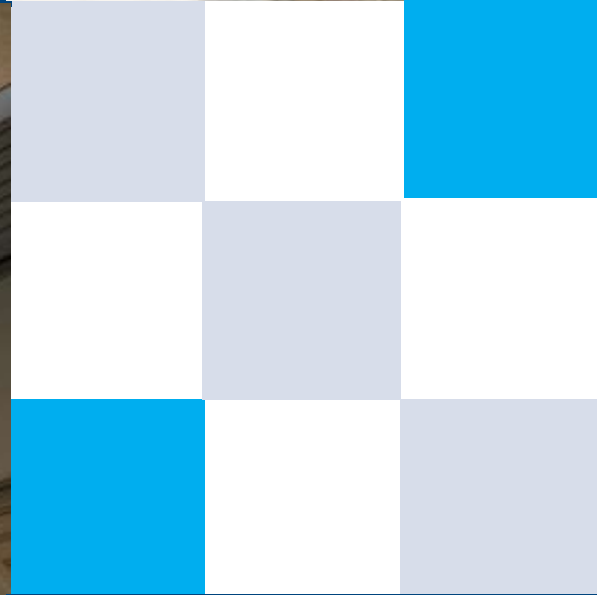
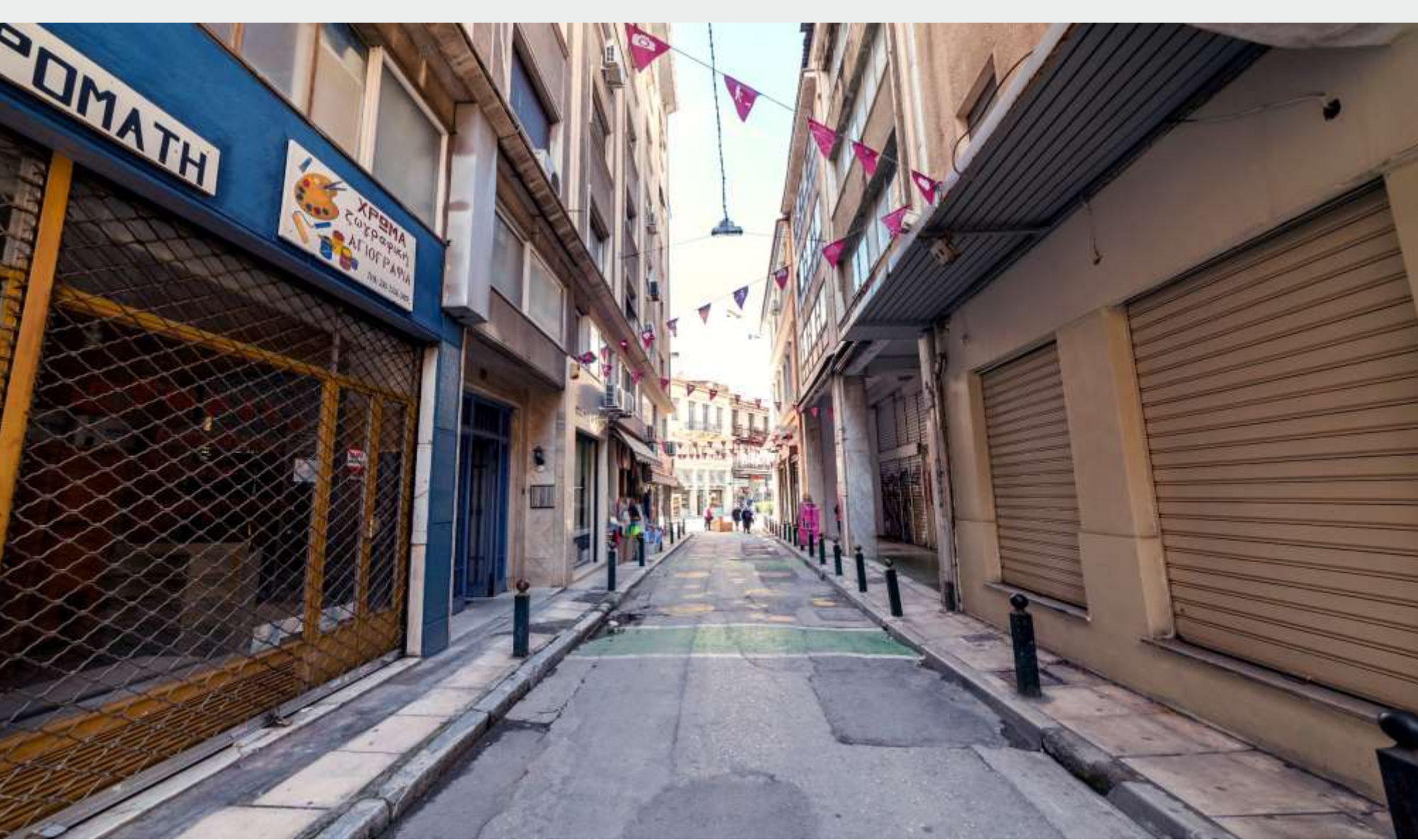
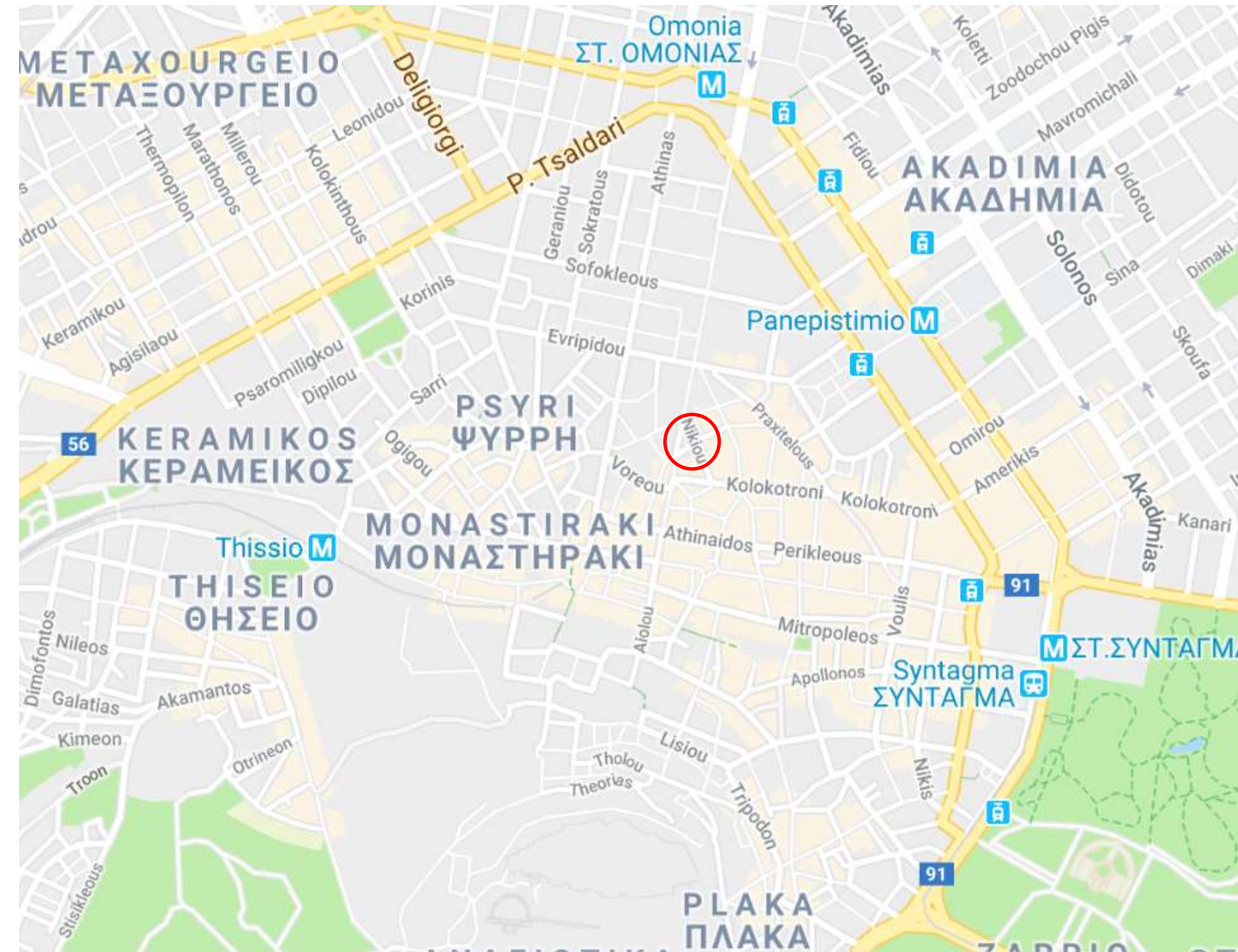


NIKIOU 20-22, Athens

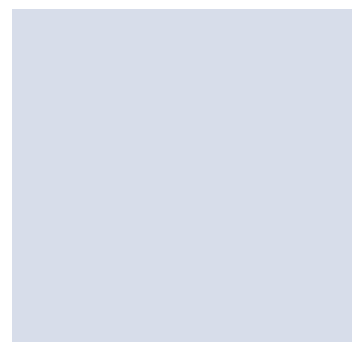
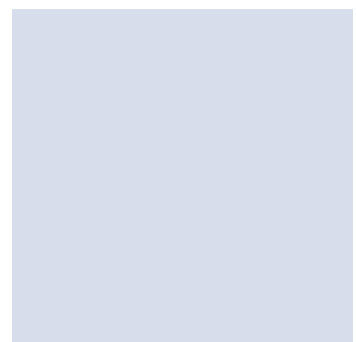
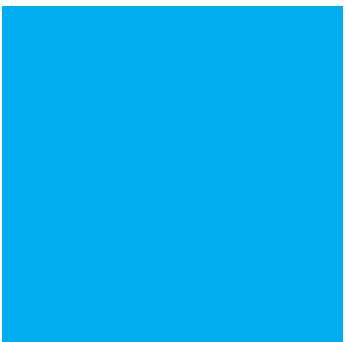




Area and accessibility



- Location: 20-22 Nikiou street, in the heart of the historical center of Athens
- Agias Eirinis square is only 50 m. away
- Ermou street is 100 m. away
- Monastiraki, Syntagma and Omonia squares are within 1 km radius
- Excellent public transportation:
 - The metro station “Monastiraki” is just 280 m. away
 - Thiseio and Syntagma stations are 800 m. away each



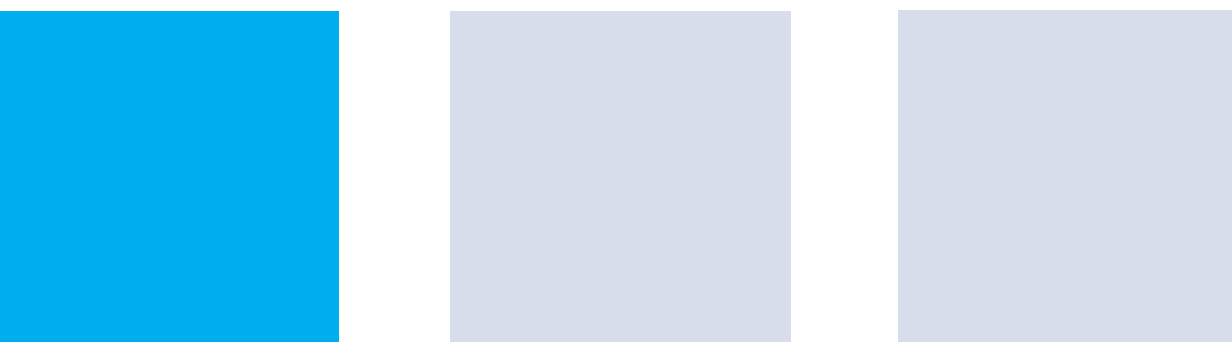
The building



- 2 adjunct six floor buildings
- Separate properties attached to each other - with a total of 1.808,86 sqm

<u>Level</u>	<u>SQM</u>
Basement	231,80
Ground	199,82
Mezzanine	199,82
1	231,80
2	221,26
3	203,59
4	186,82
5	134,97
6	99,60
7	48,34
8	51,04
Total	1.808,86

- The building's orientation is south / south - west



Fully permitted – 26 Room Touristic Apartments License



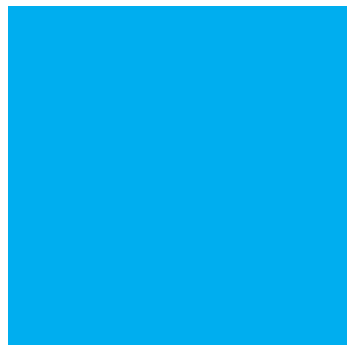
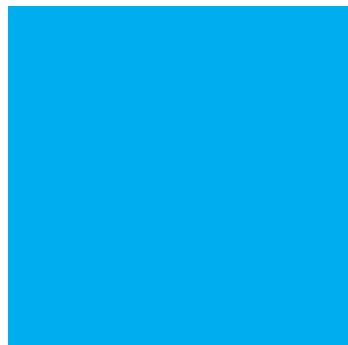
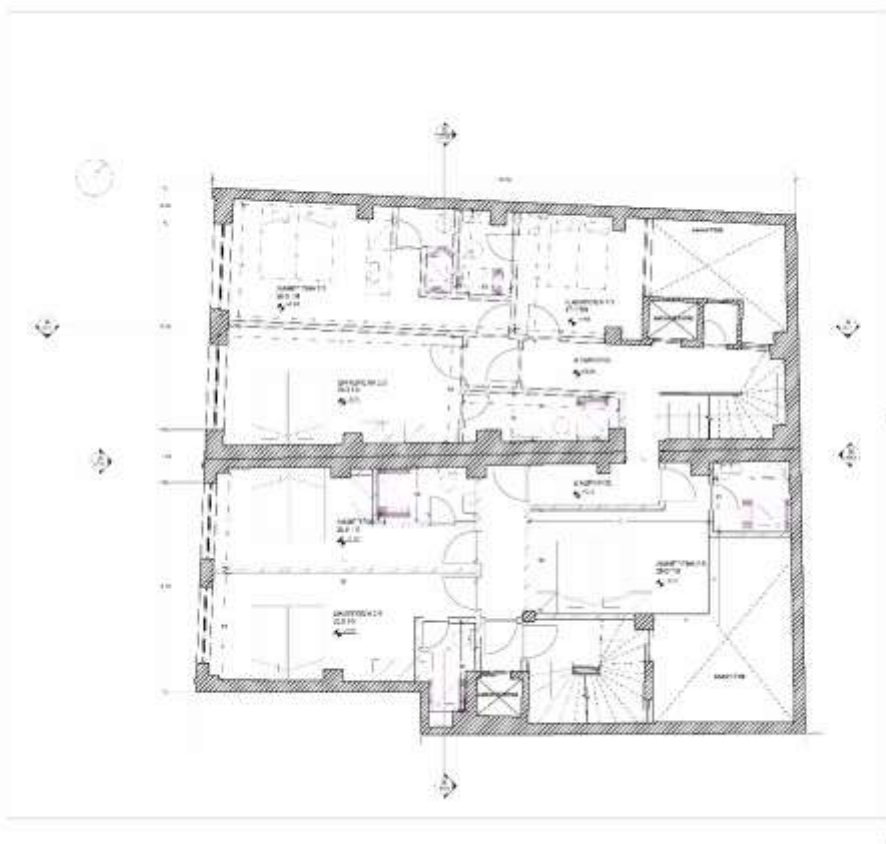
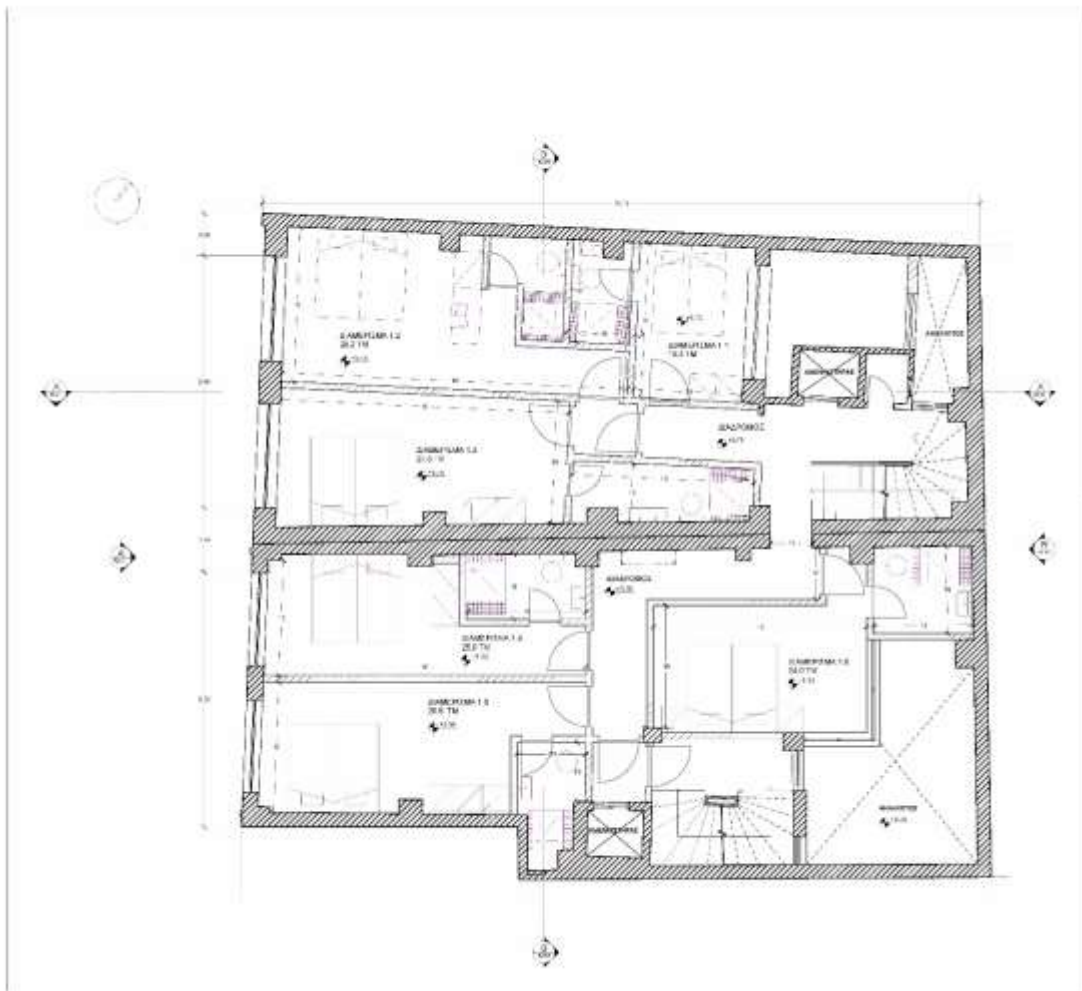
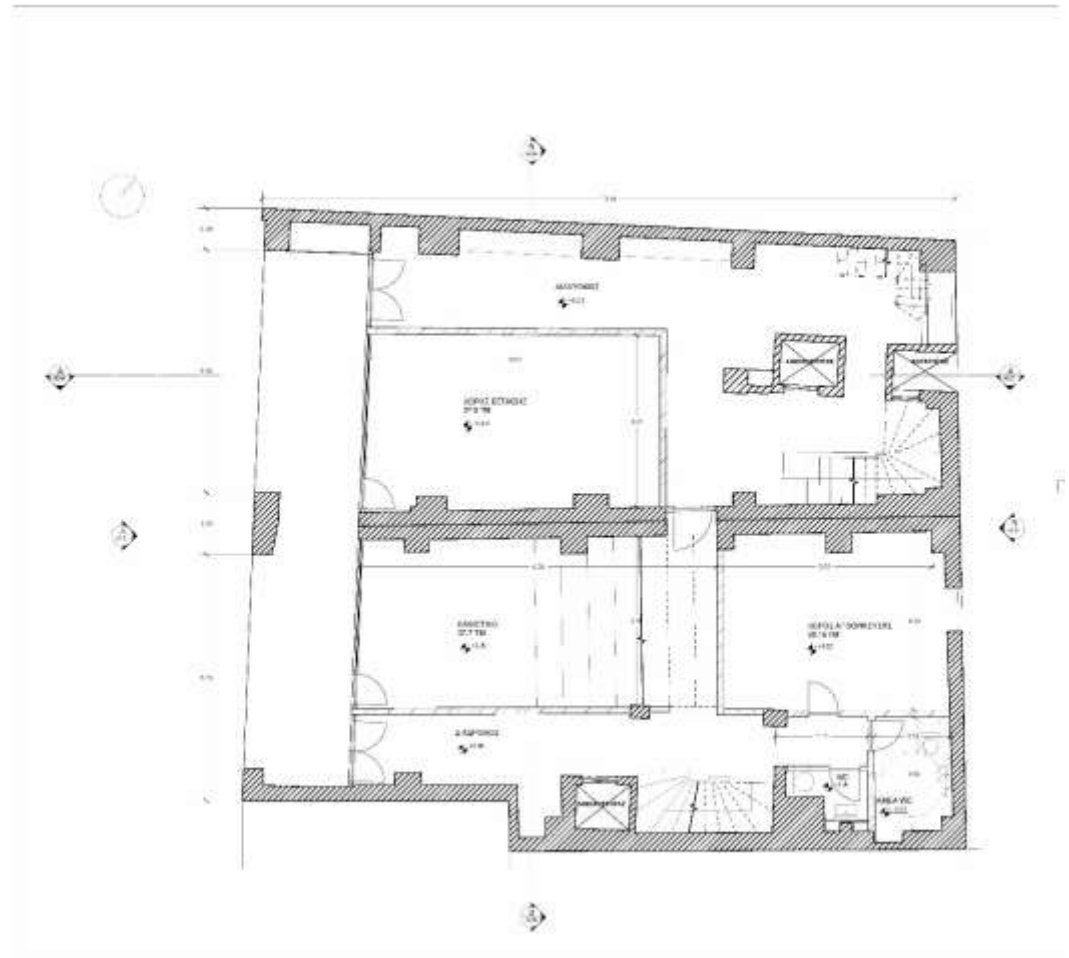
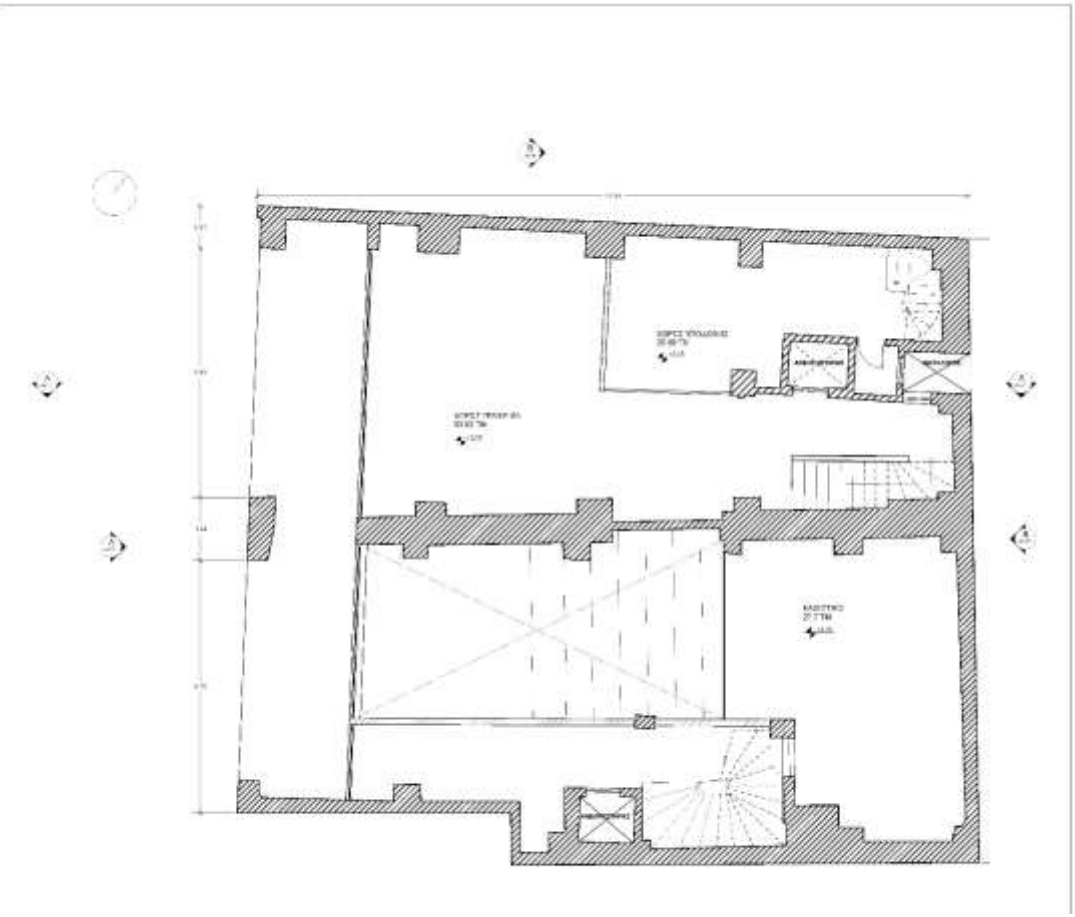
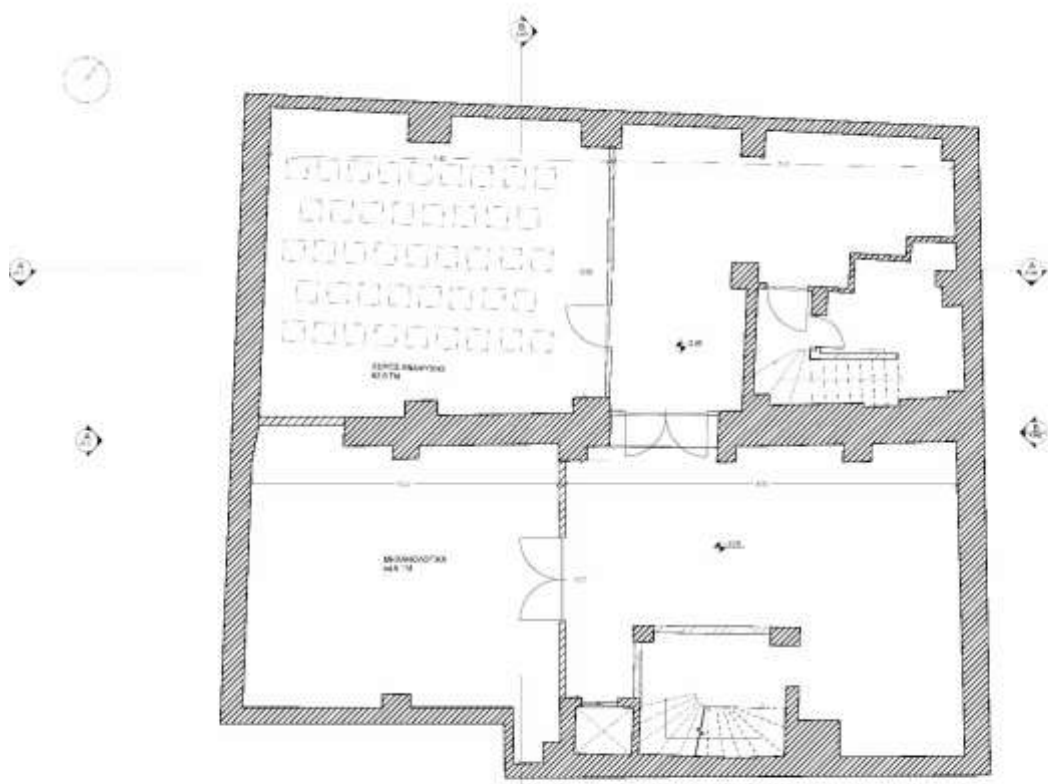
- Building to be sold with a 26 room touristic license and fully completed constructions permits
- Building is construction ready. Sold with fully completed architectural designs (NYC / Athens based firm), and permitted technical designs
- Property sold within an IKE Entity (Greek SPV), incorporating all permits



Concept



Floor Plans



Floor Plans

