



For Sale Building 1100 m² in Athens



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 2,900,129.1

Location

Country: Greece
 ZIP code: 18450
 Posted: May 16, 2026

Description:
 Located in Nikaia.

----- GOLDEN VISA INVESTMENT OPPORTUNITY Commercial Building Conversion | Nikaia, Athens Strategic Location – West Athens Growth Corridor An exceptional repositioning opportunity in Nikaia, one of the most dynamically evolving residential areas of western Athens, offering excellent connectivity, strong rental demand, and increasing redevelopment activity. Prime Positioning 750m from Nikaia Metro Station (Line 3) 900m from Korydallos Square Direct metro access to Athens International Airport Fast connection to Piraeus Port Surrounded by retail, cafés, schools, pharmacies, and daily amenities The property benefits from a strategic urban location supported by strong residential demand and increasing investor activity driven by metro expansion and urban regeneration. Property Overview Building Specifications Feature Details Property Type Commercial Building Total Built Area 1,100 sq.m Configuration Underground + Entrance Level + 3 Floors Investment Strategy Residential Conversion Golden Visa Eligibility Suitable for qualifying redevelopment structure Layout Potential The building offers a highly flexible floor plan suitable for residential redevelopment, boutique apartments, serviced residences, or long-term rental units. A key advantage of the property is the underground level with direct backyard access, allowing natural light and independent entrance potential, making it suitable for apartment conversion and increasing the usable residential footprint. Location & Lifestyle Advantage Nikaia Metro Station – 750m Close proximity to Metro Line 3 significantly enhances: Residential appeal Rental demand Long-term asset appreciation Accessibility to central Athens, the airport, and Piraeus Korydallos Square – 900m Located within walking distance of one of the most active neighborhood centers in western Athens. Area Advantages Established café and restaurant scene Everyday retail and shopping convenience Pedestrian-friendly urban environment Strong residential community atmosphere Consistent housing demand supported by



accessibility and local amenities Korydallos Square acts as an important social and commercial hub, increasing the attractiveness of the area for future residents and tenants. Market Positioning & Value Potential The surrounding residential market demonstrates strong pricing fundamentals, particularly for properties near metro infrastructure.

Built: 2001

Common

Finished sq. ft.: 1100 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/EOYX-T7931/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 66004

