



2275609 - Office For sale, Kolonos - Kolokyntous, 632 sq.m., €750.000



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 861,801.16

Location

Country: Greece
State/Region/Province: Central Greece
ZIP code: 104 41
Posted: Feb 27, 2026

Description:
Commercial Office Floor for Sale in Central Athens – 632 sq.m.

In the wider area of Akadimia Platonos, one of the most strategically evolving districts of Athens, a full-floor commercial property of 632 sq.m. is now available for sale. The asset occupies the entire 3rd floor of a professional building and offers the scale and projection that serious businesses look for.

The space unfolds on a single, uninterrupted level, allowing maximum flexibility in design and operational planning. With 632 sq.m. of internal surface, it is ideally suited for corporate headquarters, educational institutions, medical centers, call centers, or any large-scale professional operation seeking visibility and central positioning.

Constructed in 1981, the property requires renovation — a factor that becomes a strategic advantage. It offers the opportunity for complete redesign according to modern corporate standards, including open-plan configurations, executive offices, meeting rooms, collaborative zones, and optimized workflow layouts. Investors and end users can create a tailor-made workspace aligned with contemporary business demands.

The property includes two WC facilities, holds Energy Class D, and currently has no heating installation. Monthly common expenses are only €80, maintaining controlled operational costs relative to its size.



Location is a defining strength. With direct access to major road networks and transport routes, connectivity to the greater Athens metropolitan area is seamless. In close proximity are the Athens Stock Exchange, the Agricultural University of Athens, and the Attica Certification & Collection Center (K.E.V.EIS.), reinforcing the institutional and professional character of the neighborhood.

Set within a mixed-use commercial environment in Akadimia Platonos, this full-floor office asset combines scale, frontage exposure, redevelopment potential, and strategic positioning.

For investors targeting repositioning value or companies seeking a strong operational base in Athens, this 3rd-floor commercial property delivers what truly matters: size, visibility, and long-term potential.

PROPERTY ID: AC190

Ktimatoemporiki Real Estate

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website: <http://ktimatoemporiki.gr>

Built: 1981

Common

Finished sq. ft.: 632 sq m

Floor Number: 3

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/FMTB-T560/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 2275609

