



2310964 - Detached house For sale, Tabouria - Agia Sofia, 79 sq.m., €289.000



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 339,138.06

Location

Pays:	Grèce
État/Région/Province:	Grèce-Centrale
Indicatif régional:	185 45
Soumis:	19/03/2026

Description:

PIRAEUS | MANIATIKA – GOLDEN VISA PROPERTY WITH DEVELOPMENT POTENTIAL

This is not just a house.
It is upside. It is positioning. It is opportunity.

Located in Maniatika, one of the most up-and-coming residential areas of Piraeus, this renovated ground-floor residence of 79 sq.m. offers immediate usability combined with strong long-term development potential.

The property features a bright living area, fully equipped kitchen, one bathroom, an additional WC, and three bedrooms, providing flexibility for personal use, rental income, or mixed-use living. It is offered fully furnished and equipped with air conditioning, ready for immediate occupancy or investment use. A basement storage space of 33.85 sq.m. adds further practicality.

Set on a 113.88 sq.m. plot with a building factor of 3, the property allows a total buildable area of approximately 341.64 sq.m. With only part of this capacity currently utilized, there is a remaining building potential of περίπου 263 sq.m., creating a clear opportunity for expansion or full redevelopment.

A key advantage is the officially approved conversion from commercial to residential use, allowing the



property to qualify for Golden Visa, significantly increasing its appeal to international investors.

The property benefits from a south orientation and includes a private garden, offering a sense of openness within an urban environment.

Strategically located:

500 m from the sea

500 m from the port

600 m from the metro station

50 m from a park

100 m from a bus stop

750 m from JUMBO

Surrounded by cafés, bakeries, supermarkets, schools, and retail shops, the area supports both daily living and strong rental demand.

This is a rare combination of immediate income potential, Golden Visa eligibility, and significant remaining build capacity — ideal for end-users and investors who understand value creation.

Serious inquiries only.

PROPERTY ID: A4-12663

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: info@ktimoemporiki.gr

website: <http://ktimoemporiki.gr>

Année: 1990

Commun

Salle de bains: 1

Pied carré fini: 79 m²

Dimesions du lot: 114 m²

Floor Number: 1

Room details

Total rooms: 1

Indoor Features: Fitted kitchen

Building details

Parking: Oui

Lease terms

Date Available:

Information additionnelle



IMLIX

Marché immobilier IMLIX

<https://www.imlix.com/fr/>

Lien URL du site web:

http://www.arkadia.com/FMTB-T634/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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