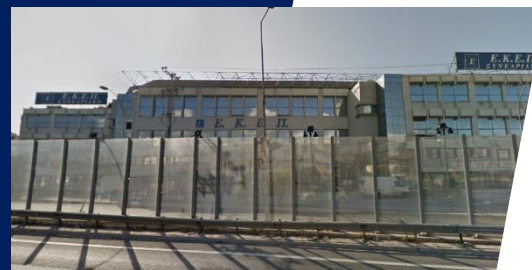




## **Prominent Commercial Property for Sale (via e-auction)**

**12<sup>th</sup> km Athens-Lamia national motorway, Bakoyanni & Odysseos st – Metamorfossi**

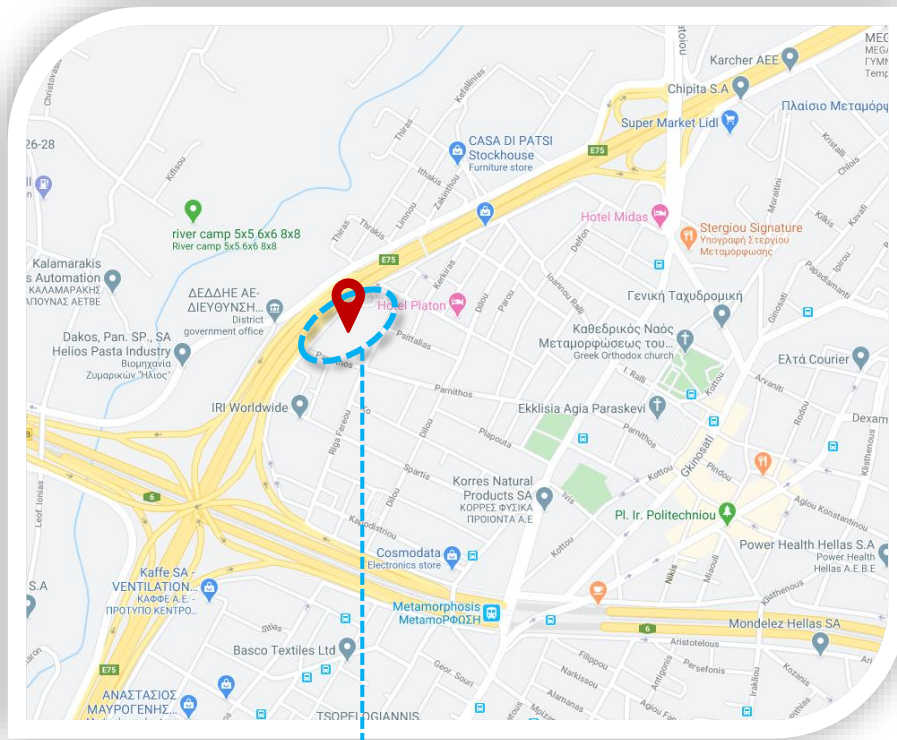
- Free-standing conference/ exhibition centre
- 12,460 sq m site surface
- 14,870 sq m over 4 levels
- 4,900 sq m basement
- 145 underground parking spaces



- Building boasts an 110 m façade
- The property is of good construction quality and benefits from open views, abundant natural sunlight, operable windows, 3 underground storage spaces & 33 WCs

EER: D

|                           | Surface (sq m)   | Use                                  |
|---------------------------|------------------|--------------------------------------|
| Basement                  | 4,900.22         | Auxiliary/ Exhibition halls/ Parking |
| Ground floor              | 4,950.48         | Exhibition halls                     |
| Mezzanine                 | 1,226.54         | Office                               |
| 1 <sup>st</sup> floor     | 4,894.76         | Office                               |
| 2 <sup>nd</sup> floor     | 3,796.26         | Office                               |
| <b>Total above ground</b> | <b>14,868.04</b> |                                      |
| Grand total               | 19,768.26        |                                      |



- The property is conveniently located as it faces the Athens-Lamia national motorway and is:
  - 180 m from bus stop
  - 900 m from Metamorfossi suburban rail station
  - 2 km from junction 8 of Attiki Odos



**Exclusive Advisors**

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