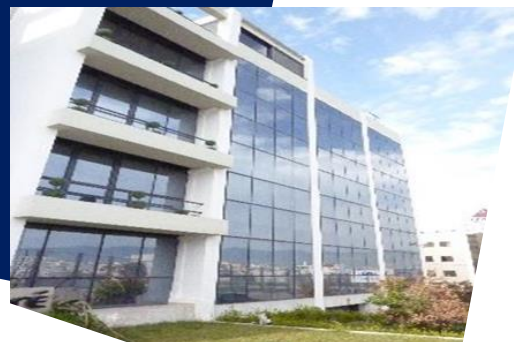




Self Contained Office Building for Sale
91 Elefsinion st, Metamorfossi - Athens

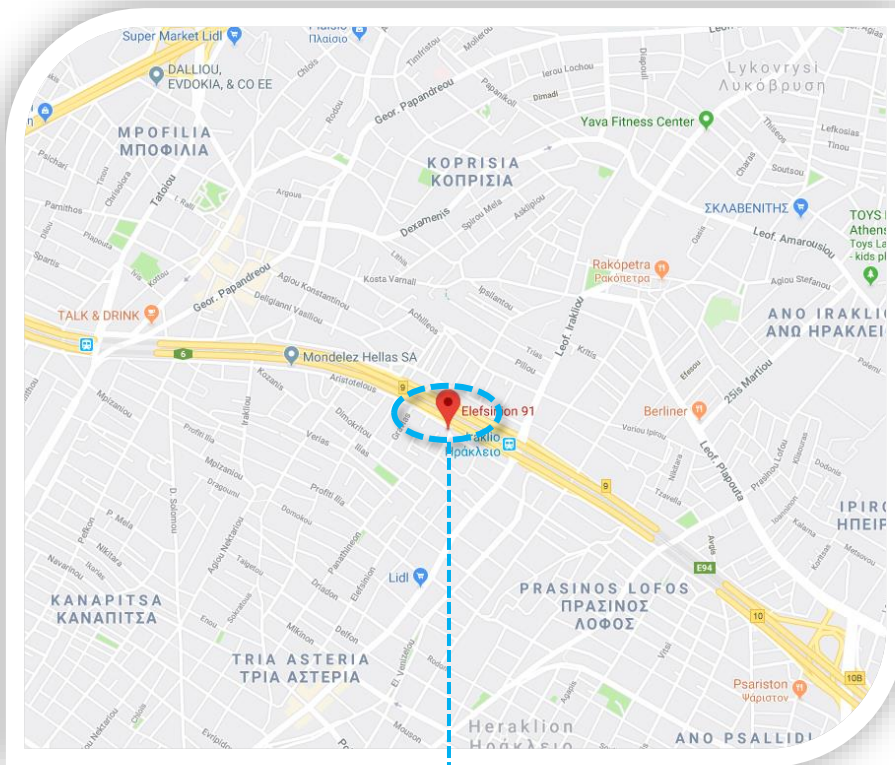
- Property benefits from excellent access, visibility and open views
- Site surface 730 sq m
- 1,132 sq m over 5 levels
- 292 sq m basement (indoor parking & storage space)



- Building boasts 39 m façade
- Constructed in 2007, building benefits from central heating/ cooling system, telephone and internet network, fire detection & prevention system, suspended ceilings, WC on each floor, kitchenette and lift

	Surface (sq m)	Use
Basement	292.30	Parking/ Storage
Ground floor	257.87	Office
1 st floor	246.94	Office
2 nd floor	257.87	Office
3 rd floor	257.87	Office
4 th floor	111.91	Office
Total above ground	1,132.46	
Grand Total	1,424.76	

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- The property is conveniently located as it faces Attiki Odos and is a mere:
 - 200 m from Irakliou ave
 - 200 m from bus stop
 - 300 m from Iraklio suburban rail station
- The building is within walking distance from a variety of amenities, such as banks, cafés, restaurants and retail stores
- Currently vacant



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