

Eight-Storey Development Opportunity in Central Athens

For Sale : **€ 1,290,000**

Description
Located in the Liosion-Kourtidou area of Athens, adjacent to the newly developed Grand Masoutis commercial complex, this unfinished building presents a compelling investment opportunity with substantial development potential.

Set on a 475 sqm plot, the property offers a total permitted construction area of approximately 2,245 sqm, comprising 1,445 sqm above ground and 800 sqm across two basement levels.

The building's structural framework has been completed up to the fourth floor, with approximately 1,700 sqm of construction reported as executed. The owner retains the stated right to construct four additional floors, reaching a total of eight storeys, subject to verification of the applicable building permit.

The proposed configuration includes ground-floor commercial premises with a mezzanine, upper-floor accommodation, an eighth-floor penthouse and two basement levels, with provision for parking.

Investment Potential

The existing structure and remaining development capacity offer considerable flexibility for residential, commercial or mixed-use development, subject to the necessary approvals. The property's scale and location make it an attractive proposition for investors seeking to create a substantial urban asset.

Location – Liosion, Central Athens

Situated near Liosion and Kourtidou streets, the property benefits from proximity to the Grand Masoutis complex, established commercial activity and convenient connections to the wider Athens urban area.

Details

Property Type: **Building**
Website

Status: **Available**

Construction Type: **Concrete**

Main Features

Property Subtype: **Mixed-use Building**

Construction Stage: **Unfinished**

Area

Internal Area: **1,690m²**

Plot Area: **475m²**

Gallery







