#### Mercado Imobiliário IMLIX



https://www.imlix.com/pt/

# 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: EUR 485,000

## 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.

#### Mercado Imobiliário IMLIX



https://www.imlix.com/pt/

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 Ktimatoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: 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\_campai

gn=multicast&utm\_medium=web&utm\_source=IM

LIX.COM

## **Contact information**

IMLIX ID: 2038315

# Mercado Imobiliário IMLIX



https://www.imlix.com/pt/

