



## 2052745 - Commercial Office Building For sale, Center - Port, 1.200 sq.m., €1.900.000



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 2,229,627.38

### Ubicación

País:	Grecia
Estado/Región/Provincia:	Attica
Ciudad:	Atenas
Código postal:	18545
Publicado:	02/12/2025

### Descripción:

Commercial Space for sale in Piraeus.

This impressive 1,200 sqm commercial building in the heart of Piraeus offers a rare investment opportunity in one of Greece's most dynamic commercial hubs. Set on a 290 sqm plot and spread across five floors plus a basement, it combines excellent accessibility with a strong redevelopment potential.

The property holds an industrial-use license, making it suitable for logistics, warehousing, corporate use, co-working spaces, e-commerce operations, or full conversion into a mixed-use asset with modern lofts and serviced apartments. Its corner position ensures abundant natural light throughout the building, while the structure allows the addition of two more floors based on current building regulations.

Each level offers generous surface areas, ranging from 124.9 sqm to 247.46 sqm, providing flexibility for planning, redesign, or multi-tenant arrangements. The building is equipped with an industrial power supply, loading elevator, loading ramp, security door, and spacious verandas, enhancing both functionality and appeal. Parking availability adds to its convenience.

With proximity to the Port of Piraeus, key transport routes, metro, tram, and commercial services, the location strengthens the asset's long-term investment value. Clean titles ensure seamless transaction readiness, while eligibility for renovation or energy-efficiency subsidies further amplifies its potential.



If converted to residential or mixed-use units, the building qualifies foreign buyers for the Golden Visa program, making it an exceptional opportunity for international investors. This is a prime asset for developers, companies, or funds seeking a high-performing property in a strategic and fast-growing urban area.

PROPERTY ID: AC-172

Ktimoemporiki Real Estate

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## Común

Pies cuadrados terminados: 1200 m<sup>2</sup>

Tamaño del lote: 290 m<sup>2</sup>

Floor Number: 1

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/FMTB-T316/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T316/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2052745

