



## Building 400 sq.m for sale



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | RE/MAX Domi   |
| Nom de compagnie: | Karagiannis Ioannis and Sia O.E.                        |
| Pays:             | Grèce   |
| Experience since: | 2007  |
| Type de service:  | Selling a Property                                      |
| Specialties:      |   |
| Property Type:    | Apartments, Houses                                      |
| Téléphone:        | +30 (24210) 200-08                                      |
| Languages:        | English, Greek  |
| Site web:         | <a href="https://remaxdomi.gr">https://remaxdomi.gr</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 530,271.15 |

#### Location

|         |            |
|---------|------------|
| Pays:   | Grèce      |
| Soumis: | 30/06/2025 |

#### Description:

Nikos Theodoridis - Economist (Aristotle University of Thessaloniki) and Team Leader of the real estate team #NTteam in Volos (Tasos Tanas, Nick Tziafetas, Kostas Liakos, Giannis Ayfantis) - +30 6974735887

Exclusively listed by our office, this unique residential building of a total 400 sq.m. is located in the heart of Volos, in the sought-after Agios Nikolaos area. The property presents excellent potential for both private residence and investment, as it is a fully developed building consisting of individual floor apartments with panoramic views of Mount Pelion.

Built on a 179 sq.m. plot, the property is arranged as follows:

Ground floor - Semi-basement storage areas of approximately 60 sq.m., ideal for auxiliary or storage use.

1st & 2nd floor - A fully completed 171 sq.m. maisonette, ready to move in, featuring spacious and bright interiors.

3rd & 4th floor - Two apartments of 85 sq.m. each, currently in an unfinished state, offering the possibility of custom configuration according to the buyer's needs.



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Each level is an independent floor apartment, ensuring autonomy and privacy.

Total layout:

8 bedrooms

4 living rooms

4 kitchens

4 bathrooms

Key Features:

- ✓ Year of construction: 1992
- ✓ Energy Class: D
- ✓ Aluminum window frames
- ✓ Tiled flooring
- ✓ Built-in wardrobes
- ✓ internal staircase
- ✓ Front entrance steps
- ✓ Two parking spaces in pilotis

The property stands out for its unobstructed views of Pelion, open surroundings, and its prime location in one of Volos' most desirable neighborhoods - within walking distance to the city center, local market, and schools.

This is an ideal opportunity for families, real estate investors, or for short-term rental exploitation such as Airbnb.

A rare opportunity to acquire an entire residential building with outstanding characteristics and future development potential.

Année: 1992

## Commun

|                  |                    |
|------------------|--------------------|
| Chambres:        | 8                  |
| Salle de bains:  | 4                  |
| Pied carré fini: | 400 m <sup>2</sup> |
| Floor Number:    | 23                 |

## Utility details

|          |     |
|----------|-----|
| Heating: | Oui |
|----------|-----|

## Rental details

|            |     |
|------------|-----|
| Furnished: | Non |
|------------|-----|



# IMLIX

**Marché immobilier IMLIX**

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

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.210.468

