



## 2237854 - Plot of Land For sale, Gizi - Pedion Areos, 151 sq.m., €320.000



### 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 375,516.19 |

### Τοποθεσία

|                        |                              |
|------------------------|------------------------------|
| Χώρα:                  | Ελλάδα                       |
| Νομός/Περιοχή/Επαρχία: | Attica                       |
| Πόλη:                  | Athens                       |
| Ταχυδρομικός κωδικός:  | 114 74                       |
| Δημοσιεύθηκε:          | 19/02/2026                   |
| Περιγραφή:             | Plot for Sale in Gizi Athens |

A 151 sq.m. residential plot located within the approved city plan of Athens, in a structured urban zone with full planning clarity and immediate development potential.

The property offers a building coefficient of 3.6 and a current coverage ratio of 60%, with a permitted maximum of 70%. These strong urban planning metrics create an excellent foundation for vertical residential development, ideal for a modern apartment building with optimized unit distribution and strong resale performance.

An old building currently exists on the plot and a valid demolition permit is already secured. This is not a speculative opportunity. It is a ready to execute development case with clear numbers and defined parameters.

The plot is flat, and highly functional in layout. It features 13 meters of frontage, eastern orientation for natural light, and direct access from an asphalt road. Its corner position enhances architectural flexibility, visibility, and future market appeal of the residential units.

Located fully within the residential city zone of Gizi, it provides a stable urban investment framework.



The property is available both for direct sale and for antiparochi, making it attractive to private investors and construction companies seeking high buildability ratios in central Athens.

This is not simply land.

It is a structured urban development opportunity with secured demolition permit, strong building coefficient, compliant coverage ratio, corner exposure, and immediate execution potential.

For full details or a private discussion, send us a direct message.

PROPERTY ID: A3-3380

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr)

website: <http://ktimatoemporiki.gr>

## Κοινά

Τελειωμένα τετραγωνικά  
πόδια: 151 τ.μ

## Building details

Parking: Ναι

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/FMTB-T532/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T532/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2237854

