



## 2038324 - Industrial space For sale, Kaminia - Palaia Kokkinia, 1.154 sq.m., €2.000.000



### 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 2,346,976.18

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Central Greece
Postcode:	185 42
Geplaatst:	25-11-2025
Omschrijving:	Golden Visa Building for sale in Kaminia Piraeus.

This autonomous commercial property is strategically located in the rapidly developing district of Kaminia and is fully eligible for the Golden Visa program, offering an exceptional opportunity for investors seeking both strong business utility and residency qualification.

Positioned along Thivon Street—which provides on-street parking, direct access and extensive public transport service—the building benefits from high visibility and seamless connectivity. The Piraeus city center, Line 1 metro station, the Port of Piraeus and the Municipal Theater are all situated approximately 1.5 km away, ensuring excellent proximity to major commercial and transportation hubs.

Set on a 1,170 m<sup>2</sup> plot with a total built area of 1,154 m<sup>2</sup>, the property falls under General Residential zoning, with a Building Factor of 2.60 and 70% maximum coverage.

The exterior has recently been refurbished, while the interior layout has been designed for maximum operational efficiency. Entry from Thivon Street leads to a ground floor divided into two functional sections.

The first, built with reinforced concrete and brick masonry, includes administrative offices, a kitchenette, WC facilities, a server room and full air-conditioning and heating. Tiled flooring and modern infrastructure support continuous, comfortable use.



The second section serves as a modern warehouse designed as a full logistics center, featuring a metal roof, industrial-grade flooring and integrated metal shelving systems.

A dedicated loading/unloading ramp—constructed independently from the main storage area—ensures stable internal temperatures and streamlined operations.

A separate employee entrance enhances functionality. A metal staircase leads to a private mezzanine level, ideal for additional storage, with direct access to the roof for increased operational flexibility.

Additional features include Energy Class B+, security doors, a comprehensive alarm and fire-protection system, updated electrical installations and full air-conditioning coverage throughout.

With its advantageous access, modern structural design and versatile internal configuration, this property is ideally suited for a wide range of professional uses including logistics operations, workshops, commercial storage, light industrial activity, supermarkets, Cash & Carry businesses, corporate offices or showroom facilities.

Combining Golden Visa eligibility, strong structural integrity and a strategic location in the heart of Piraeus, this building stands out as a highly attractive and multifunctional commercial investment opportunity.

**PROPERTY ID:** AB-1615

Ktimoemporiki Real Estate

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website: <http://ktimatoemporiki.gr>

## **Algemeen**

Afgewerkte vierkante meter: 1154 m<sup>2</sup>

Lot Afmeting: 1170 m<sup>2</sup>

Floor Number: 1

## **Room details**

Indoor Features: Fitted kitchen

## **Building details**

Parking: Ja

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/FMTB-T297/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IM](http://www.arkadia.com/FMTB-T297/?utm_campaign=multicast&utm_medium=web&utm_source=IM)



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**Contact information**

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