



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 717,690.69

### Τοποθεσία

Χώρα:	Ελλάδα
Νομός/Περιοχή/Επαρχία:	Epirus
Πόλη:	Ioannina
Ταχυδρομικός κωδικός:	452 21
Δημοσιεύθηκε:	12/01/2026

#### Περιγραφή:

A high-standard commercial property in the center of Ioannina, in the Agia Marina area! This 437 sq.m shop with a metallic structure has a height of 5 meters, a facade of 26.5 meters, and 9 parking spaces, making it an excellent investment opportunity for corporate offices, healthcare interests, or commercial use.

The property is developed at ground level with a metallic construction measuring 26.5 x 17 meters and a height of 5 meters, offering limitless possibilities for configuration and flexibility in use. It features 3 fully equipped bathrooms, 9 parking spaces in an open area, three-phase power, thermally broken aluminum frames with double glazing, and energy class E. The tiled flooring, suspended ceiling, and through layout ensure functionality and comfort. The building is front-facing, bright, airy, sunlit, and has an access ramp for disabled individuals. The large facade of 26.5 meters and the central location make it ideal for any professional activity.

#### Area & Neighborhood

The shop is located in the Agia Marina area. Nearby, you'll find a park, a farmers' market, a supermarket, the central market, and public transport. The area is residential but also has commercial traffic, ideal for professional use. The southern orientation ensures natural light throughout the day.

#### List of Advantages & Features

- Type: Ground Floor Shop - Metallic Construction
- Area: 437 sq.m. (large space)
- Year of Construction: 1997, Renovated: 2019
- Bathrooms: 3 full bathrooms



- Parking Spaces: 9 spaces in an open area
- Amenities: Three-phase power (industrial)
- Frames: Thermally broken aluminum with double glazing
- Energy Class: E
- Floors: Tiled
- Orientation: Southern (sunny)
- Features: Front-facing, Bright, Airy, Sunlit, Through
- Height: 5 meters (spacious)
- Facade: 26.5 meters (great visibility)
- Dimensions: 26.5 x 17 meters
- Condition: Very good
- Accessibility: Ramp for disabled individuals
- Equipment: Suspended ceiling, Professional installation
- Suitable for: Corporate Offices, Professional, Healthcare interests, Commercial shop, Showroom, Warehouse
- Advantage: All professional uses allowed
- Location: Near Park, Farmers' market, Super Market, Market, Public transport
- Zone: Residential & commercial

A high-standard shop in the center of Ioannina, ready for use with 9 parking spaces, disabled access ramp, and large facade! Invest wisely in a property with limitless opportunities. Don't miss this chance - contact us today for a visit!

#### NOTE

The information and details included in this description are based on information from the owner. GreekEstate.eu is not responsible for any discrepancies or inconsistencies.

GreekEstate.eu, Contact Phone: ... , email: ...

Property Code: W5065

NOTE: Identification and your Tax Identification Number (TIN) are required for property showing (according to Law 4072/11-4-2012, Government Gazette 86 A).

All information is based on details provided by the client. The location on the map is the exact area where the property is located.

Κατασκευάστηκε: 1997

#### **Κοινά**

Μπάνια: 3  
Τελειωμένα τετραγωνικά πόδια: 437 τ.μ  
Floor Number: 1

#### **Building details**

Parking: Ναί

#### **Lease terms**

Date Available:



# IMLIX

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<https://www.imlix.com/el/>

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## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/PBNR-T200/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T200/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

2101062

