



## 1994041 - Commercial Office Building For sale, Kallipoli - Freattida, 539 sq.m., €1.600.000



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,877,580.95

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Attica
Plaats:	Athens
Postcode:	185 39
Geplaatst:	18-11-2025
Omschrijving:	Golden Visa Building for sale in Kallipoli Piraeus.

A rare and highly attractive Golden Visa investment opportunity in the heart of Kallipoli, Piraeus. This multi-storey building offers full Golden Visa eligibility for all floors from the 1st to the 4th, making it an exceptional asset for investors seeking both strong returns and secure residency rights in Greece.

Built in 1996 on a 218 sqm plot and classified under Energy Class C, the property is structurally sound, fully cross-ventilated, and equipped with modern systems such as autonomous electric heating, false ceilings, aluminum frames, and ventilation throughout. An elevator connects all levels, ensuring full accessibility.

The building consists of five levels above ground, each offering generous interior spaces.

The 1st, 2nd and 3rd floors each span 120 sqm, while the 4th floor offers 111 sqm — all of which are Golden Visa eligible and ideal for conversion into premium apartments, corporate suites, or mixed-use rental units.

The 5th floor, measuring 68 sqm, is suited for commercial use and can function as an office, studio, or supporting corporate space.

One of the building's strongest advantages is its exceptional parking capacity: a total of 11 private parking spaces, including 7 in the underground garage and 4 in the piloti — a rare offering in Kallipoli and a



major asset for both tenants and investors.

Additional features include:

- Air conditioning
- Autonomous heating with individual installations
- Ventilation system
- Aluminum window frames
- Elevator
- Cross-ventilated layout on every floor

Its strategic position places it close to public transport, schools, shops, major avenues, and the coastline — making it perfectly suited for long-term rentals, corporate residences, serviced apartments, or a multi-unit Golden Visa investment model.

This is a portfolio-grade asset offering extensive square meters, multiple Golden Visa-eligible floors, ample parking, and strong redevelopment or rental potential. Ideal for investors seeking high-yield returns, portfolio expansion, and Golden Visa residency through a prime property in Piraeus.

A standout Golden Visa opportunity in Kallipoli — modern, versatile, and ready to deliver immediate investment value.

**PROPERTY ID:** ID AB-1609

Ktimoemporiki Real Estate

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

website: <http://ktimoemporiki.gr>

Gebouwd: 1996

## **Algemeen**

Badkamers: 5  
Afgewerkte vierkante meter: 539 m<sup>2</sup>  
Lot Afmeting: 218 m<sup>2</sup>  
Floor Number: 1

## **Room details**

Total rooms: 5

## **Building details**

Parking: Ja

## **Lease terms**

Date Available:

## **Additionele informatie**



IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Website URL:

[http://www.arkadia.com/FMTB-T269/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T269/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

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