



1945391 - Commercial Office Building For sale, Gazi, 570 sq.m., €500.000



Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 589,349.46

Location

Pays:	Grèce
État/Région/Province:	Crète
Indicatif régional:	71500
Soumis:	31/10/2025

Description:

Golden Visa Commercial Building for sale in Heraklion.

Set within a peaceful natural landscape in the Skafidara Gazi area, along the old National Road of Rethymno–Heraklion, lies a rare investment opportunity with tremendous potential. The property occupies a 6,900 sqm plot and includes a three-storey building of 570 sqm, built in 2005, offering an excellent foundation for full redesign and transformation into a high-end residential or investment project.

Originally constructed for commercial use, the building can now be converted into a luxurious private villa, a boutique residential complex, or investment apartments that qualify under the Golden Visa program. The structure requires complete renovation, presenting the perfect chance for a contemporary architectural redesign tailored to modern lifestyle needs and aesthetic standards. The interior layout allows for the creation of multiple bedrooms with en-suite bathrooms, a spacious open-plan living and dining area, a modern kitchen, and large windows that bring in natural light and showcase the serene surroundings.

Stepping outside, the vast 6,900 sqm plot opens up endless possibilities. There is ample space for landscaped gardens, a swimming pool, sun terraces, parking areas, or even separate guest units and holiday villas. The property's wide frontage on a main road further enhances its commercial value, making it equally suitable for business use, such as a gas station, logistics facility, or other enterprises



seeking high visibility and easy access.

The location is truly strategic. Only a few minutes from Heraklion city center, it enjoys direct access to the National Road and full connection to all essential networks – water, electricity, and sewage. The Skafidara area is known for its tranquility, natural beauty, and proximity to urban amenities, making it ideal for both residential living and tourism development. Nearby are shops, schools, services, and beautiful beaches, while Heraklion International Airport is less than 15 minutes away.

The demand in the wider Heraklion region for modern residences and Golden Visa-compliant investments continues to grow, ensuring strong rental yields and high capital appreciation upon redevelopment. This property is a true blank canvas for architects, developers, and investors looking for space, flexibility, and long-term value.

A property that combines location, vision, and potential —
a rare opportunity in Heraklion Crete for those who see beyond today and invest with foresight.

PROPERTY ID: 2B-1595

Ktimatoemporiki Real Estate

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Année: 2005

Commun

Pied carré fini: 570 m²

Dimesions du lot: 6900 m²

Floor Number: 1

Building details

Parking: Oui

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/FMTB-T198/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1945391



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