



## Greece. Heraklion. For Sale - Commercial premises



### Agent Info

Naam:	Юрий М
E-mailadres:	youland@mail.ru
Bedrijfsnaam:	EUROPE Gmbh
Mistlampen:	Russia
Specialties:	
Telefoon:	+7921 (906) 737-7
Languages:	English, Russian
Website:	<a href="http://www.youland.org">http://www.youland.org</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 292,137.18

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Crete
Plaats:	Heraklion
Adres:	Крит
Geplaatst:	17-08-2025

### Omschrijving:

Greece. Heraklion. For Sale - Commercial premises 92 m<sup>2</sup> in Crete.  
250,000 €

- Property code 63069
- Area 92 m<sup>2</sup>
- Mastaba location (Heraklion Crete) | Prefecture of Heraklion (Crete)

### Details

- Number of floors in the building: 2
- Year of construction: 1967
- Year of renovation: 2024
- Number of rooms: 2
- Distance from the sea: 3500 m
- Distance to the nearest town: 1 km
- Distance to the airport: 42 km

### Services

- Wifi
- Double glazing
- Golden Visa

Commercial premises for sale | 92 m<sup>2</sup> | suitable for "golden visa"

### Property description:

Commercial premises of 92 m<sup>2</sup>, renovated in 2024, are offered for sale, located in an excellent location with high business activity. Ideal for investment - with a guaranteed income, a long-term tenant and a



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number of advantages that increase the value of the property.

Main characteristics:

- Area: 92 sq.m.
- Property type: Office / commercial space
- Renovation: Complete renovation in 2024
- Equipment: Modern air conditioning system
- Access: Convenient access to the building
- Visibility: Excellent visibility from the street - suitable for businesses with customer flow
- Rent: Available for rent for 600 euros per month
- Lease contract: Valid until 2034
- Income: 7,800 euros per year
- Golden Visa option: Complies with the conditions for obtaining a residence permit with an investment of 250,000 euros

Why it is worth investing:

- Ready income from a tenant with a long-term contract
- Premises after major renovation - no additional investment
- Favorable location with high traffic and visibility
- Suitable for obtaining a Greek Golden Visa
- Ideal option for an investor who wants to combine profitability and immigration benefits advantages

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## **Lease terms**

Date Available:

## **Contact information**

Telefoon:

+7921 (90673) 77-

IMLIX ID:

IX6.910.774

