FINDERS
Tailor Made Investments

ZOODOCHOU PIGIS 1
EXARCEIA, ATHENS

HIGHLIGHTS

The property at a glance

Asking selling price: 225.000€

Total sqm: 114

Price/sqm: 1,974€

Floor: 1st

Listed Building only the facade

Construction year: 1920



This exceptional property occupies an entire floor of a distinguished neoclassical building with a protected façade, located at 1, Zoodochou Pigis street in the vibrant center of Athens.

Boasting a private and independent entrance, the space offers complete privacy and flexibility for a variety of uses. We have conducted two different renovation proposal.

The property enjoys dual frontage, on a main street and a pedestrian walkway, ensuring outstanding visibility and abundant natural light throughout.

With its combination of neoclassical elegance, strategic location, and versatile potential, this property represents a rare investment opportunity in central Athens, perfectly suited for private, commercial, or hospitality development.



Floor Area & Layout: Generous open-plan layout

Ceiling Height: Classic neoclassical proportions with ceilings ranging between 3.5–4 meters.

Views: Large windows provide exceptional daylight; **Construction & Heritage**: Built in the early 20th century, with a fully preserved neoclassical façade, recognized as a listed property.

Accessibility: Within walking distance of major landmarks including Omonia Metro Station, the National and Kapodistrian University of Athens, the Academy of Athens, and the National Library.

Golden Visa Eligibility: Due to its previous commercial use, the property qualifies for the Greek Golden Visa program with a minimum investment of €250,000, making it a prime opportunity for international investors.

1, Zoodochou Pigis





SQM	ASKING SELLING PRICE	PRICE/SQM
114	**250,000€**	**2,193€**

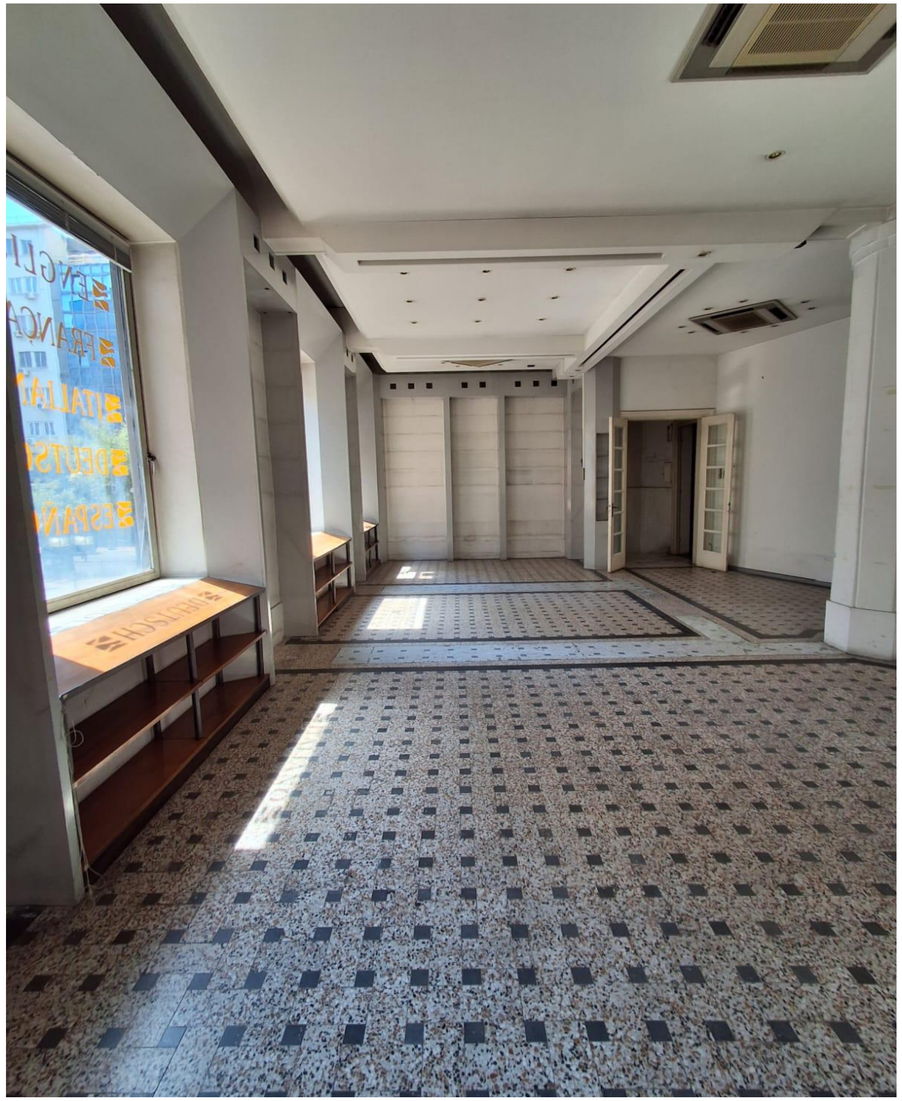
1, Zoodochou Pigis





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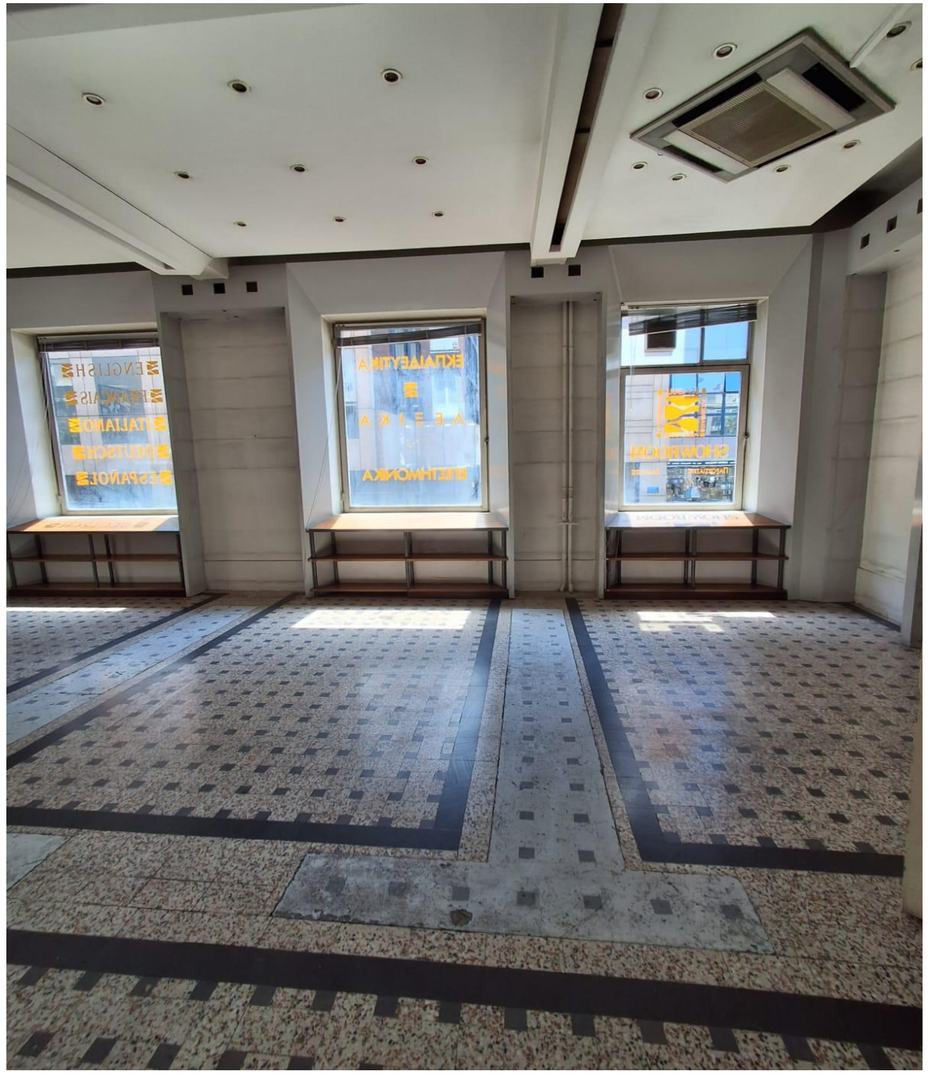
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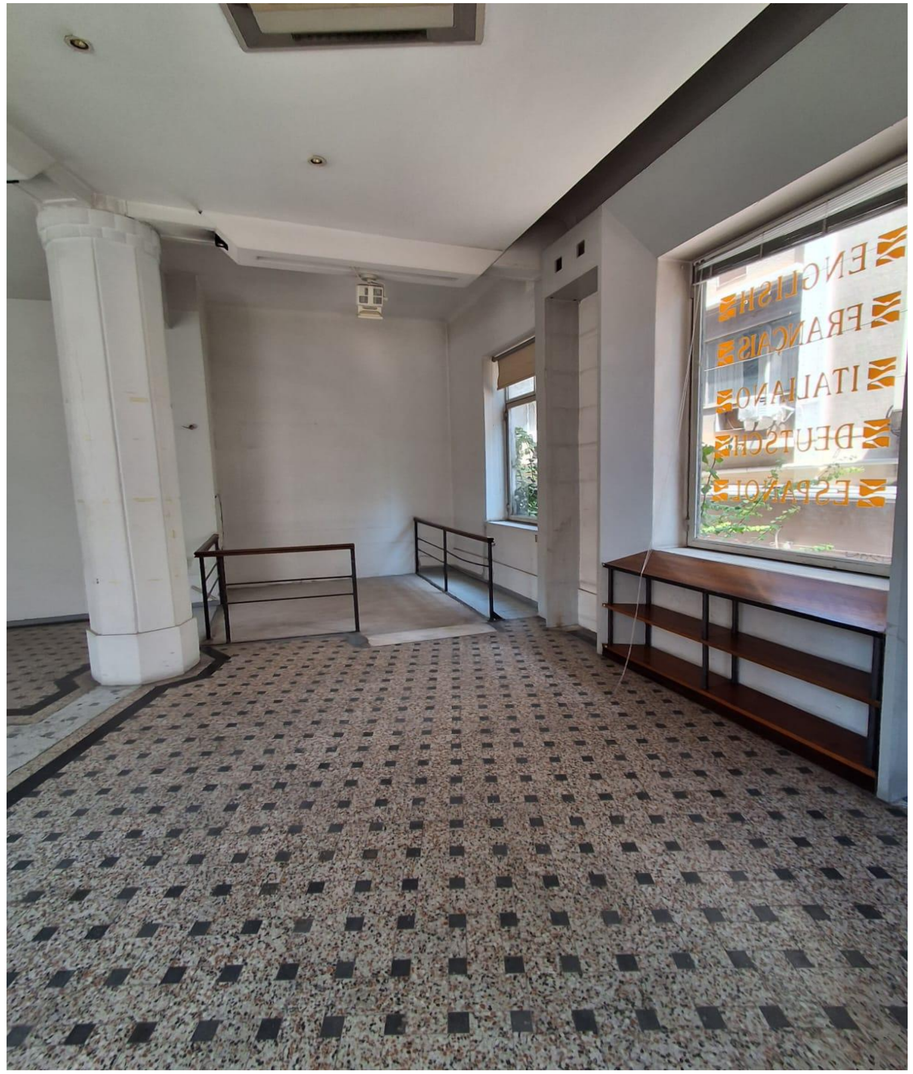




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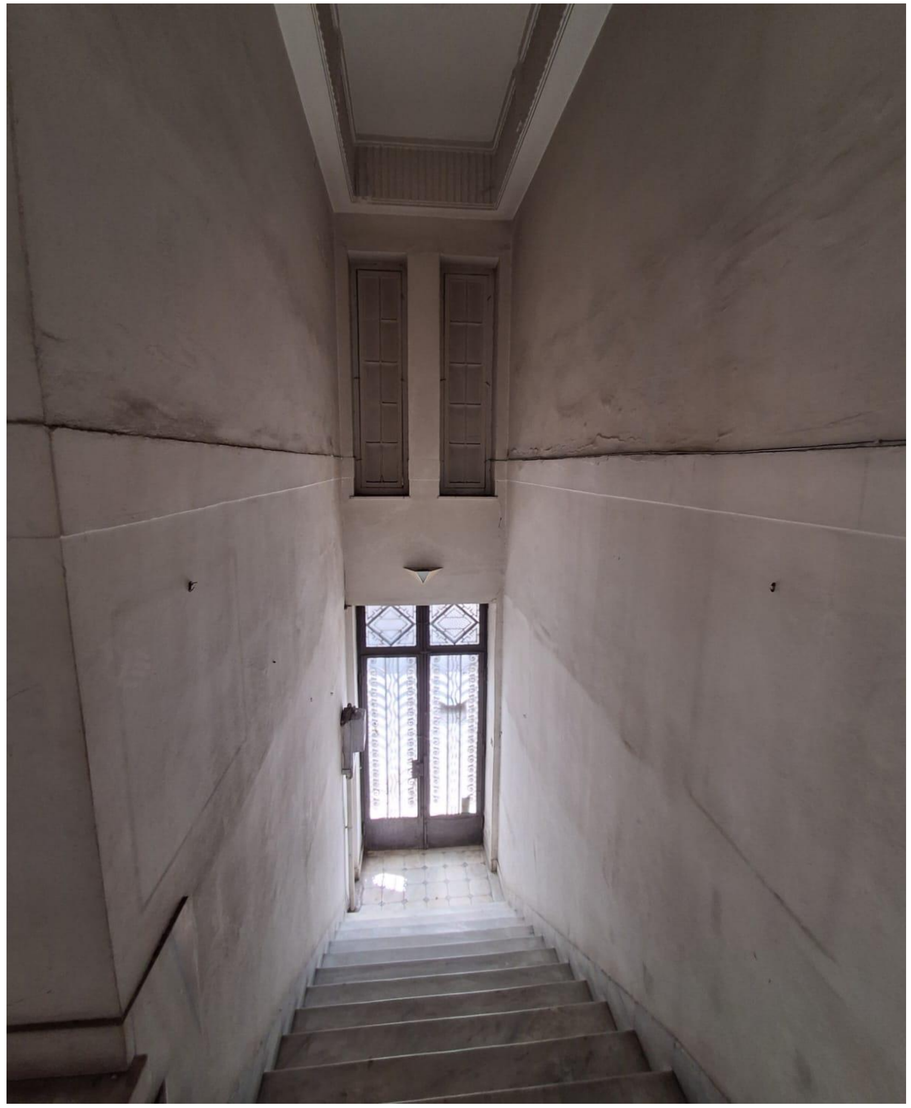
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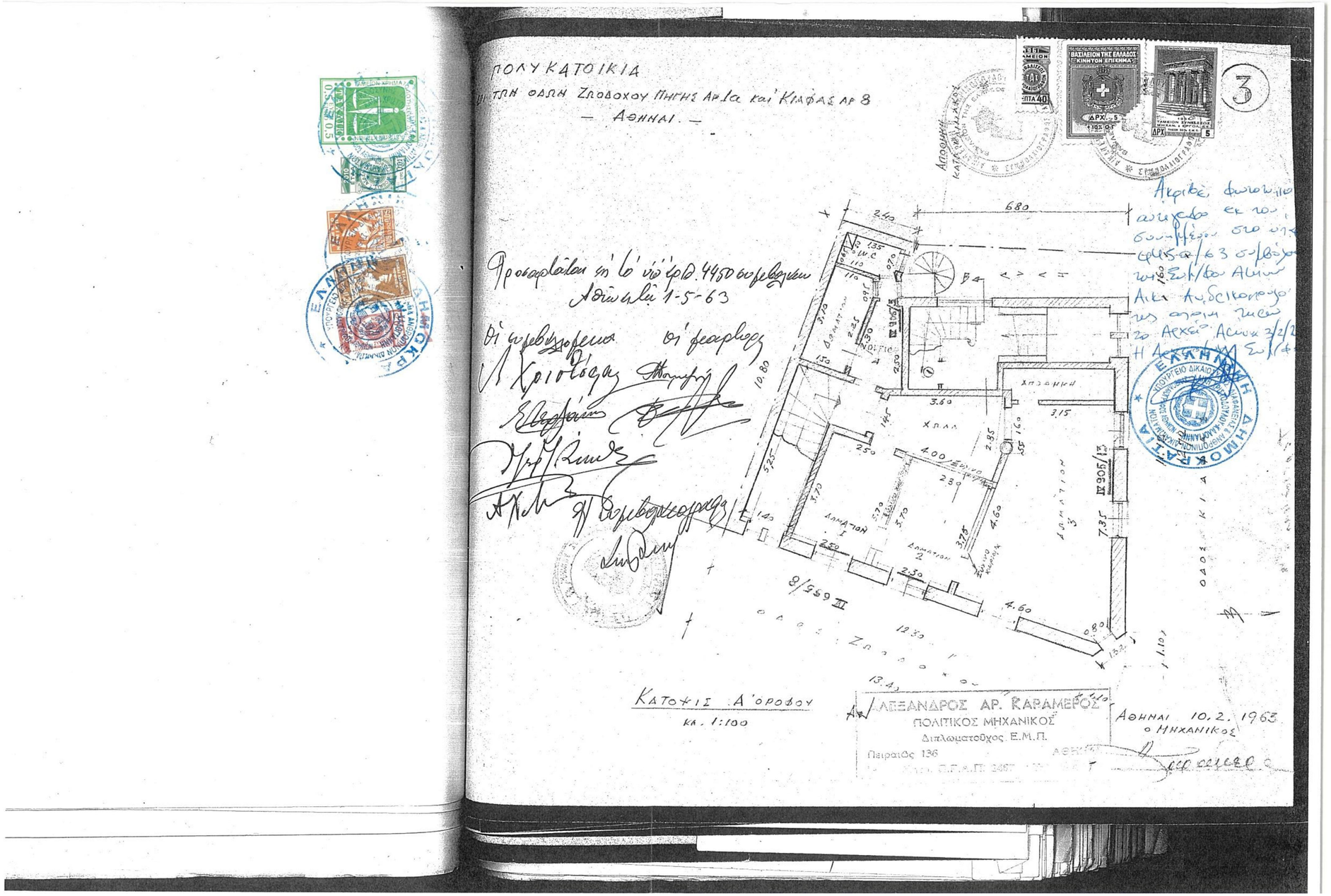
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FLOOR PLAN
CURRENT

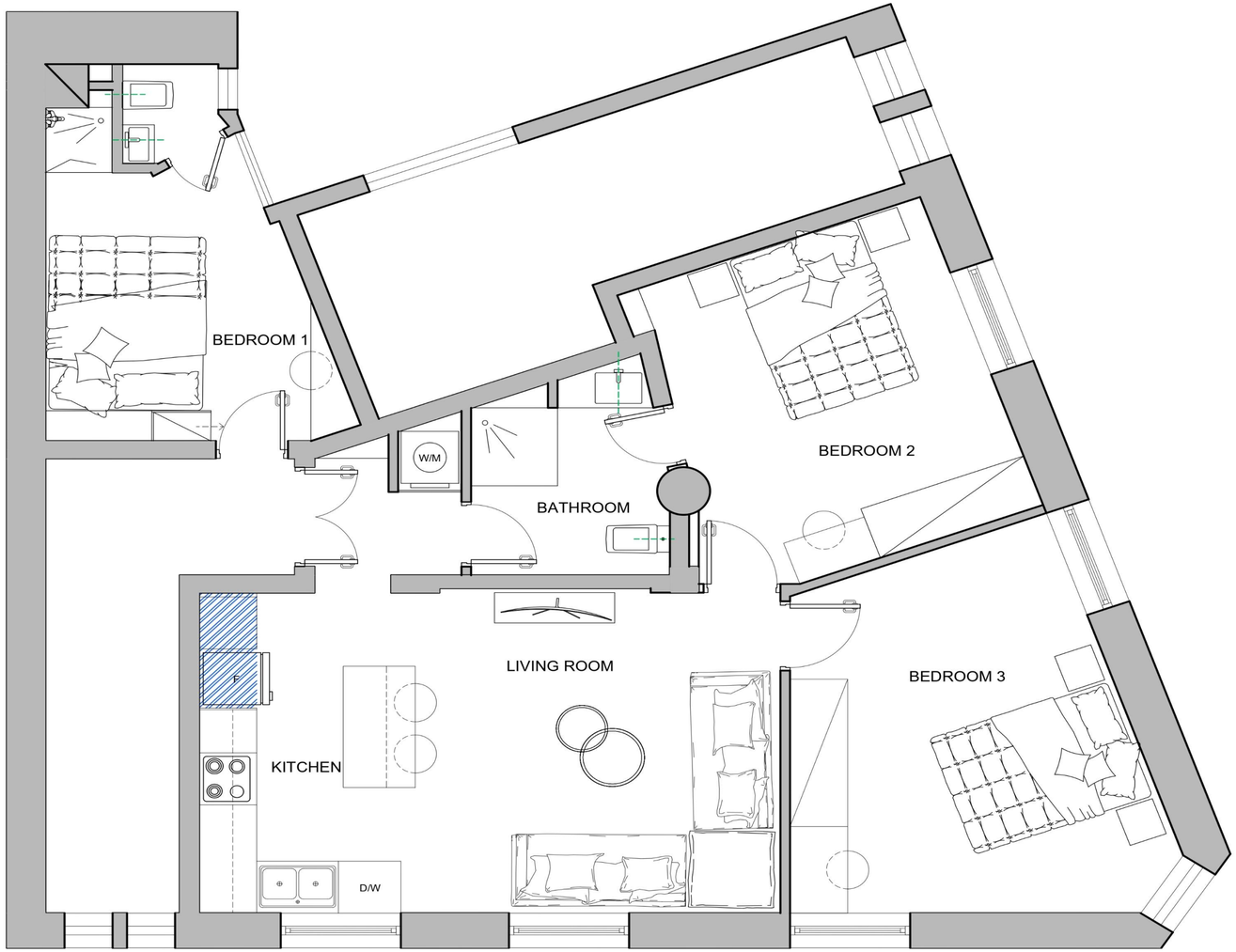


FLOOR PLAN

Proposal #1:

3 Bedrooms with

2 Bathrooms



PROPOSAL A

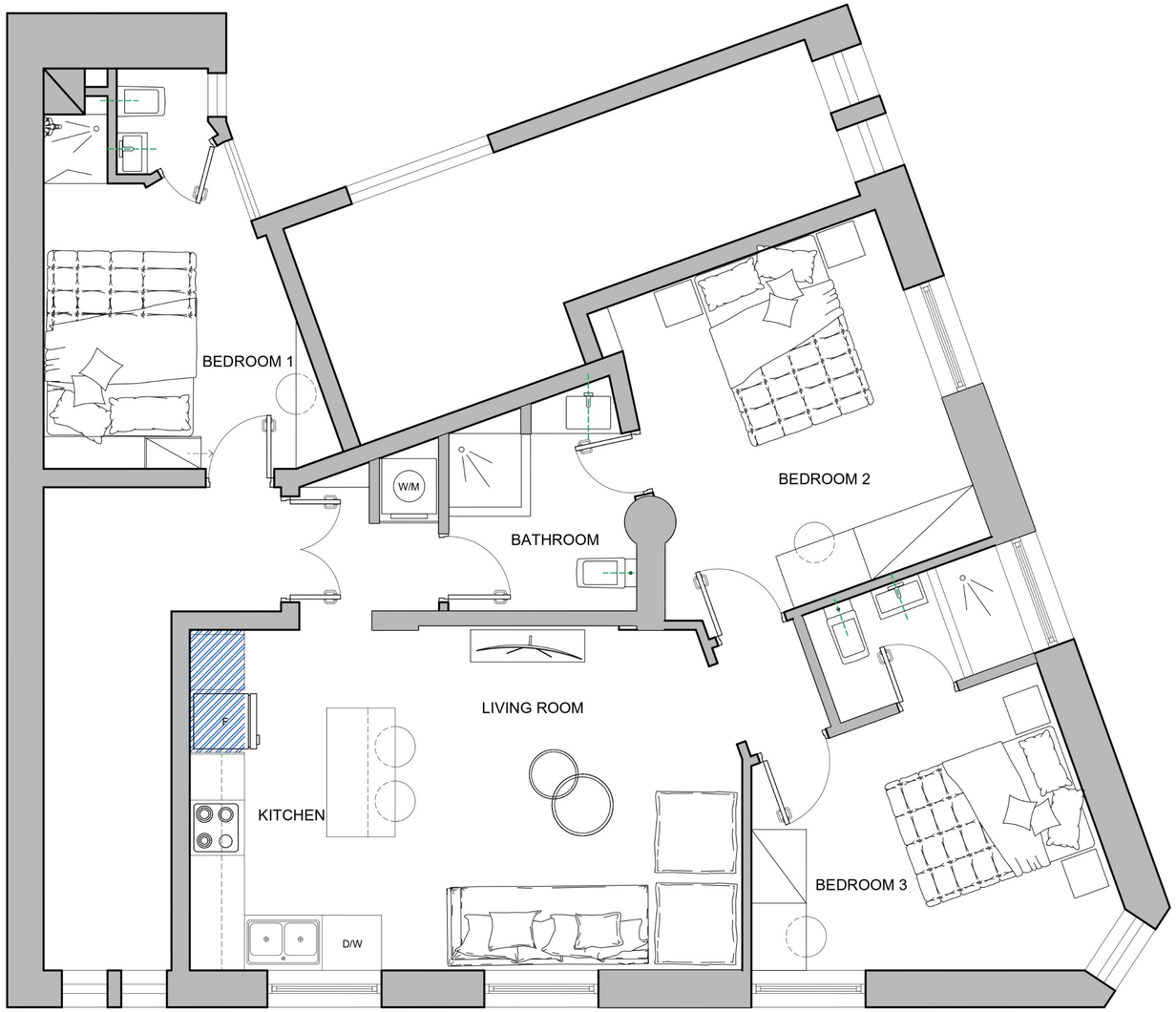
Proposal with 3 bedrooms,
with 2 bathrooms

FLOOR PLAN

Proposal #1:

3 Bedrooms with

Ensuite Bathrooms



PROPOSAL B

Proposal with 3 bedrooms,
with 3 ensuite bathrooms.
Partial floor removal.

MAP & STREET VIEW



ABOUT THE AREA





The Exarchia district, and in particular the area around the Academy, is one of the most historic and lively neighborhoods in central Athens.

Zoodochou Pigis street was named in honor of Zoodochou Pigis, one of the most important religious holidays in the Orthodox tradition, and is home to the church of the same name, a landmark in the area.

The neighborhood combines classic Athenian architecture with modern shops, cafes, and restaurants, while its small streets create a sense of warmth and community alongside the liveliness of the city center.

The connection to the Academy, as well as to major roads and transportation, makes the area particularly attractive for living and for real estate investment.

In addition, small squares and parks offer spaces for social interaction and relaxation, making the area lively and at the same time friendly for families and young professionals.

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

FINDERS
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