



## 2284520 - Office For sale, Kallithea, 237 sq.m., €840.000



### 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 970,597.5

### Konum

Ülke:	Greece
Eyalet/Bölge/ Şehir:	Central Greece
Posta kodu:	17673
Yayınlandı:	06.03.2026
Açıklama:	Golden Visa Commercial Space for Sale in Kallithea

Located on the highly visible Syngrou Avenue in Kallithea, one of the most important commercial corridors connecting central Athens with the Athenian Riviera and the Port of Piraeus, this top-floor office space presents a rare investment opportunity with exceptional exposure and panoramic city views.

The property occupies the 6th and top floor of the building, offering approximately 237 sq.m. of internal space, with a total floor surface of around 275 sq.m. The office occupies the entire level and features an open-plan layout without central columns, providing maximum flexibility for interior configuration and business use. The generous interior space can easily accommodate corporate offices, creative studios, professional headquarters, or other commercial or investment uses.

Large verandas extend along the façade and side of the building, creating expansive outdoor areas and offering uninterrupted panoramic views that stretch from the sea of Piraeus across the Athens skyline to the Acropolis, Mount Hymettus, and parts of Syngrou Avenue. This rare visual openness significantly enhances both the prestige and value of the property.

The property is located within a residential zoning area, making it eligible for Golden Visa investment use — a significant advantage for international buyers seeking residency in Greece through real estate investment.



# IMLIX

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Originally built in 1978, the space requires renovation, providing the future owner with the opportunity to redesign and upgrade the property according to modern standards and specific investment goals.

The building includes two elevators, a corner orientation, large balconies, and direct access from an asphalt road. The property holds Energy Class B certification. Although no heating system is currently installed, the open-plan structure allows easy integration of modern climate control systems.

Offered clean and ready for immediate transfer, this investment-grade property represents an excellent opportunity for investors or companies seeking a prestigious top-floor office in one of Athens' most strategic and high-visibility avenues.

**PROPERTY ID:** AC-193

Ktimoemporiki Real Estate

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website: <http://ktimatoemporiki.gr>

Yıl: 1978

## Genel Bilgiler

Bitmiş metrekare: 237 m2

Floor Number: 6

## Building details

Parking: Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/FMTB-T596/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T596/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2284520

