



## 2149246 - For sale, Kastella - Passalimani, 280 sq.m., €650.000



### 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 774,101.93

### Ubicación

País:	Grecia
Estado/Región/Provincia:	Central Greece
Código postal:	18533
Publicado:	26/01/2026
Descripción:	Corner Plot in Kastella, Piraeus – For Sale

A location-driven investment in one of Piraeus' most atmospheric and tightly held neighborhoods. Set along one of Kastella's most beautiful pedestrian streets—just a five-minute walk from Mikrolimano—this 280 sq.m. corner plot combines architectural potential, elevation, and proximity to the sea in a way that is increasingly rare.

Zoned for residential use and fully within the city plan, the plot offers solid buildability with a building coefficient of 1.4 and 70% coverage. Its corner configuration and 20-meter frontage allow for flexible architectural design and efficient layouts that maximize light, openness, and value per square meter. The inclined terrain naturally creates level differentiation—ideal for contemporary projects that emphasize privacy, views, and distinct living zones.

The land is west–southwest oriented, enjoying open horizons and warm afternoon light. It fronts a pedestrian street and effectively connects to two separate roads at different elevations—a unique characteristic that enhances design flexibility and architectural interest. Views extend toward Athens and the Karaiskakis Stadium, reinforcing its urban–coastal identity. Located just 300 meters from the sea, it sits at the intersection of city life, maritime atmosphere, and Kastella's elevated prestige. The surrounding area features newly built, modern residences, confirming the neighborhood's ongoing upgrade and investment momentum.



An existing dilapidated structure on the plot will be demolished prior to new construction, allowing a true blank canvas for a modern, market-driven development.

This is not just land. It is a strategic position in Kastella—corner, buildable, view-oriented, and surrounded by quality developments—ideal for investors who recognize locations that rarely return to the market and understand the long-term value of building in the right place, at the right elevation, with the right fundamentals.

PROPERTY ID: A3-3337

Ktimatoemporiki Real Estate

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## Común

Pies cuadrados terminados: 280 m2

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/FMTB-T447/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T447/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2149246

