



FINDERS

Tailor Made Investments

**27 VERANZEROU ST,
OMONIA, ATHENS**



HIGHLIGHTS

The property at a glance

Asking selling price: 1.750.000€

Total sqm: 1.074

Price/sqm: 1.629€

Plot area sqm: 224

Current rooms: 30

Construction year: 1923

[VIDEO LINK](#)



This centrally located property is just steps from Athens' revitalized Omonia Square, making it an ideal candidate for hotel accommodation.

The building features a basement, ground floor with three retail spaces, three upper levels, and a rooftop room.

The property's retail spaces include one operational shop, while the two remaining shops are planned to be combined and leased as a single unit.

Currently comprising of total 30 rooms with shared bathrooms, it also includes a welcoming lobby and reception area.

There is an expansion potential of up to 351 sqm, making the building as an exceptional investment opportunity in Athens' historic center.

Omonia Square, a lively hub of activity for tourists and locals alike, underwent a comprehensive renovation in early 2020, enhancing its appeal as a vibrant city center.

Situated within walking distance of the National Theater of Greece and well-served by metro and railway stations, this property provides easy access to Athens' cultural landmarks.

The ongoing interest from investors, both foreign and local, has brought new vitality to the historic center, solidifying its role as a thriving destination for business and leisure.

VERANZEROU 27



SQM

ASKING SELLING
PRICE

PRICE/SQM

1.074

1,750,000€

1,629€

VERANZEROU 27



SQM

ASKING SELLING
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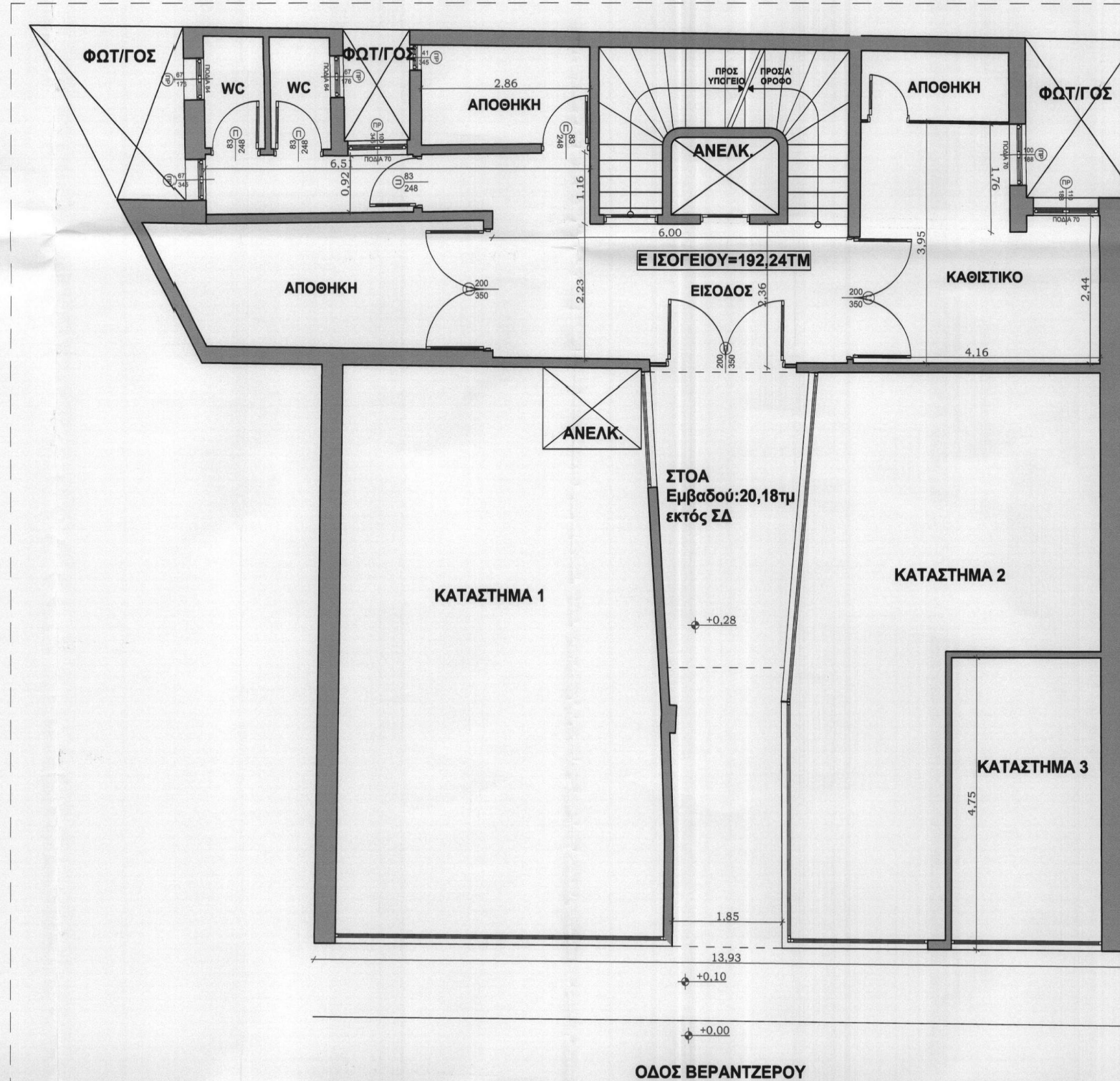
FLOOR PLAN BASEMENT






SQM

218

FLOOR PLAN GROUND FLOOR



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SQM

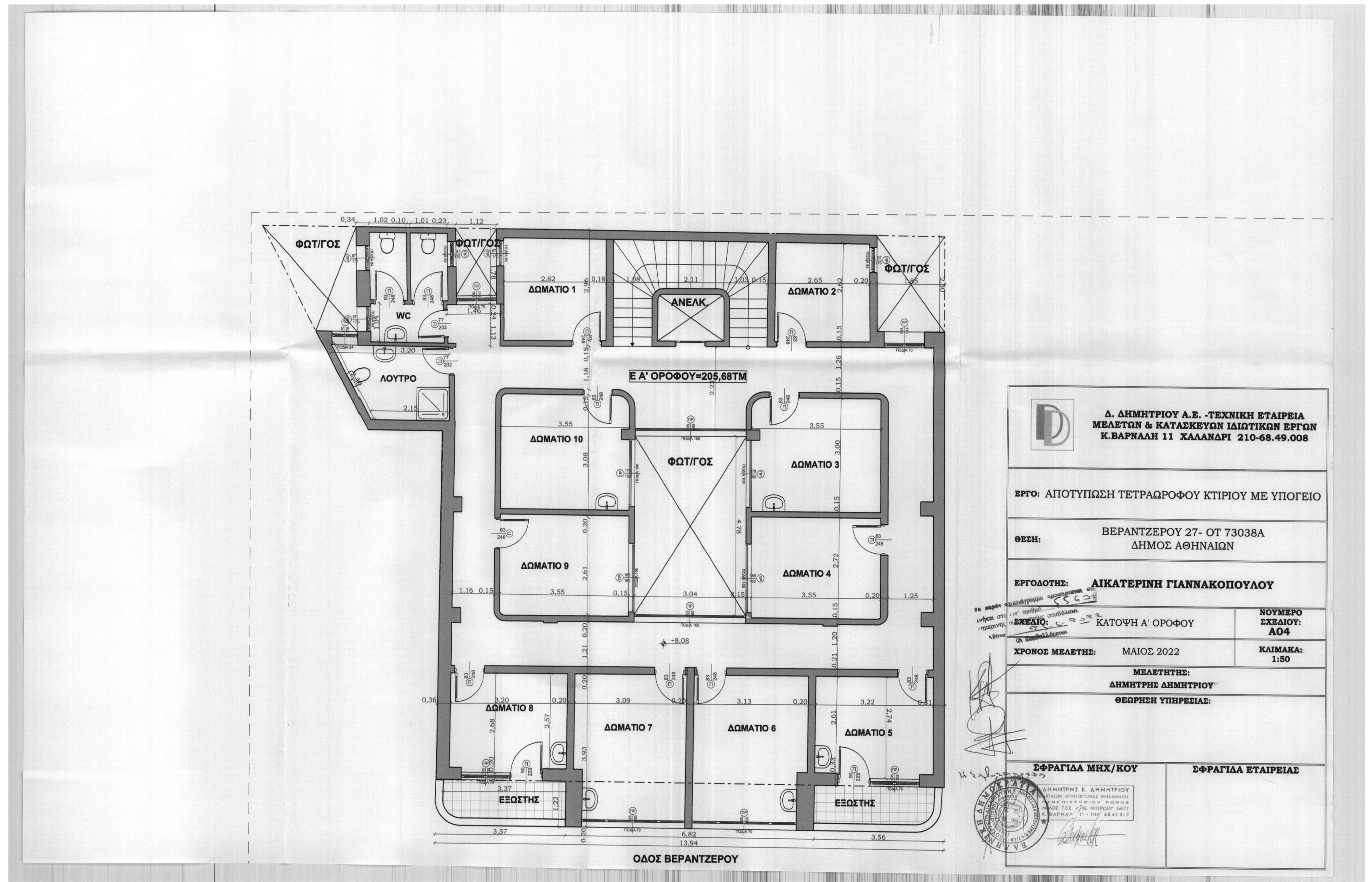
DESCRIPTION

192

3 retail shops, reception, storage and WC

FLOOR PLAN

1st FLOOR



SQM

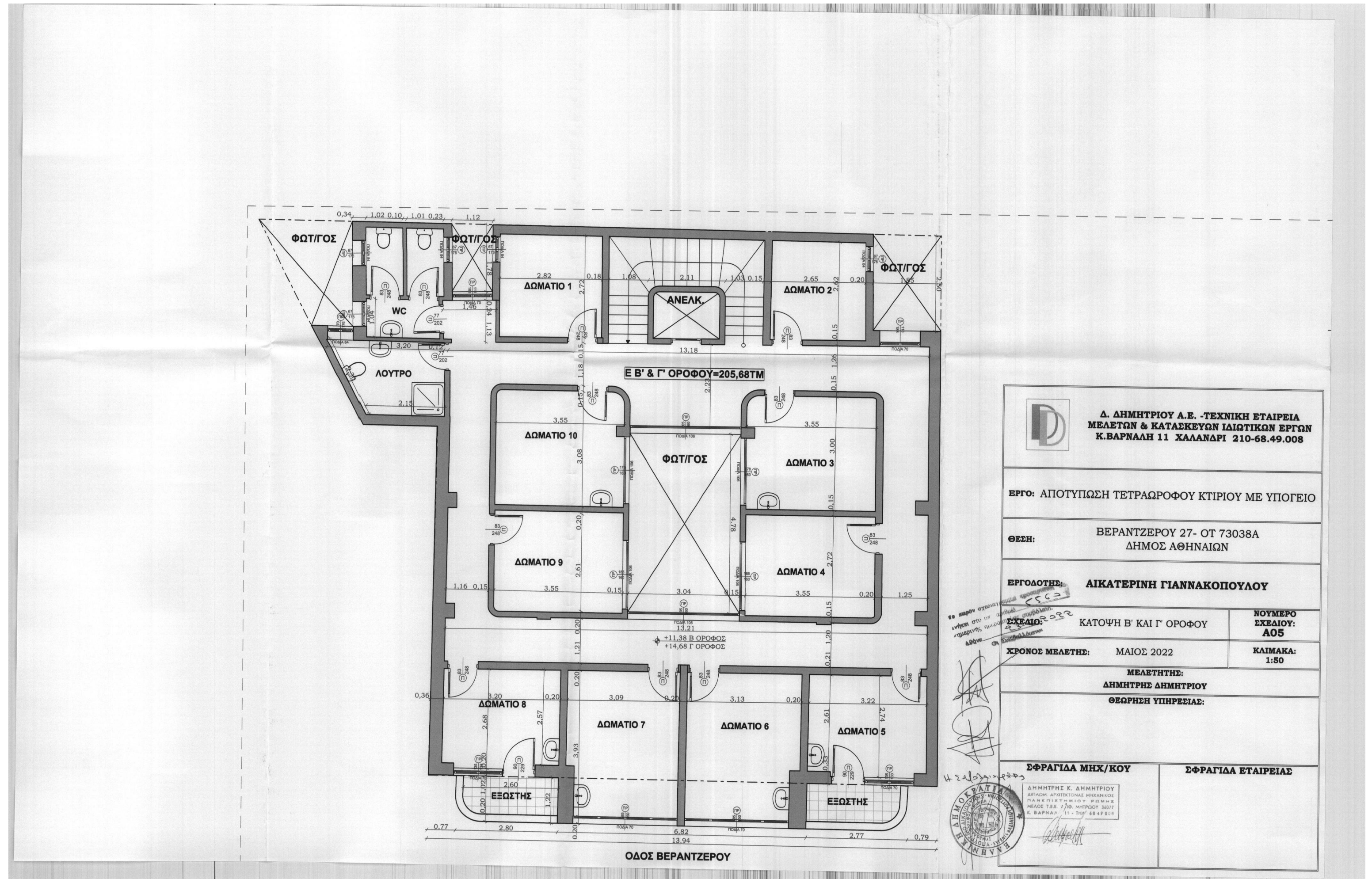
DESCRIPTION

206

10 Rooms with common bathrooms

FLOOR PLAN

2nd FLOOR



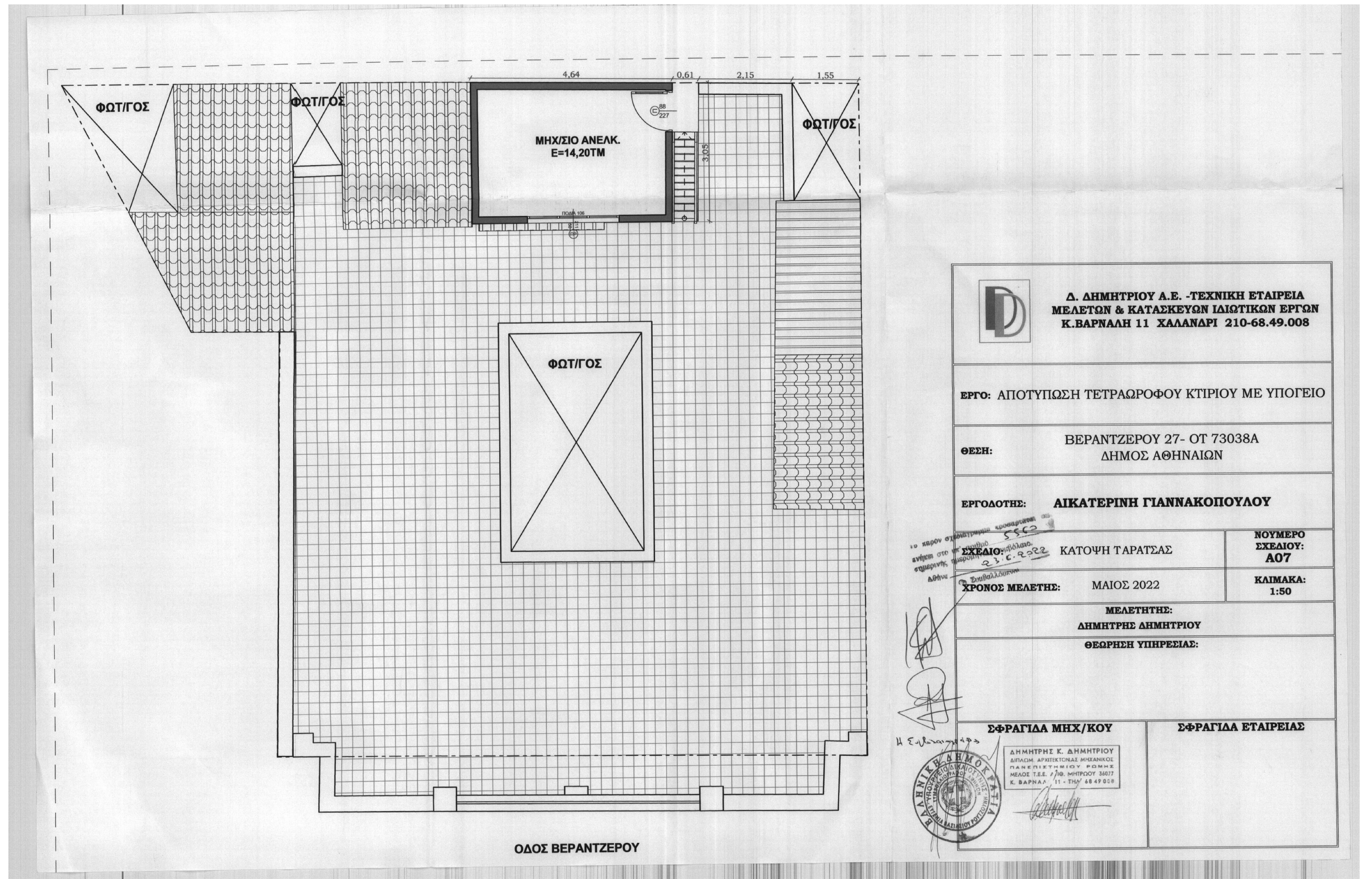
SQM


DESCRIPTION

206

10 Rooms with common bathrooms

FLOOR PLAN TERRACE



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SQM

DESCRIPTION

46

Elevators' engine room, exit to the roof

ABOUT THE AREA



The building 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 the Area

The renovation of the ex-Minion building, located on the same street, is approaching its final stages, marking a significant milestone in the revitalization of the area. This impressive structure, which spans an expansive 18,580sqm, is undergoing a comprehensive transformation into a state-of-the-art bioclimatic mixed-use facility.

The design of the new facility emphasizes sustainability and environmental consciousness, integrating bioclimatic principles that optimize energy efficiency and reduce the building's ecological footprint. This innovative approach not only enhances the aesthetic appeal of the building but also contributes positively to the urban landscape.

Once completed, the facility will host a diverse array of amenities, including vibrant food and beverage establishments that will cater to both residents and visitors, creating a lively social atmosphere.

Additionally, the building will feature modern residential apartments, providing much-needed housing options in the city center.

Retail outlets will offer a variety of shopping experiences, while dedicated office spaces will support local businesses and entrepreneurs, fostering economic growth in the area.

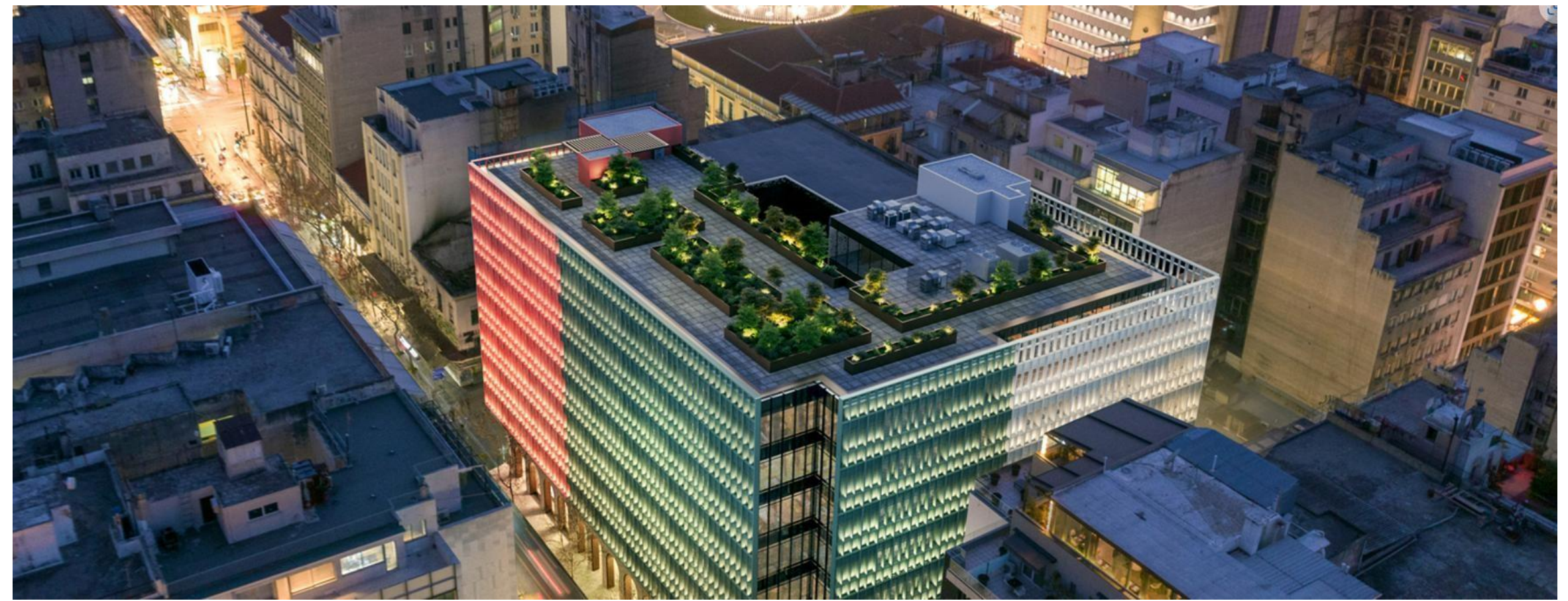
This multifaceted development is poised to breathe new life into the city center, attracting foot traffic and encouraging community engagement.

The combination of residential, commercial, and recreational spaces will create a dynamic environment that meets the needs of a diverse population.

In the following slide, we will showcase some captivating images of the newly renovated building, highlighting its architectural features and the exciting changes that are set to enhance the urban experience for all.



The Minion Building
Developing by Dimand S.A.



SQM
18.580

Status
Operating

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

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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