

# 2113410 - Commercial Office Building For sale, Kallipoli - Freattida, 372 sq.m., €1.800.000



## Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,143,666.89

## Posizione

Nazione:	Greece
Stato / Regione / Provincia:	Attica
Città:	Athens
Cap:	18538
Pubblicato:	12/01/2026
Descrizione:	Golden Visa Building for Sale in Piraeus.

A rare, investment-grade Golden Visa opportunity in Piraeus. This standalone building of 372 sq.m. consists of nine independent units, each measuring 41 sq.m., arranged across three floors with three apartments per level on the 1st, 2nd, and 3rd floors of a well-maintained five-storey structure.

Originally built in 1980 and located within a residential zoning area, the property is positioned in a quiet, mixed-use neighborhood that combines everyday residential comfort with excellent accessibility to the city's commercial and professional core.

The building benefits from central oil heating, Energy Class A certification, and a clean, functional internal layout that allows for flexible reconfiguration. Each 41 sq.m. unit includes its own WC and open-plan space, making the asset ideal for strategic repositioning in today's high-demand Piraeus market.

A key advantage is its strong conversion potential. The property is legally eligible for change of use from office to residential apartments, offering a clear pathway for Golden Visa structuring. The existing floorplans allow straightforward transformation into modern one-bedroom residences or serviced apartments, supporting short-term, mid-term, or long-term rental strategies.

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Location further strengthens the investment profile. Situated in a calm yet central part of Piraeus, the building enjoys immediate access to the port, commercial streets, daily amenities, restaurants, and public transport. This ensures constant demand from professionals, students, and international tenants, while maintaining long-term capital stability.

Whether positioned as a Golden Visa residential project, student housing, corporate rentals, or a serviced-apartment investment, this property offers flexibility, scalability, and strong income potential.

This is not a speculative play. It is a strategic acquisition in one of the fastest-evolving districts of the Athens metropolitan area, offering real demand, real absorption, and a clear route to EU residency through Greece's Golden Visa program.

**PROPERTY ID:** AB-1620

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Costruito: 1980

### **Comune**

Finito piedi quadrati: 372 mq

Floor Number: 1

### **Building details**

Parking: Sì

### **Lease terms**

Date Available:

### **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/FMTB-T401/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T401/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 2113410

