



## 2038315 - Office For sale, Kallipoli - Freattida, 232 sq.m., €485.000



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 569,141.72

### Localização

Country:	Grécia
State/Region/Province:	Attica
Cidade:	Atenas
CEP:	185 39
Adicionado:	25/11/2025

#### Informação adicional:

Golden Visa Commercial Space for sale in Kallipoli Piraeus. This exceptional 232 sqm commercial space, located on the 3rd and 4th floors of a modern building in Kallipoli, offers a standout opportunity for investors seeking a Golden Visa-eligible property in one of Piraeus' most dynamic and strategically positioned neighborhoods.

Built in 1996 and classified under Energy Class C, the property is fully cross-ventilated, bright, and designed to support a wide range of business uses. Its clean layout, modern infrastructure, and stable structure make it suitable for offices, corporate headquarters, educational facilities, medical practices, or flexible multi-space commercial use.

The interior benefits from false ceilings, aluminum window frames, a dedicated ventilation system, and autonomous heating with individual electric installation, ensuring efficient climate control and low operational costs.

Fully equipped with air-conditioning, the space guarantees comfortable working conditions throughout the year.

A major advantage of this property is the inclusion of 2 private underground parking spaces, a rare and valuable asset in Kallipoli where parking is limited. These are already incorporated into the sale price, offering immediate convenience for staff or clients.



The property's Golden Visa eligibility further enhances its value, making it an excellent choice for non-EU investors seeking to combine a secure commercial asset with long-term residency benefits in Greece.

Located in a sought-after area close to transportation, major roads, shops, and the coastal zone, this commercial space provides exceptional accessibility and long-term investment potential.

A modern, well-equipped, and strategically positioned 232 sqm Golden Visa commercial property — an ideal investment for businesses or international buyers seeking stability, flexibility, and strong long-term value in Piraeus.

**PROPERTY ID:** AC-159

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr)

website: <http://ktimatoemporiki.gr>

Construído: 1996

## Comum

Banheiro: 1

Pés quadrados acabados: 232 m<sup>2</sup>

Tamanho do lote: 218 m<sup>2</sup>

Floor Number: 3

## Building details

Parking: Sim

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/FMTB-T296/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T296/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2038315



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