



## 2052756 - Commercial Office Building For sale, Kaminia - Palaia Kokkinia, 2.850 sq.m., €2.800.000



### 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 3,285,766.66 |

### Locatie

|                             |                |
|-----------------------------|----------------|
| Aanbevolen Auto Onderdelen: | Greece         |
| Staat/Regio/Pronvincie:     | Central Greece |
| Postcode:                   | 185 41         |
| Geplaatst:                  | 02-12-2025     |

### Omschrijving:

Piraeus – 2,850 m<sup>2</sup> Corner Building for Sale

A rare large-scale redevelopment opportunity just off Piraeus Street

This substantial 2,850 m<sup>2</sup> corner building, located a few meters from Piraeus Street, offers exceptional potential for full redevelopment into residential units, mixed-use spaces, or even a brand-new multi-storey complex.

With triple road frontage and immediate availability, it stands out as a rare value-add opportunity in a rapidly developing urban area.

The building enjoys a highly accessible position with wide surrounding streets — ideal for loading/unloading and easy vehicle circulation. The adjacent Paxon Street is particularly spacious, making truck access effortless.

The property is equipped with:

- Passenger elevator
- Freight elevator
- External crane-hoist on the 1st floor
- Internal lifting mechanism for vertical transport

Inside, the layout includes designated areas for a kitchen, WC facilities, office space and showroom/display use, allowing immediate functionality for storage, logistics, light industrial work or low-disturbance workshops.



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Situated within a residential zone and in a low-noise environment, the location strongly supports future residential redevelopment.

Beyond its commercial utility, the property is highly attractive for full conversion into:

- Modern residential apartments
- Mixed-use developments
- A new multi-unit complex with high long-term ROI

This makes it a prime opportunity for developers seeking a large, flexible structure in a central part of Athens with strong growth prospects.

Given its scale, accessibility, corner position and redevelopment versatility, the building also qualifies as an excellent Golden Visa investment, adding further value for international buyers.

A standout redevelopment asset in Piraeus — substantial, flexible and ready for its next chapter.

Contact us for further details or to arrange a viewing.

**PROPERTY ID:** AB-1622

Ktimoemporiki Real Estate

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website: <http://ktimatoemporiki.gr>

Gebouwd: 1960

## **Algemeen**

Afgewerkte vierkante meter: 2850 m<sup>2</sup>

Floor Number: 1

## **Building details**

Parking: Ja

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/FMTB-T317/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T317/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 2052756



IMLIX

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<https://www.imlix.com/nl/>

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