



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



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 569,141.72

### Konum

Ülke:	Greece
Eyalet/Bölge/ Şehir:	Attica
Şehir/İlçe:	Athens
Posta kodu:	185 39
Yayınlandı:	25.11.2025

### Açıklama:

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

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

website: <http://ktimatoemporiki.gr>

Yıl: 1996

## Genel Bilgiler

Banyo: 1  
Bitmiş metrekare: 232 m2  
Arazi Büyüklüğü: 218 m2  
Floor Number: 3

## Building details

Parking: Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [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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