



## Greece. For Sale - Building 650 m<sup>2</sup> in Athens 1,350



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,580,738.54

### Location

Pays:	Grèce
État/Région/Province:	Attique
Ville:	Athènes
Adresse:	Афины
Soumis:	05/07/2025

### Description:

Greece. For Sale - Building 650 m<sup>2</sup> in Athens  
1,350,000 €

- Property code 14131
- Area 650 m<sup>2</sup>
- Land area 359 m<sup>2</sup>
- Location Attica (Greece) | Glyfada (Athens - South)
- Year of construction: 1973
- Year of renovation: 2010
- Distance from the sea: 2000 m
- Distance to the airport: 18 km

### Services

- Elevator
- Garage

For sale is a 3-storey building located on one of the main highways of Athens, in the Glyfada area, the business southern district of the capital. Glyfada is one of the most modern and well-appointed southern suburbs of Athens. Its territory is located 15 km from the Greek capital of Athens and stretches from the foot of Mount Hymettus to the coast of the Saronic Gulf. For years, Glyfada has been considered the business center of this area of Greece, thanks to its convenient location relative to the water and rich commercial potential.

The second and third floors are rented and bring in a profit of 1,600 euros per month.



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The proposed investment project provides an opportunity to receive an income of 5.27% per annum from rent. When calculating the profitability, all expenses for the acquisition and registration of real estate (including legal costs and tax on the transfer of property rights) were fully taken into account, as well as obtaining a guaranteed rental value of 1,600 euros.

The property is an investment, as it can bring the owner a high and stable rental income.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## **Lease terms**

Date Available:

## **Contact information**

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