



## 2279935 - Commercial Office Building For sale, Tabouria - Agia Sofia, 550 sq.m., €1.595.000



### 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 1,840,269.61

### Location

Country:	Greece
State/Region/Province:	Central Greece
ZIP code:	185 46
Posted:	Mar 03, 2026

### Description:

Golden Visa Investment Building for Sale in Piraeus

A rare investment opportunity in the heart of Piraeus. This multi-level building of 550 sq.m. is positioned on a 155 sq.m. corner plot with frontage on two streets, offering excellent visibility and strong urban presence in one of the most strategic areas of the city. The property unfolds across five levels and enjoys open panoramic views from the rooftop, while being located within the Attica Golden Visa investment zone.

The building combines renovated and newly constructed elements, with completion scheduled for September 2026. It holds Energy Class C certification and is equipped with autonomous heating, air conditioning, security door, verandas, corner orientation and direct asphalt road access, ensuring both comfort and accessibility. The property will be available from 15/09/2026 and has been designed as a structured investment asset capable of generating multiple income streams.

Internally, the building consists of two residential units and seven professional spaces, creating a flexible real estate platform that allows a variety of commercial or residential uses. One of the most significant advantages of this property is its Golden Visa potential, as the seven professional units can be converted into seven independent residential apartments.

Under the current regulatory framework, the conversion from commercial to residential use can satisfy



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the minimum €250,000 investment threshold per unit required for Golden Visa eligibility. The professional spaces have been designed with infrastructure provisions that allow this transformation, subject to the necessary legal procedures, enabling investors to structure multiple Golden Visa compliant assets within one single building.

On the ground floor there are three “City Nooks” units measuring 34 sq.m., 34 sq.m., and 36 sq.m., each featuring a mezzanine, kitchen and bathroom with shower. These spaces are ideal for retail activity, studio offices, creative workspaces, or residential conversion. They can operate as two or three independent units and are perfectly suited for small businesses, freelancers or flexible rental strategies.

The first and second floors host “Collective I” (68 sq.m.) and “Collective II” (66 sq.m.), two fully independent professional floors equipped with kitchen and WC facilities. These levels provide direct rooftop access and can easily be converted into residential apartments, while also being ideal for coworking spaces, educational centers, creative studios or corporate offices.

The basement level known as “The Quiet Floor” (83 sq.m.) functions as an independent professional space with WC and can accommodate wellness activities such as yoga, pilates, personal training studios or creative workshops. It also holds potential for residential conversion. Additionally, “The Base” (75 sq.m.) is an independent ground-level unit with WC suitable for retail use, storage, self-storage operations or parking, and can also be converted into residential use.

On the upper level sits the “Sky Studio” (26 sq.m.), an independent third-floor unit featuring a kitchen and bathroom with shower. The property includes exclusive rooftop access with panoramic views, a built-in BBQ and seating area, making it ideal for short-term rentals, executive accommodation, student housing or a private city residence.

The building also includes the “Valladolid Residence” (120 sq.m.), a neoclassical style duplex spanning the first and second floors. This elegant residence features three bedrooms, three bathrooms, high ceilings, balconies and direct access to a landscaped rooftop terrace with pergola, lounge area and built-in BBQ. It can function either as a premium private residence or as a high-yield rental property.

Location further enhances the investment profile of the property. The building is located only 1.2 km from the Piraeus and Maniatika Metro and ISAP stations, 1.5 km from the Port of Piraeus and approximately 9 km from central Athens. Within a radius of just 50–100 meters there are shops, supermarkets, cafés, fuel stations, schools and public transport connections, offering immediate access to everyday services.

Offered as a single autonomous building, the property presents a structured acquisition opportunity today with the potential future resale of up to seven independent Golden Visa units. This creates both strong rental yield potential and long-term capital appreciation.

A unique investment property in the urban core of Piraeus, designed for flexibility, multiple revenue streams and long-term strategic positioning within the Athens real estate market.

PROPERTY ID: AB-1676



## Ktimoemporiki Real Estate

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Built: 2026

### Common

Finished sq. ft.: 550 sq m

Lot Size: 155 sq m

Floor Number: 1

### Building details

Parking: Yes

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/FMTB-T568/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T568/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 2279935

