



## 2270162 - Plot of Land For sale, Gazi - Metaxourgio - Votanikos, 4.425 sq.m., €3.200.000



### 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 3,755,161.9

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Attica
Plaats:	Athens
Postcode:	118 55
Geplaatst:	23-02-2026

Omschrijving:

Prime Development Land for Sale | Metropolitan Athens

A rare large-scale development opportunity within the Metropolitan Area of Athens. This fully buildable 4,425 sq.m. plot is located inside the approved city plan and within a designated commercial zone, offering immediate planning clarity and strong long-term strategic value.

The land benefits from exceptional proportions, with 67 meters of frontage and 66 meters of depth, allowing for efficient architectural design and high visibility. Its flat morphology ensures cost-effective construction and maximum usability.

With a building coefficient of 0.80 and 40% coverage ratio, the plot allows for approximately 3,540 sq.m. of buildable space, making it ideal for a substantial commercial or mixed-use project.

An existing 461 sq.m. ground-floor structure is already in place, offering optional interim use, income potential, or phased redevelopment flexibility.

The property is fully fenced, enjoys asphalt road access, and holds a clean title, enabling immediate transfer and rapid execution of any development plan.

Zoned for commercial use, it supports a wide range of potential developments including logistics



facilities, office headquarters, retail parks, showrooms, mixed-use complexes, or long-term investment holdings.

This is land with scale, structure, and strategic positioning in one of Greece's most important urban markets.

For full details or a confidential investment brief, send us a direct message.

**PROPERTY ID:** A3-3350

Ktimoemporiki Real Estate

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

website: <http://ktimatoemporiki.gr>

## **Algemeen**

Afgewerkte vierkante meter: 4425 m<sup>2</sup>

## **Building details**

Parking: Ja

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/FMTB-T546/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T546/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 2270162

