

Building - Three retail stores & three apartments in Piraeus in Piraeus, Piraeus

Piraeus, Piraeus House
Price

€400,000

* Not Subject to VAT

Description

In one of the fastest-growing areas of Piraeus, within the core of the Agios Dionysios redevelopment district, an investment property is available, with strong repositioning potential. The property is situated on a 181.12 sq.m. plot and includes existing buildings with a total surface area of 308.34 sq.m., consisting of: 3 retail stores (24,70sqm, 28,60sqm & 20sqm) 3 apartments A key investment advantage is the right to vertical expansion, allowing the property to reach a total built area of approximately 650 sq.m. Urban planning data: Building Coefficient: 3.6 Site Coverage: 70% Maximum Height according to New Building Regulation (NOK 2012) The area demonstrates strong growth momentum due to the ongoing Agios Dionysios urban regeneration project, the operation of the new Piraeus Courthouse located less than 300 meters away, and the increasing demand for residential units, offices, commercial spaces, boutique hotels, serviced apartments, food & beverage venues, as well as creative and cultural uses. Strategically located with access to the Metro, the Port of Piraeus, in an area with significant capital appreciation potential.

MAIN FEATURES:

Internal area

308m²

Bathrooms

2

Covered Verandas

N/A m²

Floor

N/A

Parking Spaces

N/A

Furnished

Yes

Energy Class

Z



Property Details

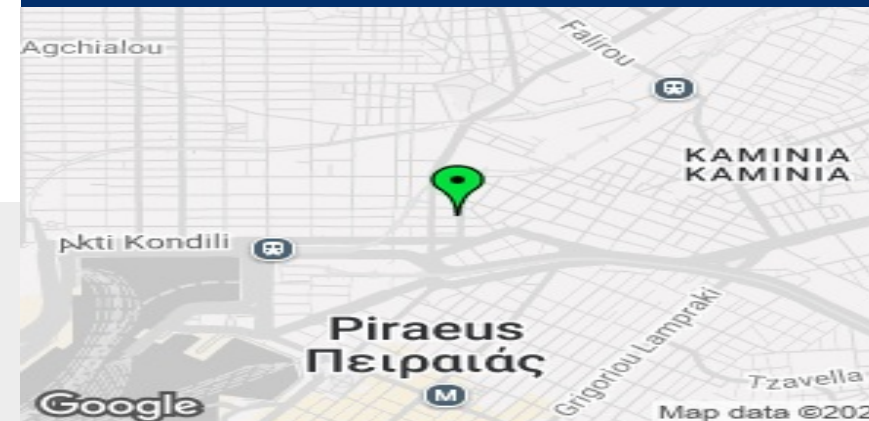
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|---|---|--|---------------------------------------|--|
| ☐ Air Conditioning | ☐ Fireplace | ☐ Guestroom | ☐ Storage room | ☐ Solar Heater |
| ☐ Alarm System | ☐ Barbeque Area | ☐ Basement | ☐ Shower | ☐ Photovoltaic System |
| ☐ Ensuite Toilet | ☐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



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Location:





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