

THE
PANATHENAIC



THE CITY

Athens - A rising European destination rich in history

The city of Athens offers a rich culture-packed mini break, with its ancient monuments and historic architecture, alongside trendy rooftop bars and sundrenched piazzas that make it the destination ideal for leisure travelers, artists and young business executives.

Athens is the only European capital with a coastline offering ideal Mediterranean climate, averaging 300 days of sunshine a year. Warm and welcoming, Athens is an ideal destination for a pied a terre/second home, in addition to being a great investment opportunity.

Athens has also become a very popular destination for foreign nationals in search of the EU 'Golden Visa' as it offers the most financially competitive visa in Europe.



THE AREA

Kallimarmaro – Where old meets new

The Kallimarmaro area gets its name from the Panathenaic Stadium also known as the 'Kallimarmaro' - which means beautiful marble. It is the only stadium in the world built entirely of marble. Kallimarmaro and the surrounding area of Mets and Pagrati, are among the most famous and desirable neighbourhoods in the city of Athens, as a significant gentrification and upgrade of the combined areas have been underway for the last few years.

Kallimarmaro is a little quieter and more artistic than the touristic centre, yet still considered very central. It also offers a harmonious juxtaposition of cosmopolitan and traditional - blending the traditional 'kafeneio' and 'taverna' with new cafés bars and restaurants popping up constantly. An area with a strong sense of community, a vibrant urban charm -bustling with energy day and night and transforming constantly; the area has a truly village-like feel that sets it apart from any other place in Athens. There are myriad of options for all ages within immediate walking distance from the building.

30 m Goulandris Museum

100 m Panathenaic Stadium

200 m Zappeion & National Gardens

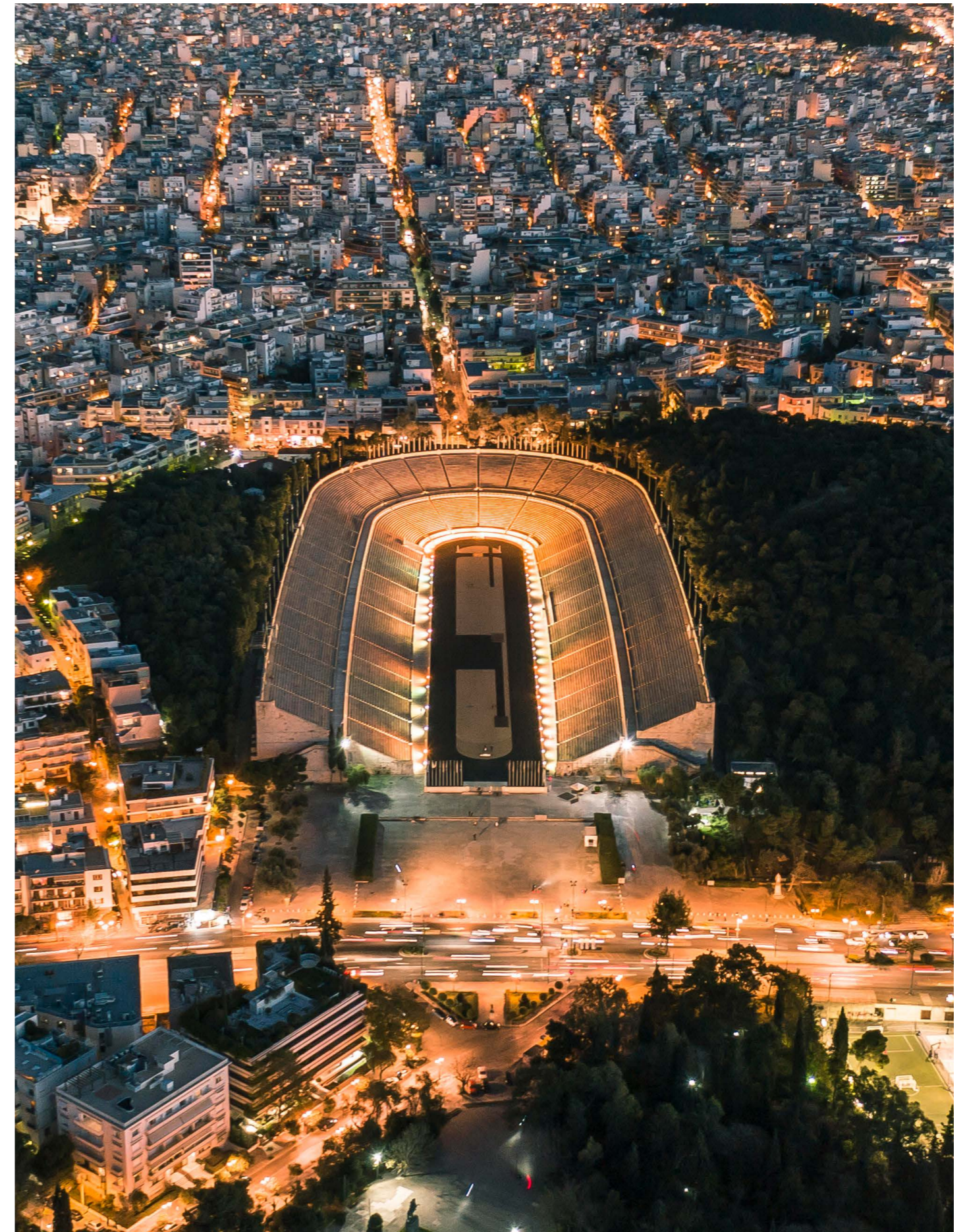
300 m Presidential Palace

10 min walk Acropolis Museum

15 min walk Acropolis

10 min walk Syntagma Square

10 min walk Kolonaki



ARCHITECTURE AND QUALITY

The architectural concept and renovation of this building follow the overall philosophy of the project, namely combining the old with the new. Our aim is to fuse sustainability and current eco trends of modern construction with personal choice.

As investors we care about the environment and we want to contribute to the sustainability efforts of enhancing green to the profile of the Athens centre. We have therefore opted to add a hanging garden, in carefully selected sections of the building's façade.

We also care about quality of life. All apartments within The Panathenaic are spacious and can be used both as permanent residences but also as a pied-a-terre or a vacation rental. The interior of the apartments can be designed according to the buyers' plans and needs. To this end we are offering a range of options to buyers to create internal tailored spaces. We offer a range of simple to premium bespoke interior design packages. Our design team is dedicated to providing the optimal spatial solutions in line with the apartment design and the external surroundings.

The building comprises of marble features throughout the interior and exterior. All wraparound balconies are made of marble as is the interior staircase of the entire building, which is in alignment with the Kallimarmaro stadium. Double glazed window frames will be installed to enhance the insulation of the residences and gas central heating will operate throughout the building.



ZONE DISPOSITION

The Panathenaic consists of a total of 6 apartments and two commercial properties currently for sale, split into 3 zones:

ZONE A

2 shops - 2 commercial plots on the ground floor

ZONE B

4 flats - 1- & 2-bedroom apartments on the 1st and 2nd floor of the building

ZONE C

2 flats - Single floor 3-bedroom apartments on the 3rd and 4th floors of the building, with wraparound balconies

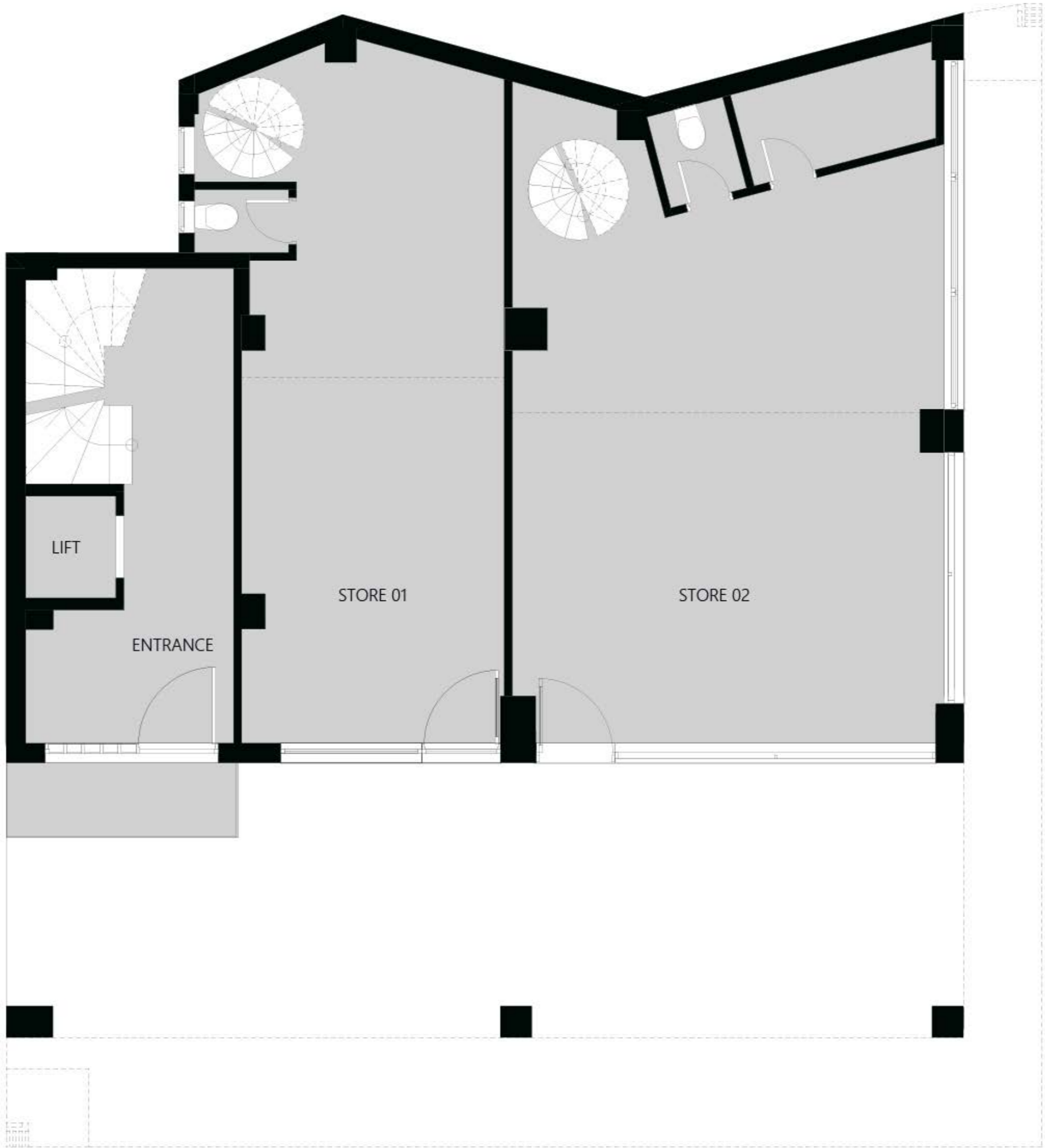


GROUND FLOOR

STORE 01 51 m²

STORE 02 73 m²

- Marble floors
- Pedestrianised arcade at shops façade and on side
- Option to combine into one large space
- Possibility to turn into: Café - Restaurant – bar – Gallery – Concept store



1ST FLOOR

FLAT A



1ST FLOOR

FLAT A 73.5 m²

2-bedroom apartments on 1st and 2nd floor

- 1 bedroom
- 1 bathroom
- Large living & dining area (with the option to convert to a large living area or a second bedroom)
- Kitchen
- Hanging garden feature
- Balcony with a view of the with a view of the Panathenaic Stadium and the Goulandris Museum



1ST FLOOR

FLAT B

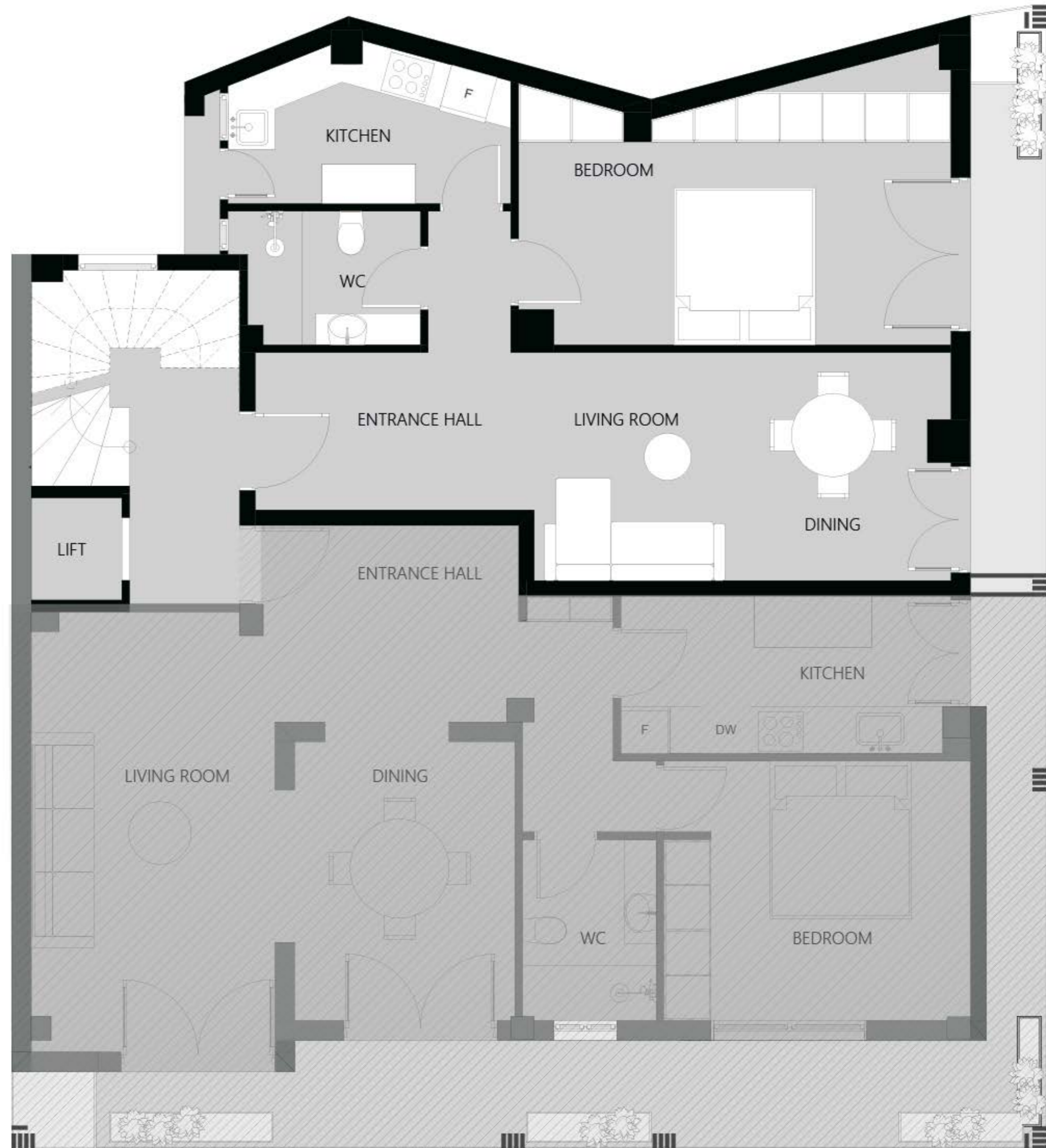


1ST FLOOR

FLAT B 64.7 m²

1-bedroom apartments on 1st and 2nd floor

- 1 large bedroom
- 1 bathroom
- Living room
- Kitchen
- Hanging garden feature
- Balcony on pedestrianised street with a view of the Panathenaic Stadium



2ND FLOOR

FLAT A



2ND FLOOR

FLAT A 73.5 m²

2-bedroom apartments on 1st and 2nd floor

- 1 bedroom
- 1 bathroom
- Large living & dining area (with the option to convert to a large living area or a second bedroom)
- Kitchen
- Hanging garden feature
- Balcony with a view of the with a view of the Panathenaic Stadium and the Goulandris Museum



2ND FLOOR

FLAT B

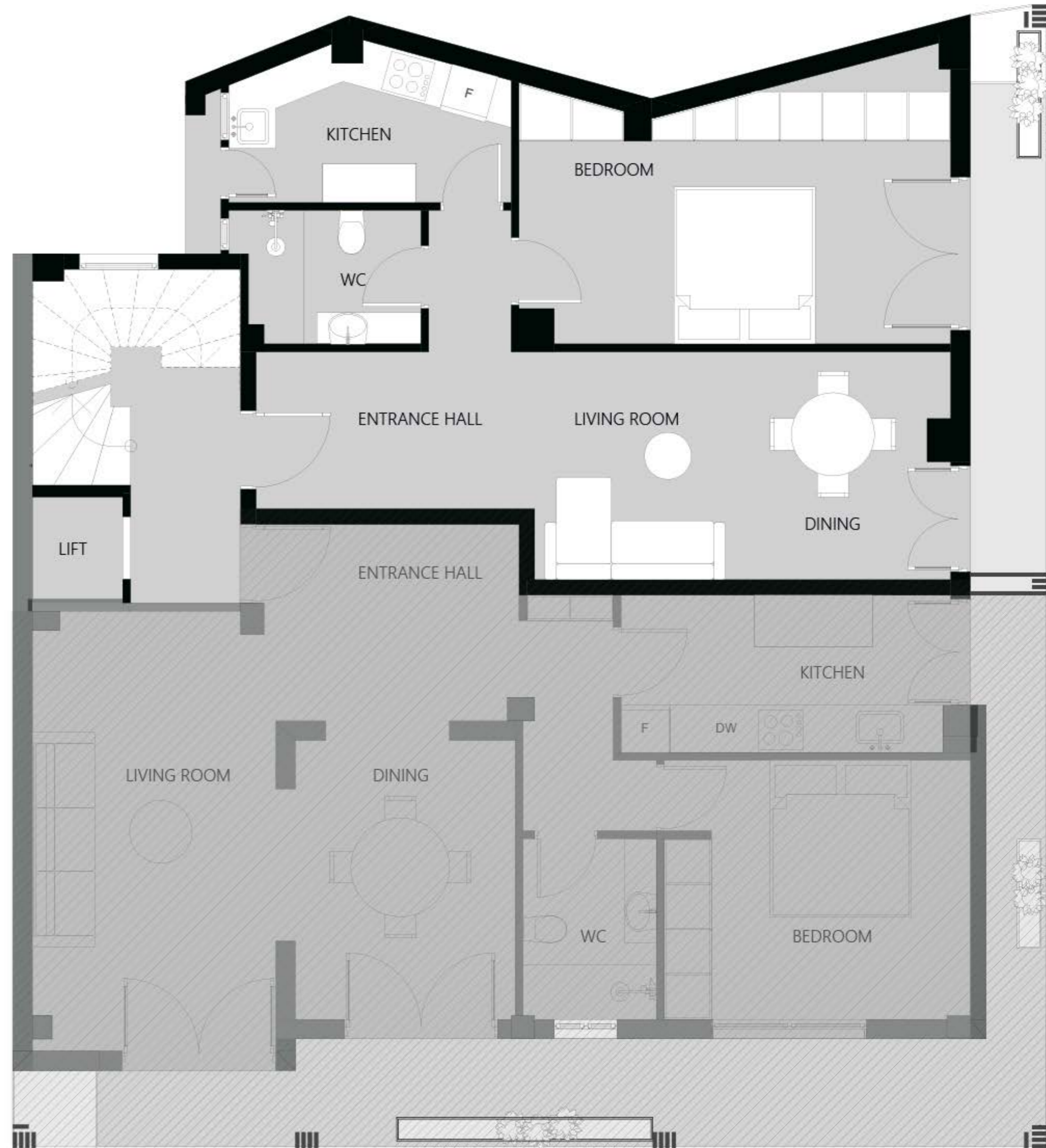


2ND FLOOR

FLAT B 64.7 m

1-bedroom apartments on 1st and 2nd floor

- 1 large bedroom
- 1 bathroom
- Living room
- Kitchen
- Hanging garden feature
- Balcony on pedestrianised street with a view of the Panathenaic Stadium



3RD FLOOR

FLAT C



3RD FLOOR

FLAT C 138.2 m²

Single floor apartment on the 3rd floor

- 3 bedrooms
- 2 bathrooms
- Large living dining area
- Kitchen
- Hanging garden
- Wrap around marble balcony with views of the Panathenaic Stadium and the Goulandris Museum



4TH FLOOR

FLAT D



4TH FLOOR

FLAT D 138.2 m²

Single floor apartment on the 4th floor

- 3 bedrooms
- 2 bathrooms
- Large living dining area
- Kitchen
- Hanging garden
- Wrap around marble balcony with views of the Panathenaic Stadium and the Goulandris Museum and the Acropolis



INVESTOR

The investor is LynxCap Group from Switzerland and the affiliated Real Estate development Fund from Luxemburg.

The LynxCap Group specialises in the acquisition and management of non-core and non-performing assets originated by commercial banks and leasing companies. The core activities to date have focused on investment in distressed debt and real estate assets across Central and South-East Europe.

The LynxCap team has more than 50 years combined experience in asset management, investment banking and private equity. The team carries a strong reputation in the market, supported by a successful track record of investing over 500 MEUR in the last 5 years.

The Group's investment mandate covers all of Europe; however, the key investment markets are Croatia, Czech Republic, Hungary, Greece, Romania, Serbia and Slovenia. LynxCap selects best in class local partners companies to deliver unique projects in all the markets in which it operates.

For this project in Athens, we are working with a Greek all-inclusive architectural design/project management team called Lowfat architecture + interiors. Their work is all encompassing and consistent in terms of aesthetics, function, while also orientated to environmentally friendly solutions.

