



## 2149267 - Plot of Land For sale, Gazi - Metaxourgio - Votanikos, 330 sq.m., €480.000



### Information de l'agent

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

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 571,644.5

### Location

Pays:	Grèce
État/Région/Province:	Grèce-Centrale
Indicatif régional:	10435
Soumis:	26/01/2026

### Description:

Development Plot in Kerameikos – For Sale

A rare, ready-to-build opportunity in one of Athens' most dynamic urban districts. This 330 sq.m. plot lies fully within the city plan and in a residential zone, offering an exceptional combination of buildability, approvals, and strategic location.

The land is flat and street-facing, with an 18-meter frontage, southwest orientation, and direct asphalt access—ideal for immediate development. It benefits from a building coefficient of 2.2 and 70% coverage, allowing for substantial above-ground construction.

Crucially, the property comes with an approved building permit for a four-storey building with basement, totaling 725 sq.m. of buildable area, and includes archaeological clearance—removing one of the most common uncertainties in central Athens projects. This is a true fast-track development.

Located just a 6-minute walk from Kerameikos Metro, the plot offers direct connectivity to the historic center, major commercial hubs, and the wider Athens network. This walkable proximity drives strong rental demand and long-term value.

Available for outright sale or via antiparochi (land-for-build agreement), it provides flexibility for developers, investors, and construction companies seeking a clear, execution-ready project in a high-



demand urban setting.

A turnkey urban asset—approved, central, and primed for value creation.

PROPERTY ID: A3-3341

Ktimoemporiki Real Estate

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## Commun

Pied carré fini: 330 m<sup>2</sup>

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/FMTB-T448/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T448/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2149267

