

Moschato

Offices for Sale, Moschato

Codice oggetto: 1438187



PREZZO D'ACQUISTO: 1.700.000 EUR • SUPERFICIE NETTA: ca. 982 m²

Codice oggetto: 1438187 - 14561 Moschato

- **A colpo d'occhio**
- **La proprietà**
- **Una prima impressione**
- **Partner di contatto**

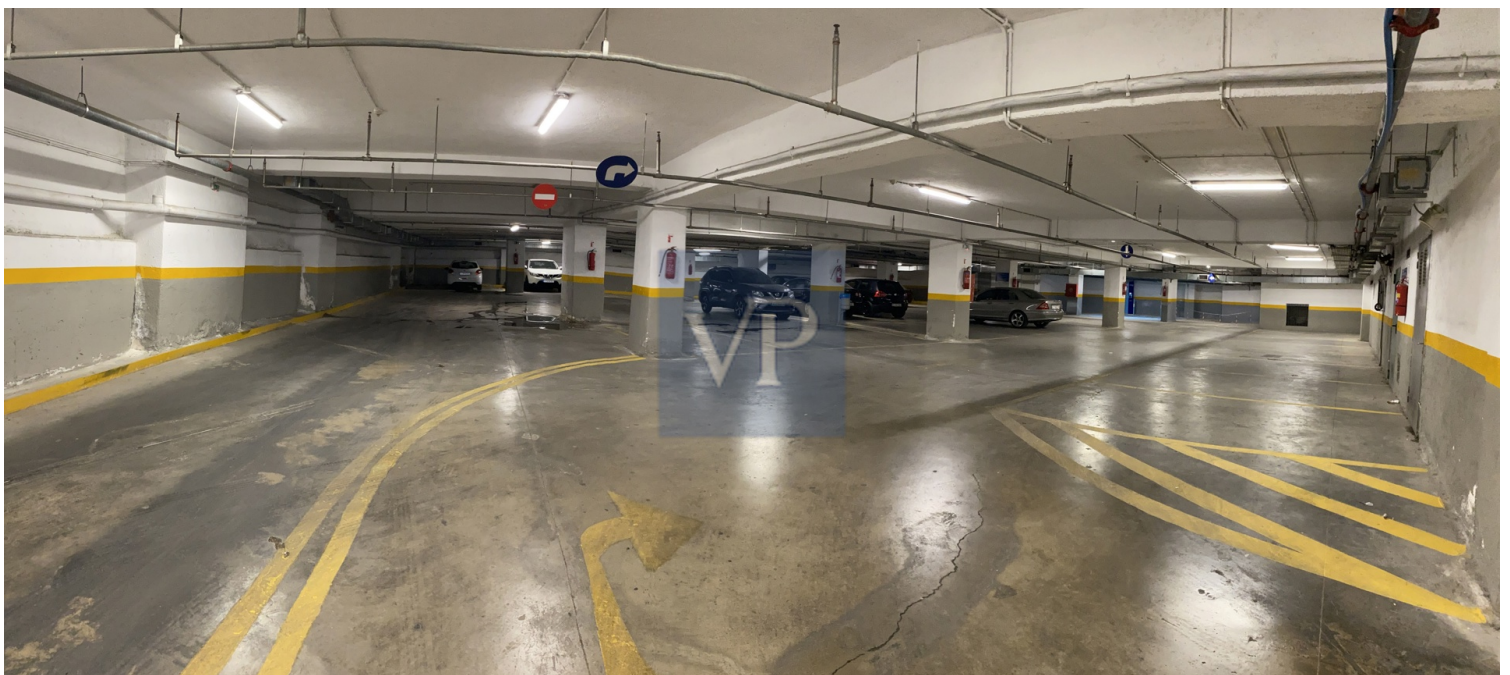
Codice oggetto: 1438187 - 14561 Moschato

A colpo d'occhio

Codice oggetto	1438187	Prezzo d'acquisto	1.700.000 EUR
Superficie netta	ca. 982 m²		
Anno di costruzione	2002		

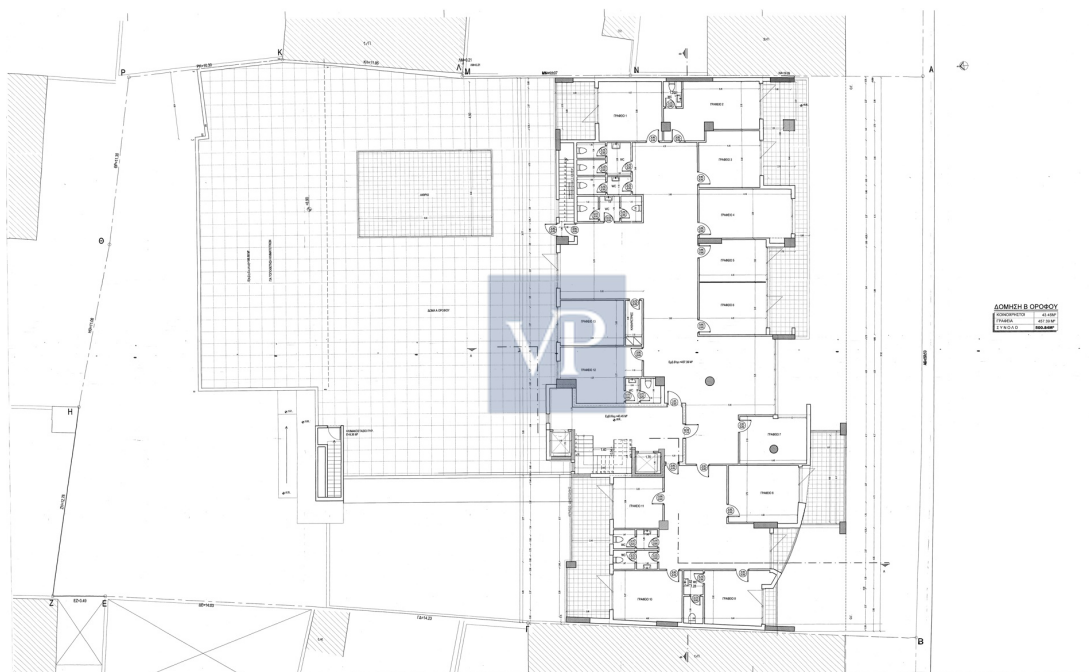
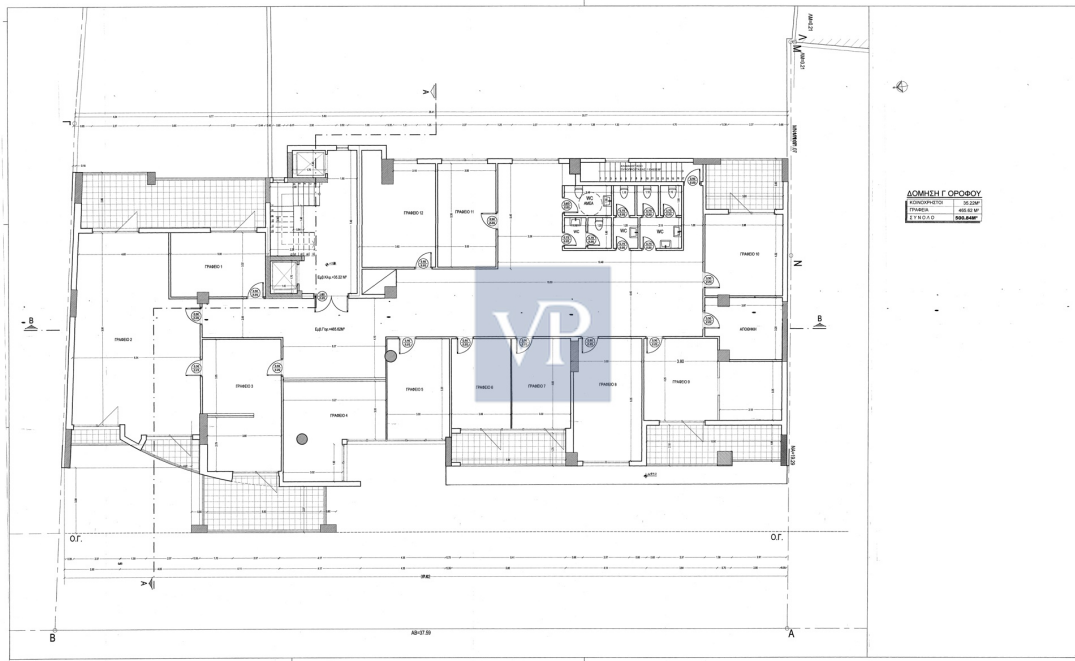
Codice oggetto: 1438187 - 14561 Moschato

La proprietà



Codice oggetto: 1438187 - 14561 Moschato

La proprietà



Codice oggetto: 1438187 - 14561 Moschato

Una prima impressione

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.

Codice oggetto: 1438187 - 14561 Moschato

Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athina

Tel.: +30 21 06 14 87 77

E-Mail: salesgreece@von-poll.com

Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH

www.von-poll.com