

HESTIA
MANAGEMENT & CONSTRUCTION

LELAS KARAGIANNI 71

KYPSELI, ATHENS

A boutique hotel in Kypseli

Acquisition, renovation and operating
concept

Prepared for prospective purchaser / investor.
Hestia Management and Construction
2 October 2026 | Client review V06



AI renovation concept from HESTIA. Illustrative design; final details to be agreed.

A boutique hotel in a building with character

Create a boutique hotel with a welcoming ground floor and guest accommodation above. HESTIA will coordinate the property, renovation and interior design, followed by an agreed handover to the hotel operator.

TOTAL BUILDING AREA	HOTEL TARGET	PURCHASE PRICE	ACQUISITION INCL. FEE VAT
520 m ²	21 beds	€780,000	€868,665

The guest experience. Reception, breakfast service and an accessible room on the ground floor. Guest accommodation, a library and service areas above, with a proposed shared roof setting.

The investment. The purchase is €780,000. The supplied calculator adds €88,665 in expenses including VAT. Hotel renovation, furnishing and opening costs will be priced separately.

The 520 m² total includes 48.15 m² of common areas and stairs. The 21-bed target is retained; the floor drawings currently state 4 + 7 + 9 = 20 beds. Final bed allocation is to agree.

520 m² total building area

The total area is **520 m²**, including the main floors, roof store, common areas and stairs.

Floor / area	Area	Clear height
Ground floor	161.50 m²	2.88 m
First floor	146.55 m²	3.65 m
Second floor	155.50 m²	3.60 m
Main floors subtotal	463.55 m²	
Roof store	8.30 m²	2.22-3.00 m
Common areas + stairs	48.15 m²	-
Total building area	520.00 m²	

Main floors and roof store follow the April 2025 drawings. The 520 m² total and the allocation to common areas and stairs are supplied by HESTIA. The additional area is calculated as $520.00 - 463.55 - 8.30 = 48.15 \text{ m}^2$.



Existing building | HESTIA property photograph.



A walkable Athens neighbourhood

Cafés, local shops and the Kypseli Municipal Market give guests a useful neighbourhood base for a stay in Athens.

Within walking distance	Mapped destination	Distance*	Time*
Fokionos Negri boulevard	Lelas Karagianni / Fokionos Negri	200 m	3 min
Kypseli Municipal Market	42 Fokionos Negri	250 m	4 min
My market supermarket	68-70 Lelas Karagianni	60 m	1 min
Local pharmacy	87 Lelas Karagianni	180 m	3 min
Piraeus Bank	29 Fokionos Negri	240 m	4 min
Bus and trolley stop	Kypseli Square	380 m	5 min
Pedion Areos park	West gate, Mavrommataion side	1.1 km	15 min
Victoria station, Line 1	Victoria Square entrance area	1.6 km	21 min
Agios Nikolaos station, Line 1	Ionias entrance area	1.2 km	17 min

*Approximate OpenStreetMap walking routes from No. 71. Times use 4.5 km/h. Checked 2 October 2026. Entrances and temporary works can change a route.

Future Metro Line 4: the official route includes Kypseli station at Kanari Square. The line is under construction; no opening date is assumed.

Sources: Athens / market | OpenStreetMap | My market | Pharmacy | Piraeus Bank | STASY | Metro Line 4. Map data © OpenStreetMap contributors.

The spaces that support the guest experience

Floor	Floor area	Proposed use	Beds shown
Ground floor	161.50 m²	Reception / living, breakfast service, accessible room and service areas	4 beds
First floor	146.55 m²	Suite, two double rooms, library, bathrooms and utility areas	7 beds
Second floor	155.50 m²	Two suites, double room, reception, business and utility areas	9 beds
Roof	Store 8.30 m²	Roof store, heat-pump zones and proposed terrace setting	No beds

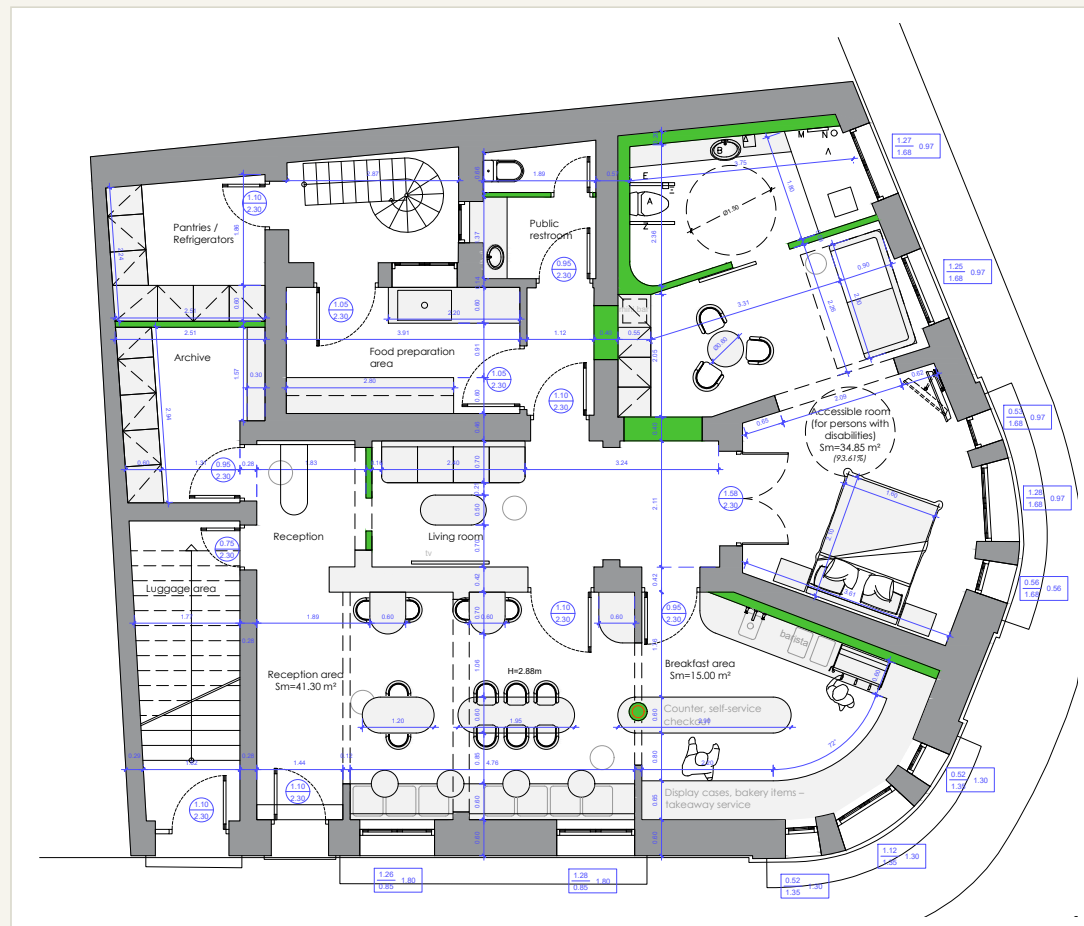
Room-area labels	Supplied plan figures
Ground floor	Reception / living 41.30 m²; breakfast 15.00 m²; accessible room 34.85 m².
First floor	Suite 34.85 m²; double rooms 17.60 + 20.75 m²; library 8.50 m².
Second floor	Suites 35.90 + 25.35 m²; double room 20.85 m²; business 8.55 m²; reception 17.00 m².

Current floor-plan labels total 20 beds. The hotel target remains 21 beds; final allocation is to agree. Room labels are parts of each floor and are not added to the floor areas.

Ground floor | Proposed hotel plan

A welcoming arrival, breakfast service and accessible guest accommodation.

2D | PROPOSED HOTEL PLAN



3D | HOTEL CONCEPT



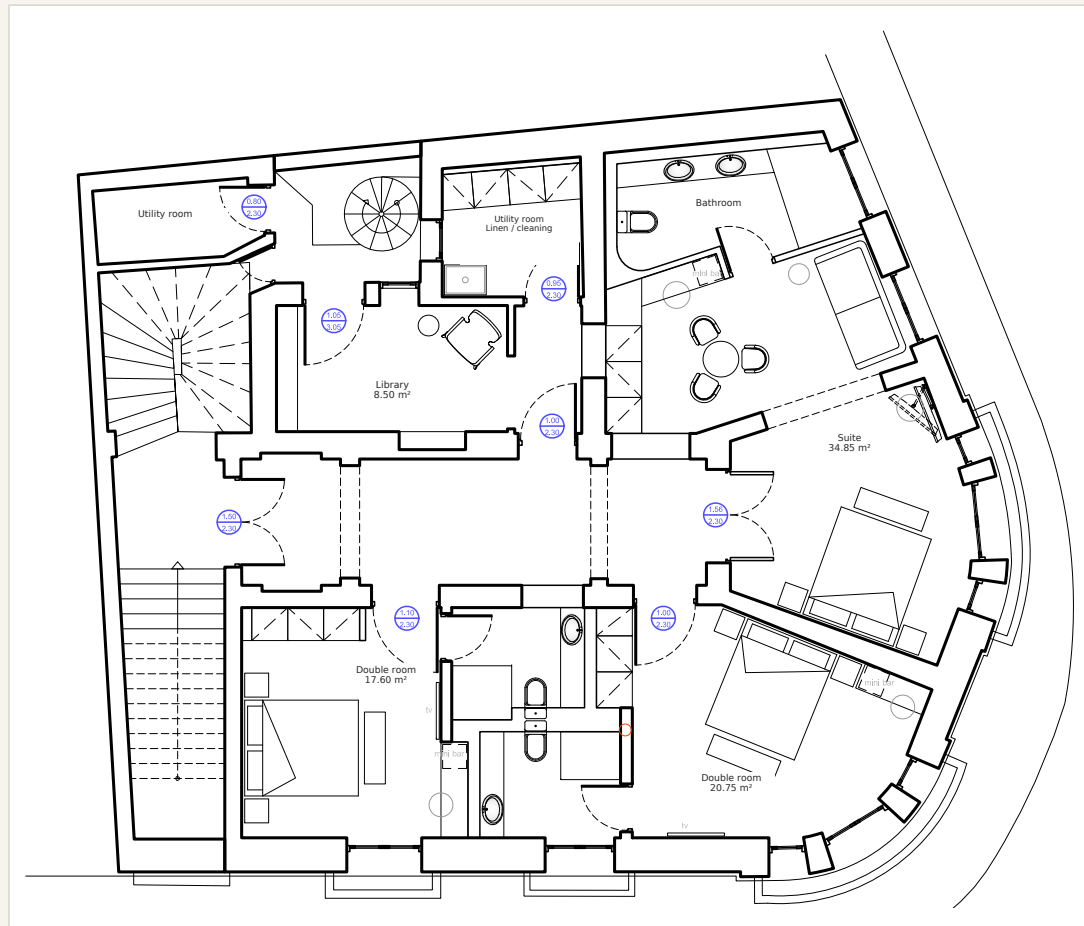
Floor 161.50 m² | Reception 41.30 m² | Breakfast 15.00 m² | Accessible room 34.85 m²

The supplied plan states 4 beds and 19 seats. AI 3D concept with illustrative furniture and finishes; room areas follow the 2D drawing.

First floor | Proposed hotel plan

Guest accommodation, a library and shared service areas.

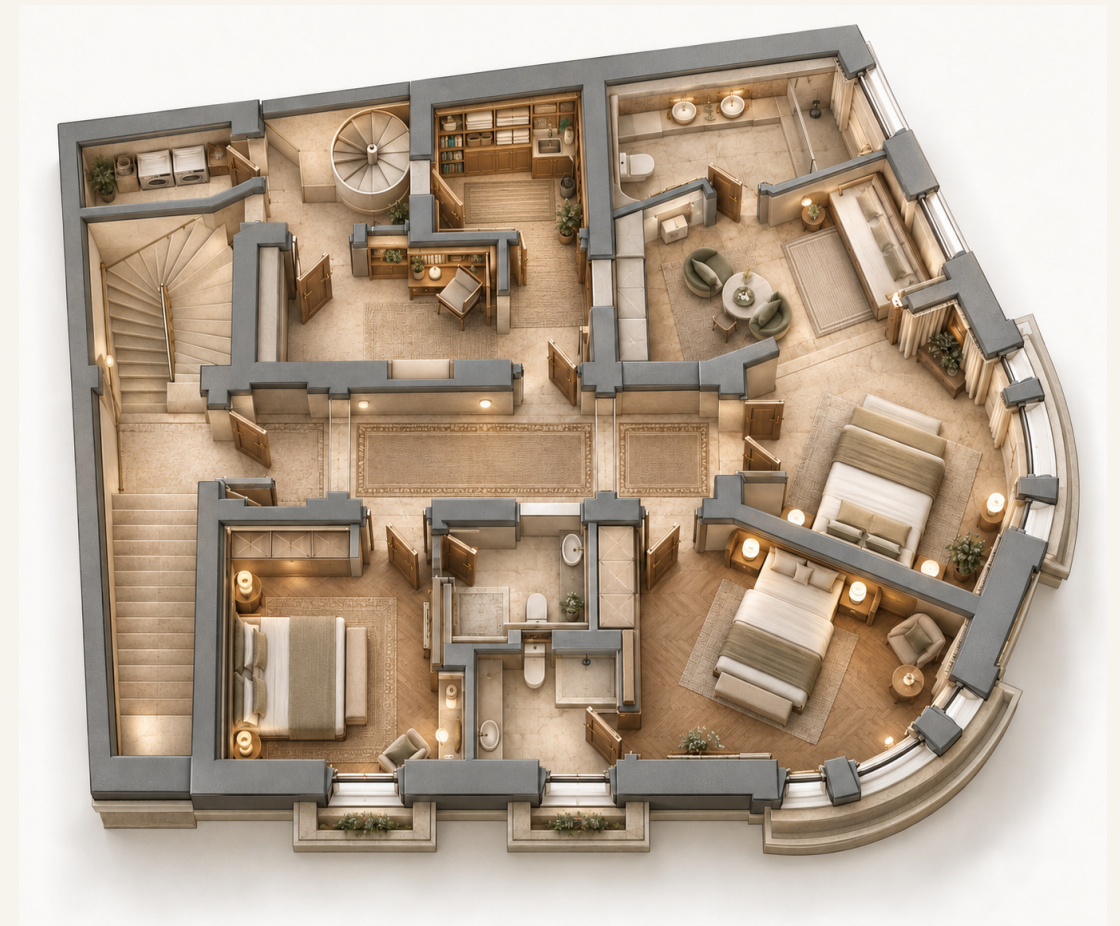
2D | PROPOSED HOTEL PLAN



Floor 146.55 m² | Suite 34.85 m² | Double rooms 17.60 + 20.75 m²

Library 8.50 m²; 7 beds stated in the plan. AI 3D concept with illustrative furniture and finishes; room areas follow the 2D drawing.

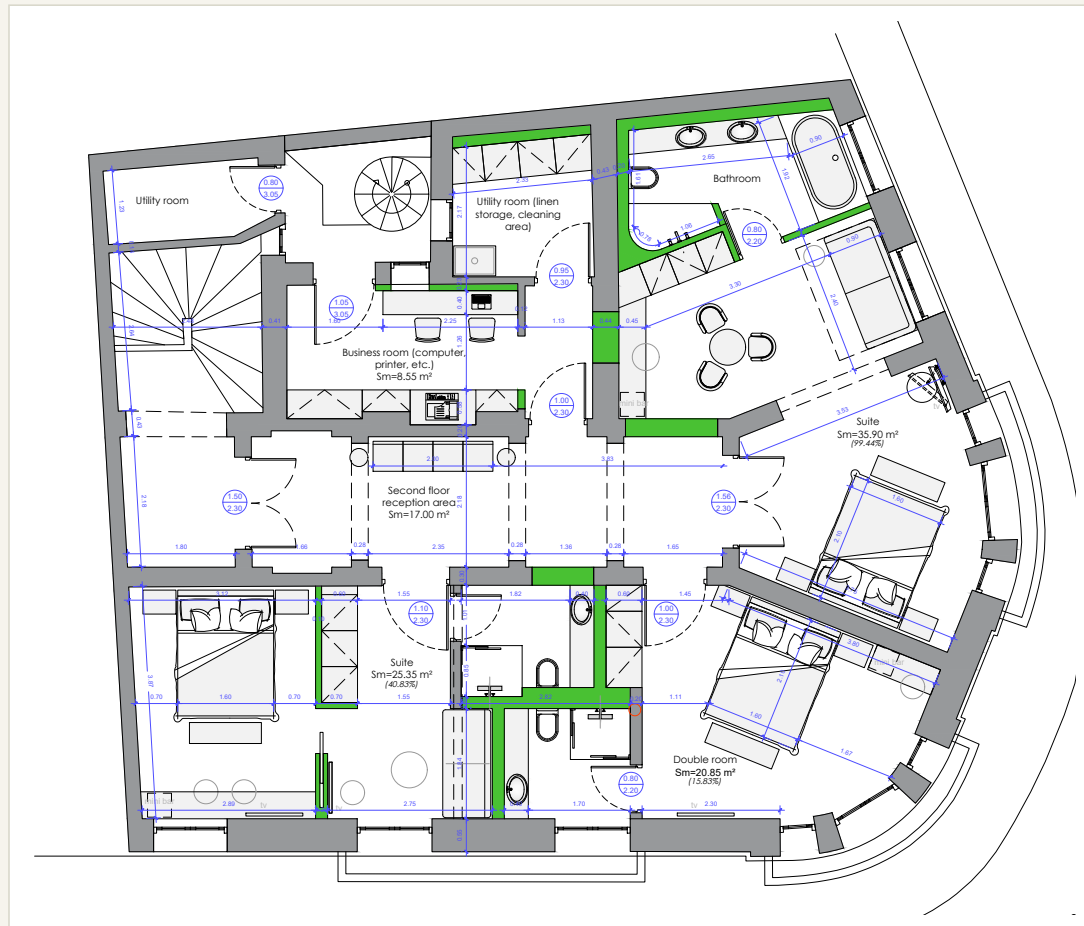
3D | HOTEL CONCEPT



Second floor | Proposed hotel plan

Guest rooms, floor reception and a business room.

2D | PROPOSED HOTEL PLAN



3D | HOTEL CONCEPT



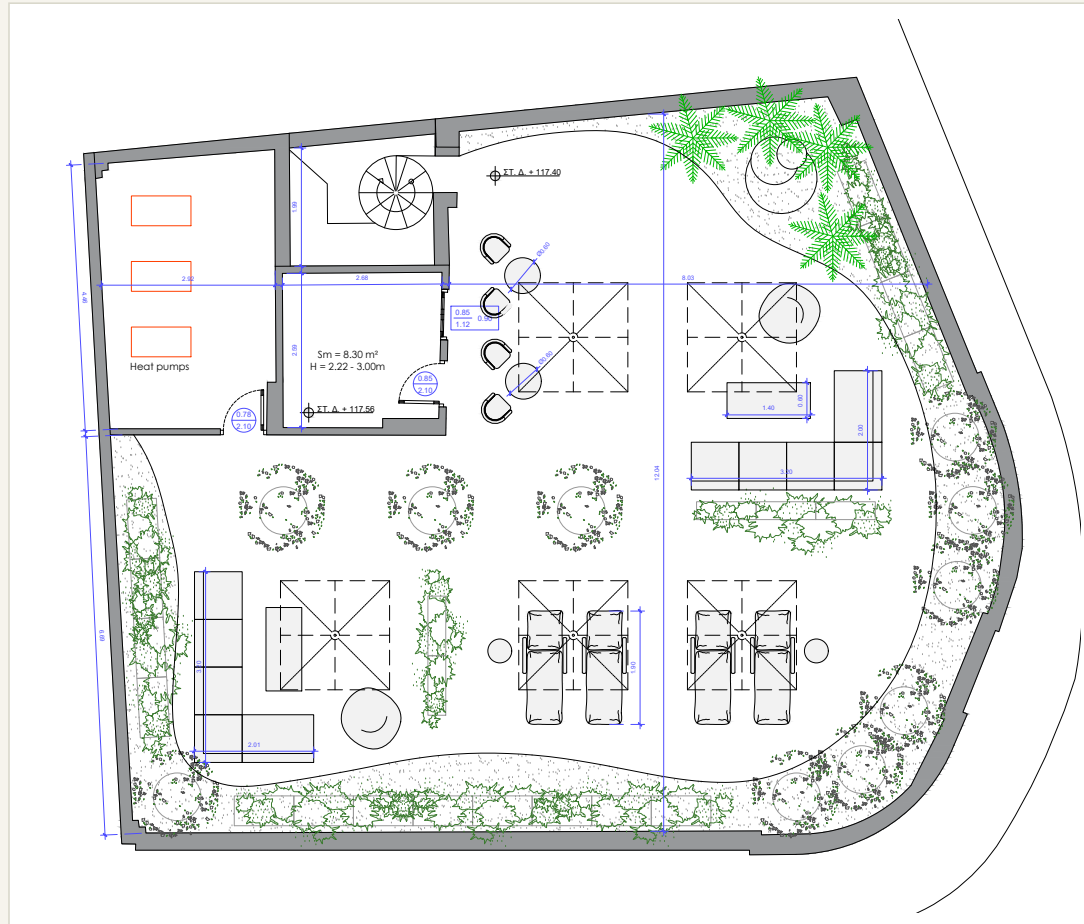
Floor 155.50 m² | Suites 35.90 + 25.35 m² | Double room 20.85 m²

Business room 8.55 m²; floor reception 17.00 m²; 9 beds stated in the plan. AI 3D concept with illustrative furniture and finishes.

Roof | Proposed hotel plan

A proposed shared roof setting, store and heat-pump zone.

2D | PROPOSED HOTEL PLAN



Roof store 8.30 m² | Store height 2.22-3.00 m

AI 3D concept of the supplied roof layout. Seating, planting and finishes are illustrative.

3D | HOTEL CONCEPT



Comfort, character and practical use

The HESTIA concept images show a warm interior direction: soft colours, clear circulation and comfortable guest spaces. Final materials, furniture and equipment will be selected against the agreed works budget.



AI bedroom concept | HESTIA



AI shared living-room concept | HESTIA

The images communicate a design direction. They do not establish room dimensions, a finished specification or a completed project.

A welcoming arrival



Existing entrance hall | HESTIA photo



AI corridor concept | HESTIA



AI staircase concept | HESTIA

Preserve the building's visual character while planning durable finishes, simple wayfinding and a well-organised arrival experience.

Acquisition costs, stated clearly

€780,000 purchase price plus the expenses in the supplied Excel calculator.

Item	Calculation basis	Before VAT	VAT added	Including VAT
Property purchase	Supplied price	€780,000	-	€780,000
Power of attorney	Fixed	€200	€48	€248
Bank account	Fixed	€500	€120	€620
Accountant / AFM	Fixed	€150	€36	€186
Document translation	Fixed	€400	€96	€496
Engineer	Fixed	€400	€96	€496
Purchase tax	3.09%	€24,102	€0	€24,102
Lawyer	1.00%	€7,800	€1,872	€9,672
Notary	1.00%	€7,800	€1,872	€9,672
Real estate fee	2.00%	€15,600	€3,744	€19,344
Land registry	0.575%	€4,485	€0	€4,485
Home in G&C fees	2.00%	€15,600	€3,744	€19,344
Expenses total		€77,037	€11,628	€88,665
Acquisition total	Purchase + expenses	€857,037	€11,628	€868,665

VAT follows the supplied calculator: 24% on one-time services, engineer, lawyer, notary, real estate and Home in G&C fees. The calculator adds no VAT to purchase tax or land registry. These are budget estimates; final charges follow invoices.

Source: Property Expenses Excel Calculator.xlsx, Property sheet. Tax / VAT guidance checked 2 October 2026: AADE | Ministry of Finance.

Complete the hotel budget after design

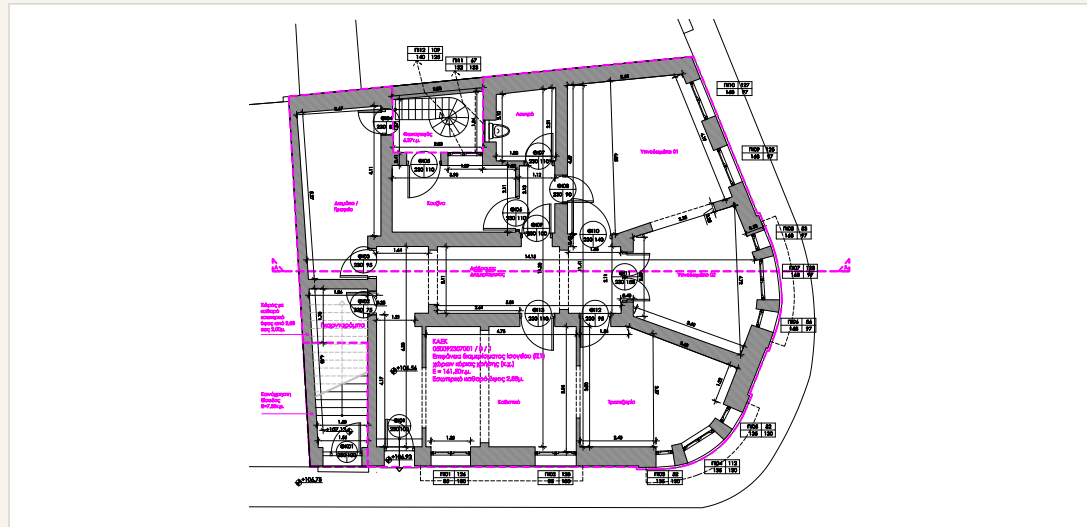
Investment item	Amount	Basis
Purchase + calculator expenses	€868,665	Includes the fee VAT shown in the acquisition table
Hotel renovation and building works	To agree	Final design and itemised quotations
Furniture, equipment and launch	To agree	Schedule agreed with the operator
Design and project-management fees	To agree	Confirm service scope and any overlap with the office fee
Opening cash and reserve	To agree	Opening and operating plan
Total hotel investment	To agree	Acquisition plus agreed project costs

Next step: agree the final hotel layout and request a priced renovation and furnishing schedule.

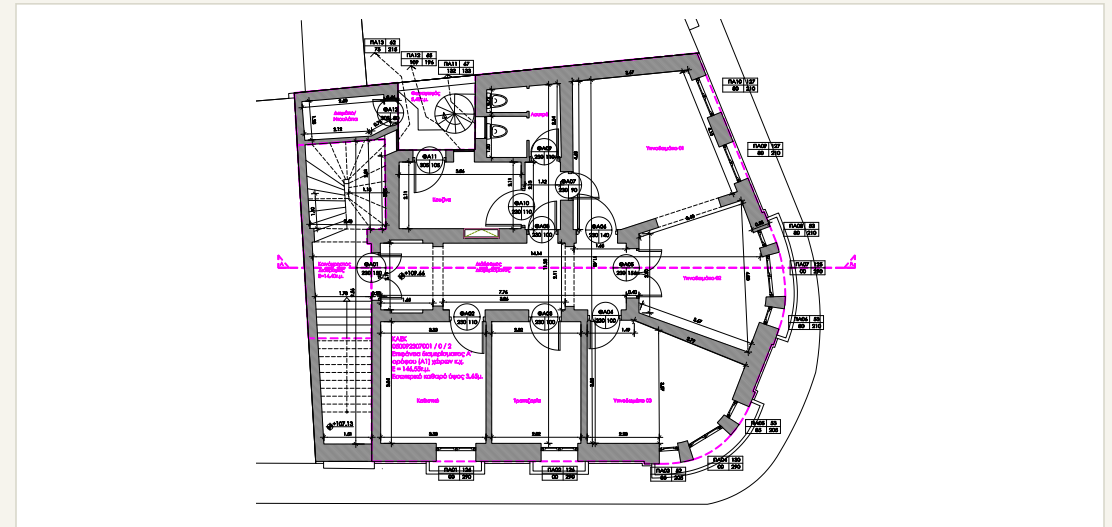
Current condition | All four floors

The four supplied purple plans show the building in its current condition.

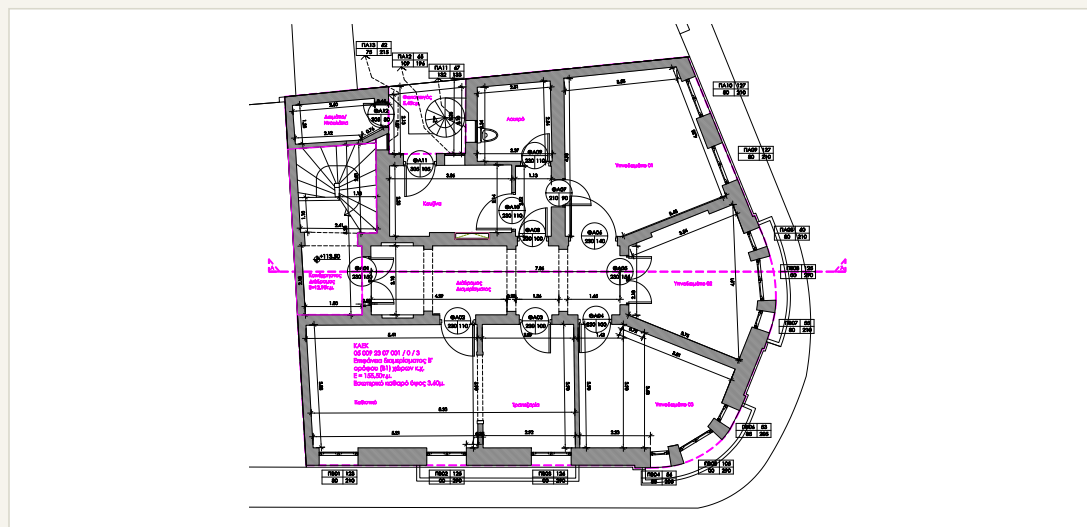
Current condition | Ground floor | 161.50 m²



Current condition | First floor | 146.55 m²



Current condition | Second floor | 155.50 m²



Current condition | Roof | Store 8.30 m²

