



2171684 - Building For sale, Historic Center, 265 sq.m., €1.100.000



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 1,271,020.54

Location

Country: Greece
State/Region/Province: Central Greece
ZIP code: 118 51
Posted: Feb 11, 2026

Description:

Situated in the vibrant heart of Athens, this exceptional building presents a rare opportunity to acquire a premium property in the city's most sought-after location.

Currently operating as a successful boutique hotel, this 265 sqm property on a 145 sqm plot offers immense potential for continued operation or conversion into another lucrative venture.

Built in 2008 and meticulously renovated in 2019, the building perfectly blends modern amenities with the iconic architectural charm of Athens' historical center.

A luxury neoclassical-style building, distinguished by a strong architectural identity and a refined, traditional character reminiscent of the elegant Athenian residences of the early 1900s.

Its location, surrounded by the city's most famous landmarks and tourist attractions, ensures consistent high demand from visitors. With public transport facilities just meters away, it offers unparalleled connectivity to every corner of Athens, enhancing its appeal to both short-term and long-term guests.

The property spans three levels, thoughtfully designed to maximize functionality and style. The semi-basement features two autonomous apartments of 20 sqm and 32 sqm, an office space, and a communal kitchen-lounge area where guests enjoy breakfast in a cozy yet elegant setting. The elevated ground floor includes two independent apartments, one of 40 sqm with a small balcony and another of 35 sqm. The



first floor is a 50 sqm gem, highlighted by a grand internal veranda that adds an air of sophistication.

Two internal courtyards enhance the building's appeal, providing serene spaces for guests to relax and unwind amidst an aristocratic ambiance, a rare feature in the bustling city center.

Constructed with luxurious materials and a keen eye for detail, the property is equipped with modern features such as luxurious tiles, double-glazed windows with aluminum frames, electric shutters, autonomous heating, air conditioning, and security doors. These elements ensure maximum comfort and safety, adding to its premium value.

The property is currently leased until January 2031, generating stable income from its successful boutique hotel operation. Its location in Athens' entertainment and nightlife hub, just steps from iconic historical sites, guarantees continued demand from both tourists and locals seeking a unique urban escape.

Whether you envision continuing its current use or repurposing it for a new venture, this property offers a truly unparalleled investment opportunity. With its prime location, timeless design, and income-generating potential, this building stands as a beacon of opportunity in the heart of Greece's capital.

PROPERTY ID: AB-1522. Ktimatoemporiki Real Estate, contact phone: 2150000250, 2821056600, email: info@ktimatoemporiki.gr, website: <http://ktimatoemporiki.gr>

Built: 2008

Common

Bathrooms:	6
Finished sq. ft.:	265 sq m
Lot Size:	145 sq m

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Building details

Parking:	Yes
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/FMTB-T498/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	2171731
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