




FINDERS

Tailor Made Investments





***We, at Finders,
offer an excellent
opportunity in a
perfect area!***

Athens is the economic center the country with the most influential civilization of all ancient times, a dynamic city with a busy metropolitan lifestyle, a comfortable climate, a well-preserved cultural heritage and an internationally recognized cuisine. Investing in the capital of Greece has gained significant popularity during the last years, as a result of the increasing demand from international investors all over the World.

Greece in general and Athens in particular are known to have the highest students' rate within the population ratio, compared to other countries in Europe. This legendary European capital is a lovely place for people who are looking for an affordable and monumental place to study in. The city offers a variety of universities in which both local and international students may join numerous English-taught study degrees in plenty of fields .The Athens Polytechnic alone, for example, is home to about 10,000 students! Nevertheless, these young people face poor housing options: only 8 universities offer nowadays subsidized dorms, with 3000 beds at the most. The rest of the students have usually no other choice but to rent a flat throughout Athens.



Price of the property	980,000 €
Total built area in sqm	1,138
Price per sqm	861 €
Additional Construction Rights in sqm	150
Construction year	Last addition - 1992

HIGHLIGHTS

A 5-storey commercial building in excellent condition, can be easily converted into 28-units student. located in the heart of Athens – the vivacious capital.

The building used to be a private educational institute and the location is the residential subarea of the Omonia. The excellent location offers easy access to public transportation, including 2 metro stations, 600m from Omonia Metro Station and 650m from Metaxourgio Metro Station. In addition many city's main academic institutions are nearby as well as retail shops, coffee shops and restaurants.

Nowadays, the Brown Hotel is reviving the historic “Sans Rival Hotel” to a modern hotel maintaining, respectfully, its history. The hotel is in Liossion avenue, only 50m away from the building.



Level	Sqm	Description
Basement	241	
Ground floor	241	Entrance, shop
Mezzanine floor	86	
1 st + 2 nd floor	389	Classroom, office spaces, 2 W.C. on each floor
3 rd floor	169	Classroom, office spaces, 2 W.C.
Roof	12	Lift engine room, exit to roof

Kritis 5, Vathis Square, Kolonos, Athens

Building with 2 entrances - Kritis 5, Sahini 8

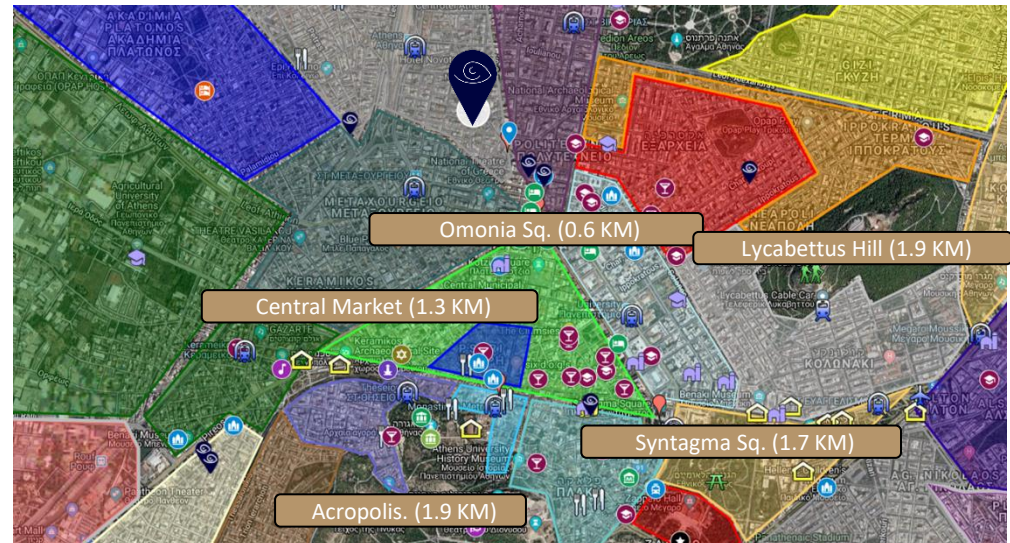
ABOUT THE AREA



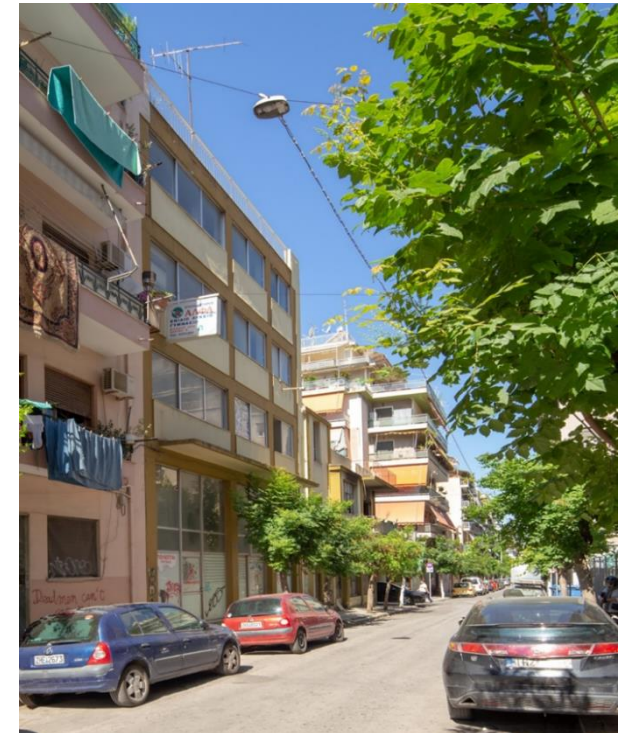
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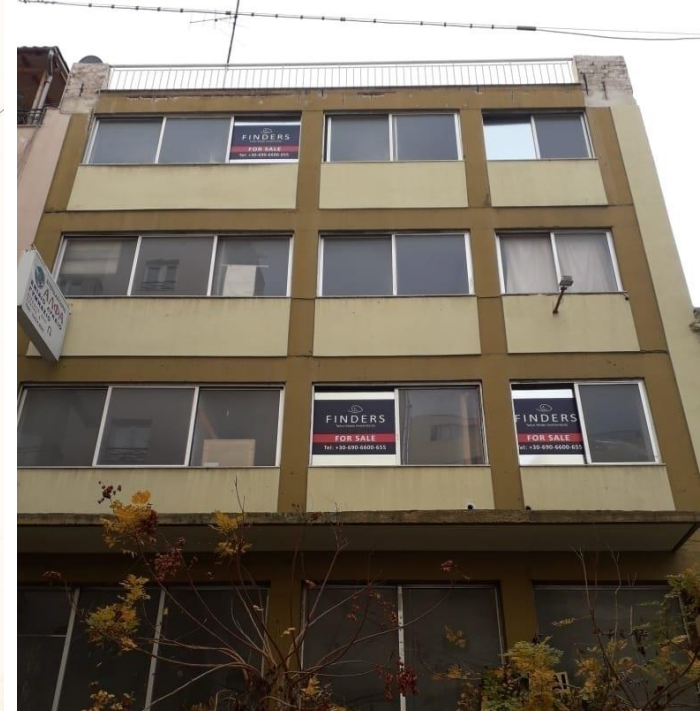
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Distance from metro station in km	0.6
Distance from Omonia square in km	0.6
Distance from the central market in km	1.3
Distance from Monastiraki in km	1.4
Distance from Syntagma square in km	1.7
Distance from Acropolis in km	1.9
Distance from Acropolis Museum in km	2
Distance from Athens airport in km	20



MAP & STREET VIEW







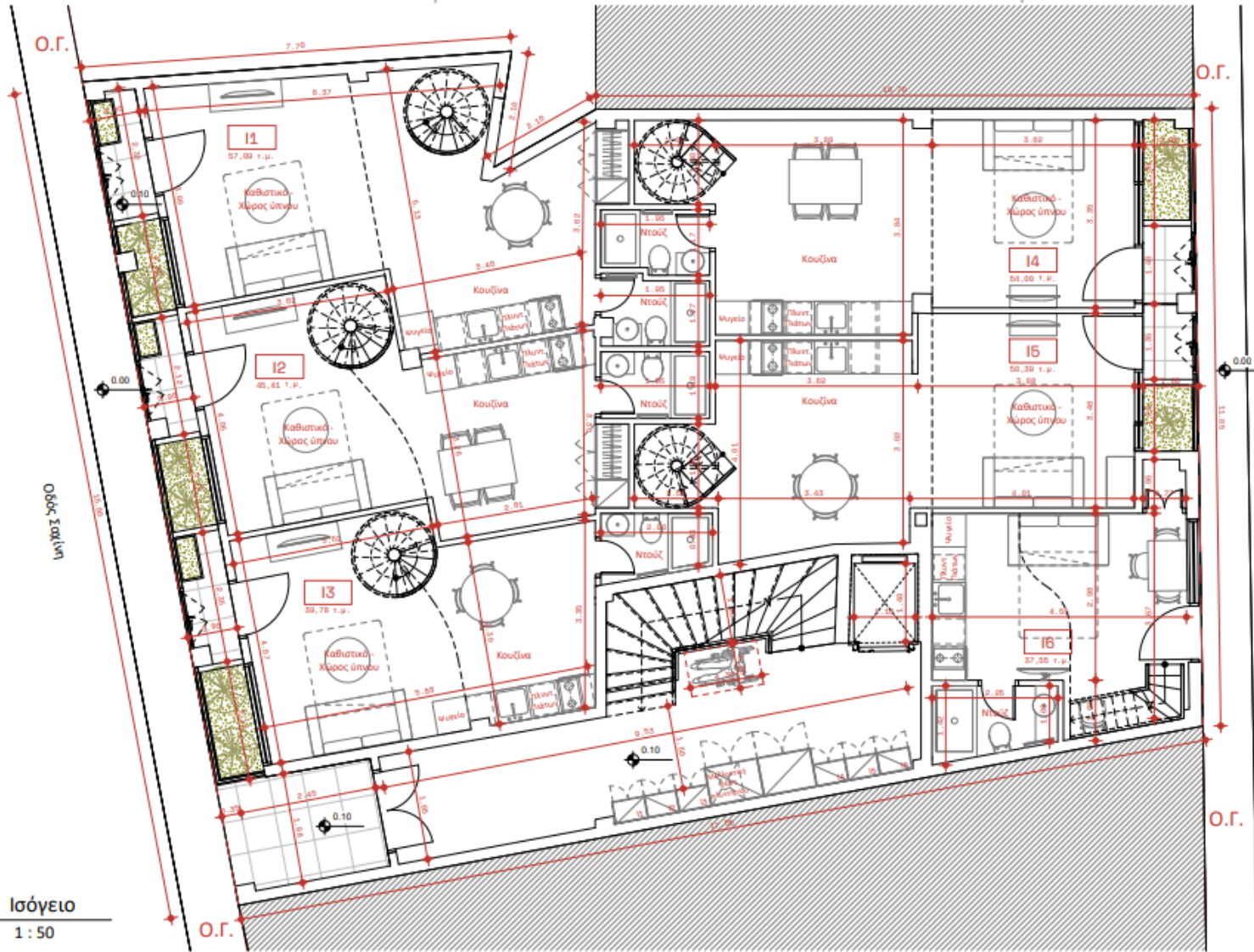








BLUEPRINTS AFTER RENOVATION – GROUND FLOOR



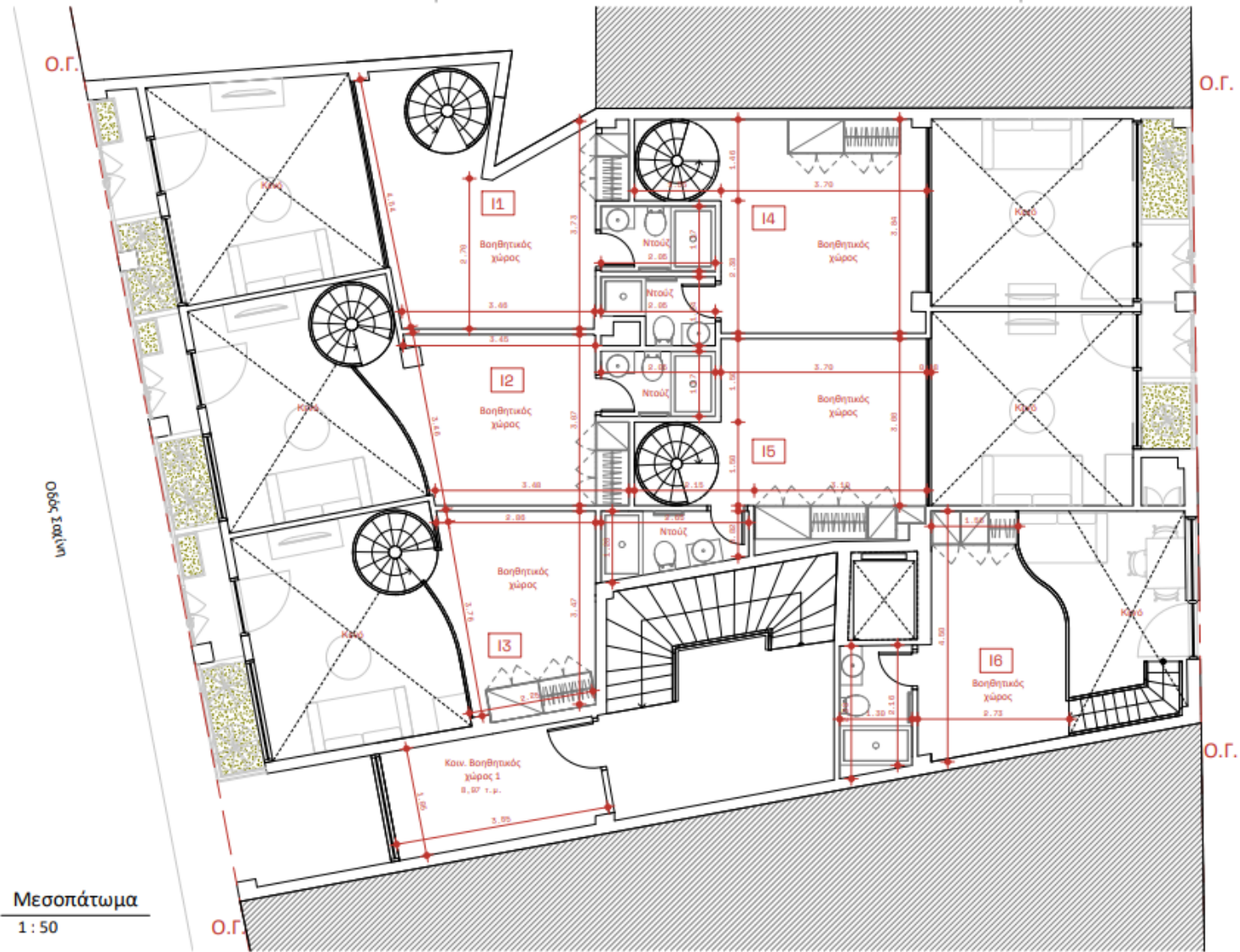
Ισόγειο - Μεσοπάτωμα

Τύπος	Όνομασία	Εμβαδόν (τ.μ)
Διαμέρισμα	11	57.09 m ²
Διαμέρισμα	12	45.41 m ²
Διαμέρισμα	13	39.78 m ²
Διαμέρισμα	14	54.00 m ²
Διαμέρισμα	15	50.39 m ²
Διαμέρισμα	16	37.55 m ²

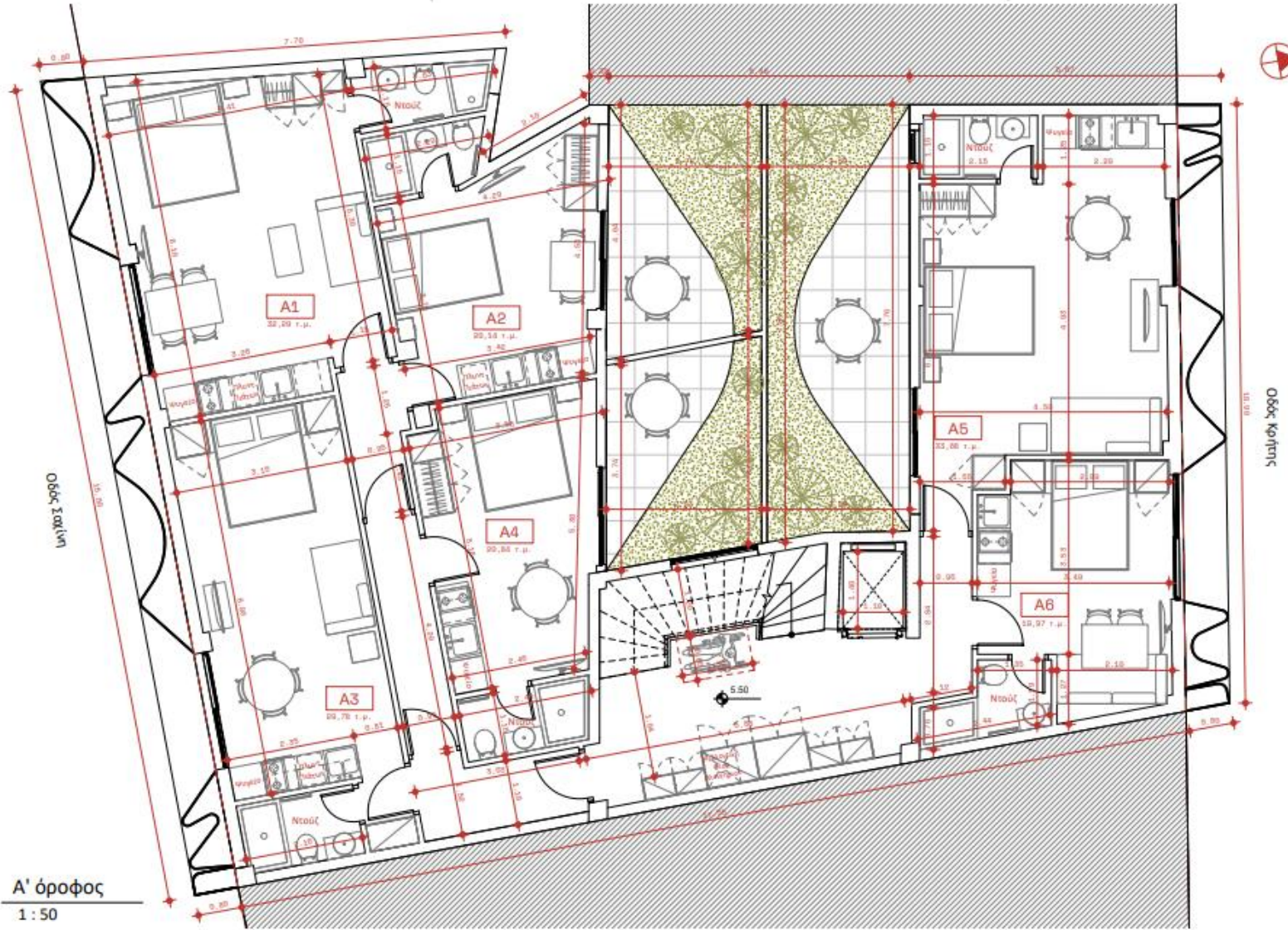
Ισόγειο
1 : 50

Συλλογή Σχ90

BLUEPRINTS AFTER RENOVATION – MEZZANINE FLOOR



BLUEPRINTS AFTER RENOVATION – 1st FLOOR



Α' Όροφος

Τύπος	Όνομασία	Εμβαδόν (τ.μ)
Διαμέρισμα	A1	32.29 m ²
Διαμέρισμα	A2	20.14 m ²
Διαμέρισμα	A3	29.78 m ²
Διαμέρισμα	A4	20.84 m ²
Διαμέρισμα	A5	33.56 m ²
Διαμέρισμα	A6	19.97 m ²

Α' όροφος
1 : 50

Οδός Καψής



BLUEPRINTS AFTER RENOVATION – 4th FLOOR



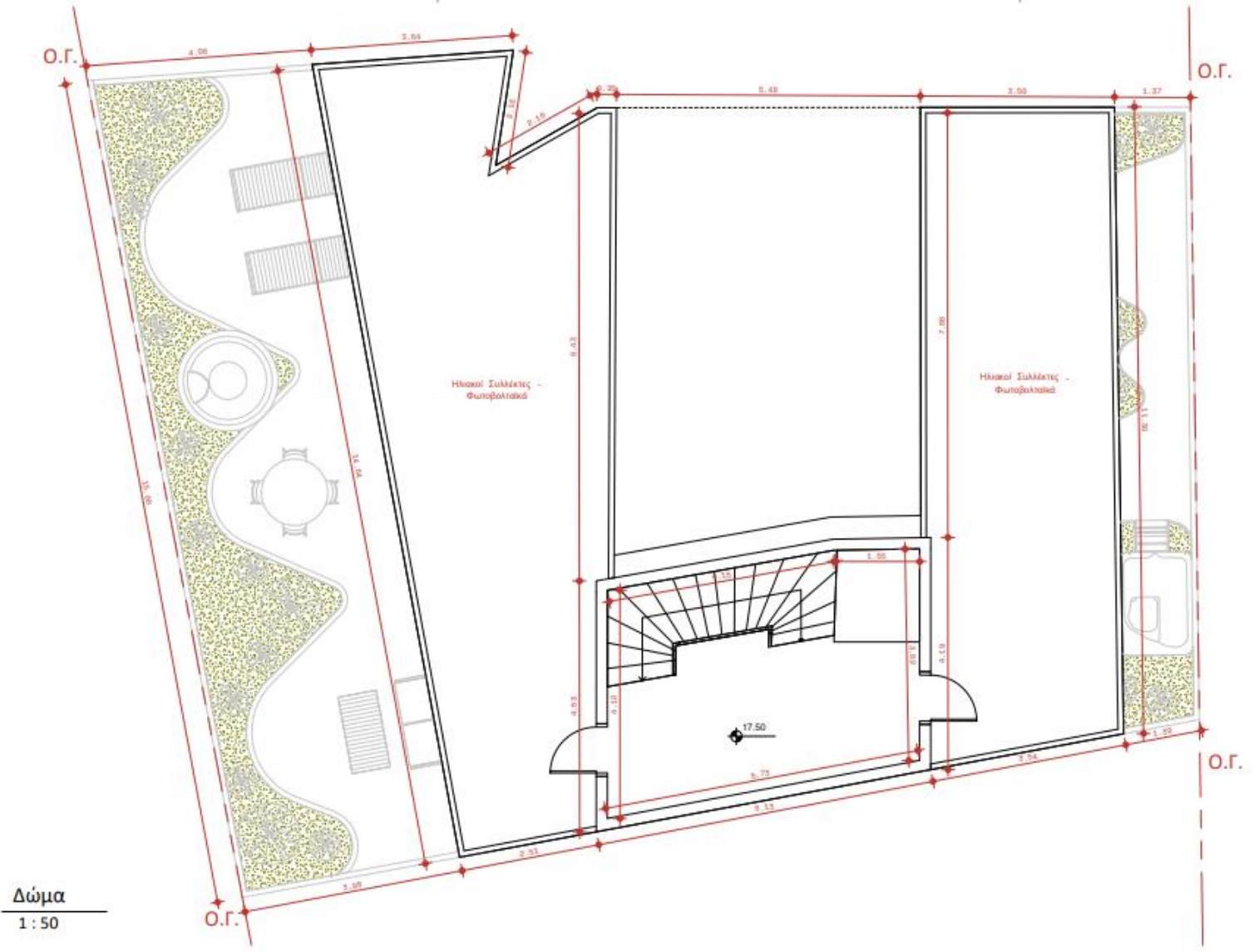
Δ' όροφος
1 : 50

Δ' Όροφος

Τύπος	Όνομασία	Εμβαδόν (τ.μ)
Διαμέρισμα	Δ1	50.07 m ²
Διαμέρισμα	Δ2	37.06 m ²

Οδός Καψής
00.00

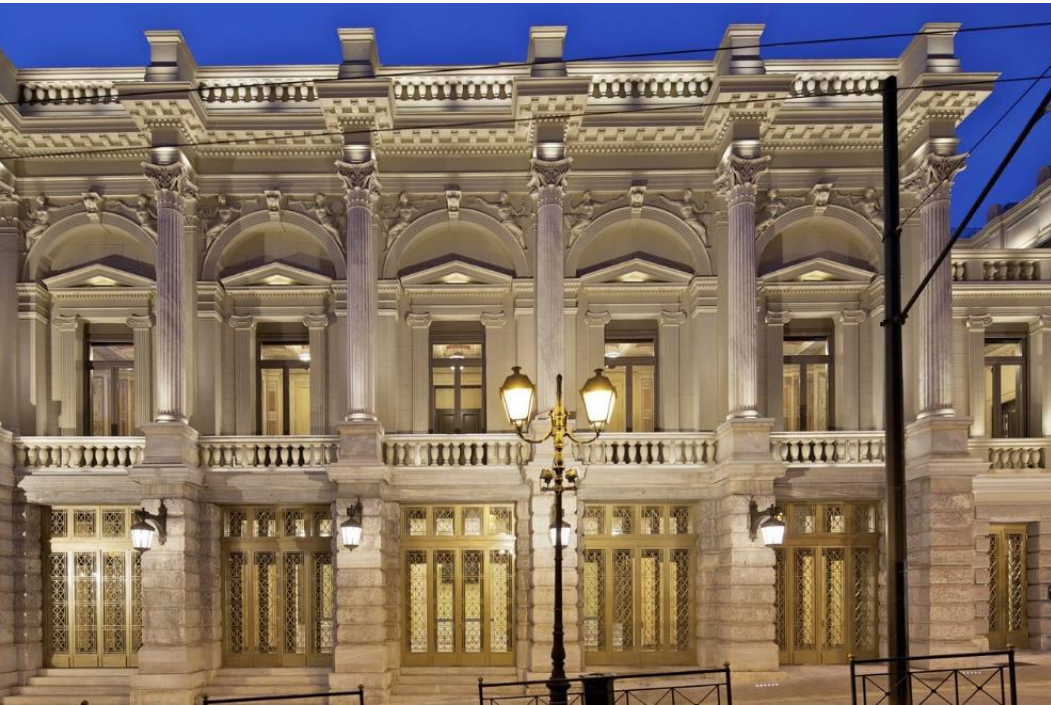
Ο.Γ.





PLACES OF INTEREST

- **The National Theater of Greece** - a neoclassical building (1901), designed by Ernest Ziller. Until 1908 served as the Royal Theater with plays presented to the King's guests. Today, the theater offers varied performances, ranging from classical plays to contemporary musicals (600m from the property).
- **Hellenic Motor Museum** - a unique and impressive car museum that displays over 100 different vehicles from the 19th and 20th centuries. Visitors are given the opportunity to experience driving a Formula 1 simulator (750m from the property).
- **Metaxourgio** - one of the most colorful, fashionable and attractive neighborhoods in Athens due to a lot of art galleries, museums, theatres and trendy restaurants and cafes (800m from the property).
- **Chinatown** - Many Asian grocery stores and clothing stores. The area is located between Kolonou & Kolokythous streets (1.2 km from the property).
- **Monastiraki Flea Market** - the most famous open market in the city. 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.(1.4 km from the property).
- **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 (1.7 km from the property).





FINDERS

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