



CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**Properties for Sale**

*Apartment of 50 sq.m.*

## Asset Overview

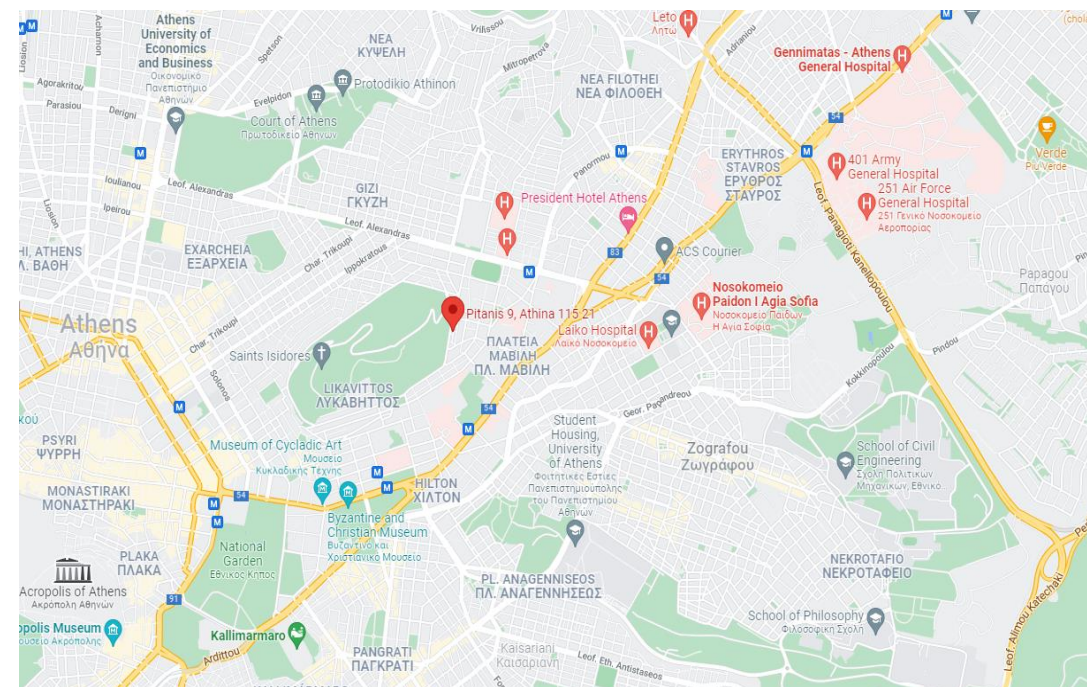
### Area

- The asset is located in Lycabettus area, across the Lycabettus Hill, in Athens downtown, close to the USA Embassy.
- 2 facades apartment with one on the Lycabettus Hill peripheral road, overlooking the urban forest.
- Located on the 2<sup>nd</sup> floor of a listed building with ground floor, 1<sup>st</sup> and 2<sup>nd</sup> floor.
- Just 700m approx. from two metro stations, less than 2 km from Syntagma Square and 1.5 km from Kolonaki Square.
- In a very quiet and safe neighborhood, a village-like area in the center of Athens.
- Fully booked when listed on short term rent platforms.



### Property

- Built in 1950s
- Fundamentally renovated in 2019
- The property's total area is 50 sq.m. and consists of one bedroom, one bathroom and an open space area with kitchen, dining room and living-room with views of the urban forest from the living-room and the bedroom windows.
- It comes fully furnished with modern yet cozy furniture and a fully equipped kitchen. With all the necessary electrical appliances (two A/C, electric stove, refrigerator, washing machine, TV etc.).
- With pre-installed security alarm system and operative access control system.
- Storage room of 15 sq.m. on the rooftop of the building.
- No elevator available in the building.





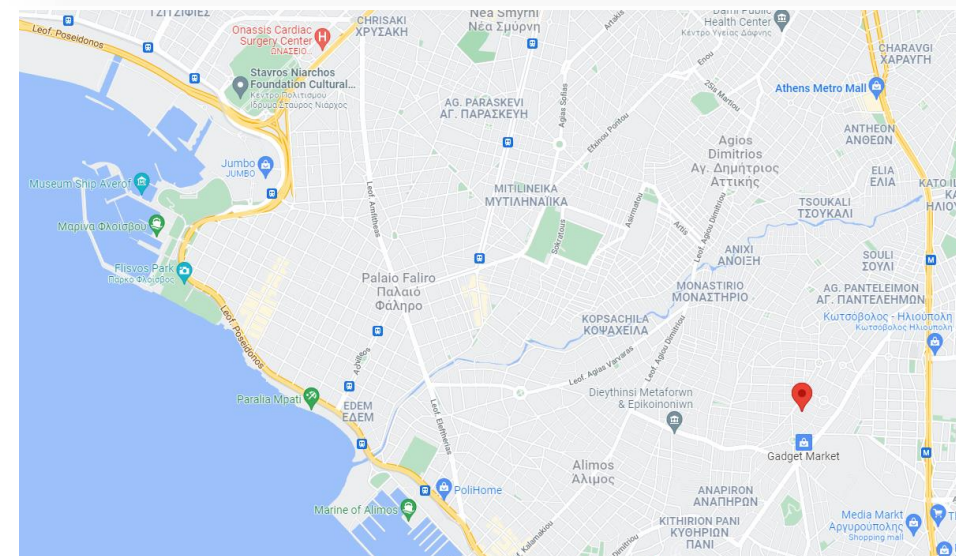
### Assets' Overview

#### Area

- The apartments are located at Alimos area, one of the most sought after southern suburbs of Athens.
- In one of the best locations in the area, only a block away from Ionias Av., in very close proximity to public transport.
- Less than 10min from Alimos beach.
- On the 1<sup>st</sup> floor of a three storey building.

#### Properties

- **Apartment 1** has a surface of 70 sq.m. with two facades, and consists of 2 bedrooms, one living room – kitchen area and one bathroom.
- The apartment has a parking space
- **Apartment 2** has a surface of 60 sq.m. with two facades, and consists of 2 bedrooms, one living room – kitchen area and one bathroom.
- The apartment has a parking space
- Both apartments are under construction and there is the possibility to be sold as is.
- Currently they come with new doors, windows, flooring, and paint jobs.
- They can be merged into one apartment (the apartment would occupy the whole floor).
- They are located on the 1<sup>st</sup> floor of a three storey building.



Type	Surface (sq.m.)
Apartment 1	70
Apartment 2	60
TOTAL	130

# 1 Veaki Str. & Kifissias Avenue, Neo Psychiko



Office space of 132 sq.m.

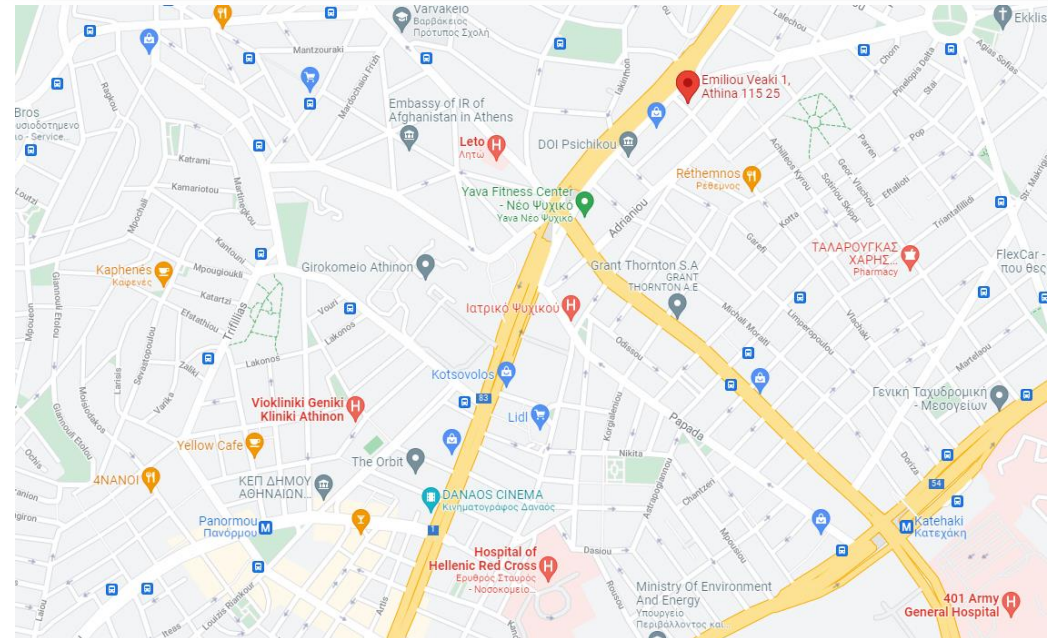
## Asset Overview

### Area

- The office is located at Neo Psychiko area on the corner of Kifissias Av. And Veaki Str.
- Large façade on Kifissias Avenue and on Veaki Street.
- 1 km from Katechaki metro station and Panormou metro station accordingly.

### Property

- The office is approx. 132 sq.m.
- Located on the 1<sup>st</sup> floor of a building with ground floor, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors.
- The property has a kitchenette a toilet and 4 office spaces.
- Needs refurbishment.
- Ideal for law firm or a doctor's office.





Office space of 186 sq.m.

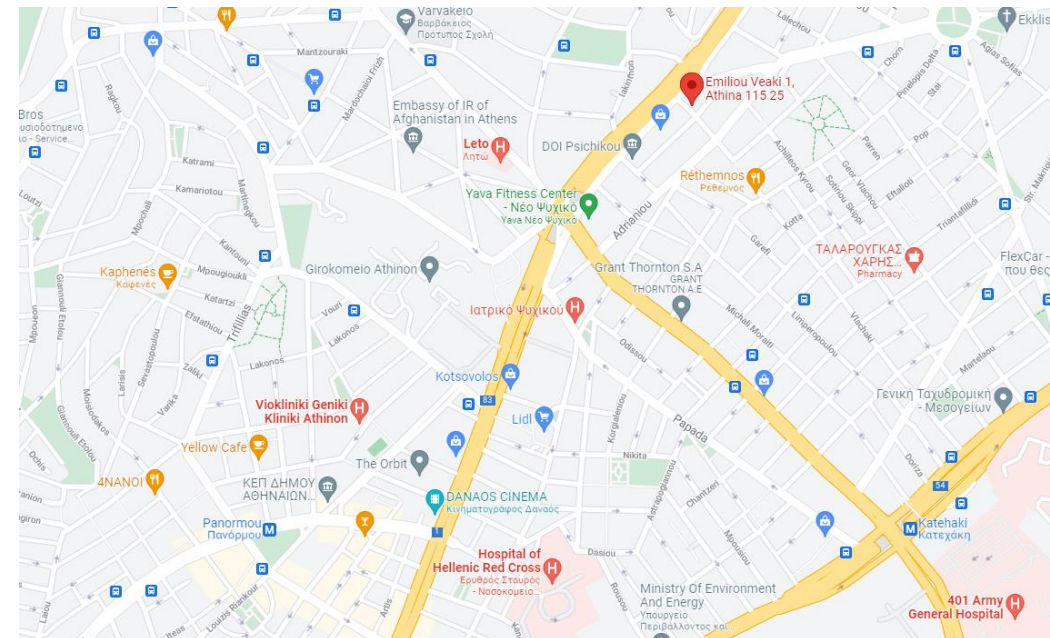
## Asset Overview

### Area

- The office is located at Nea Ionia area on Irakliou Avenue.
- Great façade on Irakliou Avenue.
- 400 m from Nea Ionia metro station.
- Great visibility from the crossroad of two Avenues.

### Property

- The office is approx. 186 sq.m.
- Located on the top floor of a building with ground floor retail stores and 4 storeys above.
- Built in 1975 with several renovations since then.
- The property has a kitchenette a toilet, 3 office spaces and two open space areas.
- Needs refurbishment.





Office space of 190 sq.m.

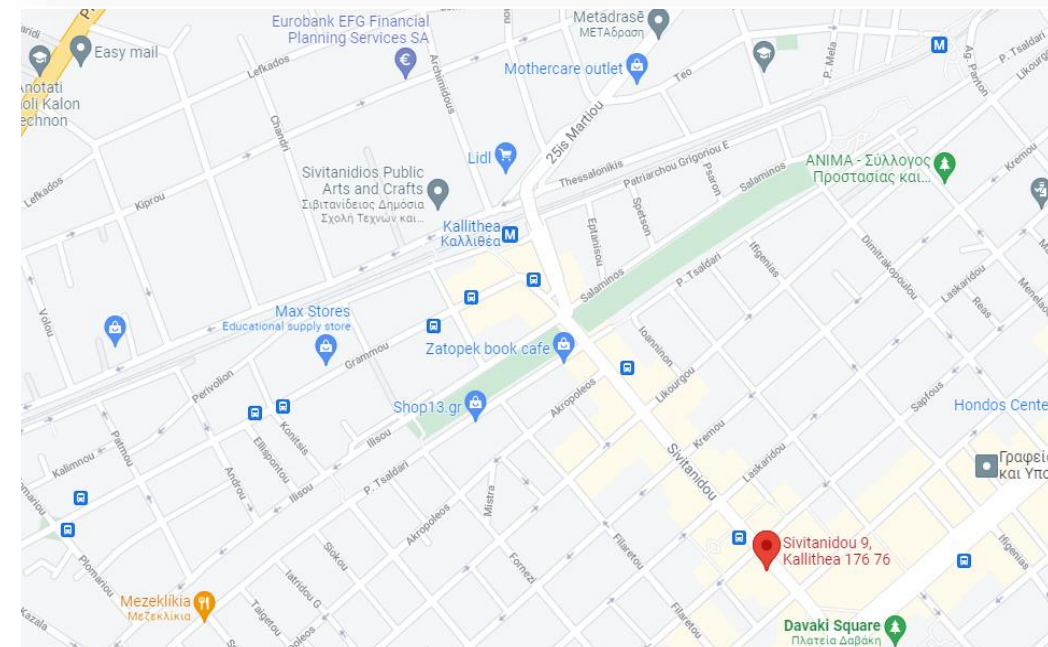
### Asset Overview

#### Area

- The office is located at Kallithea area on Sivitanidou Str.
- Large façade on Sivitanidou Str.
- 500 m from Kallithea metro station.
- Great visibility from the crossroad of two Avenues.

#### Property

- The office is approx. 186 sq.m.
- Located on the top floor of a building with ground floor retail stores and 4 storeys above.
- Built in 1975 with several renovations since then.
- The property has a kitchenette a toilet, 3 office spaces and two open space areas.
- Needs refurbishment.



Office space of 270 sq.m.

## Asset Overview

### Area

- The office is located in Athens on the corner of Patission Avenue with Feron Str.
- Large façade on Patission Avenue.
- 150 m from Victoria metro station, less than 1 klm from Omonoia Square.
- Great visibility from the crossroad of Patission Avenue and Alexandras Avenue.

### Property

- The office is approx. 186 sq.m.
- Located on the 2<sup>nd</sup> floor of a multi-storey building.
- Fundamentally renovated in 2000.
- The property has a kitchenette, a toilet, 4 office spaces and two open space areas.
- With great view





*Stand alone building of 765 sq.m.*

### Asset Overview

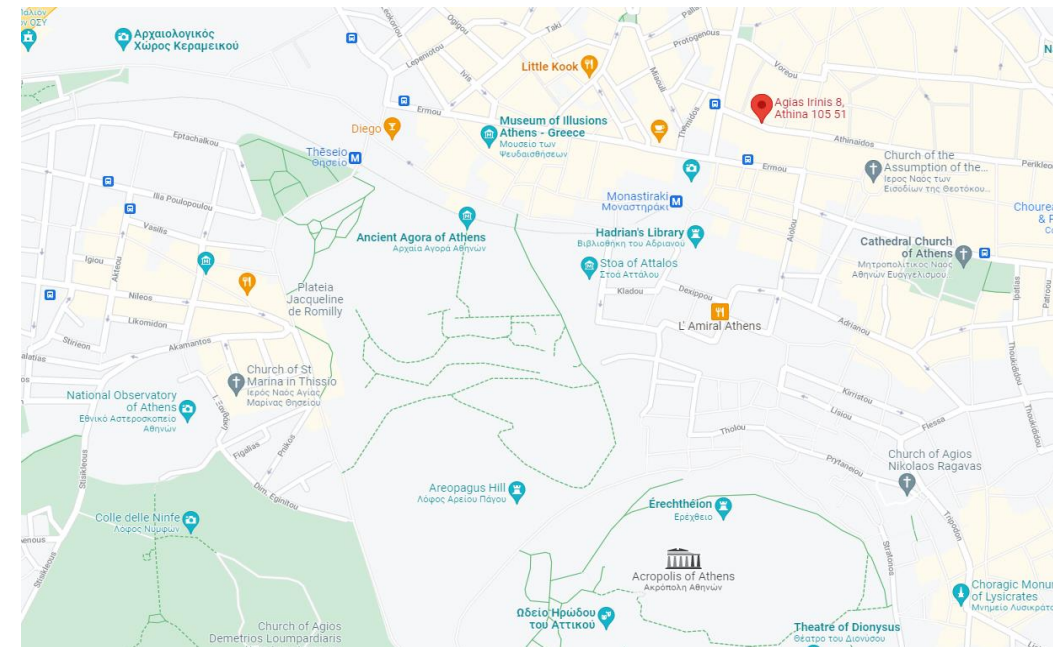
#### Area

- Stand alone building in the heart of Athens, at Agias Irinis Square, in Monastiraki area.
- Just 100 m. from Monastiraki metro station.
- Agias Irinis Str. is considered an extension of Karagiorgi Servias Str., crossing Athinas Str. in Monastiraki area.
- Monastiraki is located in downtown Athens, a major tourist destination, which hosts a large number of Hotels, Hostels, Short Term leases etc.

#### Property

- The underground floor has a separate entrance, on the façade of the building, operating as workshop.
- Ground floor retail store with total area of 147,00 sq.m.. and mezzanine of 20,50 sq.m.
- The 1<sup>st</sup> floor operates as a showroom for the retail store.
- The 2<sup>nd</sup> and 3<sup>rd</sup> floors are used as apartments.
- No elevator available.
- Needs refurbishment.

Floor	Use	Area in sq.m.
Underground	Workshop	105,00
Ground Floor	Retail store & Mezzanine	185,10
1 <sup>st</sup>	Retail Store	161,15
2 <sup>nd</sup>	Apartment	161,15
3 <sup>d</sup>	Apartment	128,46
Rooftop	Storeroom	25,60
Total		766,46





*Mixed use building of 710 sq.m.*

## Asset Overview

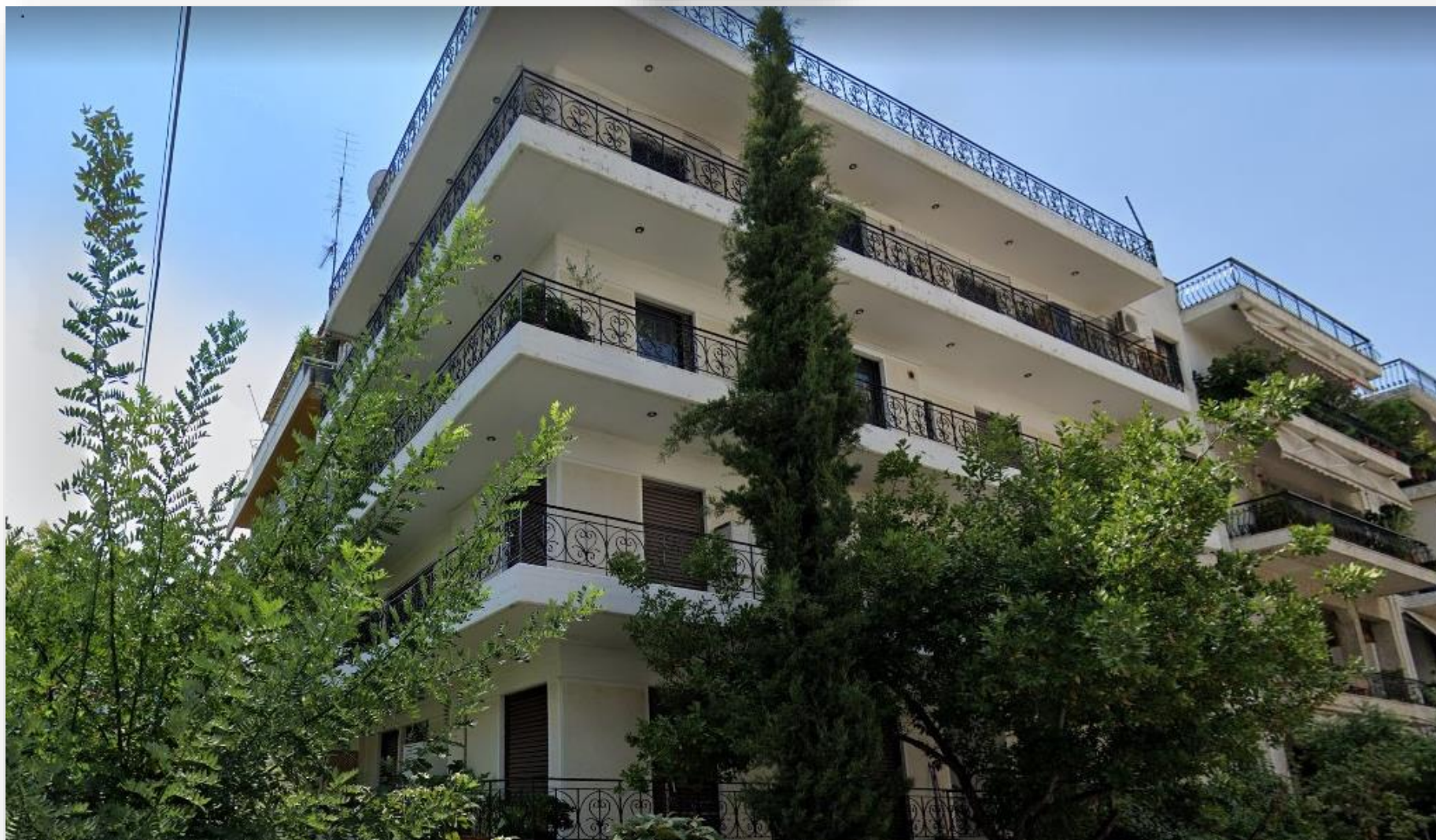
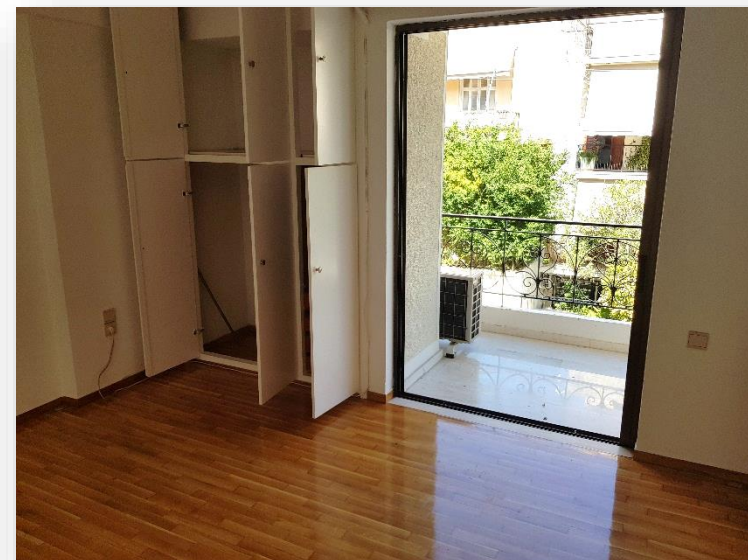
### Area

- Mixed use building in Neo Psychiko area.
- Less than 500m from Katechaki Metro Station, Kifissias Av. and Mesgeion Av.
- A highly demanded area both for residential and commercial units.

### Property

- Four Storey building of 710 sq.m. area (including ancillary areas).
- The building consists of 3 semi-underground commercial properties, 2 elevated ground floor apartments and 1 apartment on each of the above ground floors (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>).
- All properties have ongoing rental agreements.
- Corner building of high visibility with retail units with street frontage, located in a highly sought after area.

Floor	Use	Sq. m.
Semi-underground	Retail Store 1	44,73
Semi-underground	Retail Store 2	49,42
Semi-underground	Retail Store 3	31,26
Elevated Ground floor	Apartment 1	49,01
Elevated Ground floor	Apartment 2	71,01
1 <sup>st</sup> Floor	Apartment	131,34
2 <sup>nd</sup> Floor	Apartment	131,34
3 <sup>rd</sup> Floor	Apartment	131,34
Total		639,45



*Apartment of 110 sq.m.*

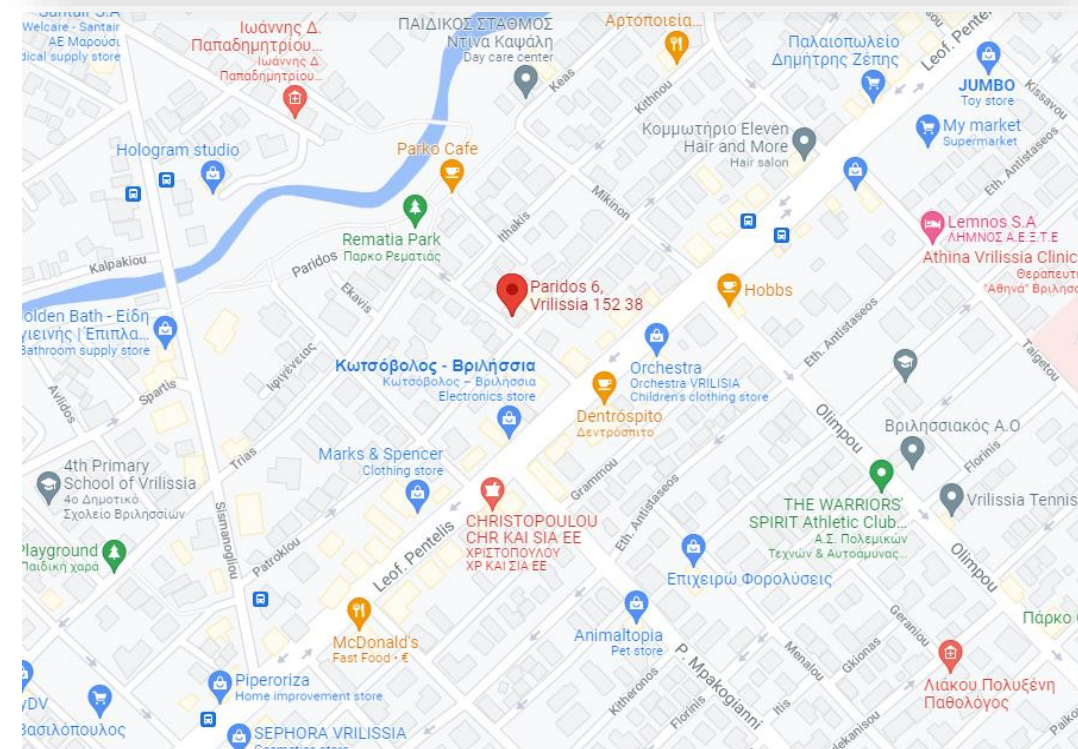
### Asset Overview

#### Area

- Apartment in Vrilissia Area.
- Just 100 m. from Rematia Park.
- Less than 100m from Pentelis Avenue and in close proximity to banks, retail stores bus lines, schools, sports facilities etc.

#### Property

- Apartment of 110 sq.m. on the 2<sup>nd</sup> floor of a building consisting of ground floor and two floors above.
- Built in 1980s and has been refurbished since.
- Solar water heater, individual heating, 2 large bedrooms with the capacity to add a 3<sup>rd</sup> one.
- Capacity to use the larger part of the terrace.
- No elevator available.





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