



## 2305188 - Detached house For sale, Kastella - Passalimani, 96 sq.m., €280.000



### 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 328,576.67 |

### Locatie

|                             |                |
|-----------------------------|----------------|
| Aanbevolen Auto Onderdelen: | Greece         |
| Staat/Regio/Pronvincie:     | Central Greece |
| Postcode:                   | 18533          |
| Geplaatst:                  | 17-03-2026     |

### Omschrijving:

Plot with house for sale in Kastella, Piraeus. In one of the most prestigious and historic neighborhoods of Piraeus, on the hill of Kastella, a rare development opportunity is now available.

The property consists of a 108 sq.m. plot that includes an existing detached house of 96 sq.m., offering both renovation potential and strong redevelopment prospects.

The current residence is a ground-floor house with three bedrooms and requires renovation. It can be restored into a charming urban home or replaced with a new construction that fully utilizes the building capacity of the plot.

With a building coefficient of 2.1, the property allows the development of up to three floors, providing excellent potential for a modern residential building or a contemporary private residence. Due to the elevated position of the area, a future construction can benefit from open views toward Athens and Piraeus.

The location is highly strategic. The property is situated next to the school complex on Tzavella Street and just a few minutes from some of the most vibrant areas of Piraeus. The Peace and Friendship Stadium and the marina of Mikrolimano are approximately 5 minutes away, while the University of Piraeus is around 10 minutes away.

Kastella is widely recognized as one of the most desirable areas of Piraeus, combining historic character,



panoramic views, and close proximity to the sea. Its unique atmosphere and central location continue to attract both homeowners and investors, making this property a compelling opportunity for redevelopment or long-term investment near the Athenian Riviera.

PROPERTY ID: A3-3405

Ktimoemporiki Real Estate

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## Algemeen

Badkamers: 1  
Afgewerkte vierkante meter: 96 m<sup>2</sup>  
Lot Afmeting: 108 m<sup>2</sup>

## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Building details

Parking: Ja

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/FMTB-T626/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T626/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2305188

