



## 2171684 - Building For sale, Historic Center, 265 sq.m., €1.100.000



### 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 1,271,020.54

### Standort

Land:	Griechenland
Staat/Region/Provinz:	Mittelgriechenland
Postleitzahl:	118 51
Veröffentlicht:	11.02.2026

### Beschreibung:

Situated in the vibrant heart of Athens, this exceptional building presents a rare opportunity to acquire a premium property in the city's most sought-after location.

Currently operating as a successful boutique hotel, this 265 sqm property on a 145 sqm plot offers immense potential for continued operation or conversion into another lucrative venture.

Built in 2008 and meticulously renovated in 2019, the building perfectly blends modern amenities with the iconic architectural charm of Athens' historical center.

A luxury neoclassical-style building, distinguished by a strong architectural identity and a refined, traditional character reminiscent of the elegant Athenian residences of the early 1900s.

Its location, surrounded by the city's most famous landmarks and tourist attractions, ensures consistent high demand from visitors. With public transport facilities just meters away, it offers unparalleled connectivity to every corner of Athens, enhancing its appeal to both short-term and long-term guests.

The property spans three levels, thoughtfully designed to maximize functionality and style. The semi-basement features two autonomous apartments of 20 sqm and 32 sqm, an office space, and a communal kitchen-lounge area where guests enjoy breakfast in a cozy yet elegant setting. The elevated ground floor includes two independent apartments, one of 40 sqm with a small balcony and another of 35 sqm. The



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first floor is a 50 sqm gem, highlighted by a grand internal veranda that adds an air of sophistication.

Two internal courtyards enhance the building's appeal, providing serene spaces for guests to relax and unwind amidst an aristocratic ambiance, a rare feature in the bustling city center.

Constructed with luxurious materials and a keen eye for detail, the property is equipped with modern features such as luxurious tiles, double-glazed windows with aluminum frames, electric shutters, autonomous heating, air conditioning, and security doors. These elements ensure maximum comfort and safety, adding to its premium value.

The property is currently leased until January 2031, generating stable income from its successful boutique hotel operation. Its location in Athens' entertainment and nightlife hub, just steps from iconic historical sites, guarantees continued demand from both tourists and locals seeking a unique urban escape.

Whether you envision continuing its current use or repurposing it for a new venture, this property offers a truly unparalleled investment opportunity. With its prime location, timeless design, and income-generating potential, this building stands as a beacon of opportunity in the heart of Greece's capital.

PROPERTY ID: AB-1522. Ktimatoemporiki Real Estate, contact phone: 2150000250, 2821056600, email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr), website: <http://ktimatoemporiki.gr>

Gebaut: 2008

## Allgemein

Badezimmer: 6  
Fertige m<sup>2</sup>: 265 m<sup>2</sup>  
Grundstücksgröße: 145 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 5  
Innenausstattung: Fitted kitchen

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/FMTB-T498/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T498/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 2171731



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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