



## Commercial Building, Nea Ionia

Nea Ionia, Athens North, Attiki

**Commercial  
Building**

**€8,500,000**

\* Not Subject to VAT

**DP06993/DG\_001**

## Description

This asset is a commercial building of 6.224,34 sq.m., located in Nea Ionia. The property compromises of a) basement 198 sq.m. b) semi basement and ground floor of 3.330,79 sq.m. c) 1st floor of 1.508,85 d) 2nd floor of 786 sq.m. and e) 3rd floor of 400 sq.m.. It was built 1934 on a plot of 3.586,30 (Coverage: 60% , Density: 2,6) The building is situated 5 mins away from the metro station of Nea Ionia.



Internal Area 6,224m<sup>2</sup>



Floor: GF



## Property Details

|                      |   |               |   |                     |   |
|----------------------|---|---------------|---|---------------------|---|
| Air Conditioning     | - | Guestroom     | - | Spa                 | - |
| Alarm System         | - | Basement      | - | Solar Heater        | - |
| Ensuite Toilet       | - | Dining Room   | - | Photovoltaic System | - |
| Jacuzzi              | - | Barbeque Area | - | Garden              | - |
| Central Heating      | - | Showroom      | - | Near Beach          | - |
| Fireplace            | - | Raised Floor  | - | Near Public Park    | - |
| Barbeque Area        | - | Storage room  | - | City View           | - |
| Swimming Pool        | - | Shower        | - | Countryside         | - |
| Double Glaze Windows | - | Gym           | - |                     |   |
| Roof Garden          | - | Kitchen       | - |                     |   |

## Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.