



**DELFI**  
PROPERTIES

## 7-Floor Offices, Stathmos Larisis

Stathmos Larisis, Athens, Athens Center, Attiki

**Office**

**€13,000,000**

\* Not Subject to VAT

**DP00330/APV031**

# Description

Check out this 7-floor building (6.150 sq.m.) with offices, next to Stathmos Larisis station, a great location in Athens Center, just 1.3 km away from Omonoia square. The fact that it is close to subway stations makes it easily accessible, while the huge parking space offers the opportunity to reach the building with your car. The building consists of 3 basements (4.479 sq.m.) with 111 parking slots, a ground floor (990 sq.m.), an upper ground floor (894 sq.m.), 1st floor (986 sq.m.), 2nd floor (990 sq.m.), 3rd floor (738 sq.m.), 4th floor (516 sq.m.), 5th floor (516 sq.m.) and 6th floor (516 sq.m.). An investment opportunity asset which could be leased at 90.000 euros per month.

 Internal Area 10,629m<sup>2</sup>

 Parking Spaces: 111

 Yield 8.3%



## Property Details

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

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