



## 2038315 - Office For sale, Kallipoli - Freattida, 232 sq.m., €485.000



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 569,141.72

### Elhelyezkedés

Ország:	Greece
Állam/Régió/Tartomány:	Attica
Város:	Athens
Irányítószám:	185 39
Feladta:	2025. 11. 25.

### Leírás:

Golden Visa Commercial Space for sale in Kallipoli Piraeus. This exceptional 232 sqm commercial space, located on the 3rd and 4th floors of a modern building in Kallipoli, offers a standout opportunity for investors seeking a Golden Visa–eligible property in one of Piraeus' most dynamic and strategically positioned neighborhoods.

Built in 1996 and classified under Energy Class C, the property is fully cross-ventilated, bright, and designed to support a wide range of business uses. Its clean layout, modern infrastructure, and stable structure make it suitable for offices, corporate headquarters, educational facilities, medical practices, or flexible multi-space commercial use.

The interior benefits from false ceilings, aluminum window frames, a dedicated ventilation system, and autonomous heating with individual electric installation, ensuring efficient climate control and low operational costs.

Fully equipped with air-conditioning, the space guarantees comfortable working conditions throughout the year.

A major advantage of this property is the inclusion of 2 private underground parking spaces, a rare and valuable asset in Kallipoli where parking is limited. These are already incorporated into the sale price, offering immediate convenience for staff or clients.



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The property's Golden Visa eligibility further enhances its value, making it an excellent choice for non-EU investors seeking to combine a secure commercial asset with long-term residency benefits in Greece.

Located in a sought-after area close to transportation, major roads, shops, and the coastal zone, this commercial space provides exceptional accessibility and long-term investment potential.

A modern, well-equipped, and strategically positioned 232 sqm Golden Visa commercial property — an ideal investment for businesses or international buyers seeking stability, flexibility, and strong long-term value in Piraeus.

**PROPERTY ID:** AC-159

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

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

website: <http://ktimatoemporiki.gr>

Built: 1996

## **Gyakori**

Fürdőszobák: 1

Kész négyzetméter: 232 nm

Telekméret: 218 nm

Floor Number: 3

## **Building details**

Parking: Yes

## **Lease terms**

Date Available:

## **További információ**

Weboldal URL: [http://www.arkadia.com/FMTB-T296/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T296/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 2038315



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