



# FINDERS

Tailor Made Investments



Price of the property	2,550,000 €
Total built area in sqm	946
Price per sqm	2,696 €
Plot area in sqm	237
Number of units after reconstruction (optional)	24
Construction year	1992

## HIGHLIGHTS

A 4-storey building located in the commercial area of the historic triangle in Athens – a walking distance from all major points of interest in the city. The area in which the property resides is vibrant throughout the day and will become a pedestrian street.

The building has two elevators. The building used to be a bank and the basement has a safe area.

The property can be converted into a boutique apartment hotel. Permit construction right to build 2 more floors.

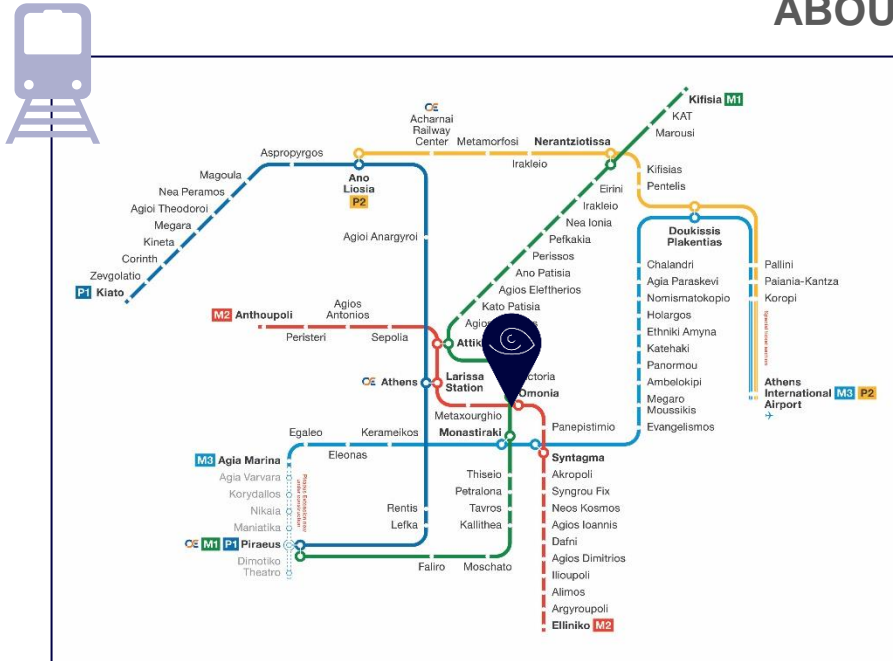


Floor	Sqm	Description
Basement	132	Boiler room, safe room, storage room, toilets
Ground floor	132	Entrance, shop
1 <sup>st</sup> floor	233	Office space (open space), elevators
2 <sup>nd</sup> floor	219	Office space (open space), elevators, Kitchenette, toilets
3 <sup>rd</sup> floor	195	Office space (open space), elevators, Kitchenette, toilets
Loft on the 4 <sup>th</sup> floor	35	Elevators engine room, exit to the roof



# Theatrou 9 – Athens, Historic Triangle

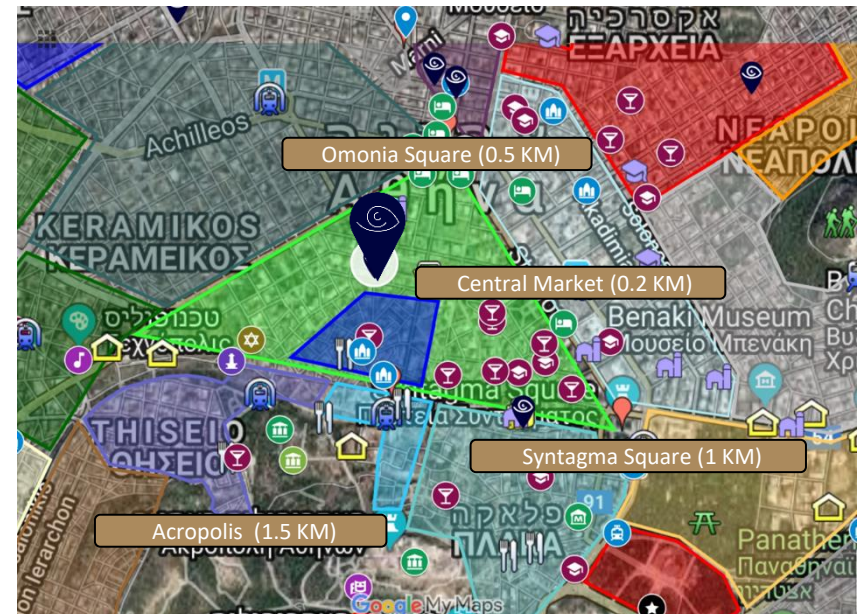
## ABOUT THE AREA



The area is the central entertainment district of Athens and it includes a lot of restaurants, shops of the best leading brands, government offices, recreation centers and everything a large and central city may offer.

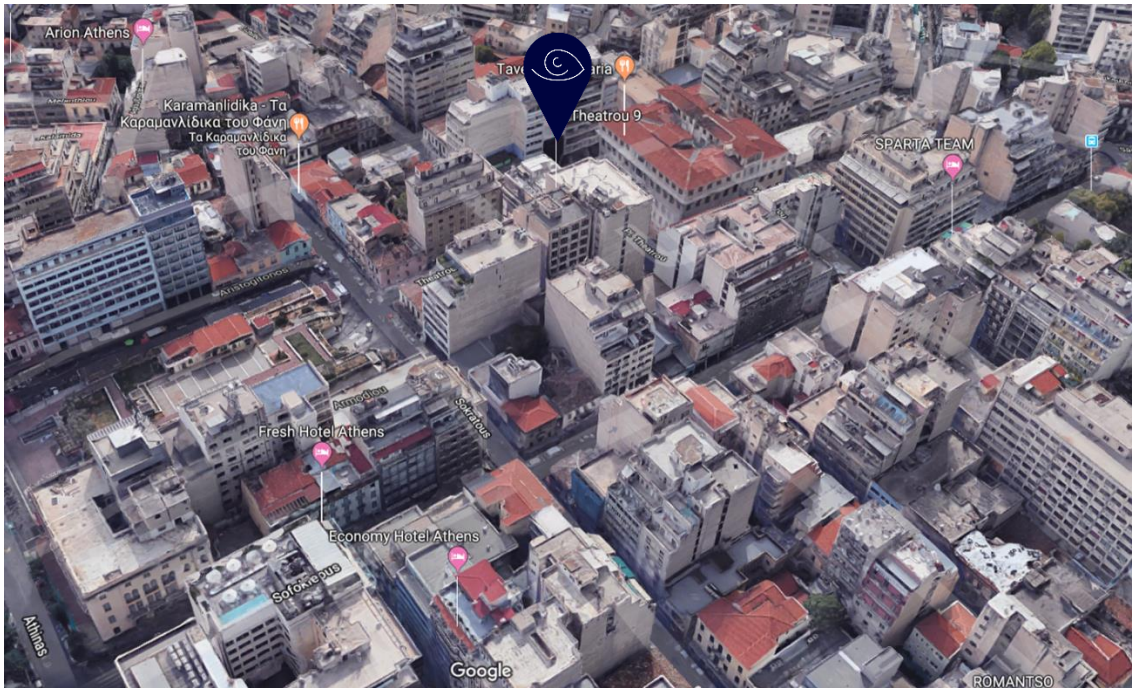
The property is located just 500 m from Omonia Square and its main metro station, Monastiraki Metro Station, where lines M1 and M3 pass, is 550 m from the property. The Panepistimio Metro Station, on which the main M2 line passes, is 700 m from the property.

Distance from the central market in km	0.2
Distance from metro station in km	0.5
Distance from Omonia square in km	0.5
Distance from Monastiraki in km	0.5
Distance from Syntagma square in km	1
Distance from Acropolis in km	1.5
Distance from Acropolis museum in km	1.8
Distance from Athens airport in km	35





## MAP & STREET VIEW







This small but emblematic square, located in the center of the capital, behind the city hall of Athens, **Theater Square**, changes its appearance.

The municipality of Athens plans the renovation of the square. This project achieves the aesthetic and environmental upgrade of the space, the promotion of the cultural elements of the area, the efficiency and accessibility of the public space to pedestrians, the creation of those functional conditions that will favor the strengthening of residential use in the area and sense of security of residents and passers-by 24 hours a day. These renovations will acquire the square to be modernized and to become part of the route of Omonia again.





In the 1830s, the historical triangle was designed as the center of the city of Athens, and today most of the city's major attractions are concentrated in this area. The historical triangle covers a large and lively area of modern Athens and includes three focal points in the three main districts of the city - Syntagma Square, Monastiraki Square and Omonia Square.

**Syntagma Square** is the largest and most central square in Athens. Its name means the "Constitution" - after the Greek constitution of 1844. Many of the tiny streets that start from the square lead to the high areas and the slopes of the city. The main attraction in the square is the former royal palace of King Otto. The king and his wife Queen Amalia lived in the neoclassical building until the riots and rebellion of 1843, which led to the establishment of a democratic constitution. The building was renovated and reopened and today the Hellenic Parliament is housed in the magnificent building.

**Omonia Square** is the oldest square in Athens. The square is bustling with all-day life, and the square is a popular entertainment destination for Athenians on Saturday nights. The area of Omonia Square is undergoing a development boom in recent years and the square is returning to its glorious days.

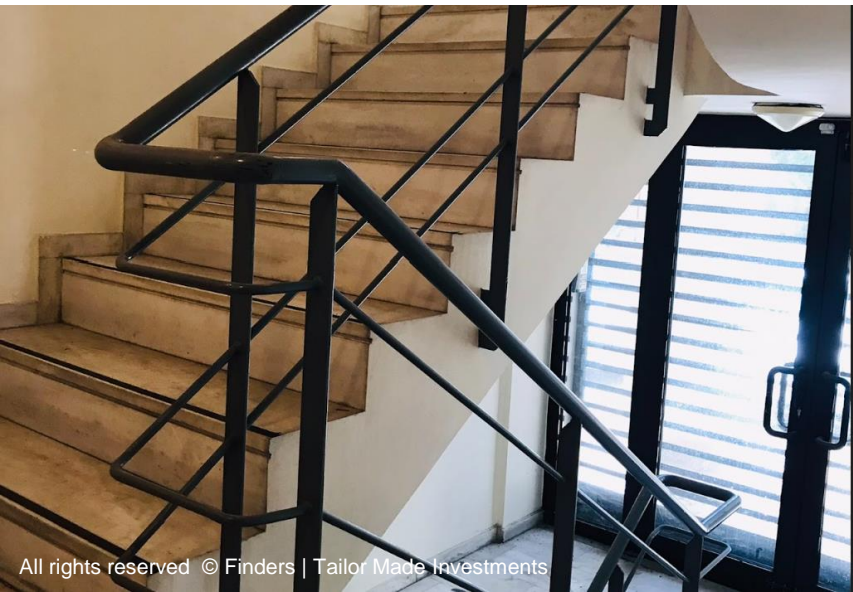
In **Monastiraki Square** you can find masses of people, many shops and antique shops where you can buy souvenirs, clothes and postcards from Athens. The square has many cafés, taverns and restaurants. Athens' famous flea market is a popular attraction for both tourists and journalists.

Within the historical triangle you can also find the **Ermou** pedestrian mall, the main pedestrian shopping street of the city of Athens. In the pedestrian mall are shops and branches of many international chains as well as local designers.



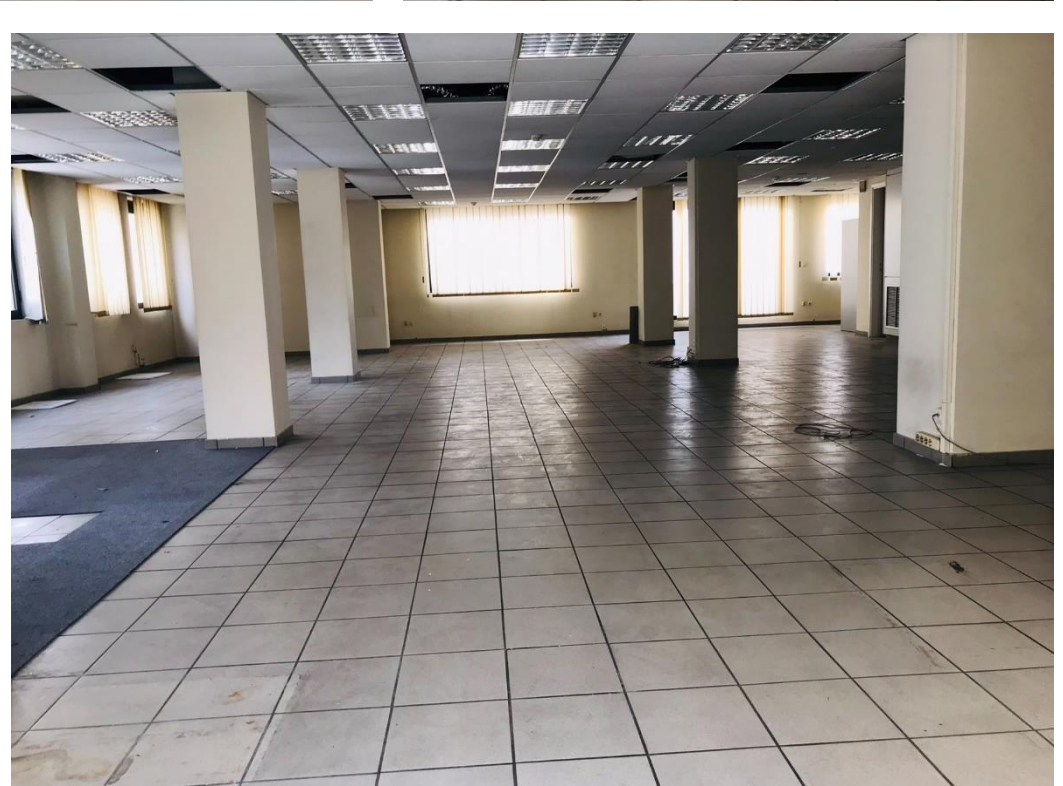
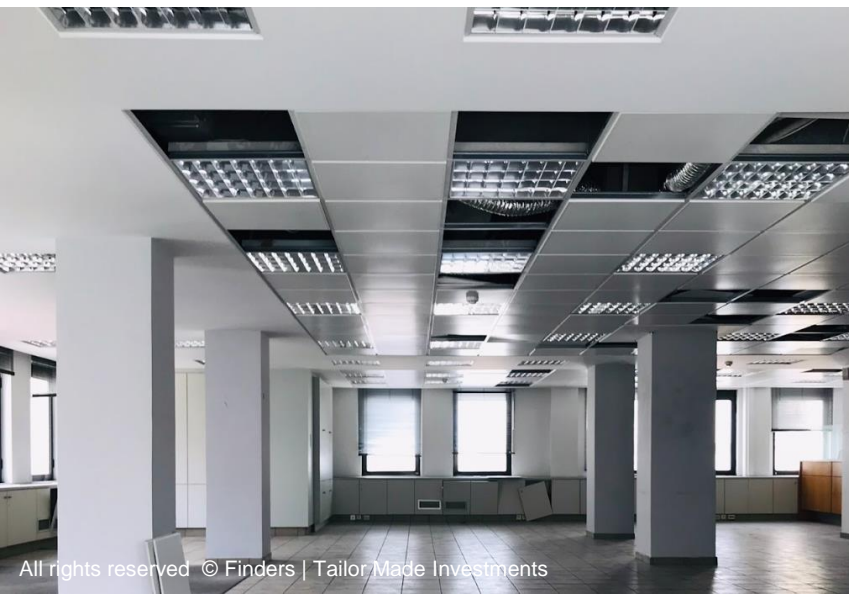
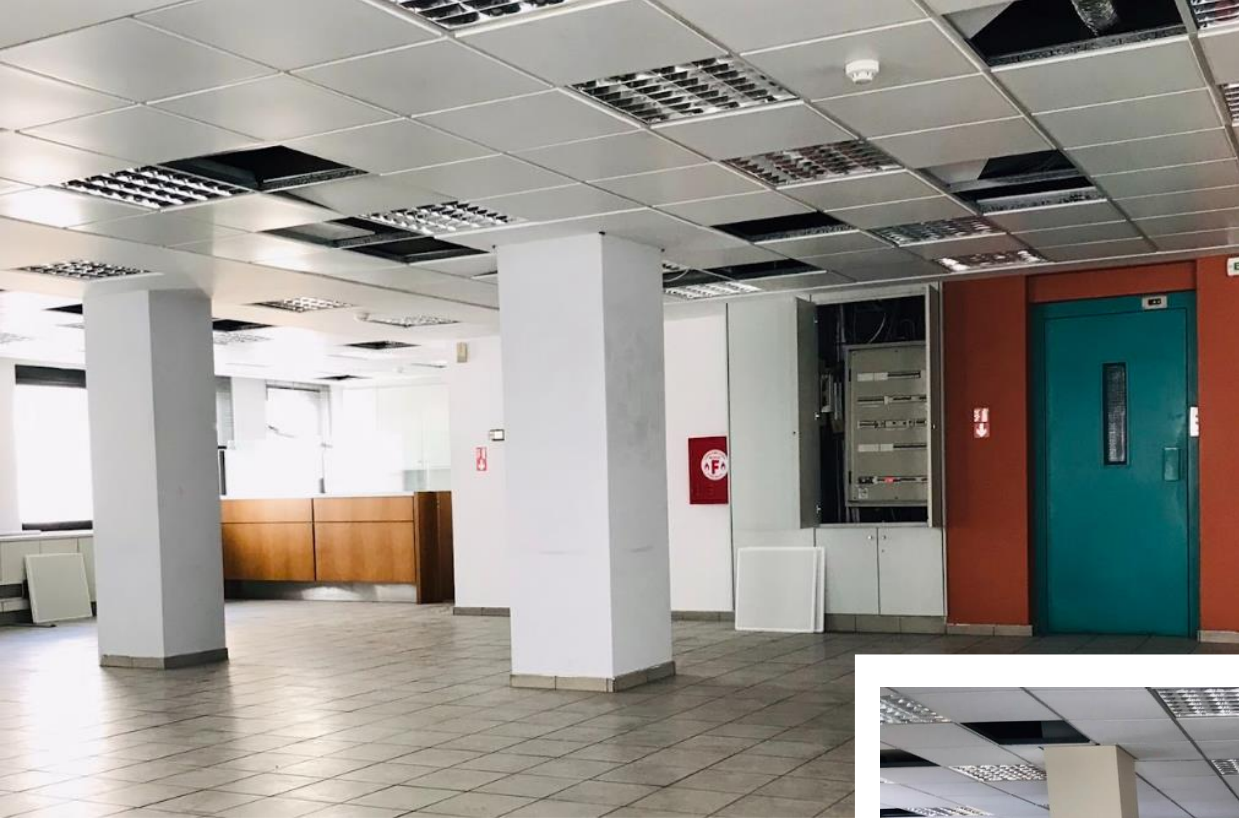






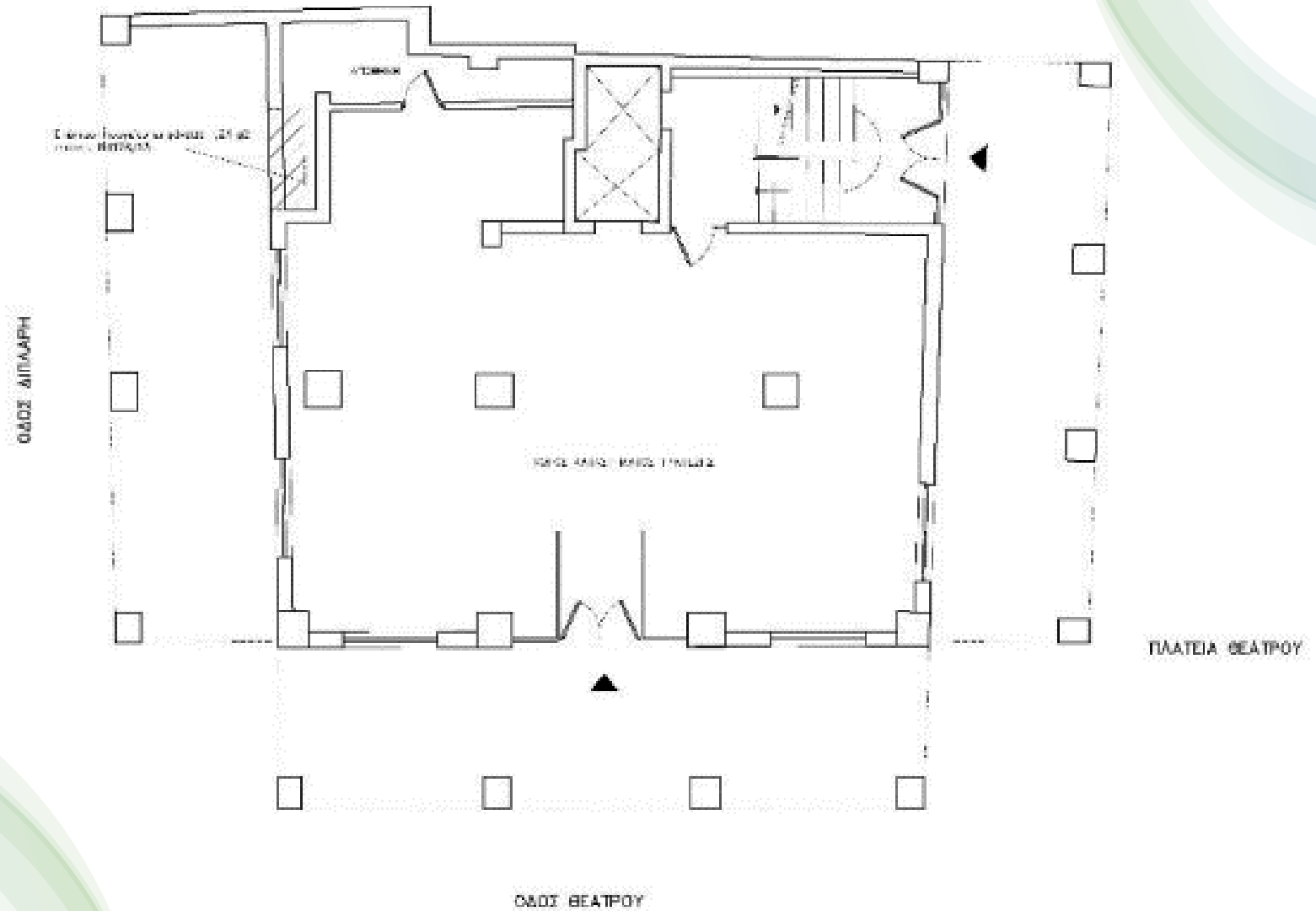






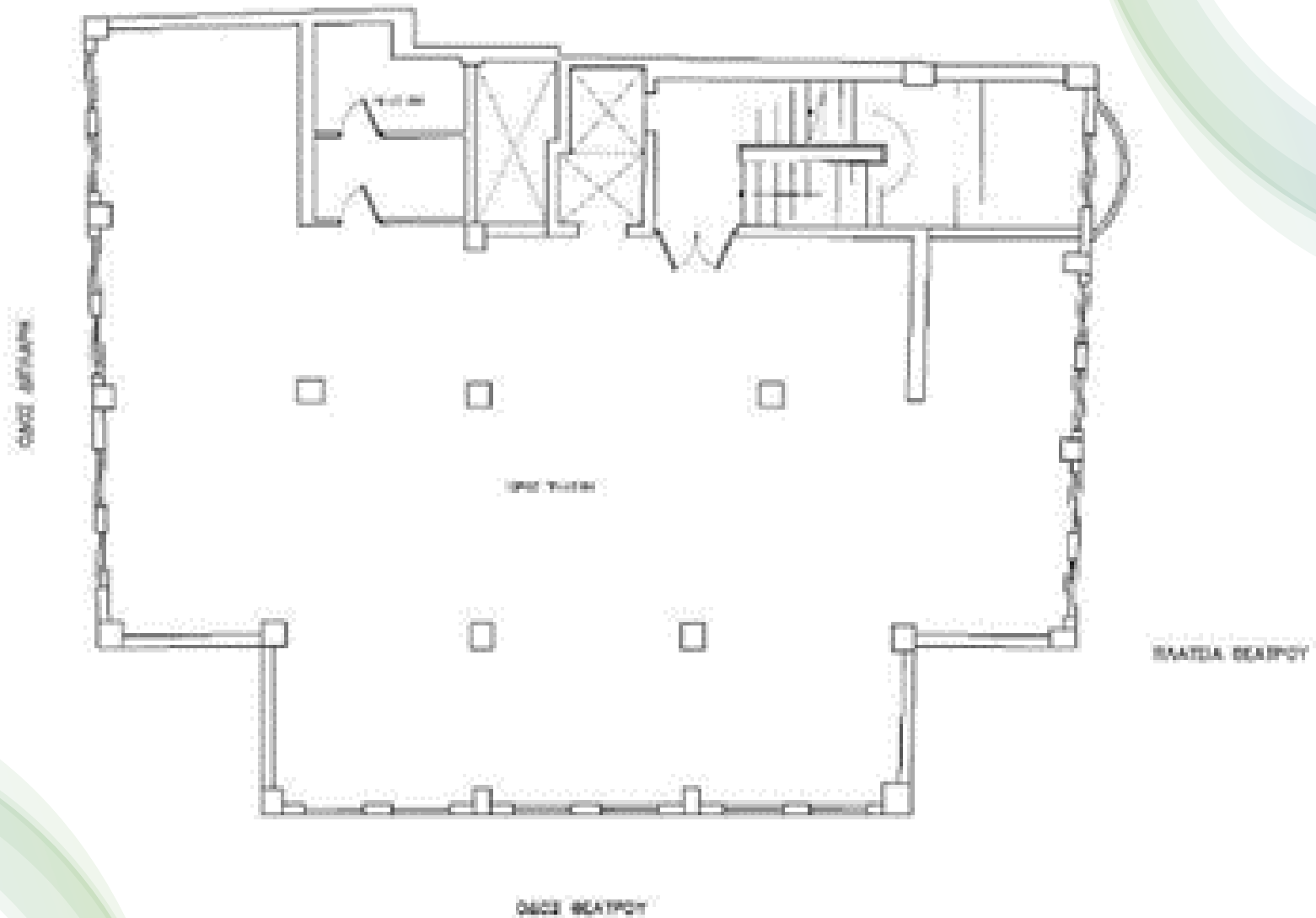




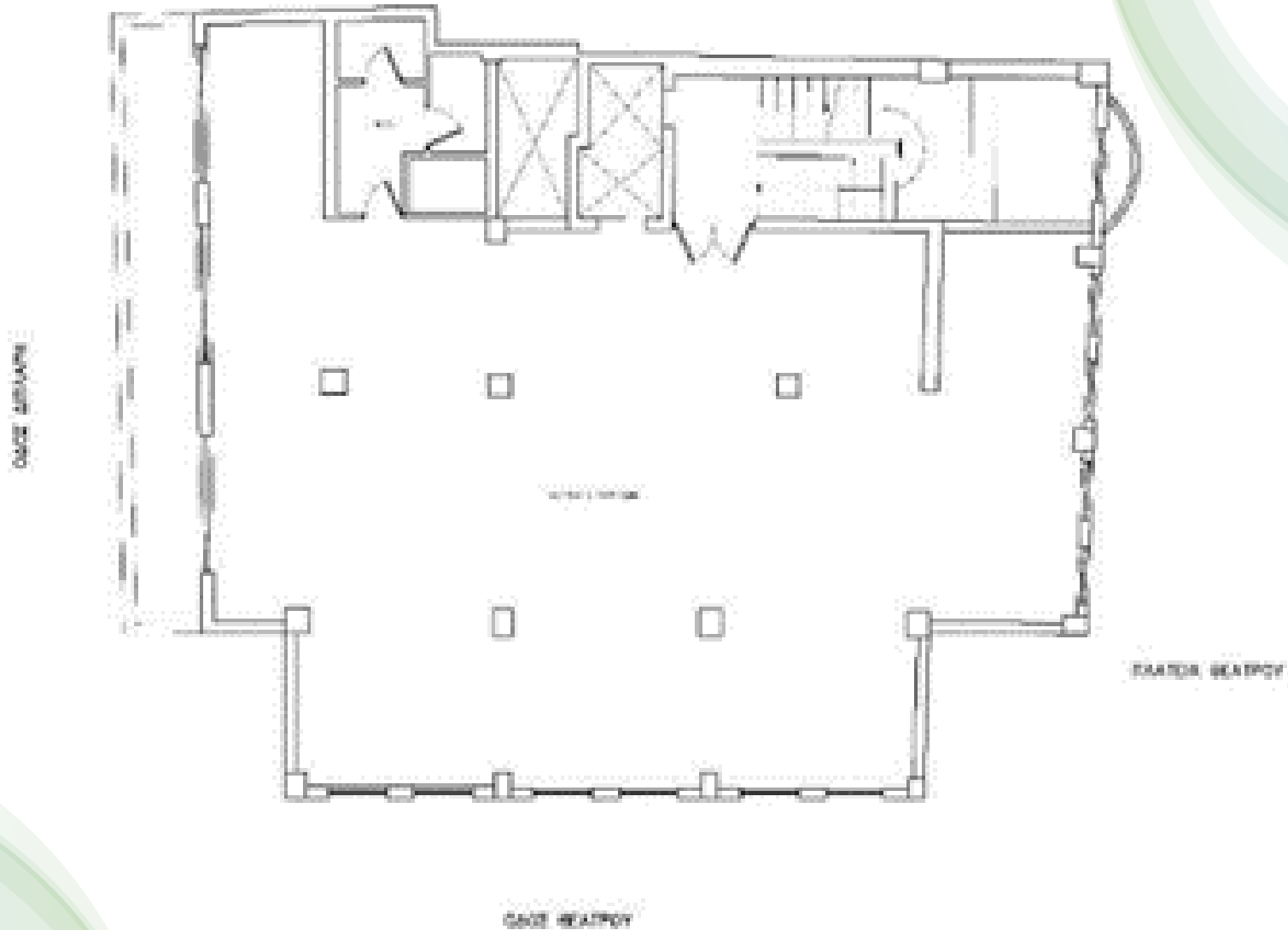


## Blueprints - Basement



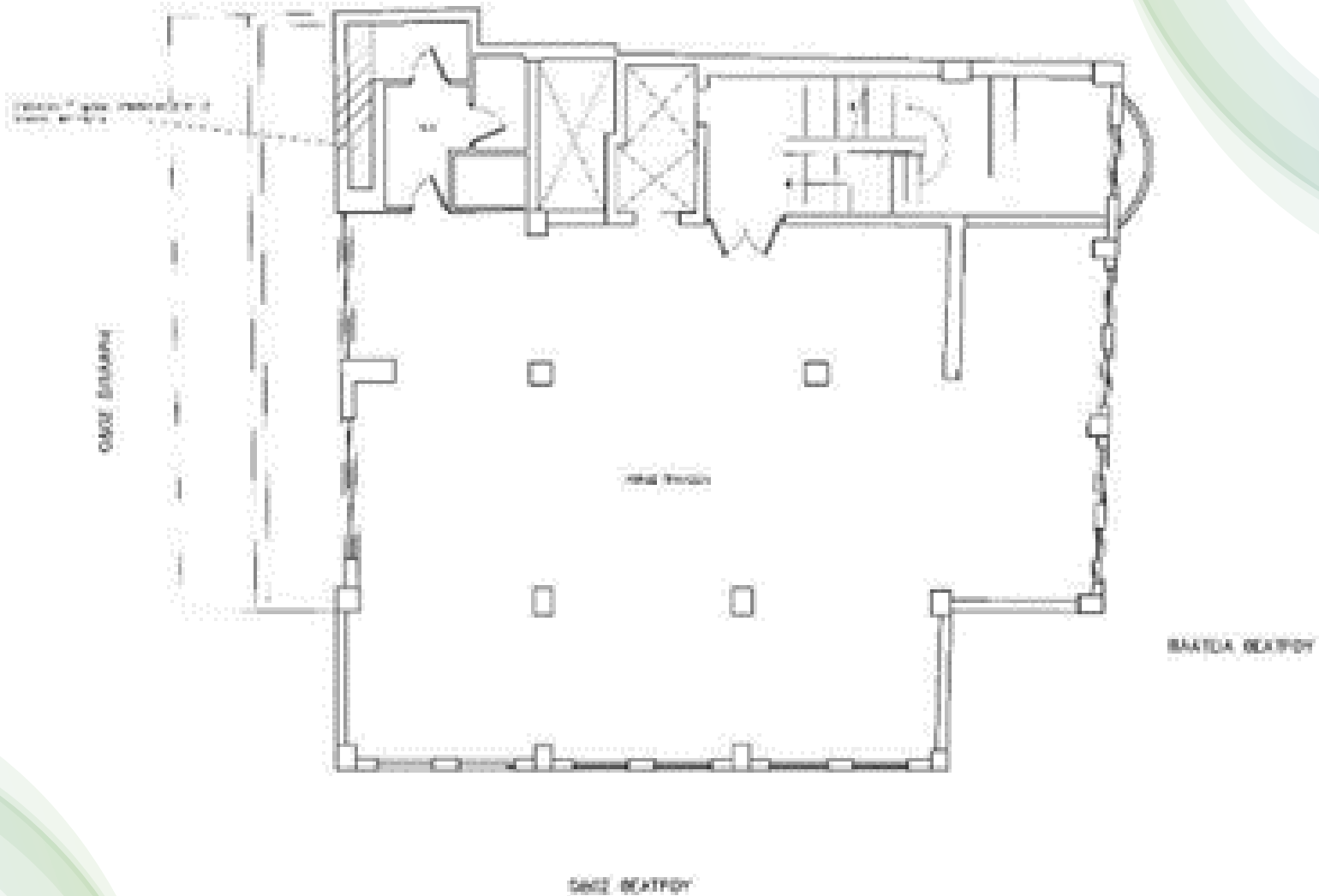


## Blueprints – 1<sup>st</sup> Floor

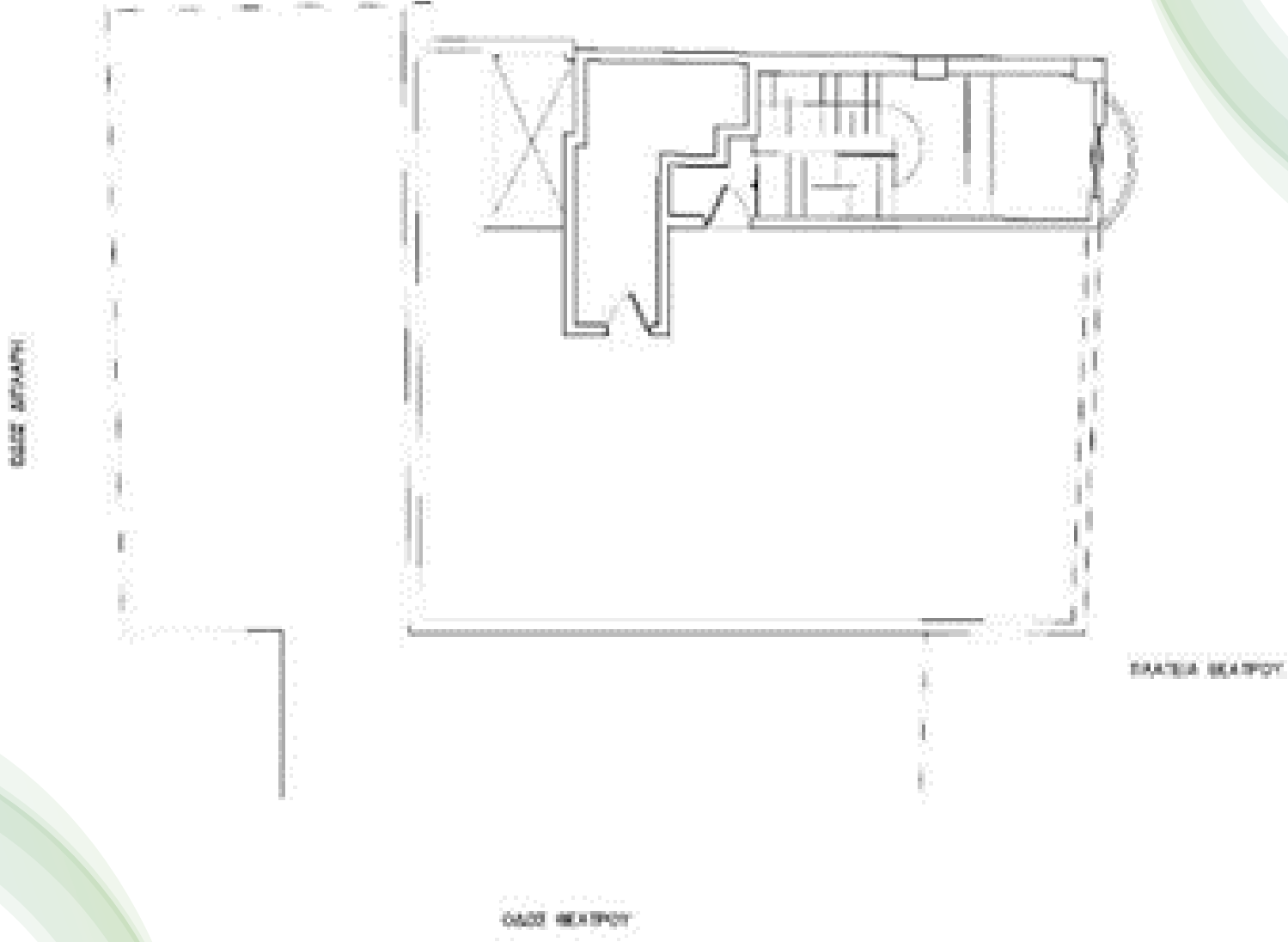


## Blueprints – 2<sup>nd</sup> Floor





## Blueprints – 3<sup>rd</sup> Floor



## Blueprints - Roof



## PLACES OF INTEREST

- **Psyri** neighborhood - the coffee shops around the small squares are filled all day long with young people who come to get their espresso and sit with friends. At night the places turn into bars where the Athenians gather around. On the weekends there are all kinds of events, and if you are lucky you can catch a festival of local rock bands who usually settle in one of the squares and start playing (300 m from the property).
- **Ancient Agora** - The Agora was the gathering place in the cities of ancient Greece. The ancient Agora in Athens was the focus of the city's social, cultural and political life. Here Socrates conceived his doctrine and here the Apostle Paul preached Christianity in 49 AD (650 m from the property).
- **The National History Museum** is located in the old Parliament building of Athens, which serves as a prime example of neo-classical style. The building was built in 1871 and even served the National Assembly from 1875 to 1932 until it became the Greek History Museum (850 m from the property).
- **The Parliament building** (where the Greek Parliament sits) is located next to the monument of the Unknown Soldier, opposite Syntagma Square. The main attraction is the shift of the Greek soldiers called "Evzoni". "Evzonos" comes from an ancient Greek word that means "well belted". It is found in the epic poems of Homer, identifying the very tall, strong, and well-groomed warriors. The change of shifts takes place every hour to the sound of an orchestra. The change of guards becomes a real ceremony on Sundays. The building was built between 1842 and 1836 and was used as a palace for the Greek kings (1 km from the property).
- The **Plaka** neighborhood - the neighborhood at the foot of the Acropolis in Athens is the most famous and oldest neighborhood of Athens (1.4 km from the property).





## SHOPPING NEAR THE PROPERTY

- The central market of Athens is located in the Agora in the heart of the city. As its name implies, it is a busy, vibrant, colorful and interesting market. The central market is mainly a food market, which includes a vegetable and fruit complex, a meat complex and a fish compound. It is recommended to walk around the market with closed shoes because the floor is slightly wet and smoother, especially in the fish area. Around the market are small shops selling food such as olives, spices and cheese, as well as many taverns (200 m from the property).
- Monastiraki Flea Market - the most famous open market in town. The wide market is located at the edge of the Plaka area at the foot of the Acropolis and stretches around Monastiraki Square and along the streets of Ermou and Pandrossou. The market is full of shops and stalls selling clothes, toys, antiques, second hand objects and different realities. The market is filled with people mainly on Sundays, as well as countless cafes and restaurants around it (600 m from the property).
- The property is located just 650 m from the main shopping street of Athens – Ermou, that includes all the international chains: ZARA, H & M, MANGO, Marks & Spencer (the branch is located right next to the property) and more.
- City Link - One of the most popular shopping and entertainment centers in the city of Athens, with shops of leading brands, cafes and restaurants and entertainment options for the whole family (1.2 km from the property).





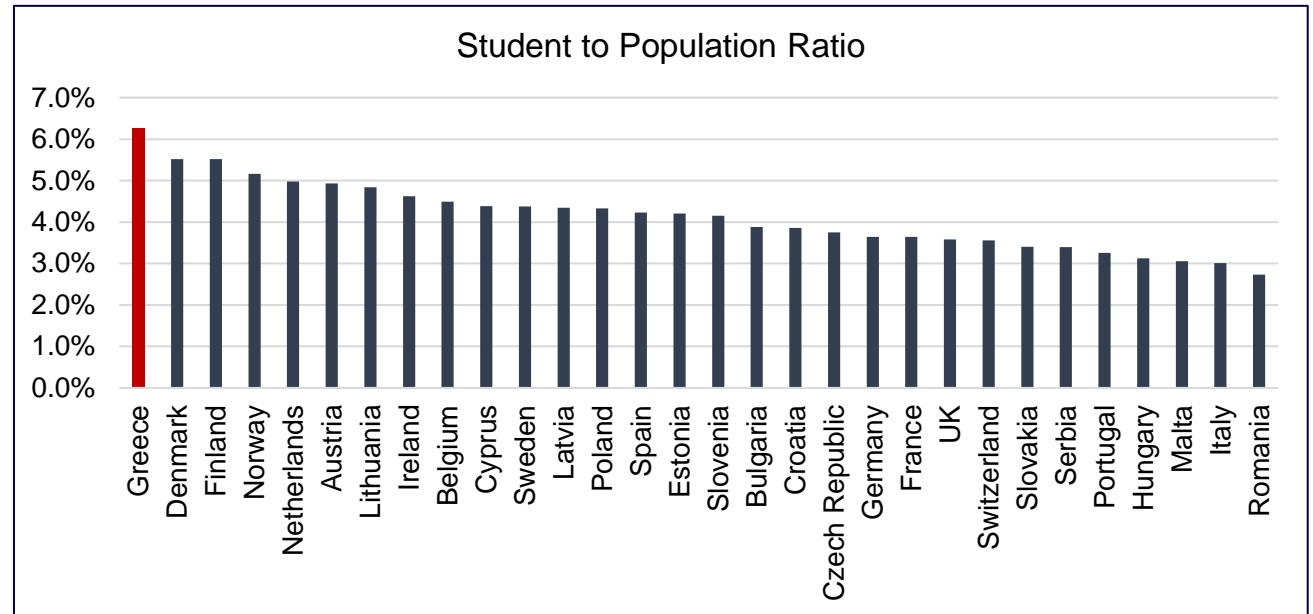
- Tavern Klimataria - Traditional Greek tavern (89m from the property)
- Diporto - Greek restaurant (94m from the property)
- O Aris - Greek restaurant and tavern (230m from the property)
- Boiler - One of the hottest bars in Athens today. With alternative and modern music (300m from the property)
- Astron - Bar & dance club for Techno music lovers (300m from the property)
- 7 Times Live Music and Dance Club (300 m from the property)
- Six D.O.G.S. - Recreation and culture center, opened in 2009, in a 19th century building undergoing renovation and adaptation to its new use. The complex includes a restaurant bar which is located in a huge, hidden courtyard, an additional bar on the entrance floor, a space for lectures, performances and shows and an exhibition space for local contemporary art (500m from the property)
- Baba Au Rum - Serving the best cocktails in Athens (600m from the property)
- Tailor Made Bar - The trendiest bar in the Pysri area (600m from the property)
- Booze Cooperativa - Trendy coffee bar. It has a drop to the yard and 2-3 levels. One is a gallery and the other serves as a winter club. Diverse music, sometimes DJs, and a pleasant atmosphere even for those who come in the afternoon for a relaxed coffee (600m from the property)
- Palia Omonia (600m from the property)
- Centrale Cafe - Trendy and well-known cafe in Athens (850m from the property)
- Le Petit Village - Modern French bistro (950m from the property)
- Athinaikon - Traditional Greek tavern (950m from the property)
- Tzitzikas kai Mermigas - Modern Greek restaurant (1km from the property)
- 2-3 minutes from the property you will find branches of well-known fast food chains such as: KFC, Starbucks as well as pizzerias, falafel shops and burgers.

## RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



## Academic Institutions in Athens

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



- More than 470,000 students all over Greece.
- More than 150,000 in Athens.
- More than 60 universities, 30 of them - in Athens.
- Most of the academic institutions are located downtown.
- Only 8 universities offer student dorms. The rest of the students usually rent apartments / rooms throughout Athens.
- Only 3,000 beds in government dorms.
- The University of Athens for Economics and Business (AUEB) was ranked high in the ranking of the world's best universities in 2018 (<http://www.eduniversal-ranking.com/>).



# Academic Institutions near the Property

- AKTO (400m from the property)
- NewSchool.Athens (650m from the property)
- City Unity College (750m from the property)
- Vellios School of Art (800m from the property)
- National and Kapodistrian University of Athens (900m from the property)
- Greek Open University (1km from the property)
- Attic College (1.1km from the property)
- University Campu (1.2km from the property)
- Webster Athens Campus (1.2km from the property)
- University of Cambridge ESOL (1.2km from the property)
- National Technical University of Athens (1.2km from the property)
- Athens University School of Economics (1.7km from the property)
- Agricultural University of Athens (2km from the property)
- Panteion University of Social and Political Sciences (3.2km from the property)



Hotel Name	No. of stars	Rate per room per night	Distance from Property (m)
Center Square Hotel Athens	3	163 €	120
Fresh Hotel Athens	4	182 €	190
Arion Hotel Athens	3	145 €	260
Chic-HiTech Hotel Athens	4	95 €	280
Odeon Hotel Athens	3	83 €	300
Dorian Inn Hotel Athens	3	98 €	350
Pallas Athena Grecotel Boutique Hotel Athens	4	269 €	400
Tiare Hotel Athens	4	180 €	450
The Mirabello City Hotel Athens	3	100 €	500
Delphi Art Hotel Athens	3	90 €	550
Achillion Hotel Athens	3	159 €	600
Wyndham Grand Hotel Athens	5	230 €	650
Polis Grand Hotel Athens	4	150 €	800
Titania Hotel Athens	4	160 €	800
Novus City Hotel Athens	4	172 €	800
Meliá Hotel Athens	4	170 €	900



## Hotels Near the Property



# FINDERS

Tailor Made Investments

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