



## 2171684 - Hotel Business For sale, Historic Center, 265 sq.m., €190.000



### 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 222,962.74

### Posizione

Nazione:	Greece
Stato / Regione / Provincia:	Central Greece
Cap:	118 51
Pubblicato:	14/02/2026

### Descrizione:

A rare opportunity to acquire a fully operating boutique hotel business in one of Athens' most authentic and consistently high-demand locations. The sale concerns the business only and includes the complete operational equipment, allowing the new owner to continue operations immediately, without interruption or setup period.

The hotel operates with high year-round occupancy and is housed in a luxury neoclassical-style building, distinguished by a strong architectural identity and a refined, traditional character reminiscent of the elegant Athenian residences of the early 1900s.

This authentic atmosphere is a core asset of the business and a key factor in its stable performance.

The business benefits from a highly favorable long-term lease valid from January 2019 until January 2031, offering operational security and predictable fixed costs.

According to the official operating license, the property is arranged as follows:

-Semi-basement (108 sq.m.), currently configured into two independent units (20 sq.m. and 32 sq.m.), along with a shared kitchen-living area for breakfast service and a dedicated host office.



-Raised ground floor (108 sq.m.), currently arranged into two autonomous units of 40 sq.m. (with a small balcony) and 35 sq.m. respectively.

-First floor (50 sq.m.), featuring a large internal terrace, adding flexibility and character to the accommodation offering.

In total, the hotel operates five guest rooms, supported by a fully equipped kitchen and dining area for breakfast service.

The building is in excellent condition, originally constructed in 2008 and fully renovated in 2019.

It features autonomous heating with natural gas, air conditioning throughout, security doors, oak wooden floors, granite tiles in floors and bathrooms, three-phase electricity, new electrical and plumbing installations, double-glazed aluminum frames with electric shutters, a tiled roof, and decorative gypsum ceiling details.

The hotel is front-facing, located in a residential zone, and stands on a 145 sq.m. plot. It is offered as a leased, fully operating hospitality business.

The location is particularly strong for both leisure and city-break tourism. The property is situated approximately 800 meters from Kerameikos Metro Station (Gazi) and 1 km from Petralona ISAP station, providing excellent access to Athens' historic center, cultural landmarks, nightlife districts, and transport network.

This is a turnkey hospitality business with established operations, strong architectural identity, low fixed lease cost, and proven year-round demand.

It is ideally suited for investors seeking immediate cash flow, exposure to Athens' boutique hotel market, and long-term operational continuity in one of the city's most desirable historic neighborhoods.

PROPERTY ID: A6-613. Ktimatoemporiki Real Estate, contact phone: 2150000250, 2821056600, email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr), website: <http://ktimatoemporiki.gr>

Costruito: 2008

## Comune

Bagni: 6  
Finito piedi quadrati: 265 mq  
Dimensione del lotto: 145 mq

## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Building details

Parking: Si



## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/FMTB-T497/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T497/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 2171684

