



FINDERS

Tailor Made Investments

**27 VERANZEROU ST,
OMONIA, ATHENS**



HIGHLIGHTS

The property at a glance

Asking selling price: 1.850.000€

Total sqm: 1.074

Price/sqm: 1.723€

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.

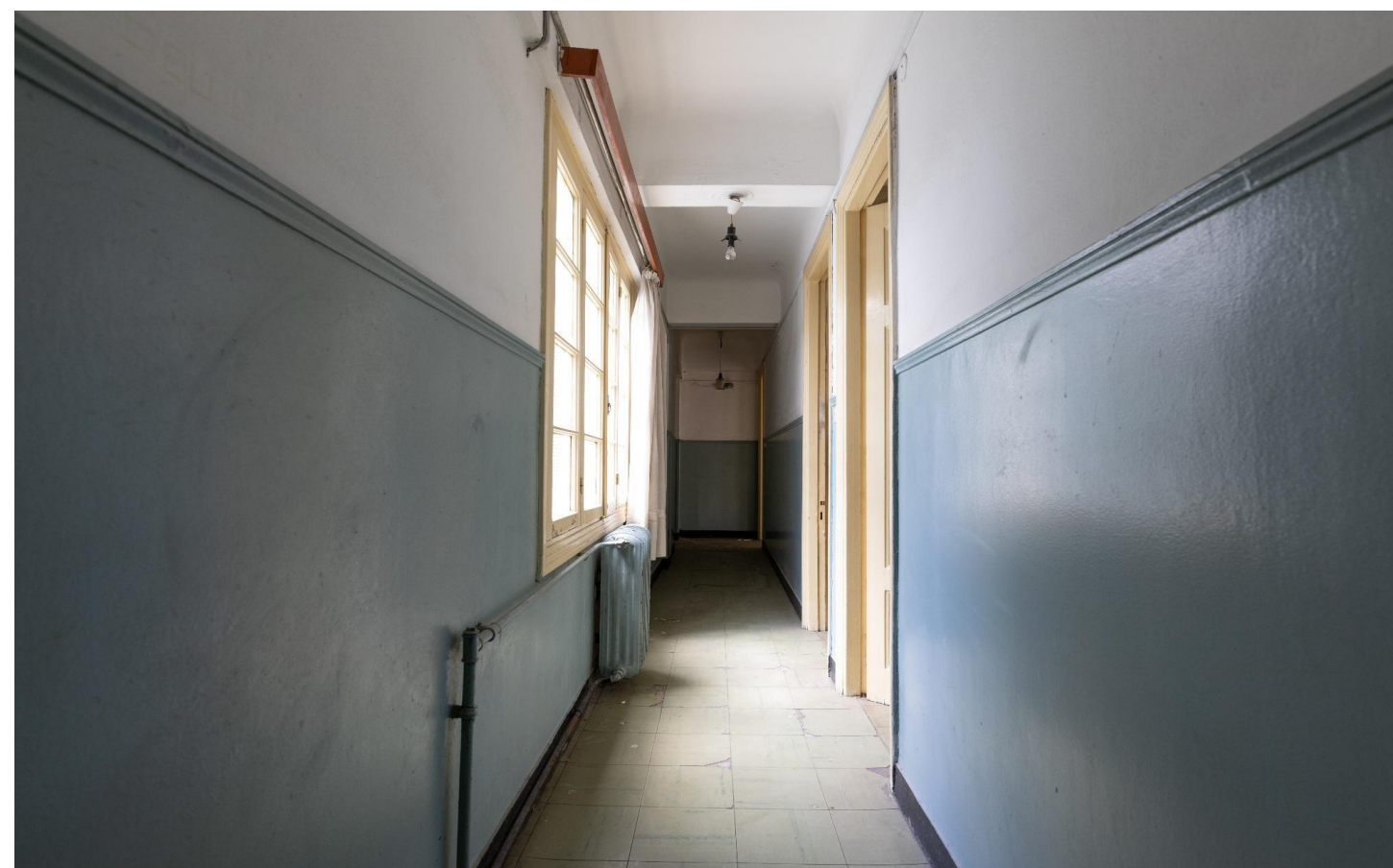
There is an expansion potential of up to 351 sqm, making the building as an exceptional investment opportunity in Athens' historic center.

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

1,850,000€

1,723€

VERANZEROU 27



SQM

ASKING SELLING
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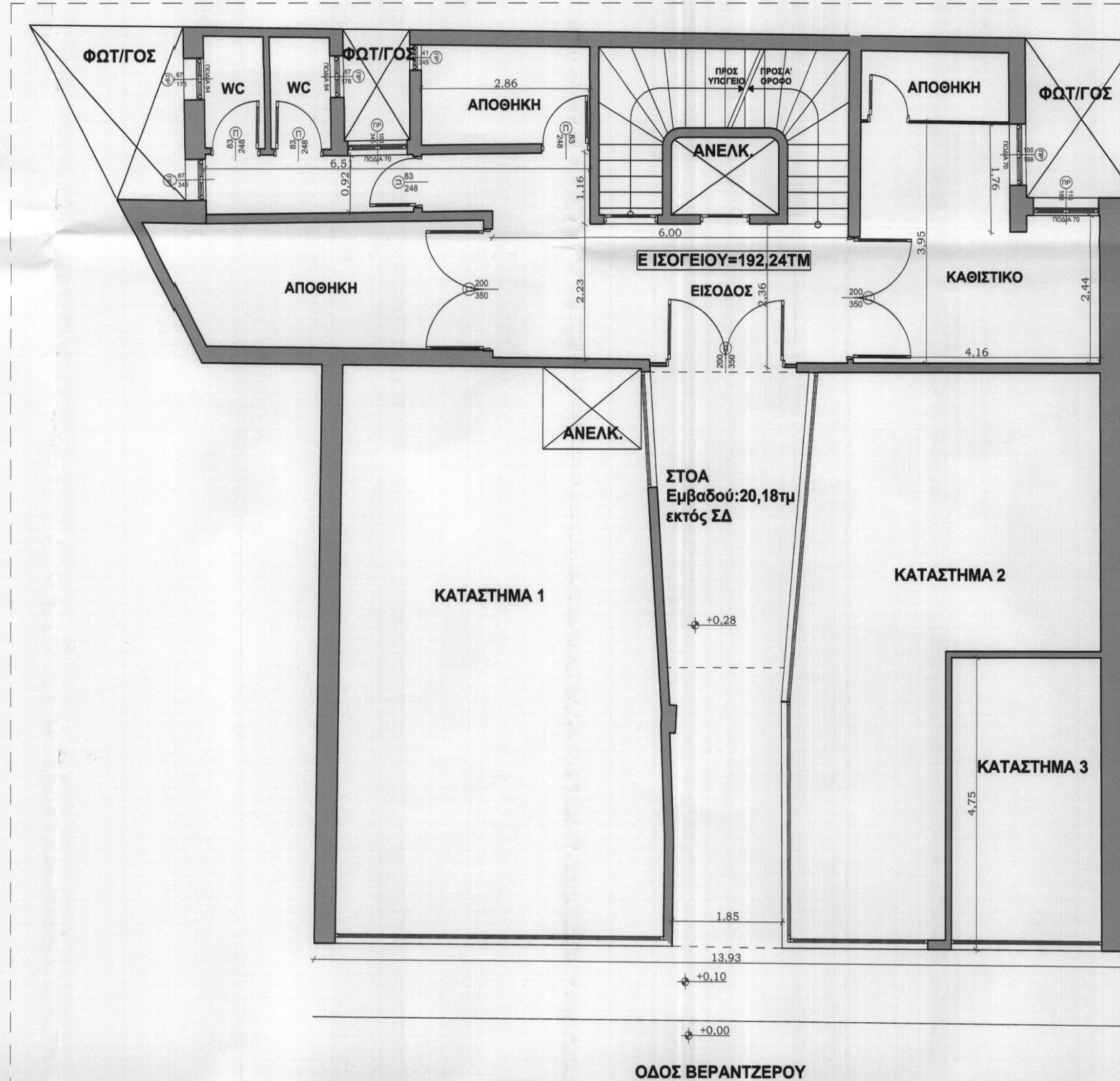
FLOOR PLAN BASEMENT



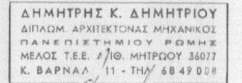


SQM

218

FLOOR PLAN GROUND FLOOR



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<p>ΕΡΓΟ: ΑΠΟΤΥΠΩΣΗ ΤΕΤΡΑΩΡΟΦΟΥ ΚΤΙΡΙΟΥ ΜΕ ΥΠΟΓΕΙΟ</p>	
<p>ΘΕΣΗ: ΒΕΡΑΝΤΖΕΡΟΥ 27- ΟΤ 73038Α ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ</p>	
<p>ΕΡΓΟΔΟΤΗΣ: ΑΙΚΑΤΕΡΙΝΗ ΓΙΑΝΝΑΚΟΠΟΥΛΟΥ</p>	
<p>ΣΧΕΔΙΟ: ΚΑΤΩΦΗ ΙΣΟΓΕΙΟΥ</p>	<p>ΝΟΥΜΕΡΟ ΣΧΕΔΙΟΥ: Α03</p>
<p>ΧΡΟΝΟΣ ΜΕΛΕΤΗΣ: ΜΑΙΟΣ 2022</p>	<p>ΚΑΙΜΑΚΑ: 1:50</p>
<p>ΜΕΛΕΤΗΤΗΣ: ΔΗΜΗΤΡΗΣ ΔΗΜΗΤΡΙΟΥ</p>	
<p>ΘΕΩΡΗΣΗ ΥΠΗΡΕΣΙΑΣ:</p>	
<p>ΣΦΡΑΓΙΔΑ ΜΗΧ/ΚΟΥ</p> 	<p>ΣΦΡΑΓΙΔΑ ΕΤΑΙΡΕΙΑΣ</p> 

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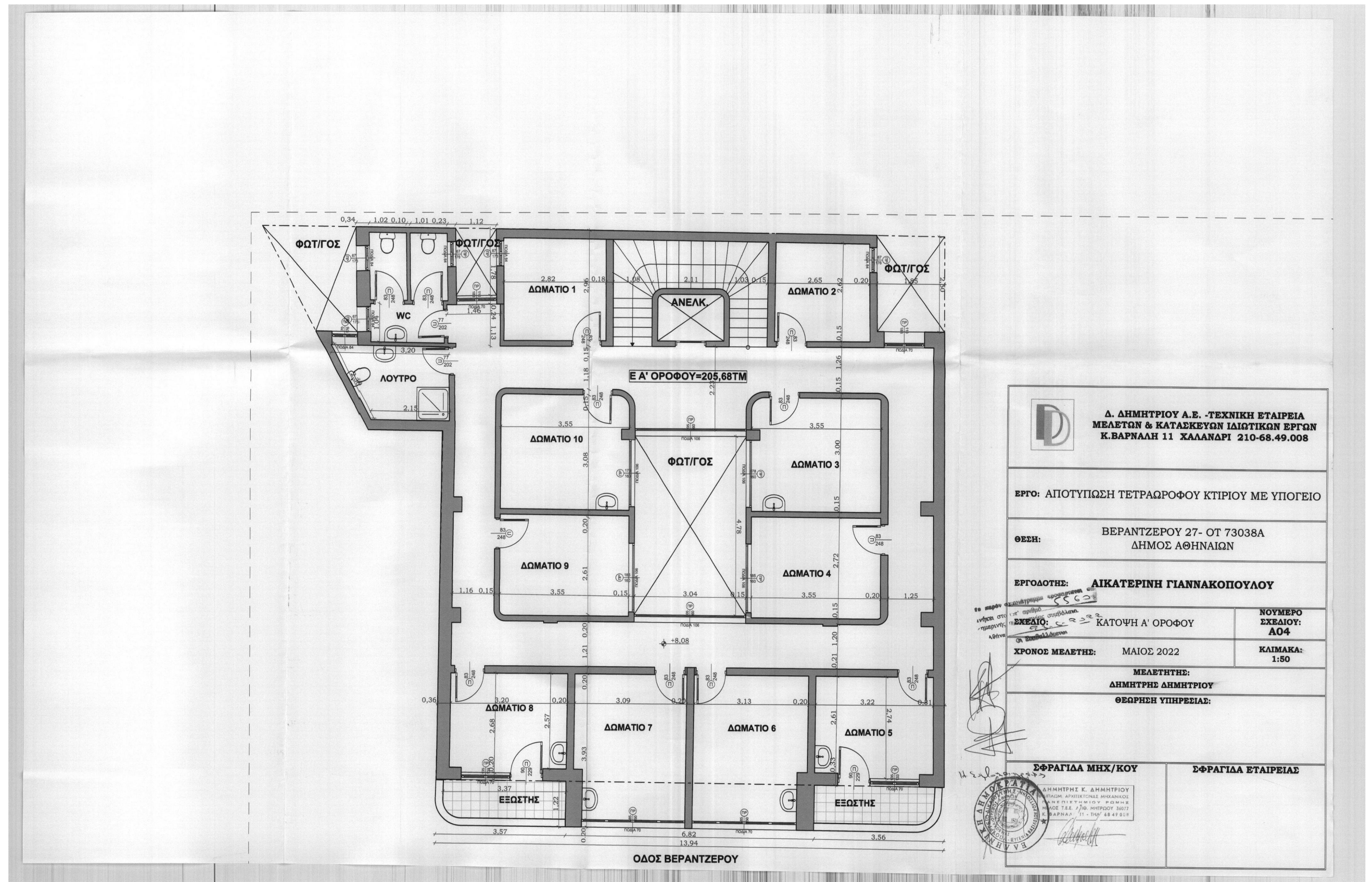
DESCRIPTION



192

3 retail shops, reception, storage and WC

FLOOR PLAN

1st FLOOR



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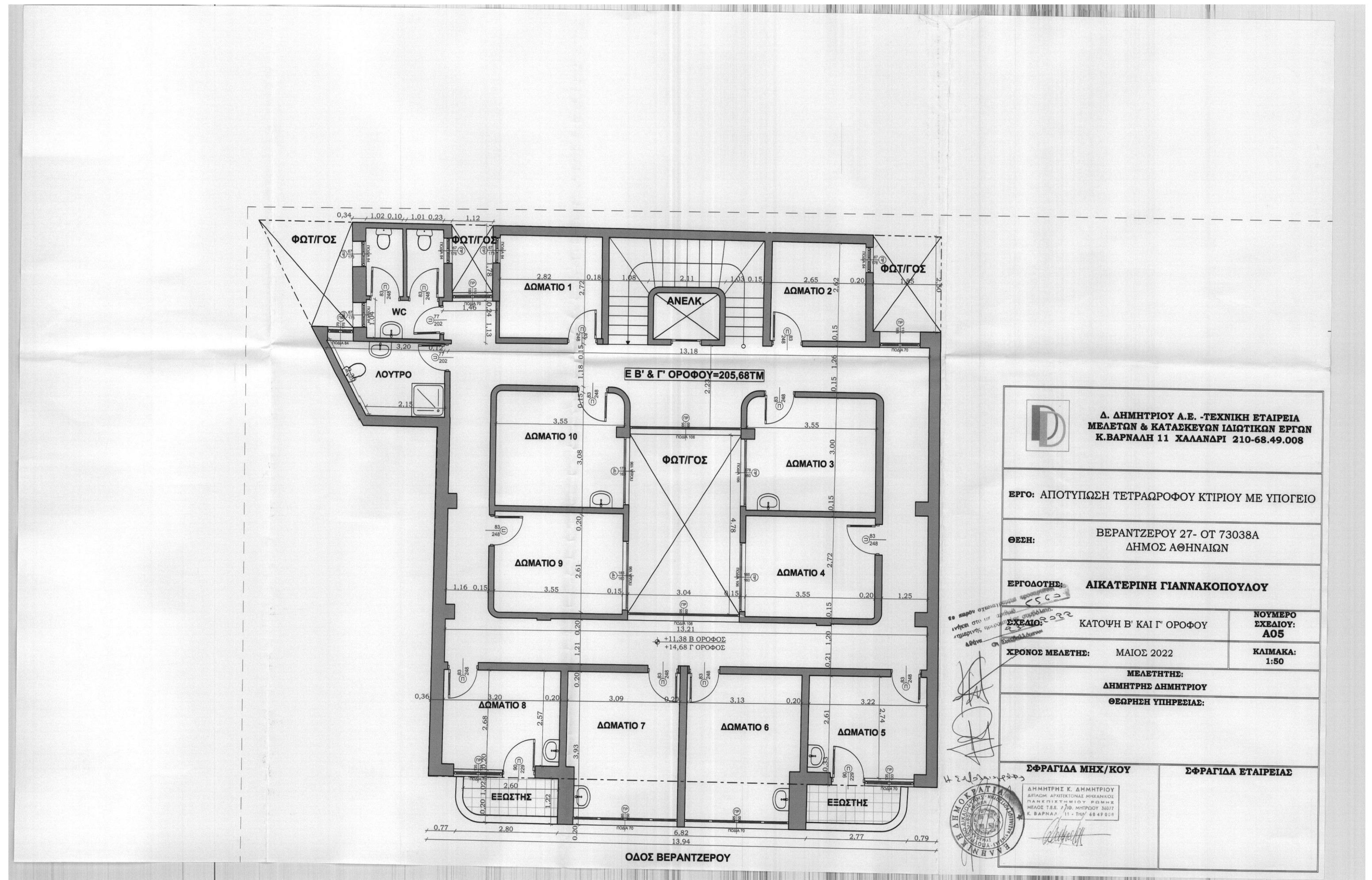
DESCRIPTION


206

10 Rooms with common bathrooms

FLOOR PLAN

2nd FLOOR



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ΣΦΡΑΓΙΔΑ ΜΗΧ/ΚΟΥ	ΣΦΡΑΓΙΔΑ ΕΤΑΙΡΕΙΑΣ



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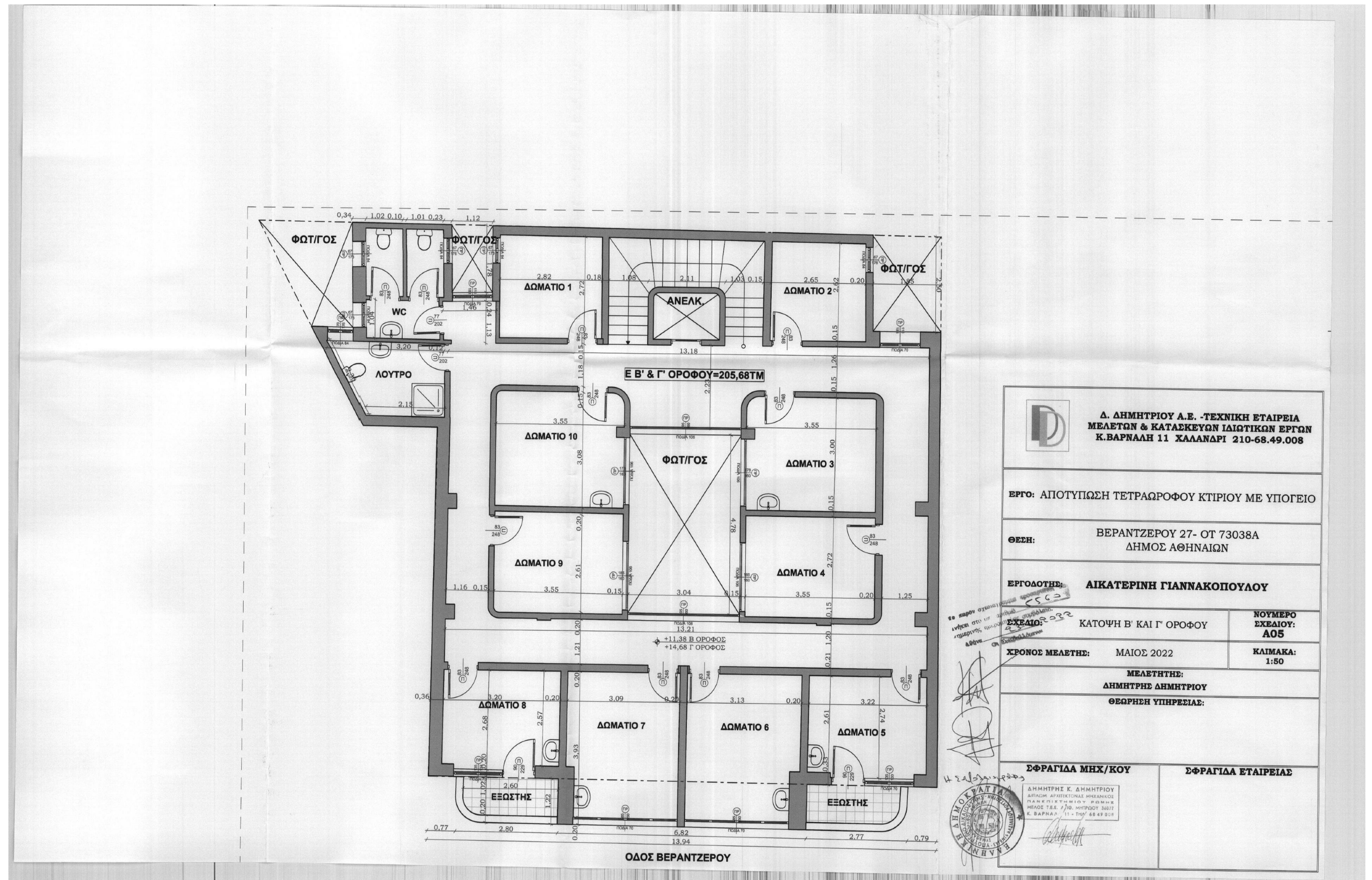
DESCRIPTION

206

10 Rooms with common bathrooms

FLOOR PLAN

3rd FLOOR



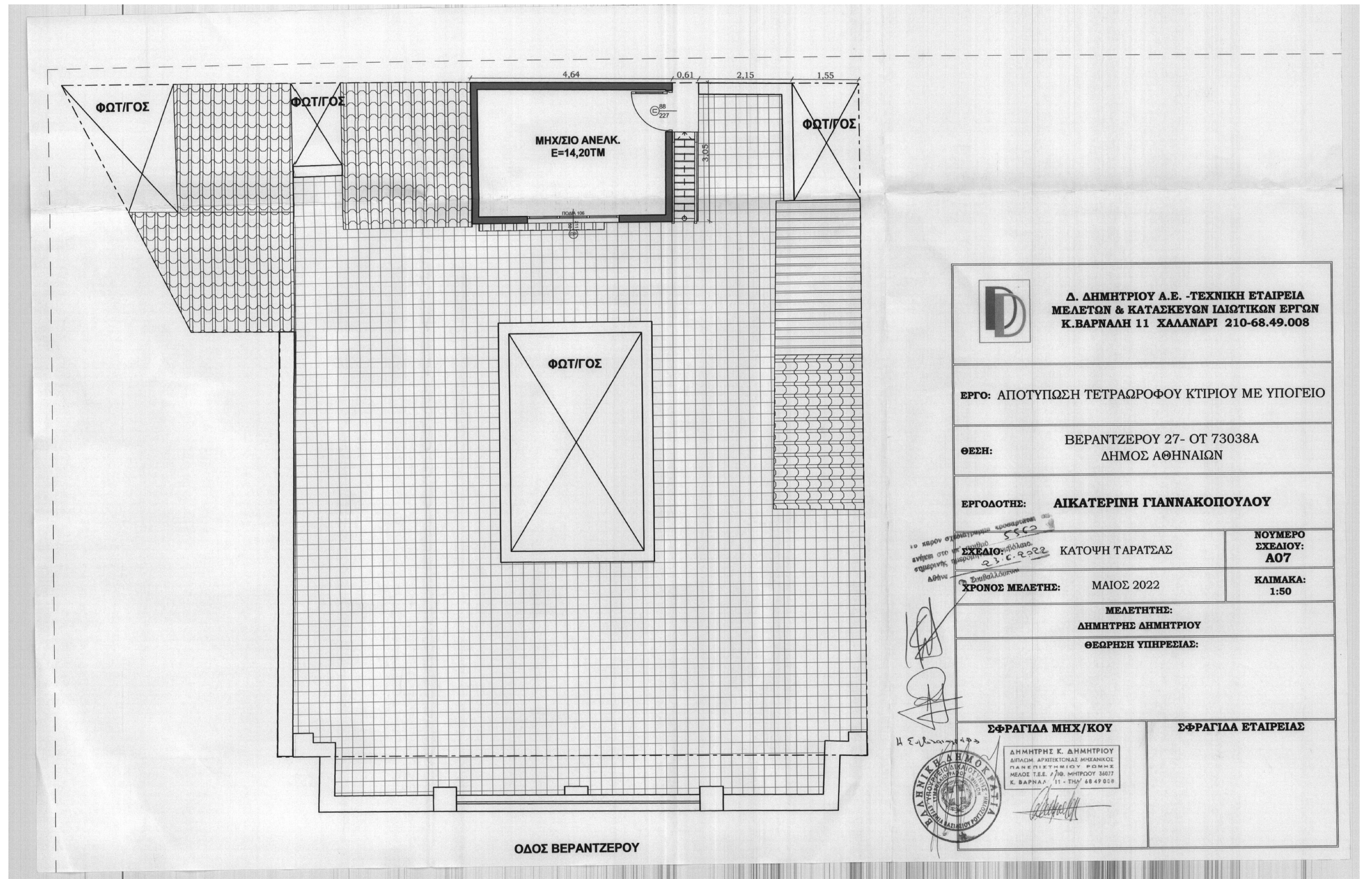
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DESCRIPTION

206

10 Rooms with common bathrooms

FLOOR PLAN TERRACE



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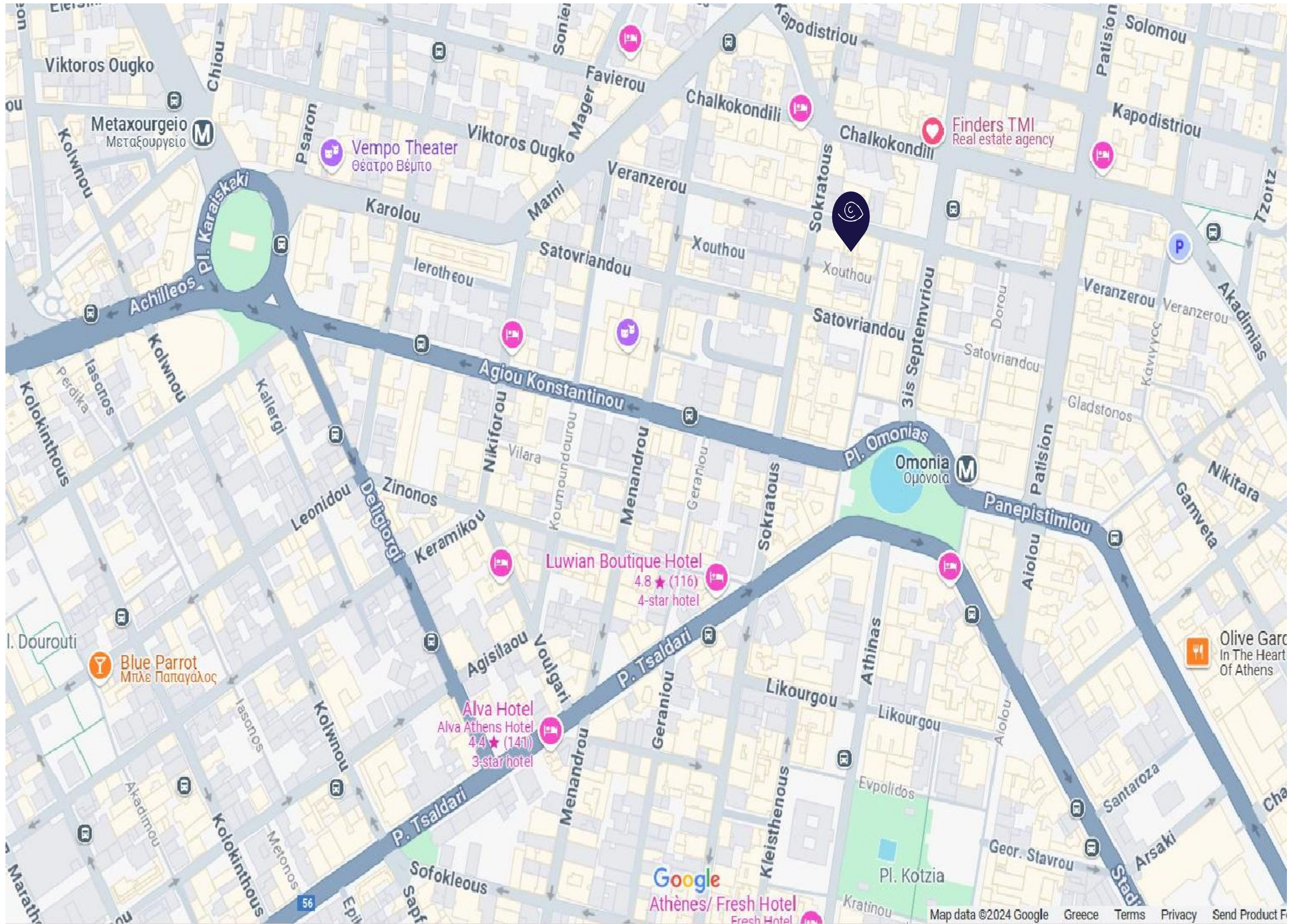
SQM

DESCRIPTION

46

Elevators' engine room, exit to the roof

MAP & STREET VIEW



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
Under Development

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.

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