



## Commercial Property For sale in Paleo Faliro Attica Greece



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,570,127.07

### Τοποθεσία

Χώρα:	Ελλάδα
Νομός/Περιοχή/Επαρχία:	Attica
Διεύθυνση:	Paleo Faliro Attica
Ταχυδρομικός κωδικός:	17562
Δημοσιεύθηκε:	10/12/2024
Περιγραφή:	Commercial Property For sale in Paleo Faliro Attica Greece

Esales Property ID: es5554210

68 Poseidonos Avenue & Karaoli & Dimitriou Street,

Paleo Faliro

Attica

17562

Greece

Discover an unparalleled investment opportunity in Palaio Faliro, just a few kilometers from the



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renowned Ellinikon Experience Park, on Leoforos Poseidonos Avenue. This 446 square meter basement space, newly renovated in 2024, has been meticulously designed as a state-of-the-art self-storage facility. Featuring 45 built-in storage rooms of various sizes, this business prioritizes security and convenience.

The property is fully equipped with a central ventilation unit of 10,000 cubic meters, comprehensive flood protection systems, armored doors, and multiple security systems, both mechanical and electronic. Each brick-constructed unit is equipped with an autonomous alarm system, CCTV cameras, and a unique room temperature detection mechanism. The facility also boasts two-factor authentication access via individual cards, ensuring maximum security for clients.

In addition to these advanced features, the property includes a secure parking area directly in front of the entrance on Poseidonos Avenue. This unique property is brand new and 100% ready for use.

## ABOUT THE AREA

On the southeastern Athenian Riviera, Paleo Faliro beckons with a captivating blend of urban convenience and coastal charm. This vibrant neighborhood offers a haven for those seeking a taste of authentic Greek life, convenient access to Athenian treasures, and a laid-back beach atmosphere.

Imagine strolling along the picturesque Faliro Promenade, a scenic seafront haven for locals and visitors alike. Take in the breathtaking views of the Saronic Gulf, watch joggers and cyclists whizz by, or simply relax on a park bench and soak up the warm Greek sunshine. For the adventurous, a network of cycling paths unfolds along the coastline, inviting exploration of nearby Glyfada and its vibrant beach scene.

Beyond the beachfront allure, Paleo Faliro boasts a rich historical tapestry. Explore the Hellenic Maritime Heritage Park, a fascinating open-air museum showcasing the legacy of Greek seafaring. Immerse yourself in the world of ancient warships, admire meticulously restored vessels, and gain a deeper appreciation for Greece's maritime prowess. For a touch of modernity, the Flisvos Marina, a bustling hub for luxury yachts and sleek sailing boats, offers a glimpse into Athens' sophisticated side.

Paleo Faliro caters to diverse culinary preferences. Indulge in fresh seafood at family-run tavernas lining the waterfront, savor delectable Italian fare at cozy restaurants, or explore the vibrant flavors of Vietnamese cuisine. For a touch of luxury, upscale bars with breathtaking sea views provide the perfect setting for a sophisticated evening. Whether you seek a casual beachside eatery or a fine dining experience, Paleo Faliro offers something to tantalize every taste bud.

So, if you envision escaping the bustling heart of Athens while remaining conveniently close to its cultural treasures, Paleo Faliro presents the ideal haven. With its stunning coastal setting, rich history, and diverse culinary scene, this charming neighborhood promises an unforgettable Greek experience.

## MAiN FEATURES:

- \* 446m2 of space
- \* 1 Bathroom
- \* Stunning Views



- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Greece
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential for Each Unit

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## **Κοινά**

Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	446 τ.μ
Μέγεθος αυλής:	446 τ.μ

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.487.677

