



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



### 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 3,753,348.25

### Elhelyezkedés

Ország:	Greece
Állam/Régió/Tartomány:	Attica
Város:	Athens
Irányítószám:	10436
Feladta:	2026. 02. 25.

Leírás:

Luxury Building for Sale | Metaxourgeo Athens

In the heart of Metaxourgeo, 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.



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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

Ktimatoemporiki Real Estate

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website: <http://ktimatoemporiki.gr>

Built: 2004

## Gyakori

Fürdőszobák: 12

Kész négyzetméter: 1550 nm

Floor Number: 1

## Building details

Parking: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/FMTB-T556/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IM](http://www.arkadia.com/FMTB-T556/?utm_campaign=multicast&utm_medium=web&utm_source=IM)



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**Contact information**

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