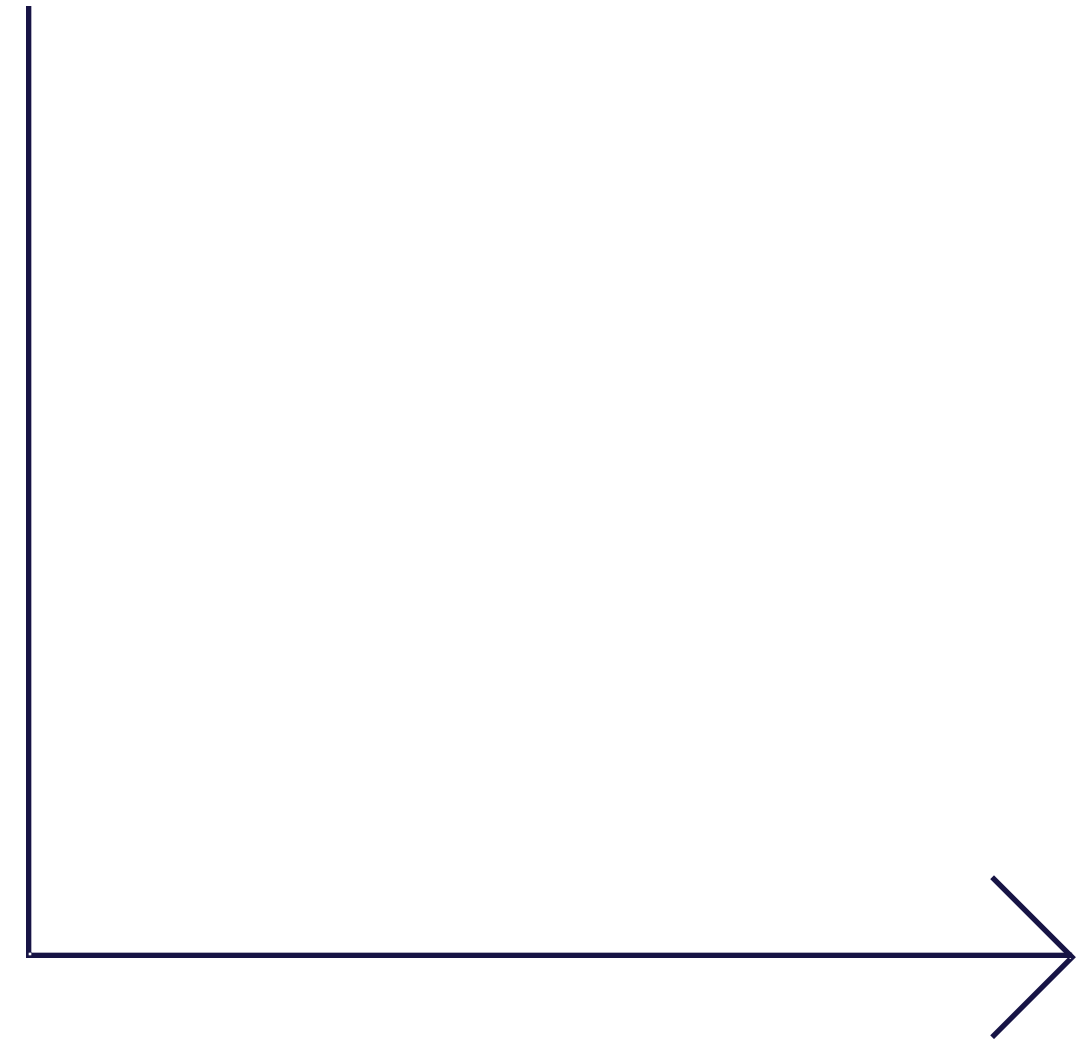
FINDERS

Tailor Made Investments

65, STOURNARI ST
OMONIA, ATHENS



HIGHLIGHTS



The property at a glance

Asking selling price: 190.000€

Total sqm: 76

Price/sqm: 2.500€

Monthly rental: 850€

Fully Furnished and Equipped



The apartment is located on the sixth floor of an apartment building at 65 Stournari street with an area of 76 m2 and consists of two bedrooms, one of them is master, an open plan kitchen with the living room and a second bathroom.

Both bedrooms have double beds, windows and closets.

The living room has a balcony and the master bedroom a wide window while the kitchen is open plan with the living room.

The apartment is fully furnished and equipped, has security entrance door and heat/soundproof aluminums.

Its heating and cooling is accommodating with air conditioning machines respectively for each space, its common expenses are minimal.

Currently is available for long term lease.

STOURNARI 65



SQM

ASKING SELLING
PRICE

PRICE/SQM

76

190,000€

2,500€

STOURNARI 65



SQM

ASKING SELLING
PRICE

PRICE/SQM

76

190,000€

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STOURNARI 65



SQM

ASKING SELLING
PRICE

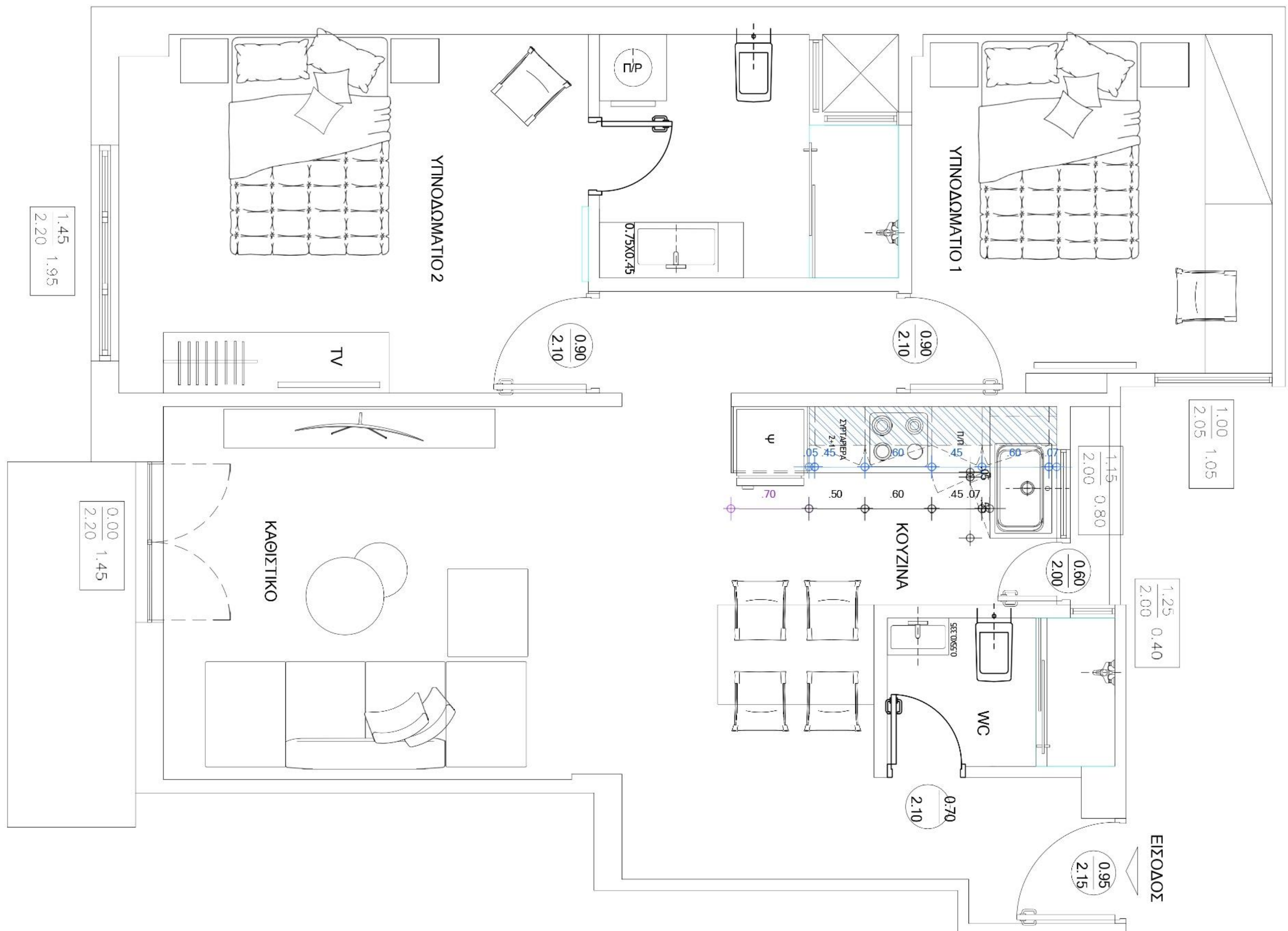
PRICE/SQM

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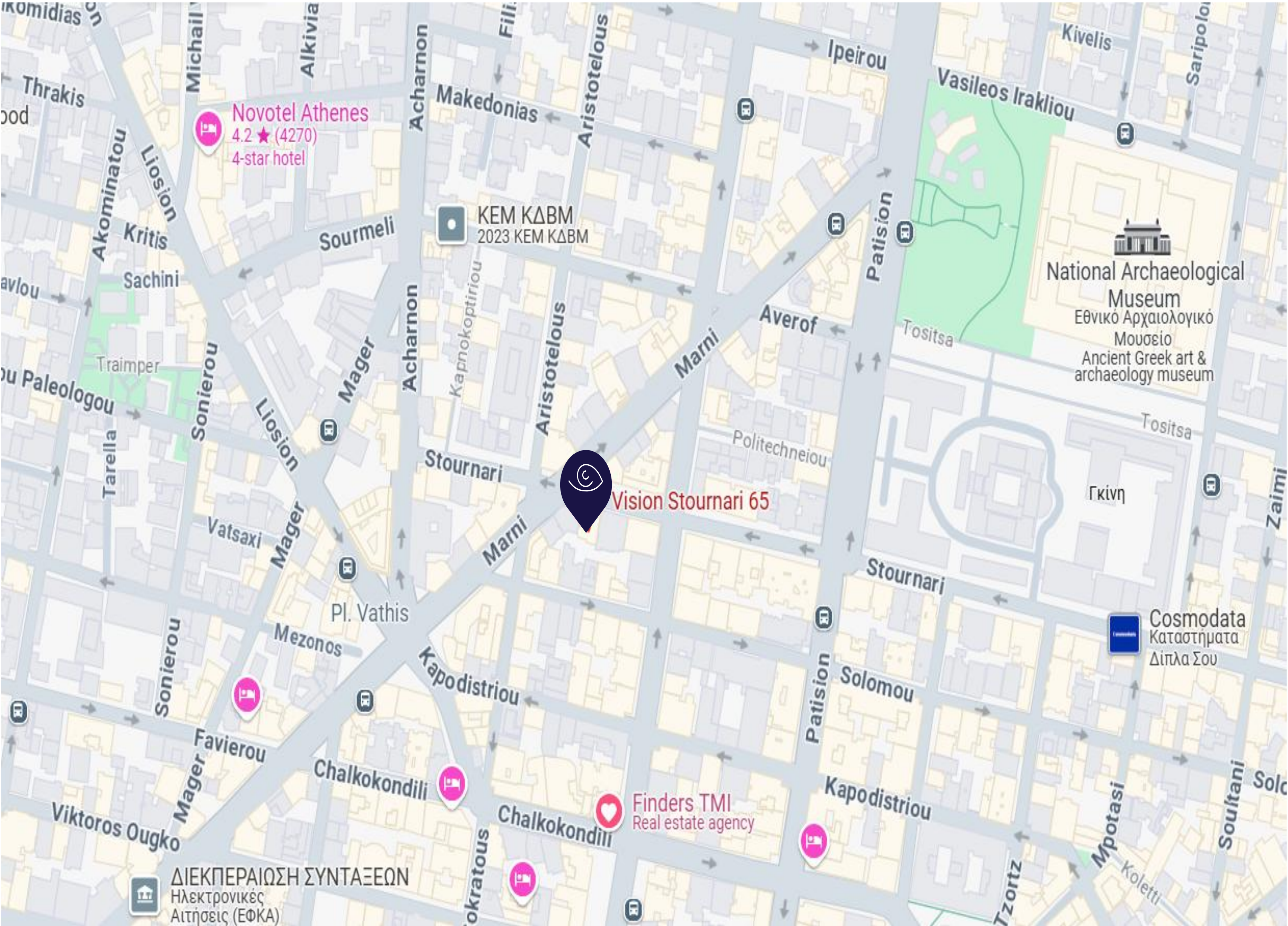
190,000€

2,500€

FLOOR PLAN OF 65 STOURNARI ST



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.

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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