



2294607 - Plot of Land For sale, Kolonos - Kolokyntous, 160 sq.m., €150.000



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 173,412.66

Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Attica
Postcode:	104 44
Geplaatst:	11-03-2026
Omschrijving:	Plot for Sale in Kolonos, Athens

A well-positioned 160 sq.m. urban plot is available for sale in the heart of Kolonos, Athens, offering a strategic development opportunity within the approved city plan, ideal for investors seeking strong buildability in a central location.

The plot benefits from a Building Coefficient (FAR) of 2.6 and a Coverage Ratio of 70%, creating excellent potential for residential development. This high buildability, combined with its inclusion within the city plan, provides a solid foundation for a vertical residential project.

The land is flat, allowing efficient construction and architectural flexibility from the very beginning of development.

Being fully within the city plan, the property offers regulatory clarity and clearly defined building parameters, an important advantage for development projects in central Athens. The zoning allows residential and investment use, offering flexibility depending on the development strategy.

Kolonos is an evolving district of Athens where residential demand remains stable due to its proximity to central infrastructure, transportation networks, and the wider city center.

Urban plots with a 2.6 building coefficient inside the city plan are increasingly limited, especially when



combined with 70% coverage and flat terrain that simplifies construction and reduces structural costs.

This is not simply a 160 sq.m. piece of land.

It is a structured urban development opportunity in central Athens, offering strong building capacity, planning certainty, and long-term investment potential.

A strategic entry into Athens real estate, where buildability defines value and land defines long-term return.

PROPERTY ID: A3-3381

Ktimoemporiki Real Estate

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email: info@ktimatoemporiki.gr

website: <http://ktimatoemporiki.gr>

Algemeen

Afgewerkte vierkante meter: 160 m²

Building details

Parking: Ja

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/FMTB-T607/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 2294607

