



## 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 176,905.23

### Τοποθεσία

Χώρα:	Ελλάδα
Νομός/Περιοχή/Επαρχία:	Central Macedonia
Πόλη:	Thessaloniki
Ταχυδρομικός κωδικός:	610 03
Δημοσιεύθηκε:	05/02/2026

### Περιγραφή:

Tourism / Multi-Purpose Property – 6 Rooms with Open-Plan Ground Floor of 160 sq.m.

### Description

Exclusively for sale by our office, a unique property with a total surface of 503 sq.m., developed on a 348 sq.m. plot, located almost directly on Lake Doirani, just 100 meters from the border. Ideal for investors or buyers seeking flexible use.

The property is situated at a strategic point of intense cross-border transit, with daily traffic of a large number of freight trucks from Balkan countries, as well as significantly increased tourist flow during the summer months. Thousands of travelers from European countries pass through the border heading to Greece, giving the property stable visibility, strong commercial dynamics, and clear exploitation potential.

### Property Features:

- 6 independent rooms (18–22 sq.m.), each with private bathroom and balcony. Three rooms have views of Lake Doirani and three overlook the village.
- Ground floor + 1st floor: 328 sq.m., of which:
  - Ground floor ~160 sq.m., a renovated open-plan multi-purpose space in very good condition, with bar infrastructure, air conditioning, and ventilation. Includes WC for people with disabilities (AMEA) and can be configured as reception, lobby, bar, or café, depending on use.
  - 1st floor: the rooms, partially renovated / aesthetically upgraded, offering the new owner the



opportunity for further modernization and adaptation to the desired concept, increasing their commercial and investment value.

- Basement: 175 sq.m., with two modern professional restrooms (men/women), storage area, and boiler room.

Location:

- Almost on Lake Doirani, ideal for nature-based tourism and birdwatching.
- Close to Kilkis, Thessaloniki, Lake Kerkini, Poroia / Halkidiki, combining easy access to urban and tourist areas with a calm natural setting.
- Only 100 meters from the border with Skopje, suitable for cross-border projects, educational or institutional programs.

Proposed uses:

1. Supported Living Facility (SYD), with the possibility of configuration under the applicable institutional and licensing requirements, within the framework of deinstitutionalization and decentralization policies, which seek small-scale units with a limited number of rooms in a quiet environment, with easy access to cities and services.
2. Institutional / service accommodation, housing staff of NGOs, FRONTEX, or other cross-border and European organizations active in the wider area.
3. Tourism use as a boutique guesthouse, Airbnb, or Booking property, with the option of a mixed concept and utilization of the ground floor as reception, bar, or café. Subject to the discretion of the new owner, the property could also offer short-stay or day-use accommodation for passing truck drivers or travelers heading to Greece or the Balkans, with basic amenities such as comfortable rooms, Wi-Fi, showers, and reception space, without this being the primary proposed use.

Property Advantages:

- Large size and flexible spaces suitable for multiple uses
- Already configured common areas and infrastructure
- Potential for partial renovation / modernization of the 1st floor
- Immediate access to an international transport network (border)
- Ideal for buyers seeking a property with added-value potential and flexible investment exploitation

Price: €150,000

Note:

Viewings are conducted exclusively by appointment, upon presentation of an ID card, tax number, or other proof of identity, and the signing of a property showing mandate.

Κατασκευάστηκε: 1960

## **Κοινά**

Τελειωμένα τετραγωνικά 503 τ.μ

πόδια:

Μέγεθος αυλής: 348 τ.μ

Floor Number: 1



## Building details

Parking: Ναί

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/EUBJ-T83/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/EUBJ-T83/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2166981

