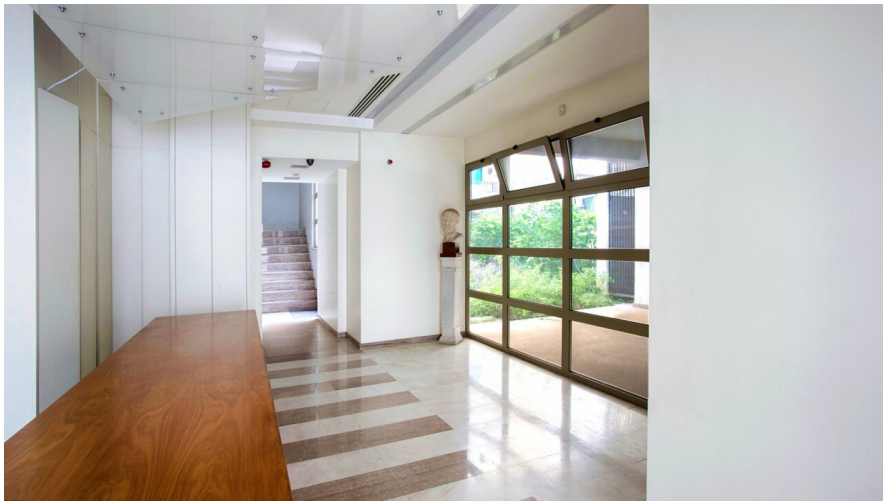


Striking Office Building | Ampelokipoi, Athens | 1

BARNES

INTERNATIONAL REALTY



STRIKING OFFICE BUILDING | AMPELOKIPOI, ATHENS, AMPELOKIPOI

PRICE: 1300000€

REF n°: **6589**

BARNES GREECE

18, Kanari str., 10674, Kolonaki, Athens, Greece

STRIKING OFFICE BUILDING | AMPELOKIPOI, ATHENS, AMPELOKIPOI

A contemporary and flawlessly maintained prime office building, strategically located between Mesogeion and Kifisias Avenues.

The property was built in 2008 and it is divided among three Lower Ground floors, one Ground level and seven Upper-Ground floors totaling 1430sq.m.. The three LG floors measure 208sq.m. each, the G floor is 100sq.m., floors 1 - 4 measure 120sq.m., floor 5 is 100sq.m., floor 6 is 80sq.m., and floor 7 is 50sq.m..

Features and amenities include: 12 underground parking spaces, 3 ground parking spaces, independent heating and cooling across all floors, a fire safety system with sprinklers, a car elevator, a fully integrated calling center and CCTV system, marble floors, as well as double glazed windows with plenty of natural light.

The building was originally erected by the owners for personal use, and as such no expense was spared in terms of construction materials, amenities and technological infrastructure.

The asset's condition and location allow for strong tenant appeal making it an attractive investment opportunity for a yield-seeking real estate investor as well as for a potential owner-occupier.

BUILDING AREA: 1430 m²

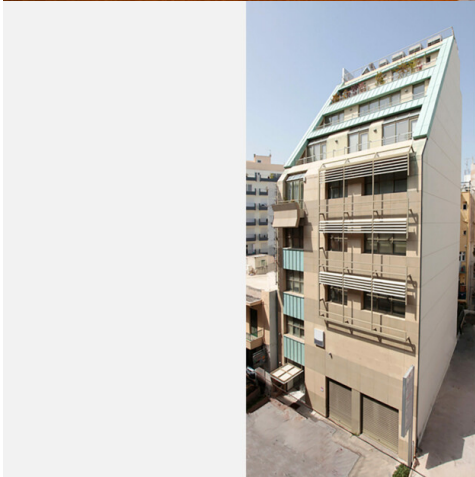
Excellent location

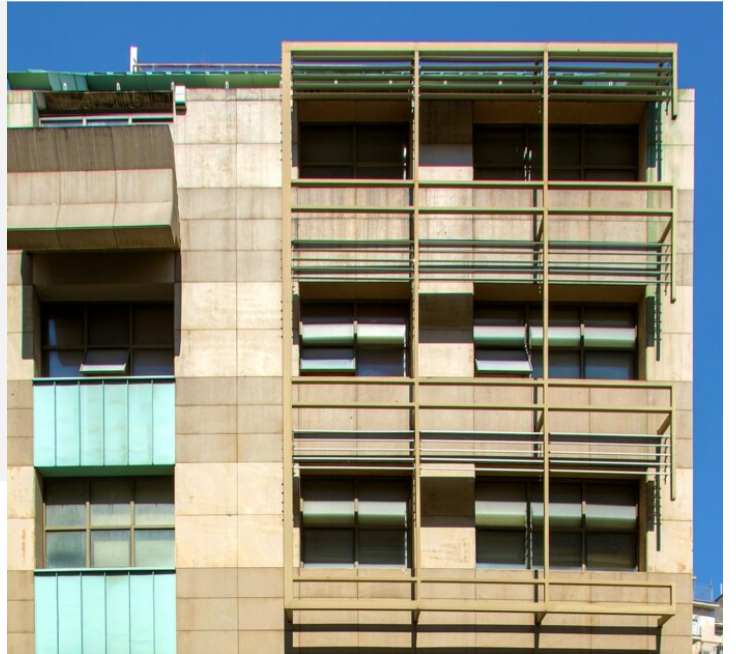
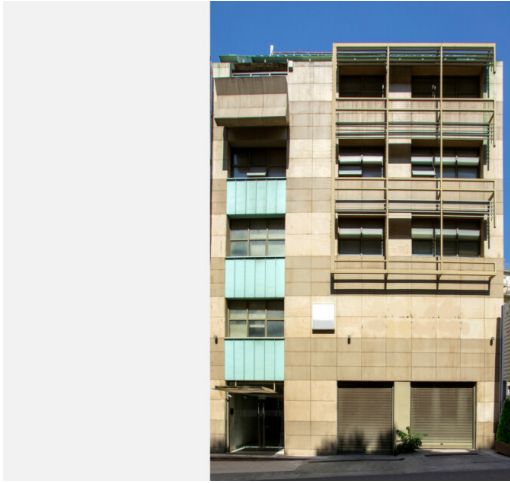
Underground parking



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This property is presented by



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BARNES
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