



2272931 - Commercial Office Building For sale, Gazi - Metaxourgio - Votanikos, 380 sq.m., €730.000



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 843,941.6

Location

Pays:	Grèce
État/Région/Province:	Attique
Ville:	Athènes
Indicatif régional:	10436
Soumis:	25/02/2026

Description:

Commercial Investment Opportunity for Sale | Central Athens

A high-potential commercial asset in the heart of Athens, strategically located near Koumoundourou Square and Leon Avdi Square, within one of the capital's most actively transforming urban districts.

The offering concerns the 1st and 2nd floors of a six-storey professional building, totaling 380 sq.m. (190 sq.m. per level). Each floor is currently configured as an open-plan industrial/professional space with no internal partitions, providing complete flexibility for redesign and redevelopment.

The layout allows efficient conversion into corporate offices, creative studios, showroom spaces, co-working hubs, or even residential loft-style apartments, subject to the necessary approvals.

Constructed in 1974 and positioned within a designated commercial zone, the building features a freight elevator, three-phase electricity, security door, façade exposure, asphalt road access, and WC facilities on each floor. The total plot area is 400 sq.m. Energy Class E. The property requires renovation, offering substantial value-add potential through modernization and strategic repositioning.

A key advantage is the possibility of change of use to residential, significantly enhancing its investment profile. Conversion into apartments or loft units aligns with the strong and consistent housing demand in



the broader Metaxourgeio–Koumoundourou corridor.

Depending on the final acquisition structure and applicable investment thresholds at the time of purchase, the property may also qualify under the Greek Golden Visa program, subject to compliance with current legal requirements—adding an additional layer of appeal for international investors.

The two floors can be acquired together or separately, allowing flexibility in capital allocation and development strategy.

This is not just commercial space.

It is a scalable urban redevelopment opportunity in central Athens, combining prime location, conversion flexibility, residency potential, and long-term appreciation dynamics.

Send us a direct message for the full investment brief or to arrange a private viewing.

PROPERTY ID: AC-189

Ktimatoemporiki Real Estate

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website: <http://ktimatoemporiki.gr>

Année: 1974

Commun

Pied carré fini: 380 m²

Dimesions du lot: 400 m²

Floor Number: 1

Building details

Parking: Oui

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/FMTB-T555/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 2272931



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