



## 2272943 - Commercial Office Building For sale, Gazi - Metaxourgio - Votanikos, 1.550 sq.m., €3.250.000



### 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 3,749,765.65

### Location

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

### Description:

Luxury Building for Sale | Metaxourgeio Athens

In the heart of Metaxourgeio, within a designated residential zone and moments from the vibrant Gazi district, a full six-storey building of 1,550 sq.m. is offered for sale — a rare large-scale urban asset combining flexibility, income potential, and Golden Visa eligibility.

The building is structured across six levels, with four main operational floors of approximately 320–325 sq.m. each. These levels are currently configured as professional-use spaces under horizontal ownership status, offering expansive open floorplates and a total of 12 bathrooms throughout the property. The layout allows multiple redevelopment scenarios including corporate headquarters, serviced apartments, boutique hospitality concepts, co-living projects, or mixed-use repositioning.

Constructed in 2004 and renovated, the building is maintained in modern, well-kept condition and is delivered with equipment included, enabling immediate operational use.

The 5th floor hosts two distinctive loft residences of 110 sq.m. and 70 sq.m., while the 6th floor includes an additional 75 sq.m. loft. In total, the top two floors feature three architecturally unique loft units (approximately 250 sq.m. combined), which can also be sold separately, offering strategic flexibility for segmented resale or phased exit planning.



Energy Class B (75%–100%).  
Autonomous electric heating.  
Full air conditioning.  
Security door and alarm system.  
Unloading ramp and asphalt access.  
Verandas.  
Monthly common expenses approximately €100.

The property is corner-positioned, allowing abundant natural light and open urban views. Its façade exposure strengthens its commercial presence and long-term positioning within one of Athens' most consistently active regeneration zones.

Metaxourgeio continues to attract residential demand, creative industries, hospitality concepts, and short-term rental activity, reinforcing strong investment fundamentals and long-term appreciation dynamics.

The entire building is for sale, with the option to acquire five or four floors together depending on investment strategy.

This is not simply real estate.

It is a scalable, income-oriented 1,550 sq.m. urban platform in central Athens — combining volume, flexibility, Golden Visa qualification, and structured exit options.

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

PROPERTY ID: AB-1675  
Ktimoemporiki Real Estate  
contact phone: 2150000250, 2821056600  
email: [info@ktimoemporiki.gr](mailto:info@ktimoemporiki.gr)  
website: <http://ktimoemporiki.gr>  
Année: 2004

### **Commun**

Salle de bains: 12  
Pied carré fini: 1550 m<sup>2</sup>  
Floor Number: 1

### **Building details**

Parking: Oui

### **Lease terms**

Date Available:

### **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/FMTB-T556/?utm\\_campai](http://www.arkadia.com/FMTB-T556/?utm_campai)



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**Contact information**

IMLIX ID:

2272943

