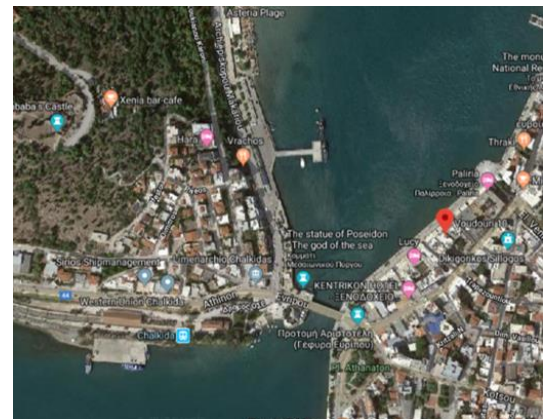




Property Description

Horizontal ownerships on the coastal pedestrian road in Chalkida between the Court House and the City Hall, in close proximity to the old bridge and the center of the town. The property faces three streets and enjoys great views. Various restaurants, cafes on the ground floor of the buildings and residential hospitality and office uses in upper floors. The building was erected in 1978 while the floors require renovation work.



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Floor level	Size (sqm)	Use
-1	183,50	auxiliary areas/parking
0	117,00	I1 retail store
0	119,00	I2 retail store
+1	145,70	Office or residence
+1	57,20	Office or residence
+1	109,50	Office or residence
+2	38,20	Office or residence
+3	29,70	Office or residence
+3	38,20	Office or residence
<b>Total</b>	<b>838,00</b>	

#### Property Highlights

- On coastal Avenue in Chalkida next to city centre
- Prominent location
- Along pedestrian street
- All floors ideal for houses and hospitality uses
- Ground level ideal for restaurant use independent or combined with hospitality uses in floors
- Excellent access

#### Property Highlights

- Balconies on floors
- Retail renovated
- Façade on three streets
- Improving market conditions in Chalkida
- Energy class: D (ground floor), E (1<sup>st</sup> floor), E (2<sup>nd</sup> floor), G (3<sup>rd</sup> floor, due to absence of A/C units currently on these ownerships)



IMPORTANT NOTICE: These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property. They are not intended to constitute part of an offer or contract and no guarantee, warranty or representation is given in respect of them. Any information given is provided in good faith and should not be relied upon as being a statement or representation of fact. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. September 2017