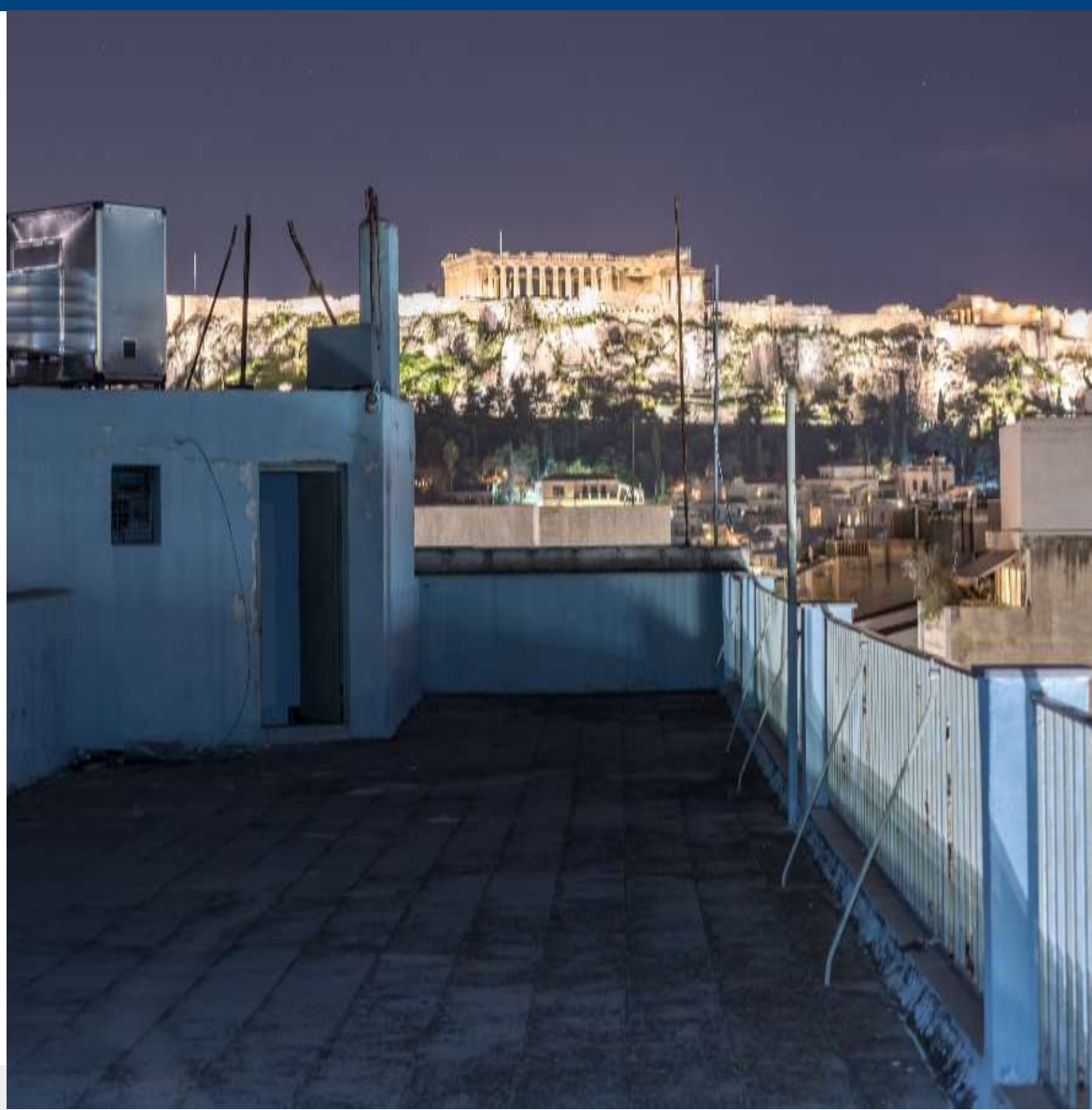


# AILOU 48 - 50

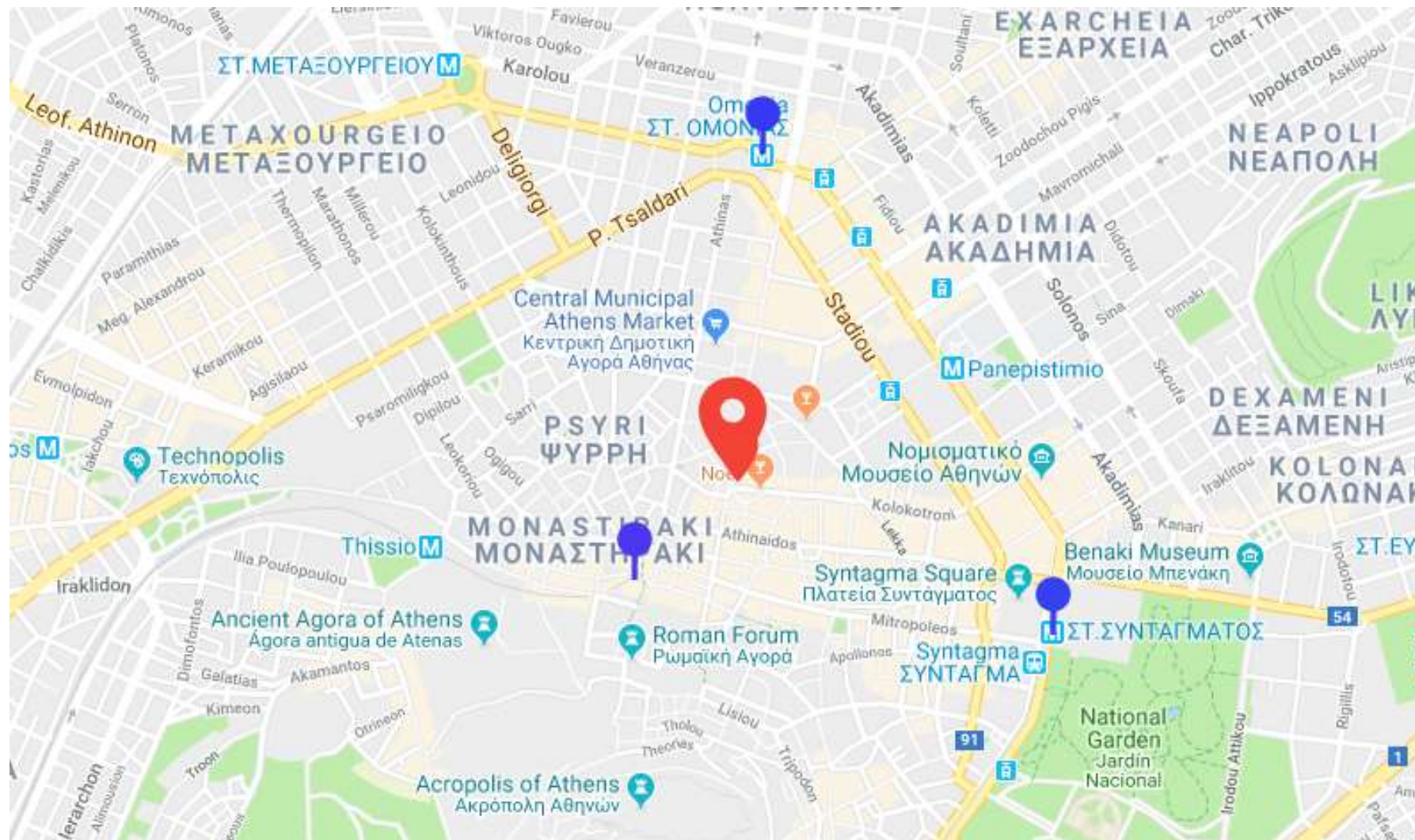






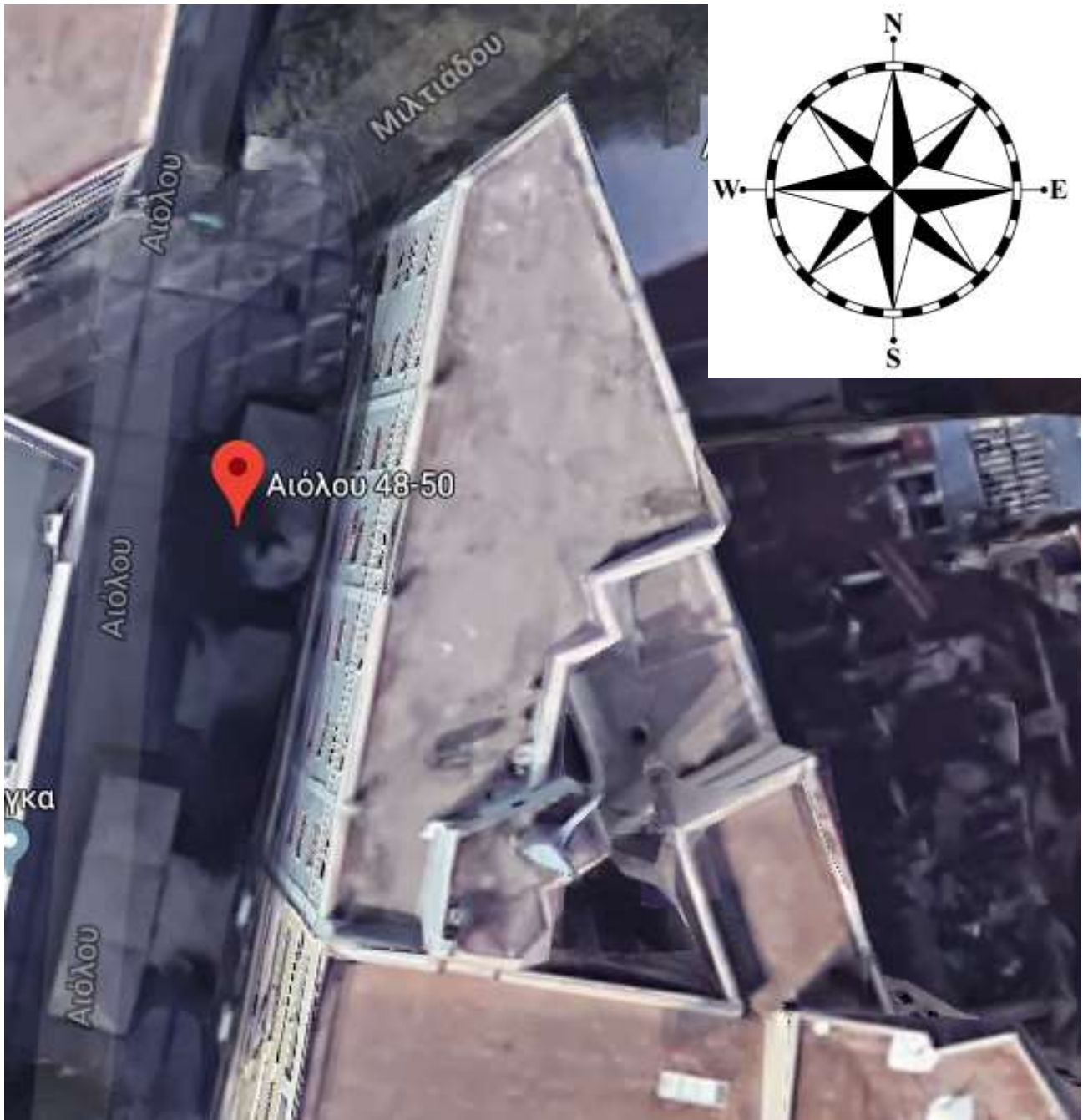


# Location and accessibility



- The building is located on Aiolou street, in the heart of the historical center of Athens
- Agias Eirinis square is only 50 m. away
- Ermou street is at a distance of 100 m
- Monastiraki, Syntagma and Omonoia squares are within a 1 km radius
- Excellent public transport access
  - The “Monastiraki” metro station is just 280 m. away
  - Thiseio and Syntagma stations are at a distance of 800 m. each

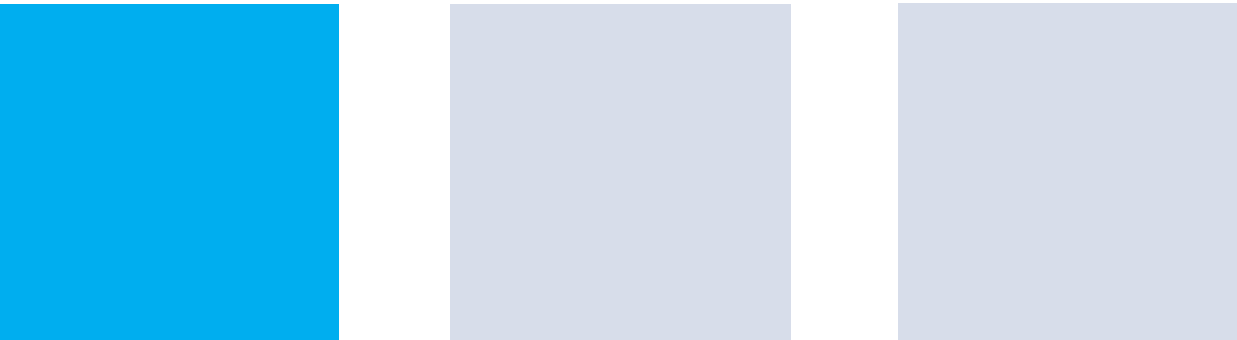
# The Property



- A seven-storey building with total 1.433,58 sqm.
- 8 levels, divided as following:

Level	Area
1 <sup>st</sup> , basement	Built Area 129,31 sqm
2 <sup>nd</sup> , ground floor	Built Area 124.20 sqm
3 <sup>rd</sup> , mezzanine	Built Area 198,44 sqm
4 <sup>th</sup> , floor A	Built Area 193,01 sqm
5 <sup>th</sup> , floor B	Built Area 193,01 sqm
6 <sup>th</sup> , floor C	Built Area 192,34 sqm
7 <sup>th</sup> , floor D	Built Area 192,34 sqm
8 <sup>th</sup> , floor E	Built Area 192,34 sqm
9 <sup>th</sup> , roof plan	Built Area 15,44 sqm

- 3 façade orientation West (Along Aiolou St.), North, and North East





# Fully Permitted - 30 Room Touristic License



- Building to be sold with a 30 room touristic license + construction permits completed
- Approved addition of balconies, providing Acropolis views to all rooms facing Aioulou street (floors 1-5)
- Approved by the Architectural & Modern Monuments Council
- Construction-ready with full architectural and technical designs available
- Property sold within an IKE Entity (Greek SPV), incorporating all permits



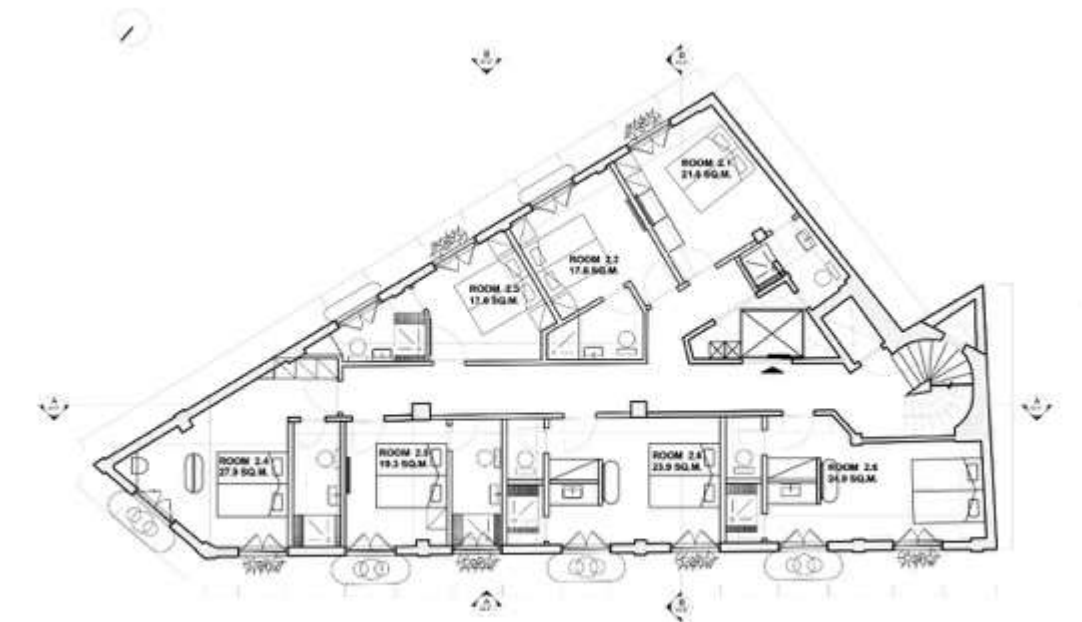
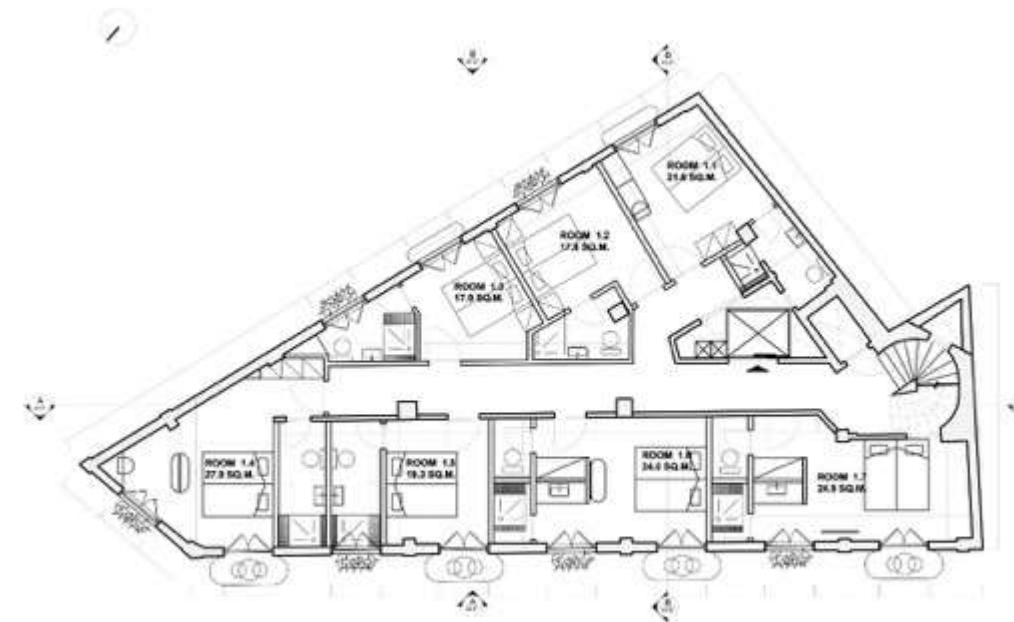
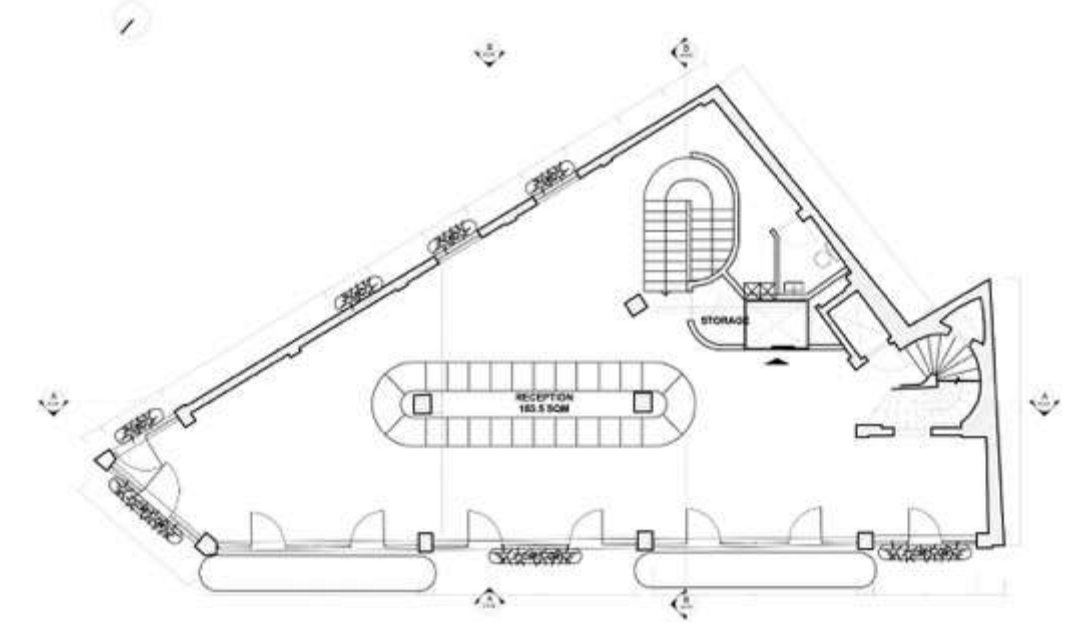
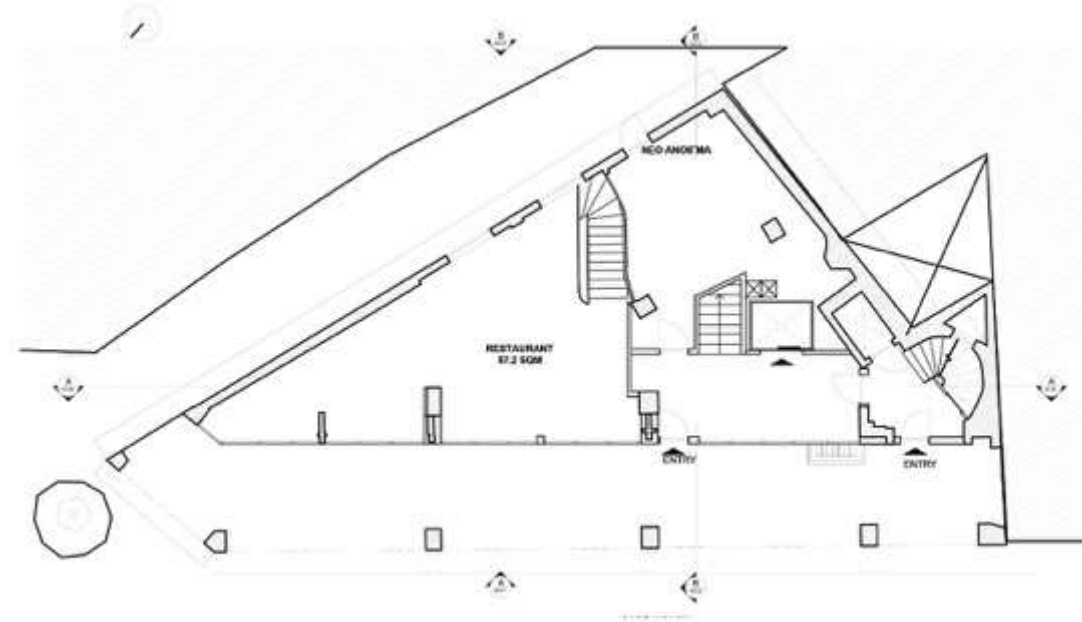
# Concept





# Floor Plans

- 30 guest rooms.
- Ground floor restaurant providing F&B services to the hotel.
- A new central ground floor entrance, leading to the mezzanine level reception hall.
- Shared rooftop garden/lounge.



# Floor Plans

