



## 2286741 - Commercial Office Building For sale, Center - Port, 353 sq.m., €570.000



### 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 657,651.21

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Central Greece
Postcode:	18535
Geplaatst:	09-03-2026
Omschrijving:	
Investment Portfolio:	13 Offices for Sale in Piraeus

A portfolio of 13 office units is offered for sale within an established professional building in Piraeus, presenting an attractive investment opportunity suitable for income generation, asset repositioning, or long-term capital growth. The property is also eligible for the Greek Golden Visa program, adding further strategic value for international investors.

The total surface area of the portfolio is 353 sq.m. The building was constructed in 1973 and holds an Energy Class C certification. The offices are front-facing and the building is served by an elevator, ensuring easy access across all levels.

The portfolio consists of 13 neighboring office units distributed across three different floors, offering flexibility for either consolidation into larger office spaces or independent operation as separate units.

The 1st floor includes offices with a total area of 95.98 sq.m., with the potential for balconies. The 3rd floor offers a total surface of 145.63 sq.m., also with balcony potential. The 6th floor comprises 111.64 sq.m. and already features existing balconies.

All units allow for change of use where permitted, creating the opportunity to convert the spaces into residential apartments, short-term rental units such as Airbnb accommodations, or alternative professional uses depending on the investor's strategy. This flexibility significantly enhances both the Golden Visa



eligibility and the long-term investment potential of the asset.

Overall, this property represents a flexible and value-add investment opportunity in Piraeus, combining scale, adaptability, and Golden Visa qualification within a well-located urban office building.

PROPERTY ID: AC-177

Ktimoemporiki Real Estate

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website: <http://ktimoemporiki.gr>

Gebouwd: 1973

## Algemeen

Afgewerkte vierkante meter: 353 m<sup>2</sup>

Floor Number: 1

## Building details

Parking: Ja

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/FMTB-T600/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T600/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2286741

