



## 2056521 - Residential Building For sale, Kentro, 638 sq.m., €2.750.000



### 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 3,227,092.25 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Grèce      |
| État/Région/Province: | Attique    |
| Ville:                | Athènes    |
| Indicatif régional:   | 105 53     |
| Soumis:               | 06/12/2025 |

### Description:

Building for sale in Athens. This exceptional neoclassical corner building, offering 638 m<sup>2</sup> of fully restored space, represents a rare investment opportunity in the heart of Athens. Originally constructed in 1910 and meticulously renovated in 2020, the property preserves its architectural heritage while delivering modern comfort and infrastructure. Classified as a protected listed stone building, it showcases the timeless charm of Athenian neoclassical design, enhanced by elegant interiors and high-end finishes. With Energy Class B+, three-phase power, structured cabling, air-conditioning and complete furnishing, the property is fully prepared for immediate commercial use.

The building spans four levels and consists of eight independent apartments, two on each floor, all beautifully designed, furnished and fully operational. Each unit is licensed as a short-term tourist accommodation under the official EOT permit, and the entire building functions successfully as a boutique hospitality operation with strong occupancy and proven returns. Its turnkey condition makes it ideal for investors seeking a stable and income-generating asset in one of the most dynamic districts of Athens.

Located in a prime position in Psyrri, directly opposite a well-known hotel and surrounded by restaurants, cafés, cultural attractions and metro access, the property benefits from constant tourist flow and year-round demand. The combination of heritage architecture, modern renovation, premium location and established rental performance positions this neoclassical gem as a secure and highly attractive investment



in the booming Athens hospitality market.

Building for sale in Athens. Location information:

Athens stands as the most glorious city in the world, revered by gods and cherished by people alike. Indeed, this enchanting capital remains the birthplace of civilization.

Above all, democracy emerged here, shaping societies worldwide. Moreover, many of the ancient world's wisest minds lived and shared knowledge in this historic city. Consequently, Athens fostered an influential civilization, leaving behind extraordinary monuments that continue to inspire.

As you explore Athens, you will notice its striking contrasts. For instance, the historic triangle of Plaka, Thission, and Psyri beautifully blends past with present.

On one side, old mansions—some meticulously preserved, others gracefully aged—stand beside contemporary buildings. At the same time, luxurious department stores coexist with charming boutique shops, offering endless shopping opportunities. Likewise, elegant restaurants serve exquisite gourmet dishes, while traditional taverns faithfully uphold Greek culinary traditions.

At the city's heart, Syntagma Square pulses with energy, hosting the Parliament and key government ministries. Just a short walk away, Monastiraki enchants visitors with vibrant markets, while Kolonaki captivates with sophisticated boutiques. Meanwhile, Lycabettus Hill offers breathtaking panoramic views all year round.

Beyond the city center, the coastal areas of Faliro, Glyfada, Voula, and Vouliagmeni provide refreshing sea breezes and stunning beachside experiences. Alternatively, heading north, Marousi, Melissia, Vrilissia, and Kifisia boast an elegant and refined atmosphere.

Athens also dazzles with its electrifying nightlife. As the sun sets, the city comes alive with entertainment for every taste. Most notably, the famous "bouzoukia" venues mesmerize visitors with live Greek music and spirited dancing.

Additionally, numerous theaters showcase diverse performances, enriching the city's cultural scene. With its unparalleled charm and enduring allure, Athens remains a divine city, standing proudly as a timeless beacon of civilization.

PROPERTY ID: AB-1616.

Ktimoemporiki Real Estate,  
contact phone: 2150000250, 2821056600,  
email: [info@ktimoemporiki.gr](mailto:info@ktimoemporiki.gr),  
website: <http://ktimoemporiki.gr>

Année: 1910

**Commun**



Chambres: 8  
Pied carré fini: 638 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 8

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/FMTB-T328/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T328/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2056521

