



## Superb Commercial Space For Sale in Athens Atikki



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 2,717,865.31

### Location

Country: Greece  
State/Region/Province: Attica  
City: Attiki  
Posted: Jul 24, 2023  
Description:  
Superb Commercial Space For Sale in Athens Atikki Greece

Esales Property ID: es5553245

### Property Location

Massalias 18 & Kaplanon, Kolonaki  
Athens  
Attiki  
10681

### Property Details

With its breath taking scenery, welcoming culture, and low cost of living, Athens reputation as a place to live and work has steadily risen over the past few decades. This excellent property is a great opportunity for someone to invest in this hidden gem and at the current price, it surely won't be on the market for very long.

The building was constructed during 1928-1930. It was designed by a lecturer from the Athens School of fine arts and was initially used as a house. During 2000-2001 full reconstruction and refurbishment took place. The building was later listed on the Greek magazine 'OIKIA' (House),



The whole building is legal and everything is in accordance to the current planning permissions. It has been registered to the latest law provisions and is currently registered for office use (business space).

Land area: 150.66m<sup>2</sup>

Basement, ground floor plus 4 levels, total area = 807.33m<sup>2</sup>

Basement total area 141.45m<sup>2</sup>, 132.34m<sup>2</sup> office space and 9.11m<sup>2</sup> stair hall

Ground floor total area 141.45m<sup>2</sup>, 110.24m<sup>2</sup> office space, 9.11m<sup>2</sup> stair hall and 22.10m<sup>2</sup> stunning entrance space

First floor total area 143.17m<sup>2</sup>, 128.72m<sup>2</sup> office space, 14.45m<sup>2</sup> stair hall and 5.64m<sup>2</sup> storage area

Second floor total area 143.17m<sup>2</sup>, 128.72m<sup>2</sup> office space, 14.45m<sup>2</sup> stair hall and 5.64m<sup>2</sup> storage area

Third floor total area 141.45m<sup>2</sup>, 127.00m<sup>2</sup> office space, 14.45m<sup>2</sup> stair hall

Fourth floor total area 85.36m<sup>2</sup>, 75.20m<sup>2</sup> office space, 10.16m<sup>2</sup> stair hall

## About the Area

Athens is the capital of Greece. It was also at the heart of Ancient Greece, a powerful civilization and empire. The city is still dominated by 5th-century BC landmarks, including the Acropolis, a hilltop citadel topped with ancient buildings like the colonnaded Parthenon temple. The Acropolis Museum, along with the National Archaeological Museum, preserves sculptures, vases, jewelry and more from Ancient Greece.

## Main Features

- 808m<sup>2</sup>
- Land Area 150m<sup>2</sup>
- Massive potential as a commercial space or can be redeveloped
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Greece
- Many excellent sports facilities, fishing, walking and cycling areas nearby

Contact us today to buy or sell your property in Athens Greece.

## Common

Finished sq. ft.: 808 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/UAJM-T869/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T869/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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## Contact information

IMLIX ID:

18703-es5553245

