



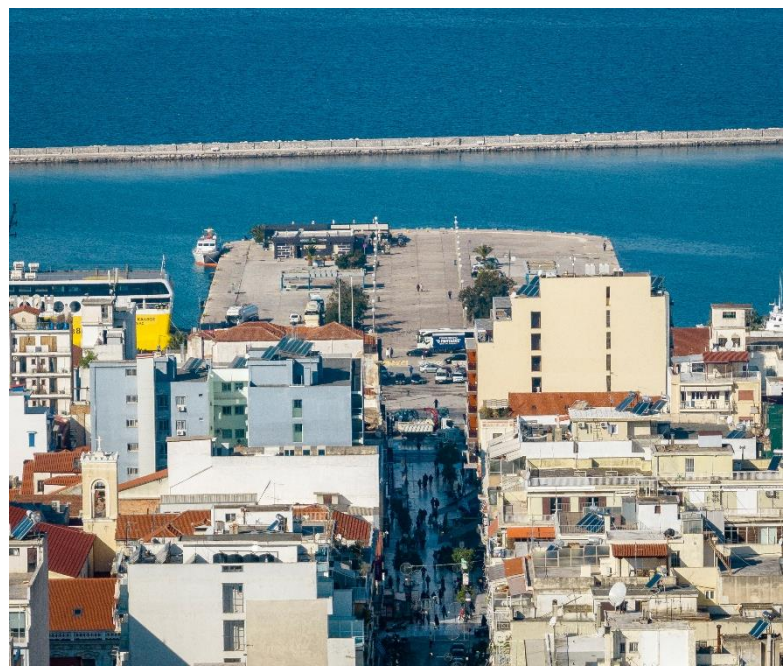
1.612 SQM stand-alone building operating as a 34-room hotel

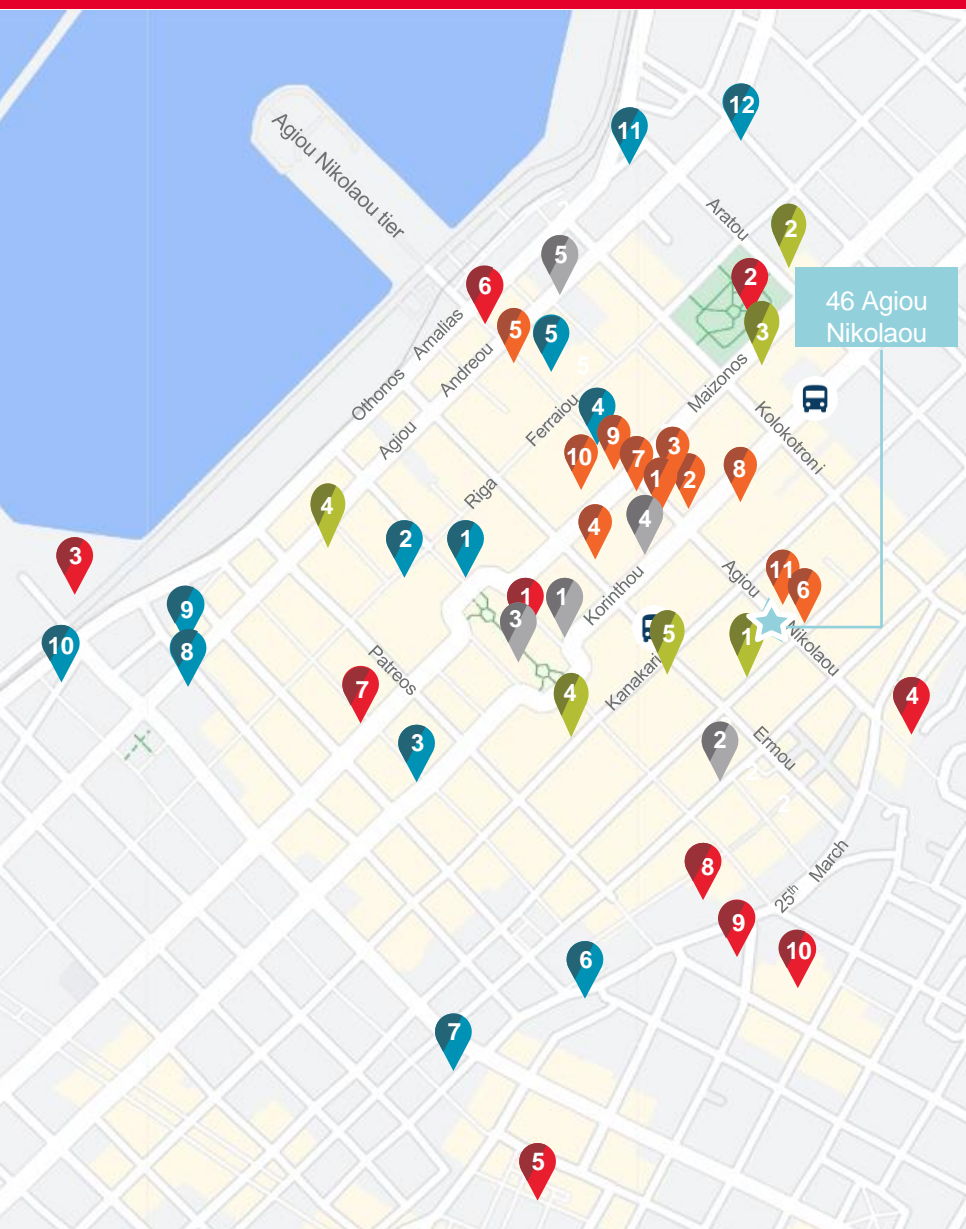
Property Highlights

It is a stand-alone building, which is currently self occupied as a 34-room hotel with a restaurant, located in the center of Patras, along Agiou Nikolaou, in the section between Korinthou and Maizonos streets. Agiou Nikolaou is considered the most commercial street in Patras. It starts from Ano Poli and ends at the pier of Agiou Nikolaou while its 192 stairs mark the border between the modern center with the Old Town, which is built around the Castle.

Alternative uses for the building include residential, retail and mixed uses. The building is maintained in excellent condition. It has been constructed gradually from 1962 to 1970 and has been completely renovated in 2007.

Level	Use	Size(sq.m.)
1 st basement	Mechanical areas, storage, kitchen, wc	176,49
Ground level	Reception, restaurant	251,97
1 st floor	Rooms	204,80
2 nd floor	Rooms	204,80
3 rd floor	Rooms	204,80
4 th floor	Rooms	204,80
5 th floor	Rooms	185,93
6 th floor	Rooms	178,71
Total		1.612,30





LOCATION MAP

MAIN LANDMARKS

1. Vasileos Georgiou Square
2. Olgas Square
3. Customs
4. Castle(stairs)
5. Psila Alonia
6. Trion simahon Square
7. Municipality
8. Romaiko Stadium
9. Agiou Georgiou Square
10. Ancient Conservatory

BANKS

1. National Bank of Greece
2. Alpha Bank
3. Attica Bank
4. Pireaus Bank
5. Pagriti

HOTELS

1. Palaiologos Luxury City Hotel
2. Hotel Byzantino
3. Patras Casale
4. Mediterranee
5. Galaxy City Centre
6. The Bold Type Hotel
7. Maison Grecque
8. El Greco Hotel Patra
9. Castello City Hote
10. Marie Palace
11. Astir Hotel Patra
12. Atlanta Hotel

SUPER MARKET

1. Σκλαβενίτης
2. AB Shop & Go
3. Ανδρικόπουλος
4. Μασούτης
5. Καπώνης & ΣΙΑ

RETAIL

1. Nike
2. Zara
3. H&M
4. Public
5. oyshe
6. Bershka
7. Everest
8. Intimissimi
9. Marks & Spencer
10. Sephora
11. Parousiasi

Location

Patras located just 216 kilometers west of Athens, is the 3rd largest city in the country and its gateway to the West. It is characterized as the largest economic, commercial and cultural center and port of the Peloponnese. With 213.984 residents, the municipality of Patras is the most important municipality of Ahaia periphery and western Greece. It enjoys excellent accessibility with all MMM.



The railway line of Athens Patras is under construction and today reaches Aigio, bringing the train only 35 kilometers from Patras



Suburban connections daily with almost all country



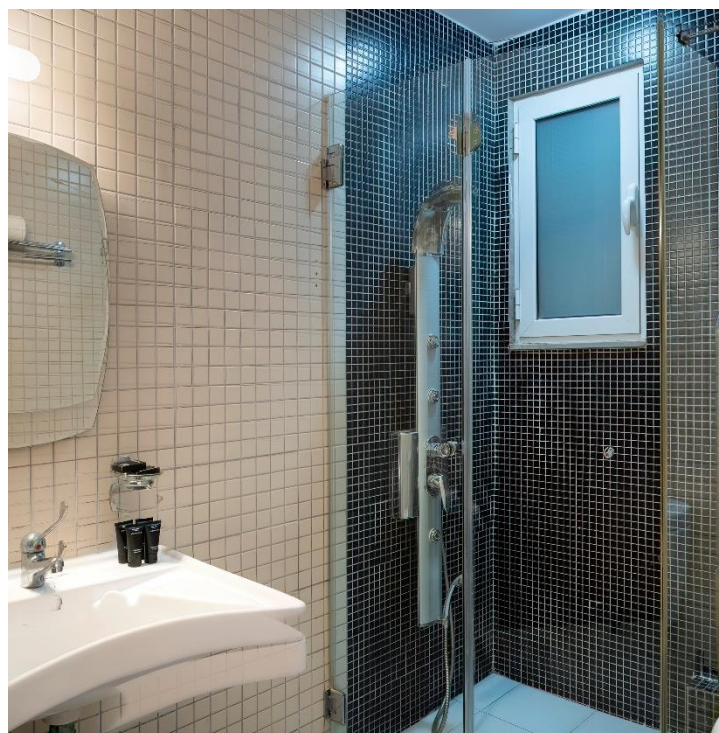
The port of Patras is connected with Italy, Corfu, Igoumenitsa, Zakynthos, Kefalonia, and Ithaki.



Through the airport of Araxos at a distance of 45 kilometers from Patras

Patras is known for:

- The operation of regional universities with over 33,000 students.
- Patras Carnival is one of the most sizable and well-known carnivals in Europe.
- Tourist attraction due to its location as a point of entry - exit or passage.
- It is close to Ancient Olympia and other international important cultural destinations.
- Large investments that have been scheduled through more than 80 projects, with a budget of €3.7 billion.
- Investments in alternative forms of tourism such as wine tourism.
- Infrastructure for the development of new technologies, digital skills, and entrepreneurship.



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