

Moschato

## Offices for Sale, Moschato

Αριθμός ακινήτου: 1438187



ΤΙΜΗ ΑΓΟΡΑΣ: 1.700.000 EUR • ΕΠΙΦΑΝΕΙΑ: ca. 982 m<sup>2</sup>

**Αριθμός ακινήτου: 1438187 - 14561 Moschato**

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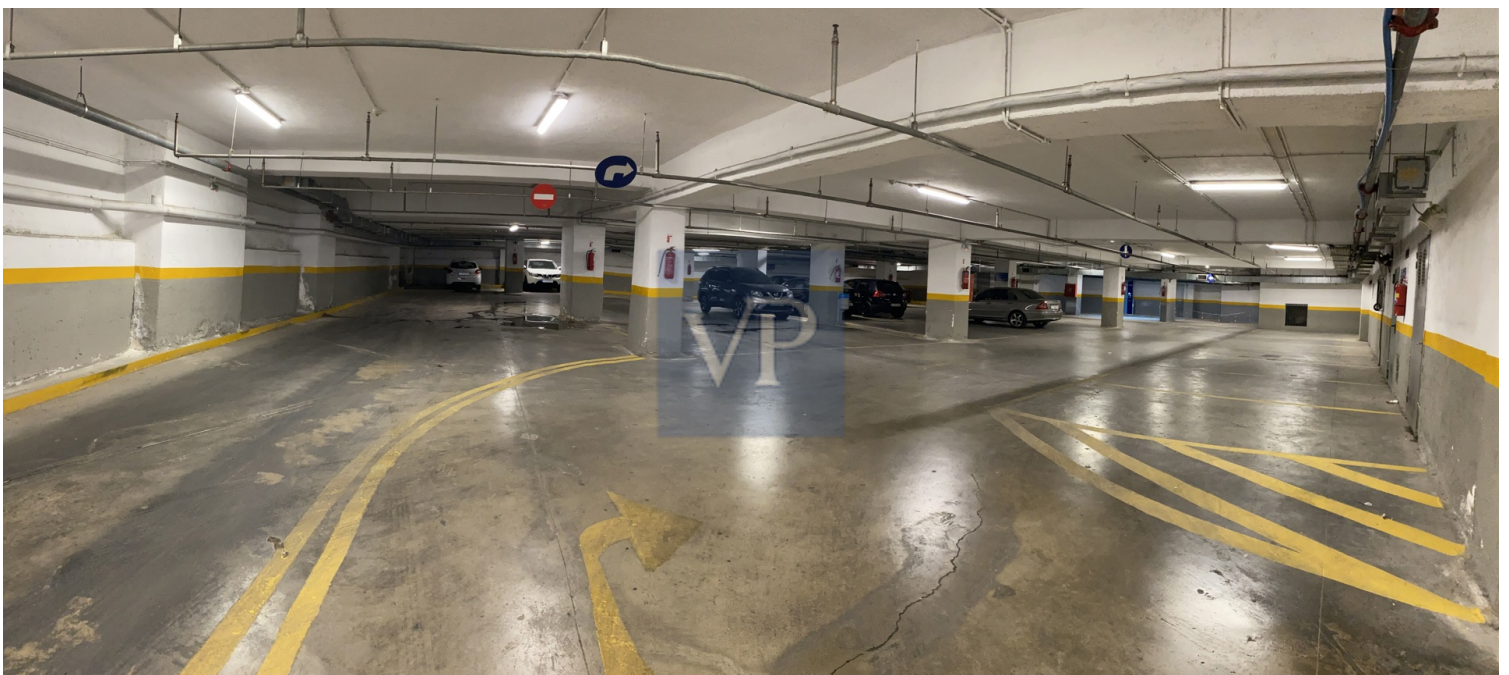
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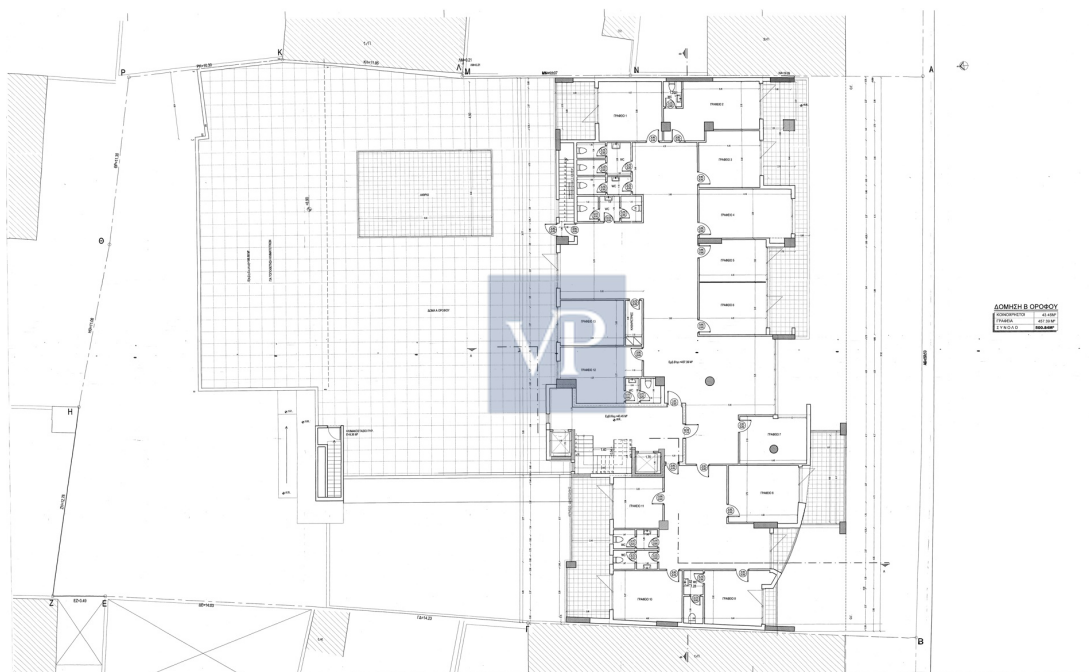
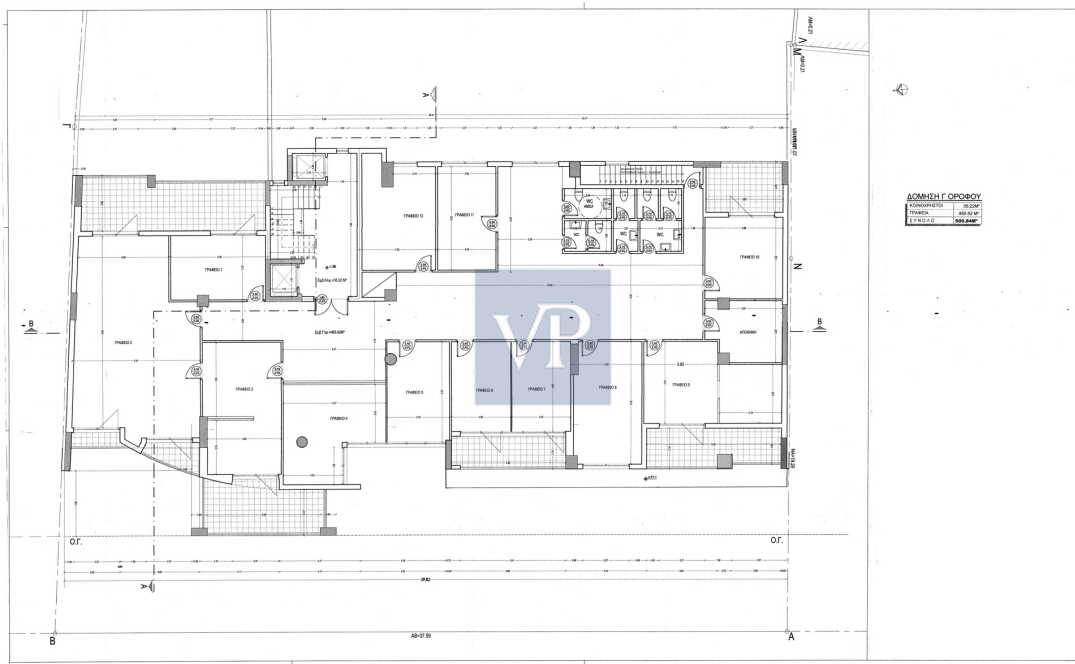
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**In a prime location next to the central square and town hall of Moschato, an office building is available for sale with an attractive yield of over 7%. The property is fully leased to a high-creditworthiness tenant (3A), ensuring stable income for the investor.**

**Each floor offers 470 sq.m. of main space, while the total area, including common areas, is 500 sq.m. Each floor includes 12-13 offices or rooms, providing functionality for various professional uses. The building is designed according to IKA specifications, ensuring high construction quality and excellent functionality. Additionally, a conversion plan is already in place for the potential transformation of the property into residential apartments, offering flexibility in its use. The building is equipped with an elevator for easy access to all floors.**

**The location is especially advantageous, as it is just 300 meters from the electric railway station, which connects directly to the metro. Schools, public services, and essential infrastructure are nearby, while Poseidonos Avenue and the coastal park are within very close distance, further enhancing the commercial appeal and value of the area.**

**An ideal choice for investors seeking stable returns and multiple development opportunities in an emerging area of Athens.**

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**VON POLL REAL ESTATE Athens**

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