

# 2149246 - For sale, Kastella - Passalimani, 280 sq.m., €650.000



## 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 774,101.93

## Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Central Greece
Postcode:	18533
Geplaatst:	26-01-2026
Omschrijving:	Corner Plot in Kastella, Piraeus – For Sale

A location-driven investment in one of Piraeus' most atmospheric and tightly held neighborhoods. Set along one of Kastella's most beautiful pedestrian streets—just a five-minute walk from Mikrolimano—this 280 sq.m. corner plot combines architectural potential, elevation, and proximity to the sea in a way that is increasingly rare.

Zoned for residential use and fully within the city plan, the plot offers solid buildability with a building coefficient of 1.4 and 70% coverage. Its corner configuration and 20-meter frontage allow for flexible architectural design and efficient layouts that maximize light, openness, and value per square meter. The inclined terrain naturally creates level differentiation—ideal for contemporary projects that emphasize privacy, views, and distinct living zones.

The land is west–southwest oriented, enjoying open horizons and warm afternoon light. It fronts a pedestrian street and effectively connects to two separate roads at different elevations—a unique characteristic that enhances design flexibility and architectural interest. Views extend toward Athens and the Karaïskakis Stadium, reinforcing its urban–coastal identity. Located just 300 meters from the sea, it sits at the intersection of city life, maritime atmosphere, and Kastella's elevated prestige. The surrounding area features newly built, modern residences, confirming the neighborhood's ongoing upgrade and investment momentum.

---

An existing dilapidated structure on the plot will be demolished prior to new construction, allowing a true blank canvas for a modern, market-driven development.

This is not just land. It is a strategic position in Kastella—corner, buildable, view-oriented, and surrounded by quality developments—ideal for investors who recognize locations that rarely return to the market and understand the long-term value of building in the right place, at the right elevation, with the right fundamentals.

**PROPERTY ID:** A3-3337

Ktimatoemporiki Real Estate

contact phone: 2150000250, 2821056600

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

website: <http://ktimatoemporiki.gr>

### **Algemeen**

Afgewerkte vierkante meter: 280 m<sup>2</sup>

### **Building details**

Parking: Ja

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/FMTB-T447/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T447/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 2149246

