



FINDERS

Tailor Made Investments

9 THEATROU ST,
ATHENS HISTORIC TRIANGLE 

HIGHLIGHTS



The property at a glance

Asking selling price: 2.550.000€

Total sqm: 946

Price/sqm: 2.696€

Plot area sqm: 237

Number of units after reconstruction (optional): 24

Construction year: 1992

Nestled within Athens' historical triangle, this four-story building enjoys a prime location in the city's vibrant commercial heart.

Steps from iconic landmarks and key attractions, the building features three elegant facades and a charming loft on the fourth floor. With the potential to be transformed into a boutique apartment hotel.

The building has two elevators, and it used to be a bank, that is why the basement has a safe area.

The property is situated near Syntagma, Monastiraki, and Omonia, the pivotal squares of Athens' historical triangle.

The area is undergoing significant enhancements, including a major renovation of Theater Square, led by the municipality of Athens.

This project aims to elevate the square's cultural significance, improve pedestrian access, and foster a secure, vibrant environment.

With plans to make the surrounding area pedestrian-friendly, this location will further cement its status as a focal point of modern Athens, blending historical charm with contemporary vibrancy. The building's impeccable condition and strategic location make it an ideal investment for hospitality or residential purposes.

The property can be converted into a boutique apartment hotel with 24 units.

There is a permit construction right to build 2 more floors.

THEATROU 9



SQM

ASKING SELLING
PRICE

PRICE/SQM

946

2,550,000€

2,696€

THEATROU 9



SQM

ASKING SELLING
PRICE

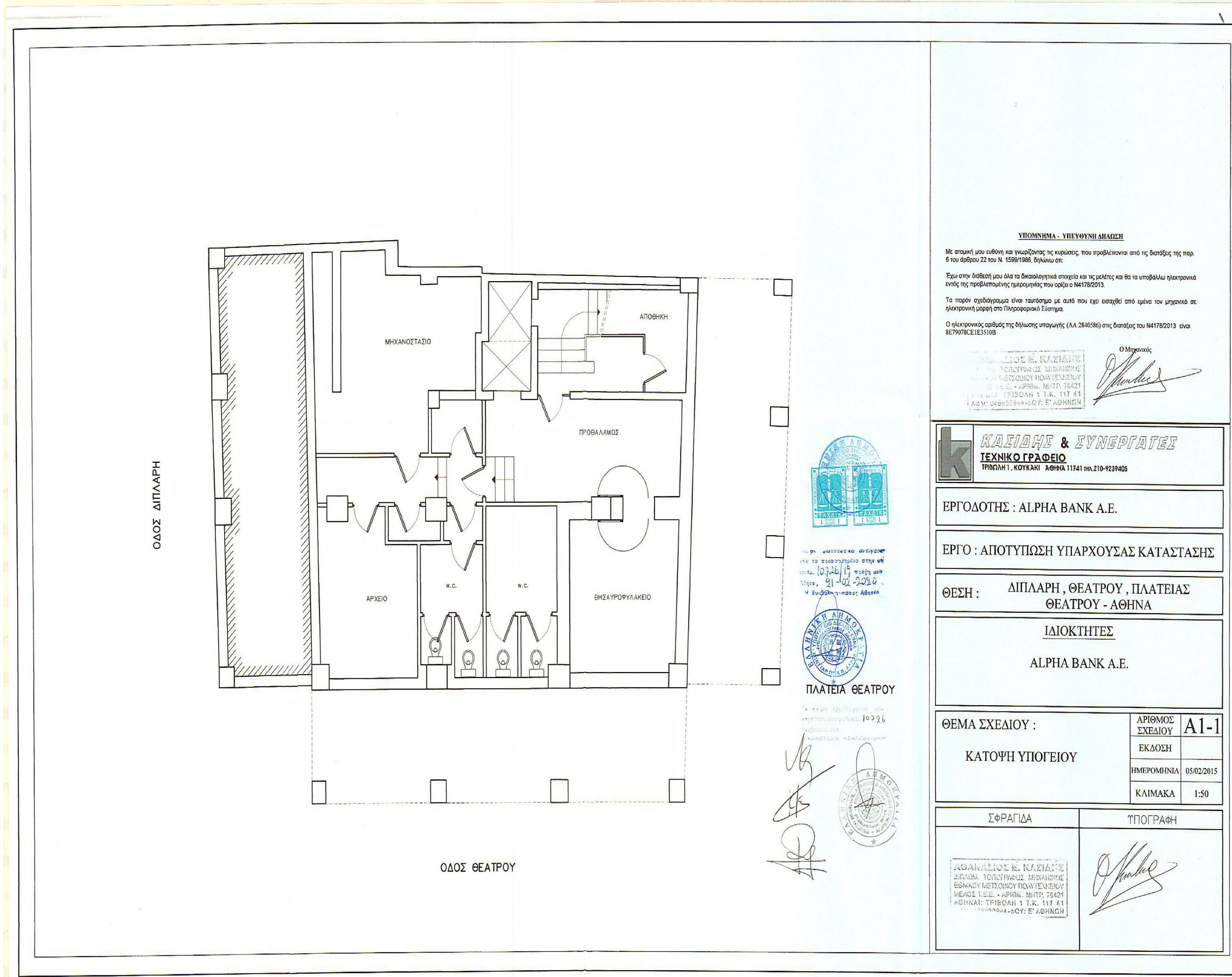
PRICE/SQM

946

2,550,000€

2,696€

FLOOR PLAN BASEMENT



ΥΠΟΜΝΗΜΑ - ΥΠΕΥΘΥΝΗ ΔΗΛΩΣΗ

Με απομνή μου ευθύνη και γνωρίζοντας τις κυρώσεις, που προβλέπονται από τις διατάξεις της παρ. 6 του άρθρου 22 του Ν. 1599/1986, δηλώνω ότι:

Έχω στην διάθεσή μου όλα τα δικαιολογητικά στοιχεία και τις μελέτες και θα τα υποβάλλω ηλεκτρονικά εντός της προβλεπόμενης ημερομηνίας που ορίζεται ο Ν4178/2013.

Το παρόν σχέδιο/γράμμα είναι ταυτόσημο με αυτό που έχει εισαχθεί από εμένα τον μηχανικό σε ηλεκτρονική μορφή στο Πληροφοριακό Σύστημα.

Ο ηλεκτρονικός αριθμός της δήλωσης υπαγωγής (ΑΑ 2840586) στις διατάξεις του Ν4178/2013 είναι 8Ε790785ΕΙΕ35108

Ο Μηχανικός
 Αθανάσιος Ε. ΚΑΖΙΑΝΤΗΣ
 ΔΙΠΛΑΡΗ 1, ΚΟΥΚΑΚΙ ΑΘΗΝΑ 11741 ΤΗΛ. 210-9239405
 ΜΕΛΟΣ Τ.Ε.Ε. - ΑΡΙΘΜ. ΜΗΤΡ. 76421
 ΑΘΗΝΑΙ: ΤΡΙΒΟΛΗ 1 Τ.Κ. 117 41
 ΑΣΜ: 46865994-00Υ: Ε' ΑΘΗΝΩΝ

ΚΑΖΙΑΝΤΗΣ & ΣΥΝΕΡΓΑΤΕΣ
ΤΕΧΝΙΚΟ ΓΡΑΦΕΙΟ
 ΤΡΙΒΟΛΗ 1, ΚΟΥΚΑΚΙ ΑΘΗΝΑ 11741 ΤΗΛ. 210-9239405

ΕΡΓΟΔΟΤΗΣ : ALPHA BANK A.E.

ΕΡΓΟ : ΑΠΟΤΥΠΩΣΗ ΥΠΑΡΧΟΥΣΑΣ ΚΑΤΑΣΤΑΣΗΣ

ΘΕΣΗ : ΔΙΠΛΑΡΗ, ΘΕΑΤΡΟΥ, ΠΛΑΤΕΙΑΣ
 ΘΕΑΤΡΟΥ - ΑΘΗΝΑ

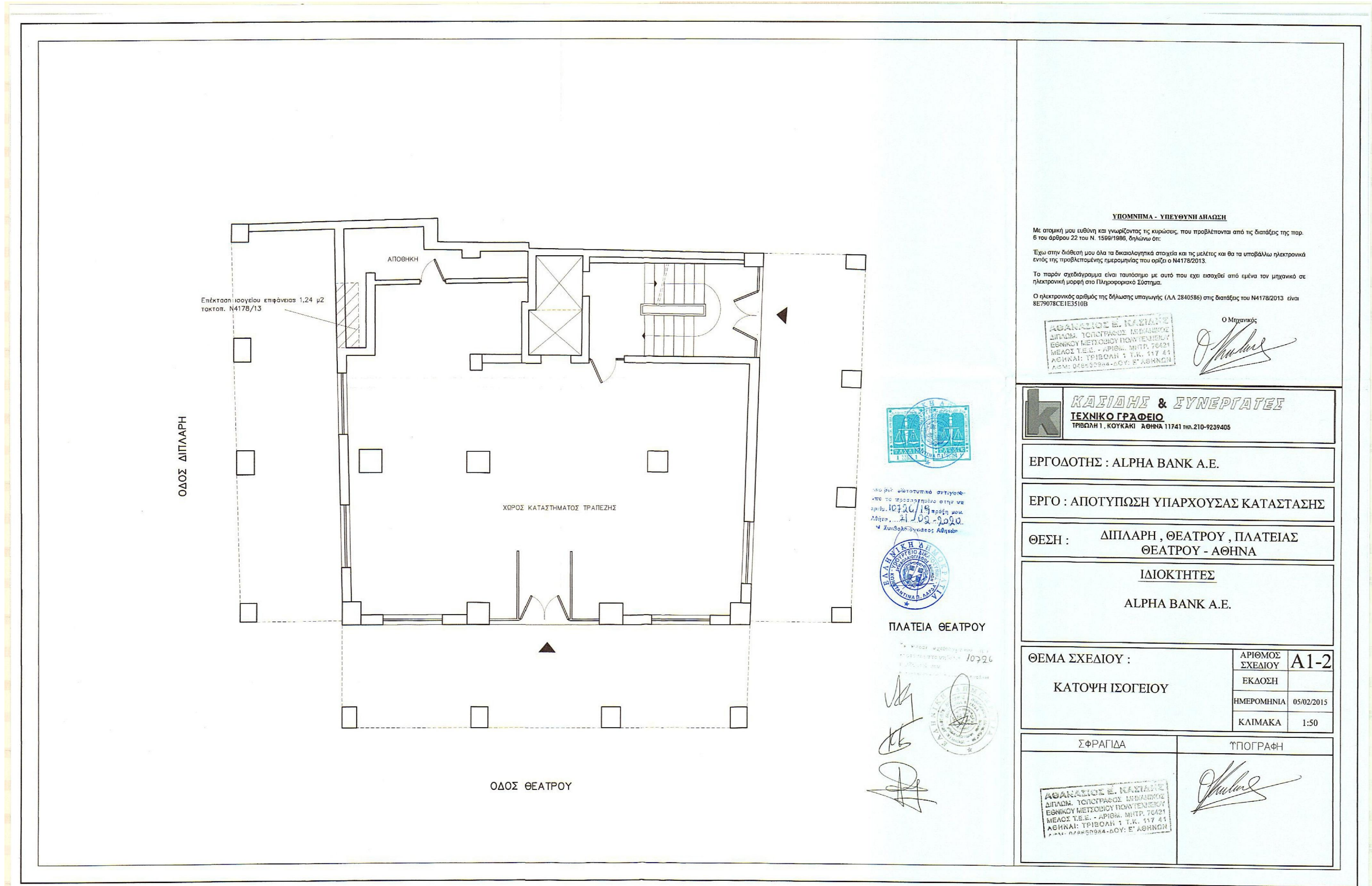
ΙΔΙΟΚΤΗΤΕΣ
 ALPHA BANK A.E.

ΘΕΜΑ ΣΧΕΔΙΟΥ :	ΑΡΙΘΜΟΣ ΣΧΕΔΙΟΥ	A1-1
ΚΑΤΟΨΗ ΥΠΟΓΕΙΟΥ	ΕΚΔΟΣΗ	
	ΗΜΕΡΟΜΗΝΙΑ	05/02/2015
	ΚΛΙΜΑΚΑ	1:50

ΣΦΡΑΓΙΔΑ	ΥΠΟΓΡΑΦΗ
ΑΘΑΝΑΣΙΟΣ Ε. ΚΑΖΙΑΝΤΗΣ ΔΙΠΛΑΡΗ 1, ΚΟΥΚΑΚΙ ΑΘΗΝΑ 11741 ΤΗΛ. 210-9239405 ΜΕΛΟΣ Τ.Ε.Ε. - ΑΡΙΘΜ. ΜΗΤΡ. 76421 ΑΘΗΝΑΙ: ΤΡΙΒΟΛΗ 1 Τ.Κ. 117 41 ΑΣΜ: 46865994-00Υ: Ε' ΑΘΗΝΩΝ	

SQM	DESCRIPTION
132	Boiler room, safe room, storage room, toilets

FLOOR PLAN GROUND FLOOR



SQM

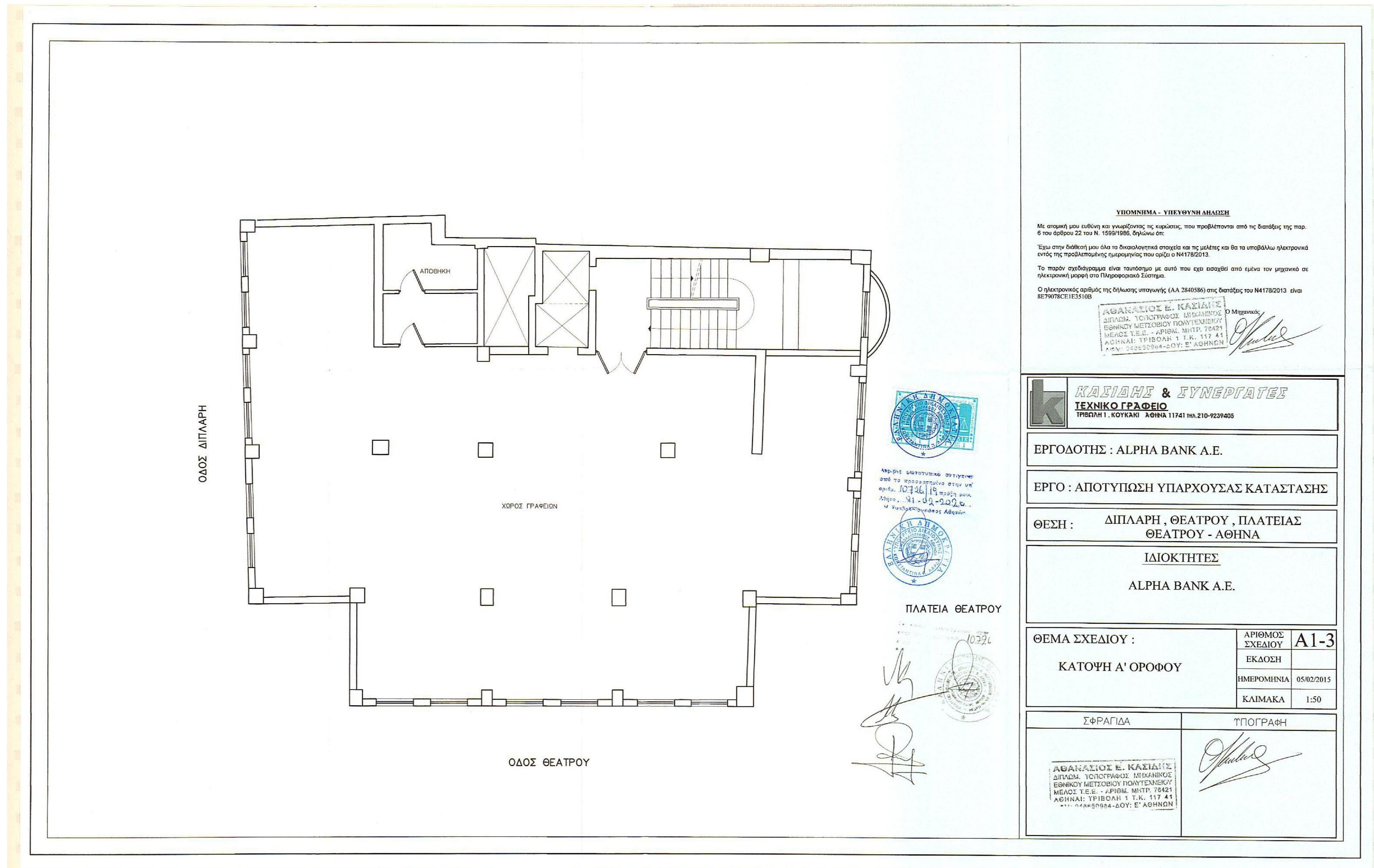
DESCRIPTION

132

Entrance, shop

FLOOR PLAN

1st FLOOR



SQM

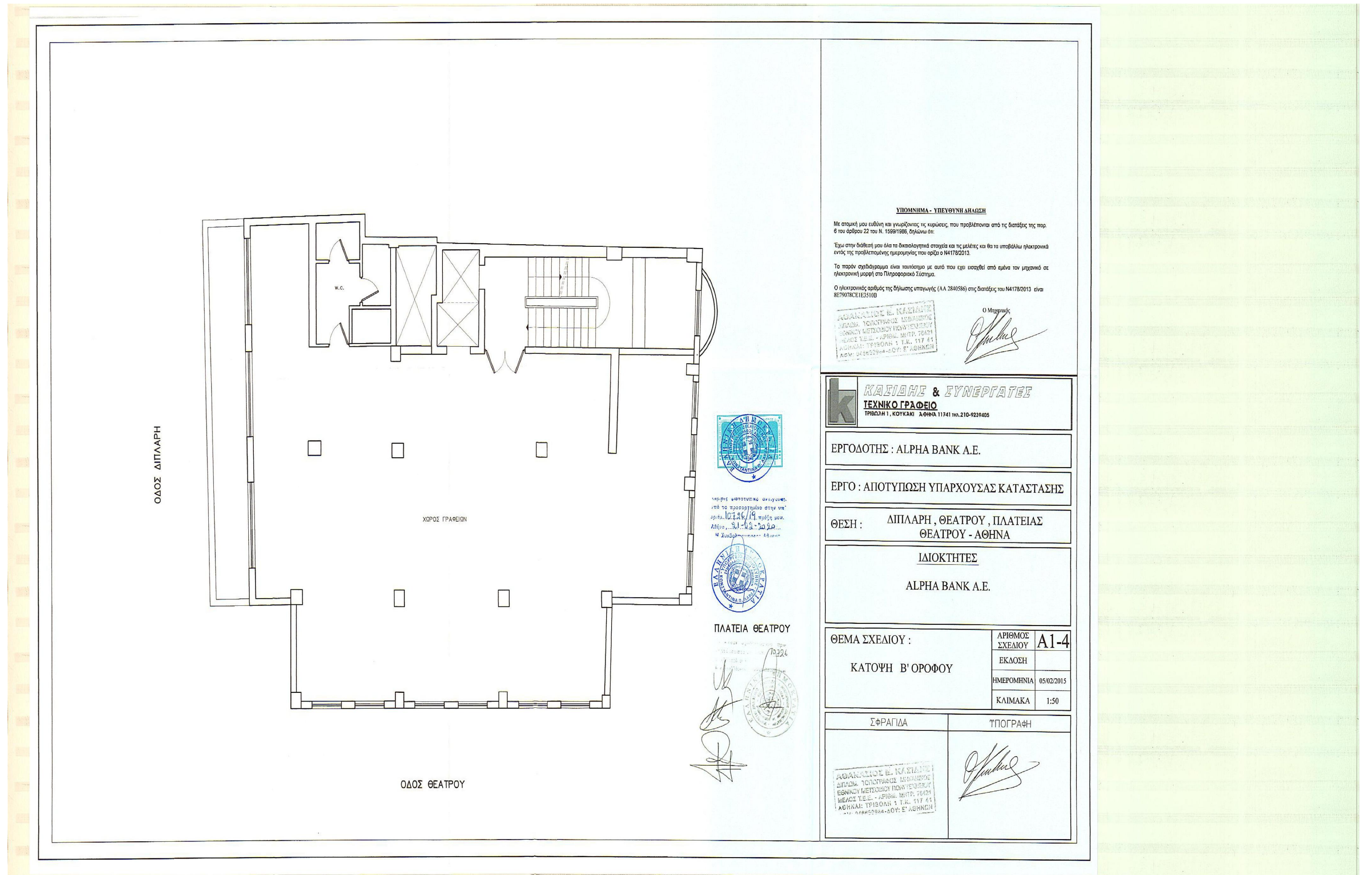
DESCRIPTION

237

Office space (open space), elevators

FLOOR PLAN

2nd FLOOR



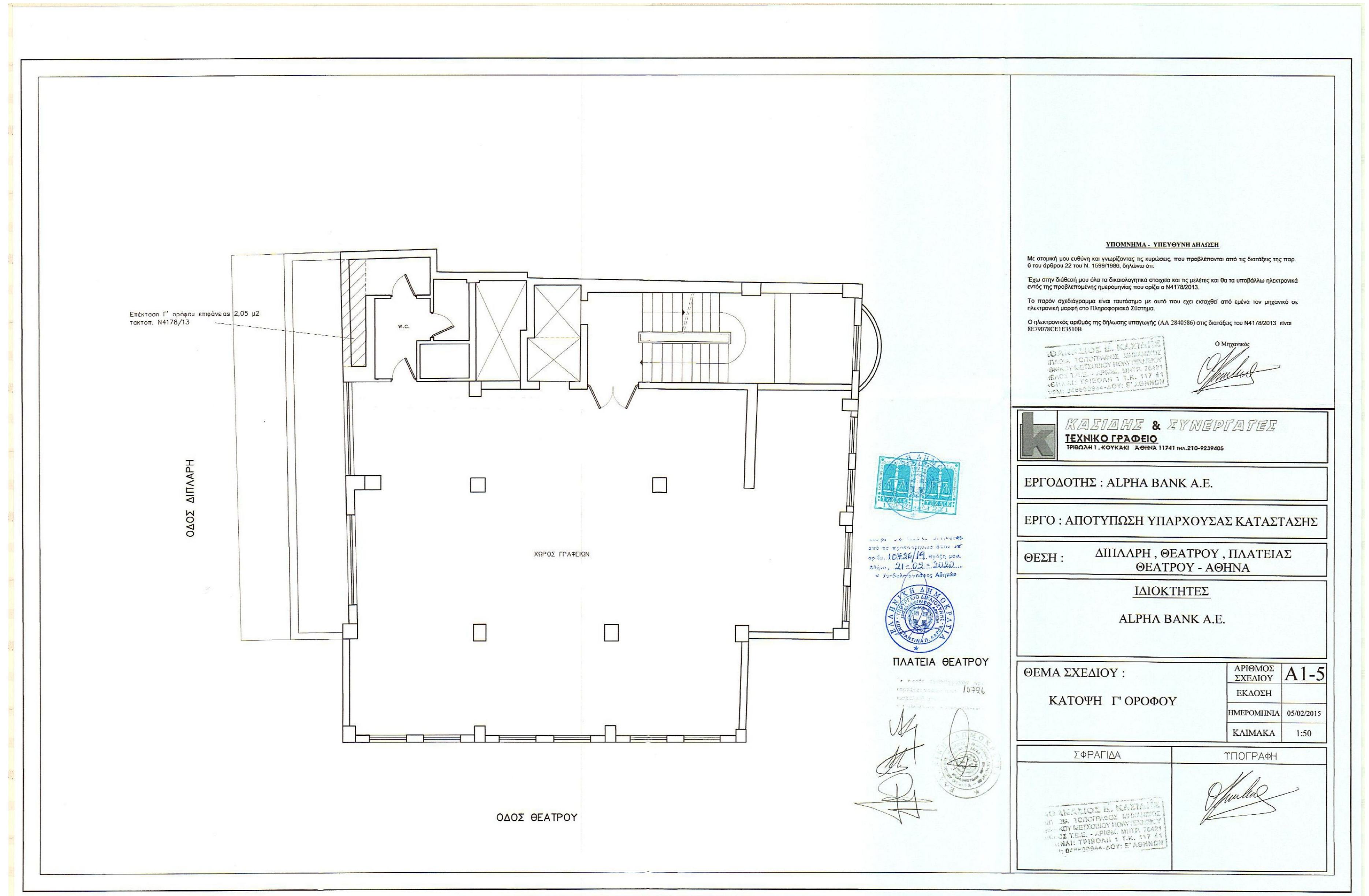
SQM

DESCRIPTION

219

Office space (open space), elevators, kitchenette, toilets

FLOOR PLAN 3rd FLOOR



ΥΠΟΜΝΗΜΑ - ΥΠΕΥΘΥΝΗ ΔΗΛΩΣΗ

Με απομνημόνευση μου ευθύνω και εγκρίνω τις κυρώσεις, που προβλέπονται από τις διατάξεις της παρ. 6 του άρθρου 22 του Ν. 1598/1986, δηλώνω ότι:

Έχω στην διάθεσή μου όλα τα δικαιολογητικά στοιχεία και τις μελέτες και θα τα υποβάλλω ηλεκτρονικά εντός της προβλεπόμενης ημερομηνίας που ορίζεται στο Ν4178/2013.

Το παρόν σχεδιάγραμμα είναι ταύτιση με αυτό που έχω εισηγηθεί από εμένα τον μηχανικό σε ηλεκτρονική μορφή στο Πληροφοριακό Σύστημα.

Ο ηλεκτρονικός αριθμός της δήλωσης υπαγωγής (ΑΑ 2840586) στις διατάξεις του Ν4178/2013 είναι 8Ε79078CE1Ε3510Β

Ο Μηχανικός
[Signature]

ΚΑΣΙΔΗΣ & ΣΥΝΕΡΓΑΤΕΣ ΤΕΧΝΙΚΟ ΓΡΑΦΕΙΟ ΤΡΙΒΟΛΗ 1, ΚΟΥΚΑΚΙ ΑΘΗΝΑ 11741 ΤΗΛ. 210-9239405		
ΕΡΓΟΔΟΤΗΣ : ALPHA BANK A.E.		
ΕΡΓΟ : ΑΠΟΤΥΠΩΣΗ ΥΠΑΡΧΟΥΣΑΣ ΚΑΤΑΣΤΑΣΗΣ		
ΘΕΣΗ : ΔΙΠΛΑΡΗ , ΘΕΑΤΡΟΥ , ΠΛΑΤΕΙΑΣ ΘΕΑΤΡΟΥ - ΑΘΗΝΑ		
ΙΔΙΟΚΤΗΤΕΣ ALPHA BANK A.E.		
ΘΕΜΑ ΣΧΕΔΙΟΥ :	ΑΡΙΘΜΟΣ ΣΧΕΔΙΟΥ	A1-5
ΚΑΤΟΨΗ Γ' ΟΡΟΦΟΥ	ΕΚΔΟΣΗ	
	ΗΜΕΡΟΜΗΝΙΑ	05/02/2015
	ΚΛΙΜΑΚΑ	1:50
ΣΦΡΑΓΙΔΑ	ΥΠΟΓΡΑΦΗ	
	<i>[Signature]</i>	



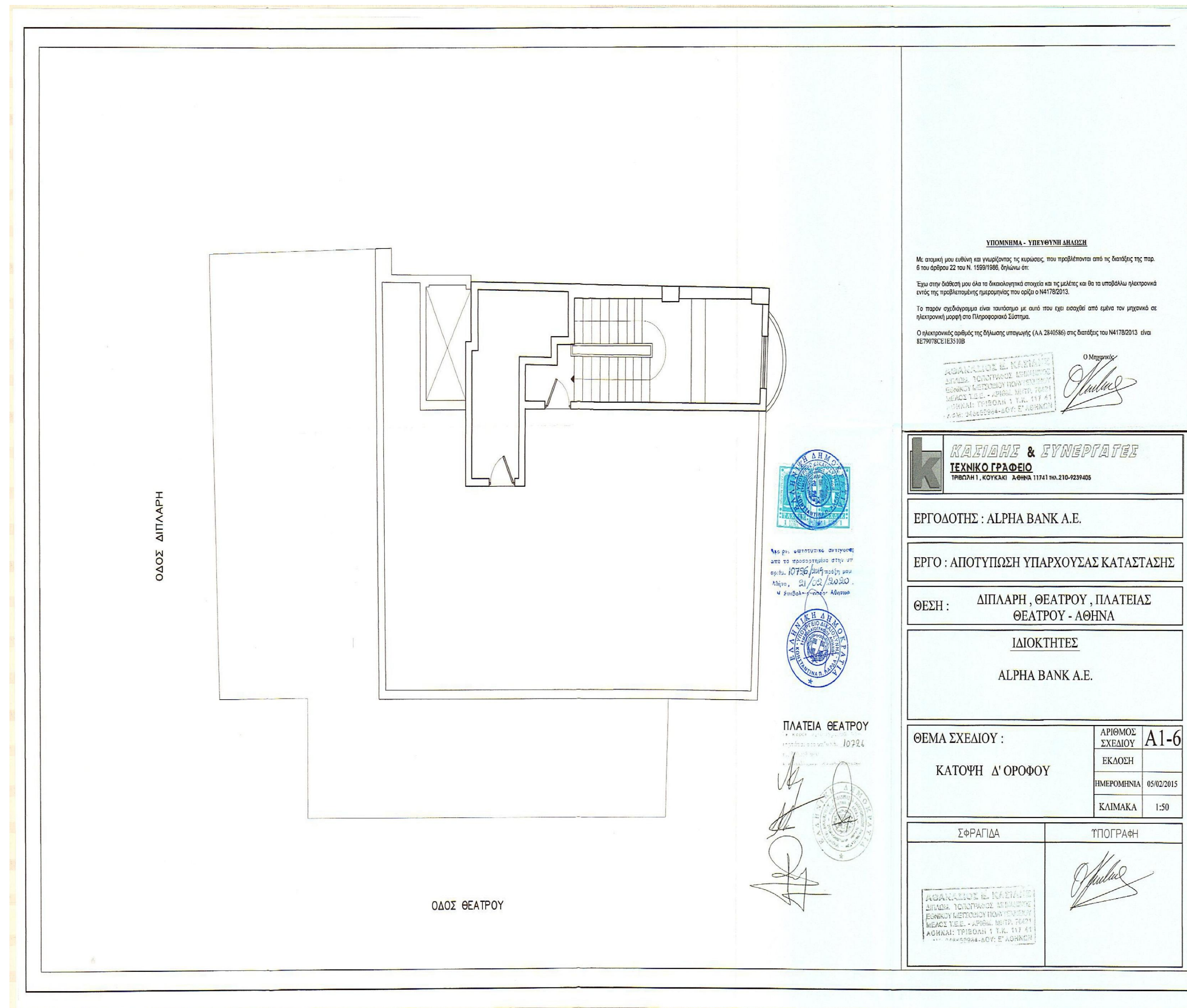
SQM

DESCRIPTION

195

Office space (open space), elevators, kitchenette, toilets

FLOOR PLAN 4rth FLOOR



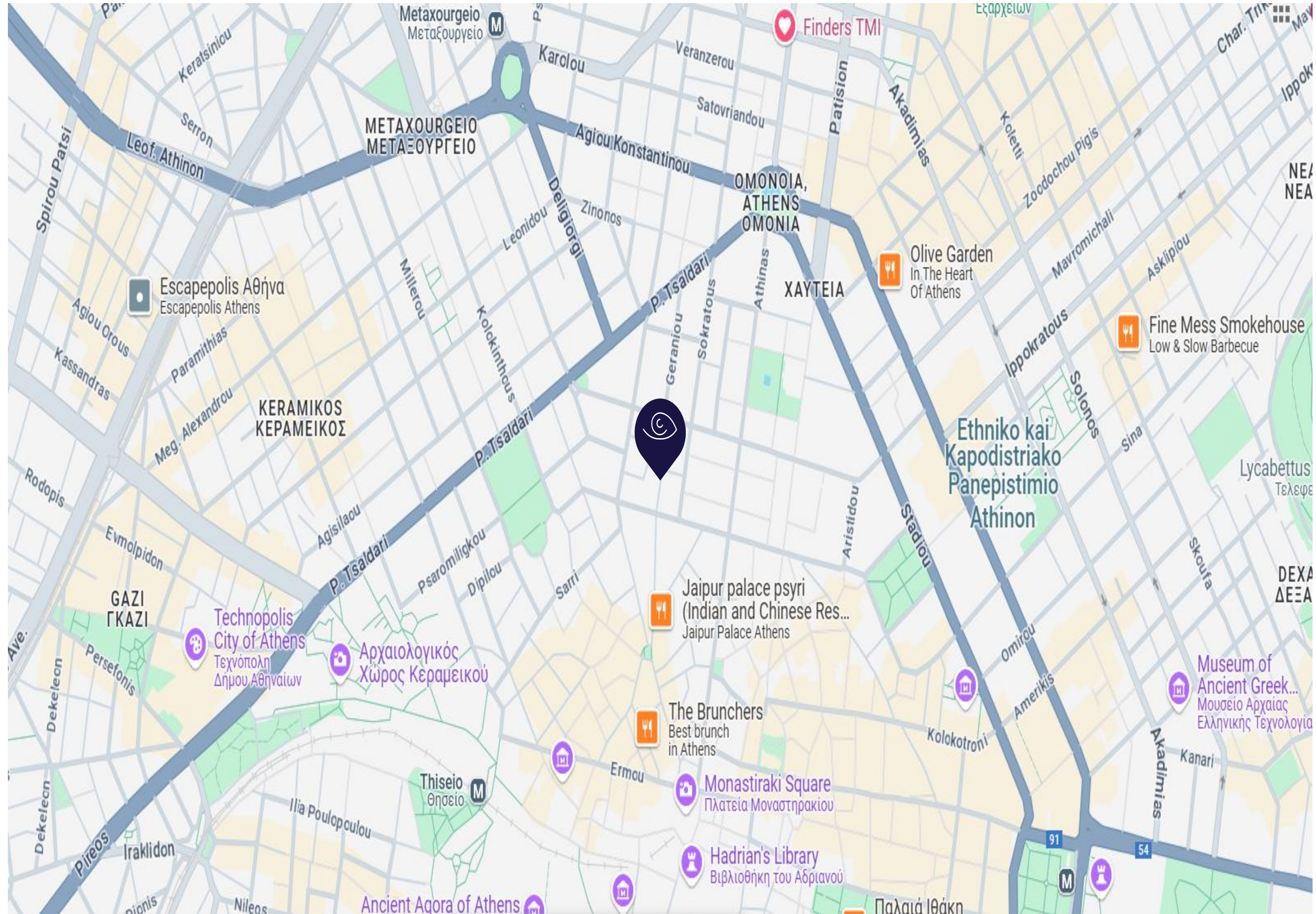
SQM

DESCRIPTION

35

Elevators' engine room, exit to the roof

MAP & STREET VIEW



ABOUT THE AREA



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.

This renovations will acquire the square to be modernized and to be become part of the route of Omonia again.



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

SOCIAL
MEDIA

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

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