



## 2310964 - Detached house For sale, Tabouria - Agia Sofia, 79 sq.m., €289.000



### 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 339,138.06

### Localização

Country:	Grécia
State/Region/Province:	Central Greece
CEP:	185 45
Adicionado:	19/03/2026

Informação adicional:

**PIRAEUS | MANIATIKA – GOLDEN VISA PROPERTY WITH DEVELOPMENT POTENTIAL**

This is not just a house.  
It is upside. It is positioning. It is opportunity.

Located in Maniatika, one of the most up-and-coming residential areas of Piraeus, this renovated ground-floor residence of 79 sq.m. offers immediate usability combined with strong long-term development potential.

The property features a bright living area, fully equipped kitchen, one bathroom, an additional WC, and three bedrooms, providing flexibility for personal use, rental income, or mixed-use living. It is offered fully furnished and equipped with air conditioning, ready for immediate occupancy or investment use. A basement storage space of 33.85 sq.m. adds further practicality.

Set on a 113.88 sq.m. plot with a building factor of 3, the property allows a total buildable area of approximately 341.64 sq.m. With only part of this capacity currently utilized, there is a remaining building potential of περίπου 263 sq.m., creating a clear opportunity for expansion or full redevelopment.

A key advantage is the officially approved conversion from commercial to residential use, allowing the



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property to qualify for Golden Visa, significantly increasing its appeal to international investors.

The property benefits from a south orientation and includes a private garden, offering a sense of openness within an urban environment.

Strategically located:

500 m from the sea

500 m from the port

600 m from the metro station

50 m from a park

100 m from a bus stop

750 m from JUMBO

Surrounded by cafés, bakeries, supermarkets, schools, and retail shops, the area supports both daily living and strong rental demand.

This is a rare combination of immediate income potential, Golden Visa eligibility, and significant remaining build capacity — ideal for end-users and investors who understand value creation.

Serious inquiries only.

PROPERTY ID: A4-12663

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

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

website: <http://ktimoemporiki.gr>

Construído: 1990

## Comum

Banheiro: 1

Pés quadrados acabados: 79 m<sup>2</sup>

Tamanho do lote: 114 m<sup>2</sup>

Floor Number: 1

## Room details

Total rooms: 1

Indoor Features: Fitted kitchen

## Building details

Parking: Sim

## Lease terms

Date Available:

## Informação adicional



IMLIX

**Mercado Imobiliário IMLIX**

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

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URL do site:

[http://www.arkadia.com/FMTB-T634/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T634/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

2310964

