



## 2039571 - Commercial Office Building For sale, Kaminia - Palaia Kokkinia, 1.050 sq.m., €1.600.000



### 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 1,905,481.68

### Konum

Ülke:	Greece
Eyalet/Bölge/ Şehir:	Central Greece
Posta kodu:	185 42
Yayınlandı:	26.11.2025
Açıklama:	Golden Visa Building for sale in Piraeus.

This autonomous commercial building, with a total surface of 1,050.39 m<sup>2</sup>, is strategically positioned in Piraeus and is fully eligible for the Golden Visa program, making it a highly attractive proposition for both investors and end-users.

Set on a 654 m<sup>2</sup> plot within a General Residential zoning area, the property spans four levels—ground floor, first floor, second floor and an additional rooftop level accessible from the third-floor landing—offering exceptional flexibility for multiple permitted uses, including offices, residential units, retail space and warehousing.

Constructed with a reinforced concrete structural frame and brick masonry walls, the building ensures long-term durability and stability.

The exterior has recently been renovated with fresh paintwork, while aluminum window frames enhance energy efficiency and overall maintenance quality.

A passenger elevator and an internal staircase provide comfortable vertical circulation throughout all levels.

The ground floor is equipped with staff changing rooms, a kitchenette, a WC, and a loading/unloading



ramp, making it particularly suitable for logistics-oriented operations.

Direct access to the open courtyard—where a metal pergola has been installed—adds valuable outdoor utility space. Every floor includes a fire safety system, electrical distribution boards, industrial-grade flooring and clean, white interior walls, offering a functional and adaptable environment that can be easily customized depending on business needs.

A staircase from the third floor leads to the rooftop, providing additional utility or potential future development space. Thanks to its layout, infrastructure and zoning classification, the building is perfectly suited for companies seeking headquarters, mixed-use development, storage facilities, showrooms, or the creation of office or residential units.

The location further enhances the property's appeal. Positioned approximately 1.5 km from Piraeus city center, the Line 1 Metro station, the Port of Piraeus and the Piraeus Municipal Theater, it offers excellent connectivity to key transportation routes, commercial activity and maritime infrastructure.

Combining Golden Visa eligibility, strong construction, multi-use zoning, updated exterior condition and prime accessibility, this property stands out as a compelling opportunity for businesses and investors seeking a versatile and strategic asset in Piraeus.

PROPERTY ID: AB-1618

Ktimatoemporiki Real Estate

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website: <http://ktimatoemporiki.gr>

## Genel Bilgiler

Bitmiş metrekare:	1050 m2
Arazi Büyüklüğü:	654 m2
Floor Number:	1

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Parking:	Evet
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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/FMTB-T299/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/FMTB-T299/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:

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