



2149267 - Plot of Land For sale, Gazi - Metaxourgio - Votanikos, 330 sq.m., €480.000



Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 563,274.28

Standort

Land:	Griechenland
Staat/Region/Provinz:	Mittelgriechenland
Postleitzahl:	10435
Veröffentlicht:	26.01.2026

Beschreibung:
Development Plot in Kerameikos – For Sale

A rare, ready-to-build opportunity in one of Athens' most dynamic urban districts. This 330 sq.m. plot lies fully within the city plan and in a residential zone, offering an exceptional combination of buildability, approvals, and strategic location.

The land is flat and street-facing, with an 18-meter frontage, southwest orientation, and direct asphalt access—ideal for immediate development. It benefits from a building coefficient of 2.2 and 70% coverage, allowing for substantial above-ground construction.

Crucially, the property comes with an approved building permit for a four-storey building with basement, totaling 725 sq.m. of buildable area, and includes archaeological clearance—removing one of the most common uncertainties in central Athens projects. This is a true fast-track development.

Located just a 6-minute walk from Kerameikos Metro, the plot offers direct connectivity to the historic center, major commercial hubs, and the wider Athens network. This walkable proximity drives strong rental demand and long-term value.

Available for outright sale or via antiparochi (land-for-build agreement), it provides flexibility for developers, investors, and construction companies seeking a clear, execution-ready project in a high-



demand urban setting.

A turnkey urban asset—approved, central, and primed for value creation.

PROPERTY ID: A3-3341

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: info@ktimatoemporiki.gr

website: <http://ktimatoemporiki.gr>

Allgemein

Fertige m²: 330 m²

Gebäudedetails

Parkplatz: Ja

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/FMTB-T448/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 2149267

