



## 2294535 - Plot of Land For sale, Nikaia, 247 sq.m., €220.000



### 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 220,000

### Localização

Country:	Grécia
State/Region/Province:	Central Greece
CEP:	18757
Adicionado:	11/03/2026

Informação adicional:

Investment Plot for Sale in Nikaia, Piraeus

An interesting investment opportunity is available in the heart of Nikaia, Attica, offering both immediate utility and future development potential.

The property already includes a legally established and electrified 27 sq.m. ground-floor structure, providing immediate functional value. This existing building can be used as storage space, office base, temporary accommodation, or as part of a future redevelopment project, offering a practical starting point rather than an empty plot.

The structure is fully registered and connected to electricity, ensuring clarity and security for the new owner from the very beginning.

Beyond the existing building, the plot offers solid residential development potential. It is located within a residential zoning area with a Building Coefficient (FAR) of 0.8 and a Coverage Ratio of 60%, allowing organized residential construction under clearly defined urban planning regulations.

These parameters provide predictability and flexibility for investors, developers, or private buyers looking to create a custom residential project.



The plot is front-facing with 15 meters of frontage, ensuring visibility, architectural presence, and easy access. It also benefits from asphalt road access, enhancing practicality for future development.

The land has a sloping terrain profile, a feature that can become an architectural advantage through split-level construction, elevated entrances, semi-basement spaces, or contemporary multi-level residential designs.

The location further strengthens the investment value. The property is situated close to Katrekio Theater, Alsos Dexameni, Andreas Papandreou Park, and Agios Filippos Park, providing access to established green spaces and cultural infrastructure.

It is also conveniently located near schools, local markets, and public transportation, enhancing both daily convenience and long-term resale potential.

This is not simply a land parcel, but a structured residential development opportunity in Nikaia, combining existing legal infrastructure, clear urban planning terms, street frontage, and proximity to parks and city services.

A property offering security, flexibility, and strategic location, ideal for residential construction, long-term investment, or phased development within the wider Piraeus–Athens metropolitan corridor.

An investment that begins with something real and grows with vision.

PROPERTY ID: A3-3389

Ktimoemporiki Real Estate

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website: <http://ktimoemporiki.gr>

## Comum

Pés quadrados acabados: 247 m<sup>2</sup>

## Building details

Parking: Sim

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/FMTB-T606/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T606/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2294535



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