



## 2112545 - Plot of Land For sale, Gazi - Metaxourgio - Votanikos, 272 sq.m., €470.000



### 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 551,539.4

### Location

Pays:	Grèce
État/Région/Province:	Attique
Ville:	Athènes
Indicatif régional:	118 55
Soumis:	12/01/2026

### Description:

Land for Sale | Votanikos, Athens

A rare corner plot of 272 sq.m. in one of Athens' fastest-evolving urban districts, offering the kind of fundamentals investors actively look for today.

Located within the city plan, just a short walk from Votanikos Square, this three-façade plot enjoys a 35-meter street frontage, flat morphology, and excellent accessibility—features that dramatically enhance both design flexibility and resale appeal.

With a building coefficient of 3, the property allows for high-density development, making it ideal for:

- Antiparochi (land-for-flats exchange)
- Modern residential apartments
- Urban income-producing projects
- Strategic land banking in a rising district

An existing old two-storey building currently stands on the plot and is intended for demolition, offering a clean redevelopment canvas. At the same time, the property generates €1,200/month in rental income, with the lease expiring on 19/01/2026, providing flexibility between short-term yield and medium-term development.



## Votanikos

The area is undergoing continuous regeneration, supported by infrastructure upgrades, cultural projects, and expanding investor interest—placing it firmly among Athens' next high-potential neighborhoods.

Location. Density. Timing.

This is an asset that works today and scales for tomorrow.

A compelling opportunity for developers, investors, or strategic partnerships seeking upside in central Athens.

PROPERTY ID: A3-3331

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr)

website: <http://ktimatoemporiki.gr>

## Commun

Pied carré fini: 272 m<sup>2</sup>

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/FMTB-T396/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T396/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2112545

